

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](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](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/K/23
	Date Received 收到日期	19 JAN 2022

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

### 1. Name of Applicant 申請人姓名/名稱

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

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)

NA

### 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)	Lei Yue Mun Estate Yau Chui Court and Yau Tong Estate Wo Lok 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	Lei Yue Mun Estate, Yau Chui Court and Yau Tong Estate - Draft Cha Kwo Ling, Yau Tong and Lei Yue Mun Outline Zoning Plan ("OZP") No. S/K15/26  Wo Lok Estate - Draft Kwun Tong (South) OZP No. S/K14S/23
(e) (The parking facilities concerned) Land use zone(s) involved 涉及的土地用途地帶	Lei Yue Mun Estate - Residential (Group A) ("R(A)") Yau Chui Court and Yau Tong Estate - R(A) Wo Lok Estate - R(A)
(f) Current use(s) 現時用途	Lei Yue Mun Estate - Residential (Public Rental Housing) Yau Chui Court and Yau Tong Estate - Residential (Home Ownership Scheme and Public Rental Housing) Wo Lok 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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。 Refer to Attachment I, Appendices 1 & 2

☒ 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)。 Refer to Attachment I

#### 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 -

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

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

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

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

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

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

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

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

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞送要求同意書<sup>&</sup>

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

- ☒ published notices in local newspapers on 10/12/2021 (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>  
For Yau Chui Court only (Refer to Appendix 6)
- ☒ posted notice in a prominent position on or near application site/premises on  
30/11/2021 (DD/MM/YYYY)<sup>&</sup> For Yau Chui Court only (Refer to Appendix 5)  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

<p>(a) Operation involved 涉及工程</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>(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))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>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)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

**(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 4 to 6 of the location 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 ..... NA ..... sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ..... NA ..... ☐ About 約
- Proposed site coverage 擬議上蓋面積 ..... NA ..... % ☐ About 約
- Proposed no. of blocks 擬議座數 ..... NA .....
- Proposed no. of storeys of each block 每座建築物的擬議層數 ..... NA ..... storeys 層  
☐ include 包括 ..... storeys of basements 層地庫  
☐ exclude 不包括 ..... storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 ..... NA ..... mPD 米(主水平基準上) ☐ About 約  
..... NA ..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... NA ..... sq. m 平方米

☐ About 約

number of Units 單位數目

..... NA .....

average unit size 單位平均面積

..... NA ..... sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

..... NA .....

☐ Non-domestic part 非住用部分☐ eating place 食肆

..... NA ..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... NA ..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

..... NA ..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... NA ..... 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)

..... NA .....

☐ 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

..... NA ..... sq. m 平方米

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

..... NA ..... 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]
.....	.....	..... NA .....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

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

..... NA .....

.....

.....

.....

.....



### 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)

NA

.....

.....

.....

.....

.....

### 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>.....</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>Refer to Appendix 3</p> <p>_____</p> <p>_____</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</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</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</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>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>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"/>																														
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"/>																														

## 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/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) 機構名稱及印章（如適用）

Date 日期

17 DEC 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**

- 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。
- 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。
- 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<sup>②</sup>

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

<sup>②</sup> 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	Lei Yue Mun Estate Yau Chui Court and Yau Tong Estate Wo Lok Estate		
Site area 地盤面積	Lei Yue Mun Estate : 54,990      Wo Lok Estate : 31,319      sq. m 平方米 <input checked="" type="checkbox"/> About 約 Yau Chui Court and Yau Tong Estate : 31,264 (includes Government land of 包括政府土地      sq. m 平方米 <input checked="" type="checkbox"/> About 約)		
Plan 圖則	Lei Yue Mun Estate, Yau Chui Court and Yau Tong Estate - Draft Cha Kwo Ling, Yau Tong and Lei Yue Mun Outline Zoning Plan ("OZP") No. S/K15/26 Wok Lok Estate - Draft Kwun Tong (South) OZP No. S/K14S/23		
Zoning 地帶	(The parking facilities concerned) Lei Yue Mun Estate - Residential (Group A) ("R(A)") Yau Chui Court and Yau Tong Estate - R(A) Wo Lok 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	Total no. of vehicle parking spaces 停車位總數  Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數  Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location plans of Lei Yue Mun Estate, Yau Chui Court & Yau Tong Estate, Wo Lok Estate and their parking facilities		
<b>Reports 報告書</b>		
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。

此為空白頁。

This is a blank page.

**Section 16 Planning Application for Temporary Approval for  
“Public Vehicle Park (excluding Container Vehicle)” (Letting of Surplus Monthly  
Parking Spaces to Non-residents) Use in Lei Yue Mun Estate, Yau Chui Court  
and Yau Tong Estate, and Wo Lok Estate, Kowloon**

---

List of Attachments

Attachment I	Application Sites
Attachment II	Justifications
Attachment III	Resultant Non-domestic Plot Ratio

List of Plans

Plan 1	Location Plan of Lei Yue Mun Estate, Yau Tong
Plan 2	Location Plan of Yau Chui Court and Yau Tong Estate, Yau Tong
Plan 3	Location Plan of Wo Lok Estate, Kwun Tong
Plan 4	Location Plan of Parking Facilities: Lei Yue Mun Estate, Yau Tong
Plan 5	Location Plan of Parking Facilities: Yau Chui Court and Yau Tong Estate, Yau Tong
Plan 6	Location Plan of Parking Facilities: Wo Lok Estate, Kwun Tong

List of Appendices

Appendix 1	Land Registry Record of the Carpark of Yau Chui Court
Appendix 2	Land Registry Record of Wo Lok Estate
Appendix 3	Average Monthly Vehicle Parking Spaces Letting Statistics
Appendix 4	Approval Letter from TPB dated 17 May 2019 and Memo from TD dated 3 June 2019
Appendix 5	Photos of the Notices Posted at the Carpark of Yau Chui Court
Appendix 6	Newspaper Notices for Yau Chui Court in Chinese and English

Note:

Appendices 1 and 2 have not been attached in the MPC Paper No. A/K/23

Application Sites

Estate / Court	Vesting Order / Demarcation District / Lot No.	Site Area (sq.m.) (about)	Area of Government land included (if any) (sq.m.) (about)	Outline Zoning Plan ("OZP")	Land Use Zone(s) involved *	Current Land Uses	Current Land Ownership	Land Registry Record
Lei Yue Mun Estate	Vesting Order No. 206 and Tenancy Agreement No. KX2097	54,990	54,990	Draft Cha Kwo Ling, Yau Tong and Lei Yue Mun OZP No. S/K15/26	R(A)	Residential (Public Rental Housing)	-	N/A (Government land held by HA under Vesting Order)
Yau Chui Court (including Yau Tong Estate)	Part of New Kowloon Inland Lot No. 6414	31,264	Nil		R(A)	Residential (Public Rental Housing and Home Ownership Scheme)	Hong Kong Housing Authority (HA) is the sole "current land owner" #	Land registry record as at 6.12.2021 at <b>Appendix 1</b>
Wo Lok Estate	The Remaining Portion of Kwun Tong Inland Lot No. 322 and the Remaining Portion of Kwun Tong Inland Lot No. 600 and the Extension thereto	31,319	Nil	Approved Kwun Tong (South) OZP No. S/K14S/23	R(A)	Residential (Public Rental Housing)	Hong Kong Housing Authority (HA) is the sole "current land owner"	Land registry record as at 6.12.2021 at <b>Appendix 2</b>

R(A) : Residential (Group A)

\* The parking facilities concerned only.

# "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  
“Public Vehicle Park (excluding Container Vehicle)” (Letting of Surplus Monthly  
Parking Spaces to Non-residents) Use in Lei Yue Mun Estate, Yau Chui Court  
and Yau Tong Estate, and Wo Lok 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 to non-residents in Lei Yue Mun Estate, Yau Chui Court (including Yau Tong Estate) and Wo Lok Estate for a period of five years. Respective locations of the estates and the court and their parking facilities are shown on **Plans 1 to 6**.

**Planning Context**

2. Lei Yue Mun Estate was planned and built as public rental housing (PRH) comprising 3 phases. Phases 1 and 2 are vested in the Hong Kong Housing Authority (HA) under a Vesting Order No. 206 while Phase 3 is held by the HA under a Tenancy Agreement No. KX2097. Phases 1 and 2 were completed in 2002 and Phase 3 was completed in 2016. The estate is governed by the Draft Cha Kwo Ling, Yau Tong and Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/26 and the parking facilities concerned are zoned Residential (Group A) (R(A)).
3. The application site of Yau Chui Court (including Yau Tong Estate) comprises a Home Ownership Scheme development, a public rental housing estate and a secondary school. Yau Chui Court and Yau Tong Estate are held by the HA under a Government lease (New Kowloon Inland Lot No. 6414). The parking facilities are located in Yau Chui Court and serve the residents of Yau Tong Estate, Yau Chui Court and Yau Lai Estate. By virtue of a waiver letter dated 9 September 2009 by District Lands Officer/Kowloon East, the surplus parking spaces of Yau Chui Court are permitted to be let to members of the public. The application site is zoned R(A) in the Draft Cha Kwo Ling, Yau Tong and Lei Yue Mun OZP No. S/K15/26.
4. Wo Lok Estate falls within Kwun Tong Inland Lot (KTIL) No. 322 RP, KTIL No. 600 RP and Extension to KTIL No. 600 RP. KTIL No. 322 RP, KTIL No. 600 RP and Extension to KTIL No. 600 RP are held by the HA under Conditions of Grant No. 6979, Conditions of Grant No. 8496 and Conditions of Extension No. 12619 respectively. According to the special conditions of the said Conditions of Grants, there is no

requirement concerning the users of the parking spaces. The estate is zoned R(A) under the Draft Kwun Tong (South) OZP No. S/K14S/23.

5. Under the R(A) zone of the said OZPs, "Public Vehicle Park" is a Column 2 use which requires planning permission from the TPB.

#### **Survey on Vacancy Rates and Better Use of Public Resources**

6. 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 and the court concerned for a 12-month period from November 2020 to October 2021 has been conducted. As revealed from the data collected as per **Appendix 3**, the estates and the court still have surplus parking spaces after allocation of parking spaces to the residents. The overall vacancy rate of the estates and the court is around 0.5% to 16%. In particular, the number of vacant spaces in Lei Yue Mun Estate is the greatest at 42 on monthly average. In order to optimize the use of the public resources, we propose to let all surplus parking spaces in the estates and the court to non-residents.

#### **Past Planning Applications**

7. Letting of the surplus parking spaces in Lei Yue Mun Estate to non-residents was first approved by the TPB on 28 May 2004 (Application No. A/K/2) for a temporary public vehicle park use for three years. Temporary permissions were subsequently approved by the TPB on 25 May 2007 (Application No. A/K/6), 28 May 2010 (Application No. A/K/10), 3 May 2013 (Application No. A/K15/110) and 8 April 2016 (Application No. A/K15/118) respectively.
8. Letting of the surplus parking spaces in Yau Chui Court (including Yau Tong Estate) to non-residents was first approved by the TPB on 28 May 2004 (Application No. A/K/2) for a temporary public vehicle park use for three years. Temporary permissions were subsequently approved by the TPB on 25 May 2007 (Application No. A/K15/78), 7 May 2010 (Application No. A/K15/95), 3 May 2013 (Application No. A/K15/109) and 18 March 2016 (Application No. A/K15/117) respectively.
9. Letting of the surplus parking spaces in Wo Lok Estate to non-residents was first approved by the TPB on 28 May 2004 (Application No. A/K/2) for a temporary public vehicle park use for three years. Temporary permissions were subsequently approved by the TPB on 25 May 2007 (Application No. A/K/6), 28 May 2010 (Application No. A/K/10), 3 May 2013 (Application No. A/K/13) and 18 March 2016 (Application No.

A/K/15) respectively.

10. The renewal of planning permission for temporary “Public Vehicle Park (excluding Container Vehicle)” (Surplus Vehicle Parking Spaces only) under Application Nos. A/K15/118 (Lei Yue Mun Estate), A/K15/117 (Yau Chui Court) and A/K/15 (Wo Lok Estate) was approved by the TPB on 3 May 2019 (Application No. A/K/20). The prevailing approval under Application No. A/K/20 is valid until 3 May 2022 which is subject to the conditions that priority should be accorded to the respective residents of Lei Yue Mun Estate, Yau Chui Court, Yau Tong Estate, Yau Lai Estate and Wo Lok 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 (C for T). The conditions have been fulfilled accordingly. Copies of the TPB’s letter dated 17 May 2019 and the agreement from C for T dated 3 June 2019 are enclosed in **Appendix 4** for reference.

#### **No Adverse Traffic and Environmental Impacts**

11. 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**

12. 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**

13. The non-domestic plot ratios of the Estates assuming all covered car parks 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 Cha Kwo Ling, Yau Tong and Lei Yue Mun OZP No. S/K15/26 and the Draft Kwun Tong (South) OZP No. S/K14S/23.

**No Security and Management Concerns**

14. Entrances to individual residential towers in the estates and the court are separated from the car parks. Moreover, security guards are stationed at each tower and will patrol within the estates and the court from time to time. The proposal should not create any management or security problems.

**Upholding of Residents' Rights and Interests**

15. 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 and the court have been received since last approval.

**Reasonable Steps Taken to Give Notifications to Residents and/or Owners**

16. The Estate Management Advisory Committee (EMAC) of Lei Yue Mun Estate was consulted in July 2021. The residents raised no objection to the application.
17. The Incorporated Owners (IO) of Yau Chui Court was consulted in July 2021, and the EMACs of Yau Tong Estate and Yau Lai Estate were consulted in August 2021 and September 2021 respectively. The IO and EMACs raised no objection to the letting of surplus parking spaces to non-residents at the carpark of Yau Chui Court.
18. As for Yau Chui Court, notices of the application (in both Chinese and English) have been posted at prominent places including the main carpark entrance since 30 November 2021 (**Appendix 5**). The notices were also published in "Wen Wei Po", "Ming Pao" and "China Daily" on 10 December 2021 (**Appendix 6**).
19. Members of the EMAC of Wo Lok Estate were consulted in November 2021 and they raised no objection to this application.



**Precedents**

20. 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**

21. 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  
December 2021

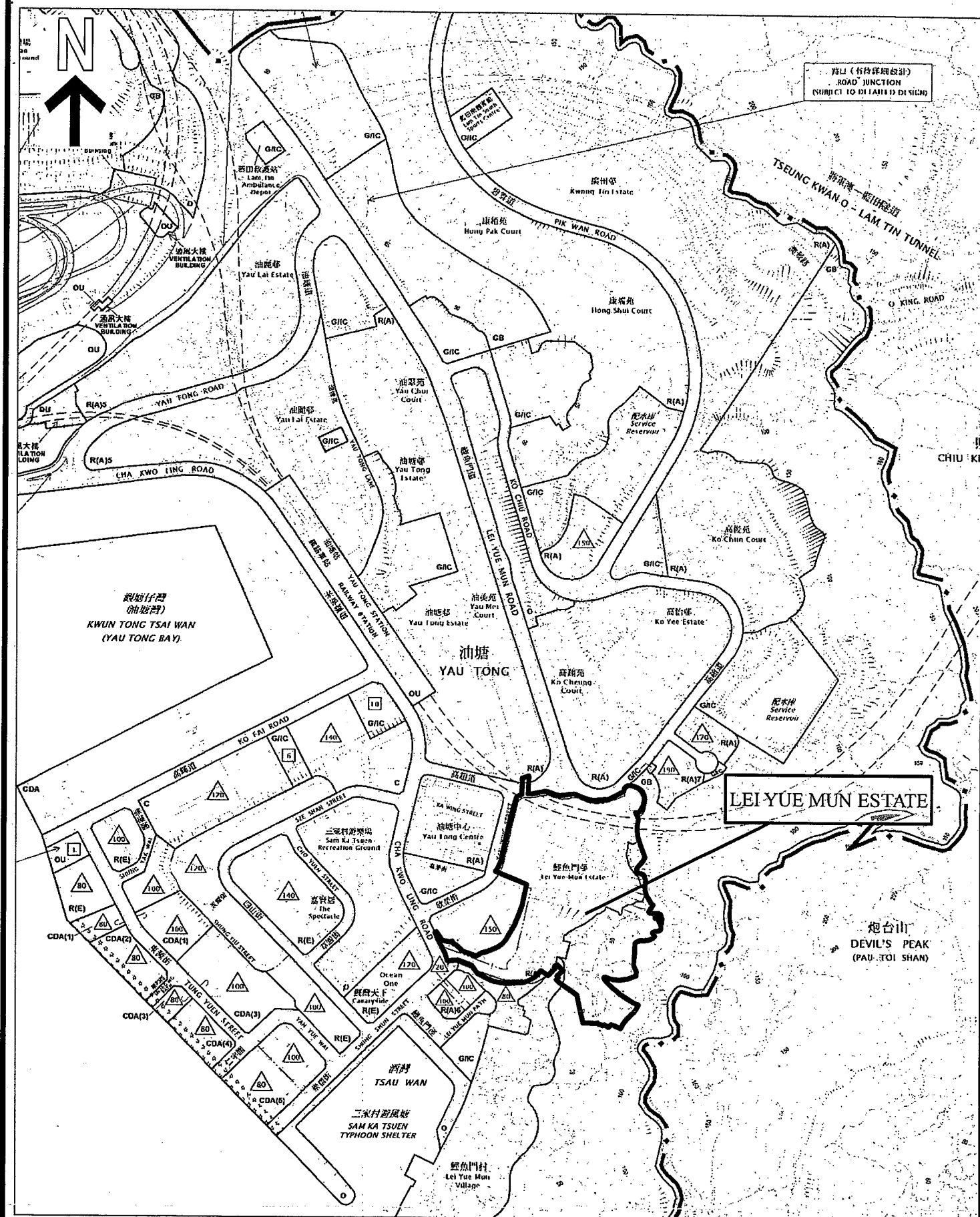
**Resultant Non-domestic Plot Ratio**

<b>Estate / Court</b>	<b>Resultant Non-domestic Plot Ratio after Conversion of All Covered Parking Spaces for Public Use (Approx.)</b>	<b>Existing Domestic Plot Ratio (Approx.)</b>
Lei Yue Mun Estate	0.27	3.29
Yau Chui Court and Yau Tong Estate *	1.52	6.40
Wo Lok Estate ^	0.17	3.68

Note : Figures are subject to detailed survey

\* Plot ratio calculation is based on the entire composite development on New Kowloon Inland Lot No. 6414

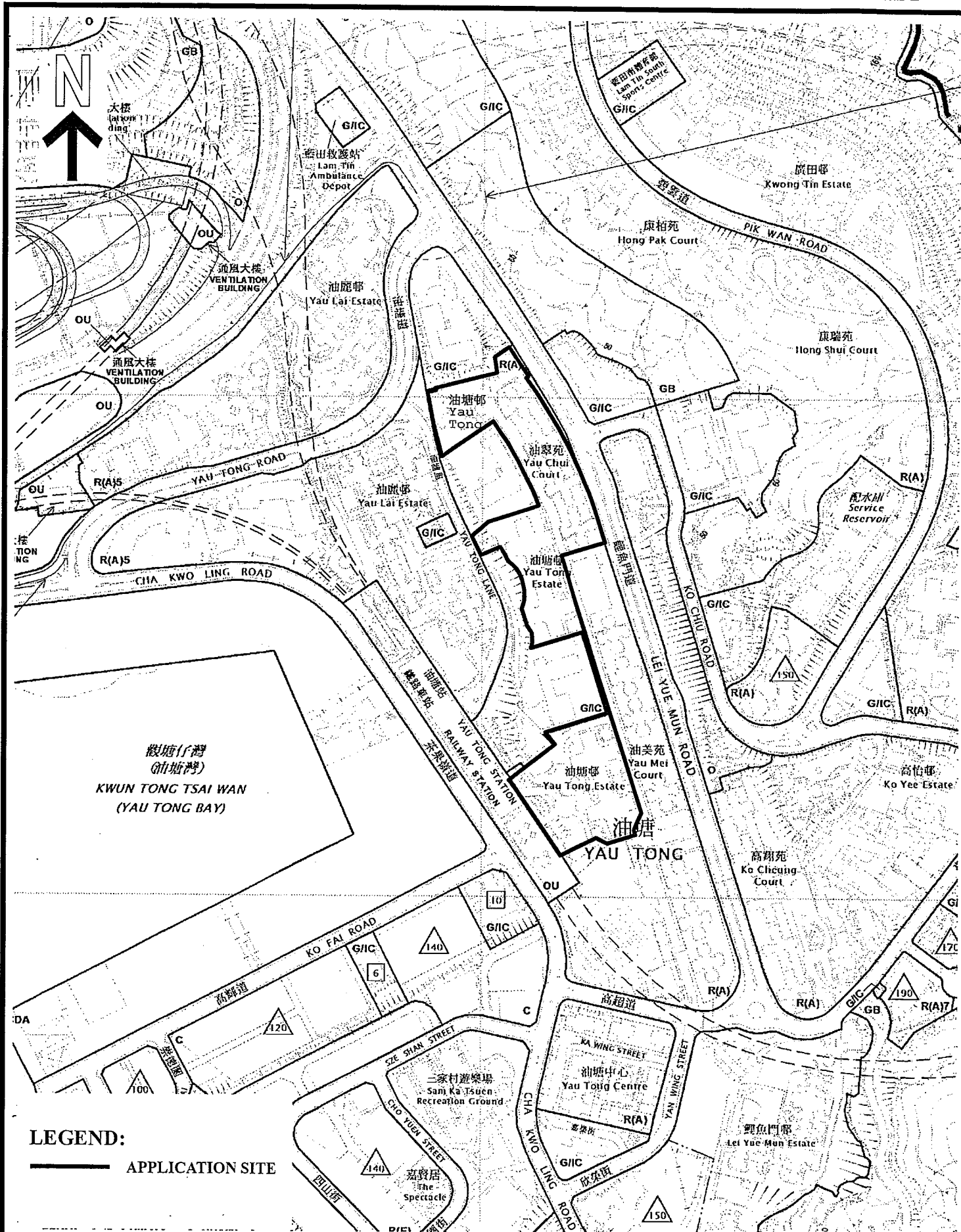
^ The proposal has no impact on the non-domestic plot ratio because all parking facilities are open-air parking spaces



LOCATION PLAN  
LEI YUE MUN ESTATE

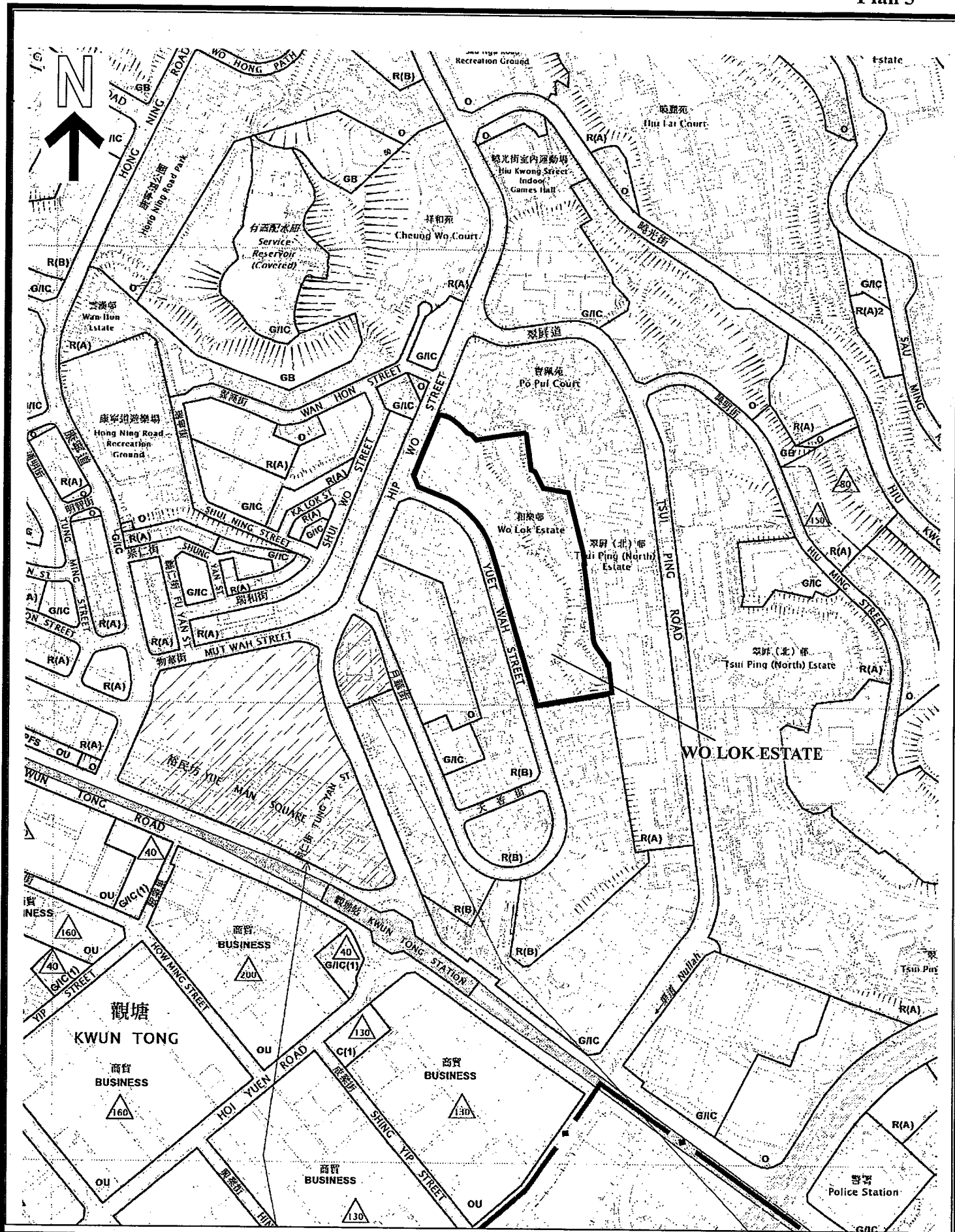


HOUSING DEPARTMENT



**LOCATION PLAN**  
**YAU CHUI COURT AND YAU TONG ESTATE**

 HOUSING DEPARTMENT



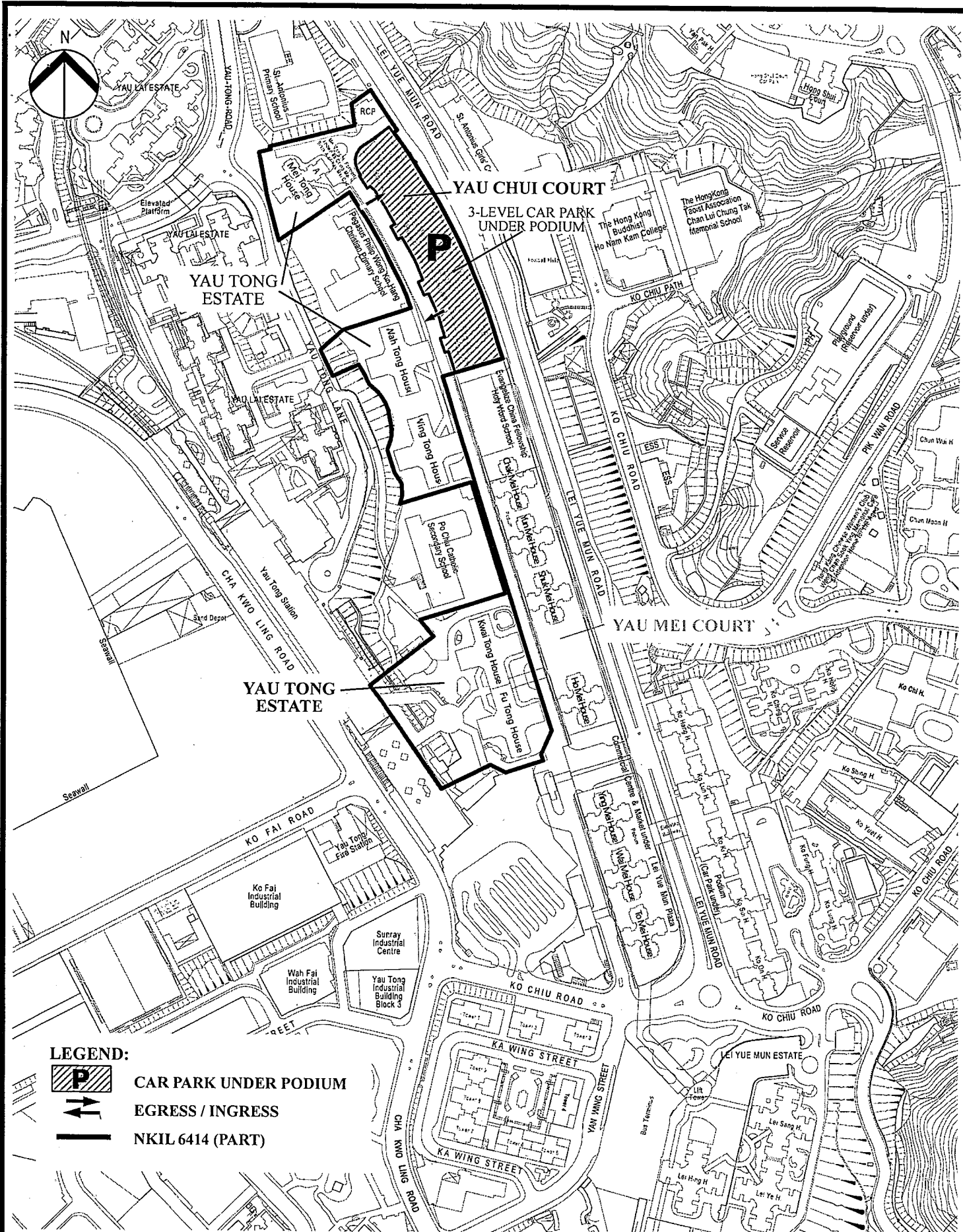
LOCATION PLAN  
WO LOK ESTATE



HOUSING DEPARTMENT



HOUSING DEPARTMENT

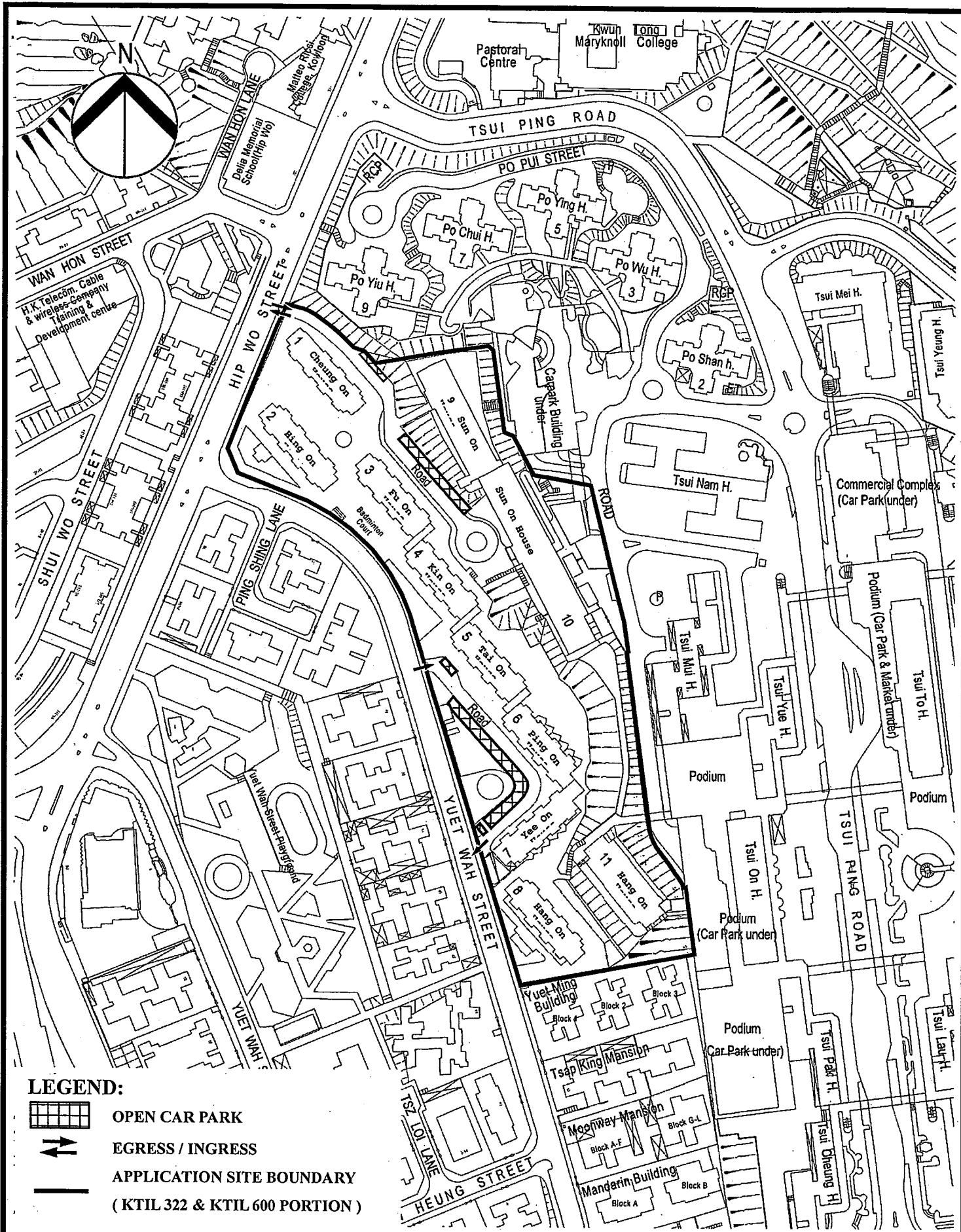


## YAU CHUI COURT AND YAU TONG ESTATE LOCATION OF PARKING FACILITIES



HOUSING DEPARTMENT





**WO LOK ESTATE**  
**LOCATION OF PARKING FACILITIES**



HOUSING DEPARTMENT





Average Monthly Vehicle Parking Spaces Letting Statistics (November 2020 to October 2021)

Estate/Court	Total No. of Monthly Parking Spaces within the Estate/Court (A)*				Average No. of Monthly Parking Spaces Let to Residents (B)				No. of Vacant (Surplus) 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
Lei Yue Mun Estate	166	32	72	270	164	29	35	228	2	3	37	42	1%	9%	51%	16%
Yau Chui Court and Yau Tong Estate	234	39	134	407	234	39	132	405	0	0	2	2	0%	0%	1.5%	0.5%
Wo Lok Estate <sup>Note 1</sup>	39	0	5	44	33	0	4	37	6	0	1	7	15%	0%	20%	16%

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

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

<sup>Note 1</sup> The total number of monthly PC parking spaces at Wo Lok Estate increased from 38 to 39 due to the release of one (1) reserved parking space for monthly parking use.

**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:

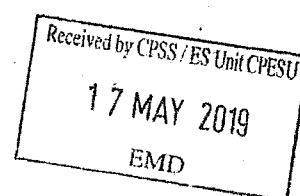
覆函請註明本會編號

In reply please quote this ref.: TPB/A/K/20

By Post & Fax (2761 7700)

17 May 2019

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



Dear Sir/Madam,

**Renewal of Planning Approvals for Temporary 'Public Vehicle Park  
(excluding Container Vehicle)' (Surplus Car Parking Spaces only) for a Period of  
3 Years in "Residential (Group A)" Zone, (a) Lei Yue Mun Estate, (b) Yau Chui Court  
and Yau Tong Estate, and (c) Wo Lok Estate, Kwun Tong District, Kowloon**

I refer to my letter to you dated 30.4.2019.

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 3 years until 3.5.2022 and is subject to the following condition:

- Priority should be accorded to the respective residents of Lei Yue Mun Estate, Yau Chui Court, Yau Tong Estate, Yau Lai Estate and Wo Lok 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.

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 4.5.2022. 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-I). For details, please refer to TPB Guidelines No. 34C. 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.

**Appendix 4**  
**(Page 2 of 9)**

- 2 -

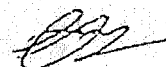
A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 3.5.2019 are enclosed herewith for your reference.

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 8.6.2019). 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. Jessie Kwan of Kowloon District Planning Office at 2231 4966. 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 4**  
**(Page 3 of 9)****List of Government Department Contacts**  
(Application No. A/K/20)

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 九龍東(南)組 Urban Regional Office Traffic Engineering (Kln.) Division Kln. District East (South) Section	何銘謙先生 Mr. HO Ming Him, Donald	2399 2502	2397 8046

By Fax and Dispatch**MEMO**

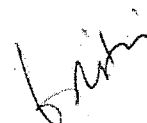
From <u>Director of Housing</u> Ref. ( ) In <u>HD3-8/CPESU/C-7/4</u> Tel. No. <u>2761 5582</u> Fax. No. <u>2761 7700</u> Date <u>17 May 2019</u>	To <u>Traffic Engineering (Kln.) Division, TD</u> (Attn.: <u>Mr. HO Ming-him, Donald</u> ) Your Ref. ( ) in _____ dated _____ Fax. No. <u>2397 8046</u> Total 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**  
**(a) Lei Yue Mun Estate, (b) Yau Chui Court and Yau Tong Estate, and**  
**(c) Wo Lok Estate, Kwun Tong, Kowloon**  
**(Application No. A/K/20)**

I refer to the Town Planning Board's (TPB) letter dated 17 May 2019 (**Annex I**) approving the captioned application for a period of three years until 3 May 2022, subject to the condition that priority should be accorded to the respective residents of Lei Yue Mun Estate, Yau Chui Court, Yau Tong Estate, Yai Lai Estate and Wo Lok 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 (C for T).

2. The parking spaces letting statistics of the above estates/court between February 2018 and January 2019 enclosed in the captioned application is extracted (**Annex II**) for your reference. As stated in our renewal application, the residents of the above estates /court 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 3 May 2022, instead of fixing the number of parking spaces.

3. I should be grateful if you would grant your agreement by 27 May 2019 for our onward action. Please feel free to contact me for any questions.



(Ms. Edith LO)  
for Director of Housing

Encl.

c.c. File Ref.: HD3-8/CPESU/C-7/5, HD3-8/CPESU/C-7/6

## 城市規劃委員會

香港北角道堅道三百三十三號  
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

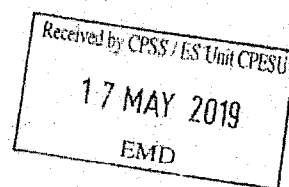
來函編號 Your Reference:

投函請註明本會編號

In reply please quote this ref.: TPB/A/K/20

By Post &amp; Fax (2761 7700)

17 May 2019

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

Dear Sir/Madam.

**Renewal of Planning Approvals for Temporary 'Public Vehicle Park  
(excluding Container Vehicle)' (Surplus Car Parking Spaces only) for a Period of  
3 Years in "Residential (Group A)" Zone, (a) Lei Yue Mun Estate, (b) Yau Chui Court  
and Yau Tong Estate, and (c) Wo Lok Estate, Kwun Tong District, Kowloon**

I refer to my letter to you dated 30.4.2019.

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 3 years until 3.5.2022 and is subject to the following condition:

Priority should be accorded to the respective residents of Lei Yue Mun Estate, Yau Chui Court, Yau Tong Estate, Yau Lai Estate and Wo Lok 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.

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 4.5.2022. 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-I). For details, please refer to TPB Guidelines No. 34C. 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.

17-MAY-2019 11:02 FROM TOWN PLANNING BOARD

TO 27617700

- 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 3.5.2019 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 8.6.2019). 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. Jessie Kwan of Kowloon District Planning Office at 2231 4966. 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



**List of Government Department Contacts**  
(Application No. A/K/20)

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 九龍東(南)組 Urban Regional Office Traffic Engineering (Kln.) Division Kln. District East (South) Section	何銘謙先生 Mr. HO Ming Him, Donald	2399 2502	2397 8046

Average Monthly Vehicle Parking Spaces Letting Statistics (February 2018 to January 2019)

Estate / Court	Total No. of Monthly Parking Spaces within the Estate / Court (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
Lei Yue Mun Estate ^	166	32	72	270	155	12	32	199	11	20	40	71	7%	63%	56%	26%
Yau Chui Court (including Yau Tong Estate)	234	39	134	407	234	39	115	388	0	0	19	19	0%	0%	14%	5%
Wo Lok Estate #	38	0	5	43	29	0	4	33	9	0	1	10	24%	0%	20%	23%

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

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

^ The total number of PC parking spaces in Lei Yue Mun Estate had increased from 162 to 166 due to the change of 4 hourly parking spaces to monthly use.

# The total number of PC parking spaces in Wo Lok Estate had decreased from 41 to 38 due to the change of 3 monthly parking spaces to hourly use.

KB8RW

By Fax

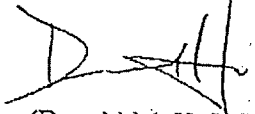


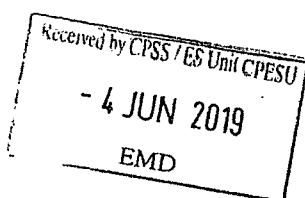
## MEMO

From	Traffic Engineering (Kowloon) Division	To	Director of Housing
Ref.	(KBD31F) in TD KR158/160-70	(Attn. :)	Ms. Edith LO
Tel. No.	2399 2502	Your Ref.	( ) in HD3-8/CPESU/C-7/4
Fax. No.	2397 8046	Dated	17.05.2019
Email.		Fax No.	27617700
Date	3 June 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 (a) Lei Yue Mun Estate, (b) Yau Chui Court  
and Yau Tong Estate, and (c) Wo Lok Estate, Kwun Tong, Kowloon  
(Application No. A/K/20)

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

  
 (Donald M. H. HO)  
 for Commissioner for Transport



# Photos Taken at the Main Entrance of Yau Chui Court Carpark on 30.11.2021

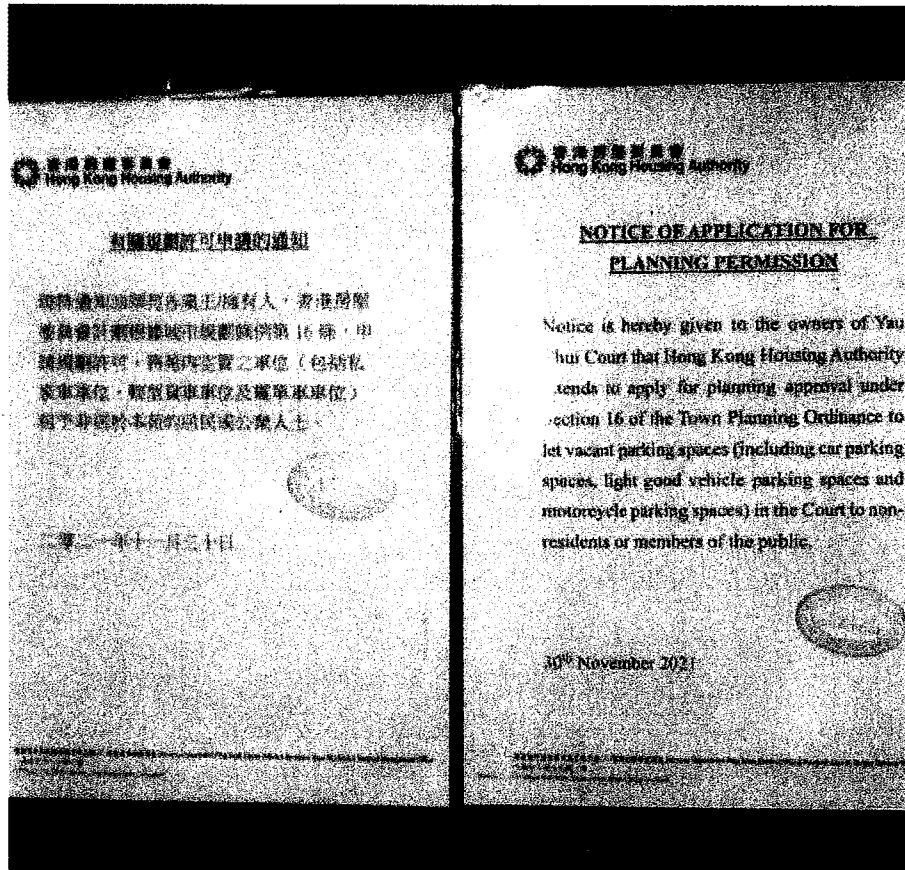


Photo Taken at the Exit of  
Yau Chui Court Carpark on 30.11.2021



星期五 2021-12-10 明報

**有關臨時規劃許可申請的通知**

現特通知油塘油翠苑各業主，香港房屋委員會計劃根據城市規劃條例第16條，申請臨時規劃許可，將油翠苑內空置之車位(包括私家車車位、輕型貨車車位及電單車車位)租予非居於屋苑內的居民或公眾人士。



香港房屋委員會

二零二一年十二月十日

香港文匯報 WEN WEI PO

2021年12月10日(星期五)

**有關臨時規劃許可申請的通知**

現特通知油塘油翠苑各業主，香港房屋委員會計劃根據城市規劃條例第16條，申請臨時規劃許可，將油翠苑內空置之車位(包括私家車車位、輕型貨車車位及電單車車位)租予非居於屋苑內的居民或公眾人士。



香港房屋委員會

二零二一年十二月十日

CHINA DAILY | HONG KONG EDITION

Friday, December 10, 2021 **ANNOUNCEMENT**

**NOTICE OF APPLICATION**  
**FOR TEMPORARY PLANNING PERMISSION**

Notice is hereby given to the owners of Yau Chui Court in Yau Tong that the Hong Kong Housing Authority intends to apply for temporary planning permission under Section 16 of the Town Planning Ordinance to let vacant parking spaces (including private car parking spaces, light goods vehicle parking spaces and motor cycle parking spaces) in Yau Chui Court to non-residents or members of the public.



10 December 2021

Hong Kong Housing Authority

回覆: Fw: (\*\*Lei Yue Mun Estate\*\*) Public Comment from Planning Application No.

A/K/2324/02/2022 15:24

From: [REDACTED]

To: tpbpd/PLAND/HKSARG@PLAND

Cc: [REDACTED]

Sylvia [REDACTED]

File Ref:

2 Attachments



A\_K\_23\_4.pdf Response to comment (A-K-23) 2022-02-24.pdf

Dear Sir / Madam,

I refer to Kowloon DPO's email of 2022/02/22 18:49 below about a public comment on the captioned application.

Attached please find our response for your further action.

Thank you.

Regards,

Edith LO

ES/CP(2) & ES/CP(3)(Atg.)

CPESU

Housing Department

Tel: [REDACTED]

## 公眾意見回應 (A/K/23)

香港房屋委員會(下稱「房委會」)在鯉魚門邨設有停車場，供邨內住戶及訪客租用。鯉魚門邨自 2002 年落成後，邨內私家車車位的空置率長期高企。適逢郵政署物色地方作為郵件速遞中心，房委會遂於 2009 年研究將部份私家車車位改建。在獲得運輸署及都會區規劃會議的同意後，於 2010 年將鯉魚門邨 51 個私家車車位改建，並租予郵政署作郵件速遞中心。

鯉魚門邨停車場在改建後仍有約 180 個私家車車位，已高於「香港規劃標準與準則」所訂標準。鑑於鯉魚門邨停車場在滿足邨內住戶的需求後仍有剩餘車位，房委會已於 2016 年獲運輸署及城市規劃委員會的批准，將鯉魚門邨的剩餘泊車位租予邨外人士，以善用公共資源及照顧社區需要。城市規劃委員會亦已於 2019 年批准上述申請續期至 2022 年 5 月。

郵政署在鯉魚門邨設立的速遞中心，主要為九龍區提供派送大型包裹及速遞急件等服務。郵政署曾已表示，若他們在未能覓得其他地方的情況下而不獲續約，整個九龍區的服務將受影響。如郵政署在租約期間履行租約規定及未能覓得其他地方而提出續約要求，房委會會按一貫政策繼續將上址出租給郵政署，以便其延續對市民大眾的服務。



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

**Re: Fw: (\*\*Lei Yue Mun Estate\*\*) Public Comment from Planning Application No.**  
**A/K/23** 📎

09/03/2022 12:17

From:

To: tpbpd/PLAND/HKSARG@PLAND

Cc:

Dear Sir / Madam,

As requested by Kowloon DPO, we would like to further clarify that subsequent to the Metro DipCon's approval in 2009 (Paper No. K2/2009), a total of 51 surplus car parking spaces were converted into the Speedpost Operation Centre in 2010. Our proposal under the application no. A/K/23 simply seeks planning approval to allow surplus monthly parking spaces to be let to non-residents without involving any physical changes and the public comment in question is not quite relevant to the above application.

Having said that, we have already asked the local management of Lei Yue Mun Estate to approach Hongkong Post to follow up the noise nuisance issue.

Thank you.

Regards,  
Edith LO  
ES/CP(2) & ES/CP(3)(Atg.)  
CPESU  
Housing Department

This page is left blank intentionally

**Previous Applications for Carpark at Lei Yue Mun Estate:**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration by MPC</b>	<b>Approval Condition</b>
A/K/6	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' Use (Surplus Car Parking Spaces Only) under Application No. A/K/2 for a Period of 3 Years	25.5.2007	(1)
A/K/10	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding container vehicle)' (Surplus Parking Spaces only) under Application No. A/K/6 for a period of 3 Years	28.5.2010	(2)
A/15/110	Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Vehicle Parking Spaces only) for a Period of 3 Years	3.5.2013	(2)
A/K15/118	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	8.4.2016	(2)

**Previous Applications for Carpark at Yau Chui Court and Yau Tong Estate:**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration by MPC</b>	<b>Approval Condition</b>
A/K15/78	Proposed Public Car Park (Surplus Car Parking Spaces Only)	25.5.2007	(1)
A/K15/95	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding container vehicle)' (Surplus Car Parking Spaces only) under Application No. A/K15/78 for a Period of 3 Years	7.5.2010	(2)
A/K15/109	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Vehicle Parking Spaces only) for a Period of 3 Years	3.5.2013	(2)

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration by MPC</b>	<b>Approval Condition</b>
A/K15/117	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	18.3.2016	(2)

**Previous Applications for Carpark at Wo Lok Estate:**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration by MPC</b>	<b>Approval Condition</b>
A/K/6	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' Use (Surplus Car Parking Spaces Only) under Application No. A/K/2 for a Period of 3 Years	25.5.2007	(1)
A/K/10	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding container vehicle)' (Surplus Parking Spaces only) under Application No. A/K/6 for a period of 3 Years	28.5.2010	(2)
A/K/13	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Vehicle Parking Spaces Only) for a Period of 3 years	3.5.2013	(2)
A/K/15	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	18.3.2016	(2)

**Previous Applications for Carpark at Lei Yue Mun Estate, Yau Chui Court and Yau Tong Estate, and Wo Lok Estate:**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration by MPC</b>	<b>Approval Condition</b>
A/K/2	Proposed Public Car Park/ 'Public Vehicle Park (Excluding Container Vehicle)'	28.5.2004	-

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration by MPC</b>	<b>Approval Condition</b>
A/K/20	Renewal of Planning Approvals for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Surplus Vehicle Parking Spaces only) for a Period of 3 Years	3.5.2019	(2)

**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) priority should be accorded to the residents of the concerned Estates/Courts in the letting of the surplus/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.

**Similar s.16 Applications within Kwun Tong District**

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration by MPC</b>	<b>Approval Condition</b>
A/K/2	Public Car Park / Public Vehicle Park (Excluding Container Vehicle)	28.5.2004	-
A/K/6	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' Use (Surplus Car Parking Spaces Only)' under Application No. A/K/2 for a period of 3 Years	25.5.2007	(1)
A/K/10	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) (Surplus Parking Spaces only) under Application No. A/K/6 for a period of 3 Years	28.5.2010	(2)
A/K/13	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) (Vacant Vehicle Parking Spaces only) for a Period of 3 Years	3.5.2013	(2)
A/K/15	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Vacant Car Parking Spaces only) for a Period of 3 Years	18.3.2016	(2)
A/K/17	Proposed Temporary 'Public Vehicle Park (excluding container vehicle)' (Surplus Monthly Vehicle Parking Spaces only) for a Period of 5 Years	9.6.2017	(2)
A/K/19	Renewal of Planning Approval for Temporary 'Public Vehicle Park (excluding Container Vehicle)' (Surplus Vehicle Parking Spaces only) under Applications No. A/K13/300 and A/K15/116 for a Period of 3 Years	8.3.2019	(2)
A/K/22	Temporary Public Vehicle Park (excluding Container Vehicle) for Letting of Surplus Monthly Parking Spaces to Non-residents for a Period of 5 Years	4.3.2022	(2)
A/K13/219	Public Vehicle Park (excluding Container Vehicle) (Surplus Car Parking Spaces Only)	9.3.2007	(1)
A/K13/246	Temporary Public Vehicle Park (Excluding Container Vehicle) Use (Letting of Surplus Monthly Vehicle Parking Spaces to Non- residents) for a Period of 3 Years	18.12.2009	(2)

<b>Application No.</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration by MPC</b>	<b>Approval Condition</b>
A/K13/253	Proposed Public Vehicle Park (Excluding Container Vehicle) (Letting of Surplus Monthly Vehicle Parking Spaces to Non-residents)	9.4.2010	(3)
A/K13/287	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) (Vacant Car Parking Spaces Only) for a period of 3 years	15.3.2013	(2)
A/K13/297	Proposed Temporary Public Vehicle Park (for Letting of Monthly Accessible Parking Spaces to Non-residents) for a Period of 3 Years	21.8.2015	(2)
A/K13/300	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) (Vacant Car Parking Spaces Only) for a period of 3 years	5.2.2016	(2)
A/K13/302	Temporary Public Vehicle Park (excluding Container Vehicle) for a Period of 5 Years (Surplus Monthly Vehicle Parking Spaces Only)	3.2.2017	(2)
A/K14/384	Public Car Park	1.6.2001	-
A/K15/77	Proposed Public Car Park (Surplus Car Parking Spaces only)	23.3.2007	(1)
A/K15/84	Renewal of Planning Approval for Temporary Public Car Park (Surplus Car Parking Spaces only) under Application No. A/K/2 for a period of 3 Years	12.10.2007	(1)
A/K15/92	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) (Surplus Car Parking Spaces Only) under Application No. A/K15/77 for a period of 3 years	19.3.2010	(2)
A/K15/108	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) (Vacant Car Parking Spaces Only) under Application No. A/K15/92 for a period of 3 years	15.3.2013	(2)
A/K15/116	Renewal of Planning Approval for Temporary Public Vehicle Park (Excluding Container Vehicle) (Vacant Car Parking Spaces Only) for a period of 3 years	5.2.2016	(2)

#### **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) priority should be accorded to the residents of the concerned Estates/Courts in the letting of the surplus/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.
- (3) priority should be accorded to the residents of Choi Ying Estate in the letting of the surplus vehicle parking spaces and the proposed number of car parking spaces, lorry parking spaces and motorcycle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.



**Other Detailed Comments from Government Department:**

**Comments of the District Lands Officer/Kowloon East, Lands Department:**

**Yau Chui Court and Yau Tong Estate**

The lessee shall provide and maintain within the lot for the owners, residents or occupiers of the building or buildings erected or to be erected on the lot and their bona fide guests and visitors:-

- (i) 381 spaces (excluding car parking spaces for disabled persons) for the parking of motor vehicles (excluding motor cycles and goods vehicles) of which not more than 75 spaces shall be provided for the owners, residents or occupiers of the adjoining Eastern Harbour Crossing Housing Development (i.e. Yau Lai Estate) and their bona fide guests and visitors. Besides, among the above said 381 spaces and the 5 spaces as mentioned in (v) below, 152 spaces shall be provided to the owners, tenants or occupants of the commercial facilities and their bona fide guests and visitors;
- (ii) 134 spaces for the parking of motor cycles;
- (iii) 39 spaces for the parking of light goods vehicles of which not more than 20 spaces shall be provided for the owners, residents or occupiers of the Eastern Harbour Crossing Housing Development and their bona fide guests and visitors;
- (iv) 1 space for the parking of motor vehicles for the Hongkong Post; and
- (v) 5 spaces for the parking of motor vehicles for disabled persons (excluding motor cycles and goods vehicles).

**Wo Lok Estate**

Wo Lok Estate falls within Kwun Tong Inland Lot No. (KTIL) 322 RP, KTIL 600 RP & Extension Thereto and the salient lease conditions are as follows:

**(a) KTIL 322 RP**

KTIL 322 RP is held under the Conditions of Grant No. 6979 dated 2.1.1962 which restricts the lot to the use of developing not less than 800 flats for persons of small means in accordance with Housing Ordinance and such offices and shops as may be approved. Space shall be provided within the lot for the parking, loading and unloading of not less than 25 motor vehicles and the space so provided shall not be used for any other purpose.

(b) KTIL 600 RP

KTIL 600 RP is held under the Conditions of Grant No. 8496 dated 3.3.1964 as varied or modified by a letter dated 21.10.1966 which restricts the lot to the use of developing not less than 1000 flats for persons of small means in accordance with Housing Ordinance and such offices, shops and a kindergarten as may be approved. Space shall be provided within the lot for the parking, loading and unloading of not less than 19 motor vehicles and the space so provided shall not be used for any other purpose.

(c) Extension to KTIL 600 RP

Extension to KTIL 600 RP is held under the Conditions of Extension No. 12619 dated 29.1.2002. The Extension Area shall not be used for any purpose other than for open space, workshop, storeroom, fire services control room, fire hydrant pump room, emergency generator room, refuse storage area, junk collection point and such other ancillary facilities as may be approved serving the public rental housing estate on KTIL 600 RP.

- END -

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

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

By Fax : 2877 0245 or 2522 8426

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

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

A/K/23

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

同意

「提意見人」姓名/名稱 Name of person/company making this comment 莊任明 觀龍中分區委員會

簽署 Signature

莊任明

日期 Date

7-2-2022

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

參考編號

Reference Number:

220205-170752-33423

提交限期

Deadline for submission:

18/02/2022

提交日期及時間

Date and time of submission:

05/02/2022 17:07:52

有關的規劃申請編號

The application no. to which the comment relates:

A/K/23

「提意見人」姓名/名稱

Name of person making this comment:

啟德樓業主立案法團

意見詳情

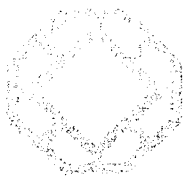
Details of the Comment :

我們同意，因物盡其用。

tpbpd@pland.gov.hk

---

寄件者: [REDACTED]  
寄件日期: 2022年02月16日星期三 16:52  
收件者: tpbpd@pland.gov.hk  
主旨: 有關申請編號A/K/23，提出意見  
附件: 20220216165703012.pdf



謝淑珍區議員辦事處

OFFICE OF DISTRICT COUNCILLOR --- TSE SUK CHUN

☒：九龍油塘邨富塘樓地下3號 ☎：3996 7688 ☎：3020 1728  
NO.3, G/F., FU TONG HOUSE, YAU TONG ESTATE, KOWLOON.

電話 2231 4821 傳真 2877 0245 電郵 tpbpd@pland.gov.hk

香港北角渣華道 333 號北角政府合署 15 樓

城市規劃委員會

執事先生

執事先生：

有關：反對油塘鯉魚門邨九龍特快專遞運作中心  
佔用鯉魚門邨停車場事宜

本辦事處近日收到多名油塘區居民就有關反對油塘鯉魚門邨九龍特快專遞運作中心佔用鯉魚門邨停車場事宜作出投訴，詳情如下：

據悉，油塘鯉魚門邨九龍特快專遞運作中心經常有大型貨車出入和上落貨，產生巨大噪音。有居民表示，上述運作中心由凌晨 6 時至晚上 10 時，不斷產生貨車倒車警示聲、貨車尾板垂直降至水平警示聲、貨籠推去尾板噪音、貨車尾板降地面警示聲撞地聲、貨車尾板著地推貨籠卡板噪音、貨車尾板由地面升高警示聲、貨車尾板水平升至垂直警示聲、空置貨籠由中心推出露天停車場的噪音、唧車拉卡板噪音及空置卡板疊高噪音等。此噪音情況已維持一段時間，加上上述運作中心運作時間過長，令至居住附近的民居在家中長期受到噪音滋擾，對他們造成生活上不便及危害身體健康。

且油塘區的車位嚴重短缺，鯉魚門邨、油美苑、油翠苑、高翔苑停車場都有數百人輪候車位。車主唯有冒險違規停泊在馬路旁，引致經常被警察抄牌而罰款。反之，鯉魚門邨停車場將 51 個私家車車位改建為郵件分發中心，連同 16 個輕型貨車車位及 2 個私家車車位一併租予香港郵政作為郵件速遞中心，令邨外居民減少租用機會，於理不合。本辦事處懇請 閣下建議取消油塘鯉魚門邨九龍特快專遞運作中心佔用鯉魚門邨停車場，騰出車位予市民使用，讓市民生活愉快，身體健康。

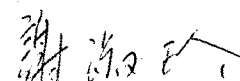
本辦事處懇請 閣下跟進上述有關事宜，如何之處，佇候示覆。若有任何查詢，歡迎致電 3996 7688 與本人聯絡。

謹祝

工作順利，身體健康。



觀塘區區議員

  
謝淑珍 謹上

2022 年 2 月 16 日

5-3

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



**A/K/23 car parks on Lei Yue Mun / Yau Chui Court and Yau Tong / Wo Lok  
Estates**

15/02/2022 02:01

From:

To:

File Ref:

[REDACTED]  
tpbpd <tpbpd@pland.gov.hk>

Dear TPB Members,

Significant decrease in the number of spaces to be rented out at Lei Yue Mun  
Estate.

Perhaps time that HA run a check on tenants to ensure that they are poor enough to  
qualify for subsidized housing.

Mary Mulvihill

This page is left blank intentionally



**Advisory Clause:**

- (a) to note the comments of the Commissioner for Transport that the applicant shall review the residents' parking demand from time to time.
- (b) consideration may be given to releasing the area of surplus vehicle parking spaces for the provision of services that would benefit the residents of the subject estate and courts.