

2021年 7月 1 日

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

Appendix I of  
RNTPC Paper No. A/ST/999

This document is received on 12 JUL 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:  
適用於建議不涉及或不祇涉及:**

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

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

- 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。

<b>1. Name of Applicant 申請人姓名/名稱</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> Organisation 機構 )
The Hong Kong Housing Authority

<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）</b>
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )
N/A

<b>3. Application Site 申請地點</b>	
(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）	Carpark Block of May Shing Court, Sha Tin  Section A of Sha Tin Town Lot No. 229
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	20,600 sq.m. (whole development) 1,820 sq.m. (carpark block) <input checked="" type="checkbox"/> Site area 地盤面積 .....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）	N/A ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tin Outline Zoning Plan No. S/ST/34
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A)
(f) Current use(s) 現時用途	<p>A carpark block (6 levels) within a Home Ownership Scheme development</p> <p>(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)</p>

#### 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>。

- ☐ 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)"<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)"#  
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
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))	
(b) Intended use/development 有意進行的用途/發展	

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(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 Plan 2 for the location of carpark block)

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

**(b) Development Schedule 發展細節表**

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

☐ Domestic part 住用部分

GFA 總樓面面積

.....N/A..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....N/A.....

average unit size 單位平均面積

.....N/A..... sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....N/A.....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

.....N/A..... sq. m 平方米

☐ About 約☐ hotel 酒店

.....N/A..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

.....N/A..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

.....N/A..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

(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)

政府、機構或社區設施

.....N/A.....

☐ other(s) 其他

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

.....N/A.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

.....N/A..... sq. m 平方米

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

.....N/A..... sq. m 平方米

☐ Not less than 不少於

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

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

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

N/A

.....

.....

.....

.....



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

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

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

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

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

N/A

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是           No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Mei Tin Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是           No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 41 Motorcycle Parking Spaces 電單車車位 4 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 5 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) _____ _____
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？	Yes 是           No 否	<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) 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) _____ _____ <input checked="" type="checkbox"/>

## 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>	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... ..... ..... .....																																
	No 否	<input checked="" type="checkbox"/>																																
<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>	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																																
	No 否	<input checked="" type="checkbox"/>																																
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p>	<table border="0"> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會</td> <td><input type="checkbox"/></td> <td>No 不會</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>	Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																															
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Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																															
Yes 會	<input type="checkbox"/>	No 不會	<input checked="" type="checkbox"/>																															
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																	

**10. Justifications 理由**

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

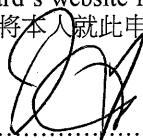
Refer to Attachment II

**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

C. P. HUI

Chief Estate Surveyor/Commercial Properties

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /  
☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

The Hong Kong Housing Authority

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

Date 日期

- 4 JUN 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

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

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量<sup>@</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>@</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.  
在該骨灰安置所內，總共最多可安放多少份骨灰。

<b>Gist of Application 申請摘要</b>			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and 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	Carpark Block of May Shing Court, Sha Tin Section A of Sha Tin Town Lot No. 229		
Site area 地盤面積	20,600 (whole development)      sq. m 平方米 <input checked="" type="checkbox"/> About 約 1,820 (Carpark Block) (includes Government land of 包括政府土地      sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Sha Tin Outline Zoning Plan No. S/ST/34		
Zoning 地帶	Residential (Group A)		
Applied use/ development 申請用途／發展	Temporary Use of Public Vehicle Park (excluding Container Vehicle) for Surplus Parking Spaces for a period of five (5) years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) ( <input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		6 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)  _____	41 4 5
	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"/>
<u>Location plans of May Shing Court and Carpark Block</u>		
_____		
<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)		
_____		

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

For Form No. S.16-I 供表格第 S.16-I 號用



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

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

**Section 16 Planning Application for Temporary Approval for  
Letting of Surplus Parking Spaces to Non-residents in May Shing Court, Sha Tin**

List of Attachments

- |               |                    |
|---------------|--------------------|
| Attachment I  | Proof of Ownership |
| Attachment II | Justifications     |

List of Plans

- |        |  |
|--------|--|
| Plan 1 | Location Plan of May Shing Court                       |
| Plan 2 | Location Plan of Parking Facilities in May Shing Court |

List of Appendices

- |            |  |
|------------|--|
| Appendix 1 | Average Monthly Vehicle Parking Spaces Letting Statistics  |
| Appendix 2 | Approval Letter from TPB dated 8.3.2019<br>Memo from TD dated 14.3.2019  |
| Appendix 3 | Photos of the Notices Posted at the Carpark Main Entrance and the Notice Board of the Management Office of May Shing Court |
| Appendix 4 | Newspapers Notices for May Shing Court in Chinese and English  |

**Section 16 Planning Application for Temporary Approval for  
Letting of Surplus Parking Spaces to Non-residents in May Shing Court, Sha Tin**

**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 May Shing Court (the Court) for a period of five years. The location of the Court and its carpark block are shown on **Plans 1 and 2**.

**Planning Context**

2. The Court is a Home Ownership Scheme (HOS) development with a 6-storey carpark block held under a Government lease of Sha Tin Town Lot No. 229 dated 31 May 1984. The Court is governed by the Approved Sha Tin Outline Zoning Plan No. S/ST/34 and zoned as Residential (Group A) (R(A)). Under the R(A) zone, "Public Vehicle Park (excluding container vehicle)" is a Column 2 use in which planning permission is required.

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

3. The Housing Authority (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 rate of monthly parking spaces in the Court for a 12-month period from April 2020 to March 2021 has been conducted. As revealed from the data collected as per **Appendix 1**, the Court still has surplus parking spaces after allocation of parking spaces to the residents. The overall vacancy rate is 15%, representing a total of 50 spaces. In order to optimize the use of public resources, we propose to let all surplus parking spaces in the Court to non-residents.

**Past Planning Applications**

4. Letting of the surplus parking spaces in the Court to non-residents was first approved by the TPB on 26 March 2004 (Application No. A/ST/593) for a temporary public vehicle park use for a period of three years. Temporary permissions were subsequently approved by the TPB on 9 March 2007 (Application

No. A/ST/648), 5 March 2010 (Application No. A/ST/694), 1 March 2013 (Application No. A/ST/807), 5 February 2016 (Application No. A/ST/894) and 22 February 2019 (Application No. A/ST/968) respectively.

5. The prevailing approval under Application No. A/ST/968 is valid until 26 March 2022 which is subject to the conditions that priority should be accorded to the residents of the 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 (C for T). The conditions have been fulfilled accordingly. Copies of the TPB's letter dated 8 March 2019 and the agreement from C for T dated 14 March 2019 are enclosed in **Appendix 2** for reference.

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

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

#### **Compatibility with Surrounding Land Uses**

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

#### **No Security and Management Concerns**

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

### **Upholding of Residents' Rights and Interests**

9. 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 Court have been received since last approval.

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

10. Notices of the application (in both Chinese and English) have been posted at prominent places including the main carpark entrance and the notice board of the management office of the Court since 4 March 2021 (**Appendix 3**). The notices were also published in "Wen Wei Po", "Ming Pao" and "China Daily" on 7 May 2021 (**Appendix 4**).

### **Precedents**

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

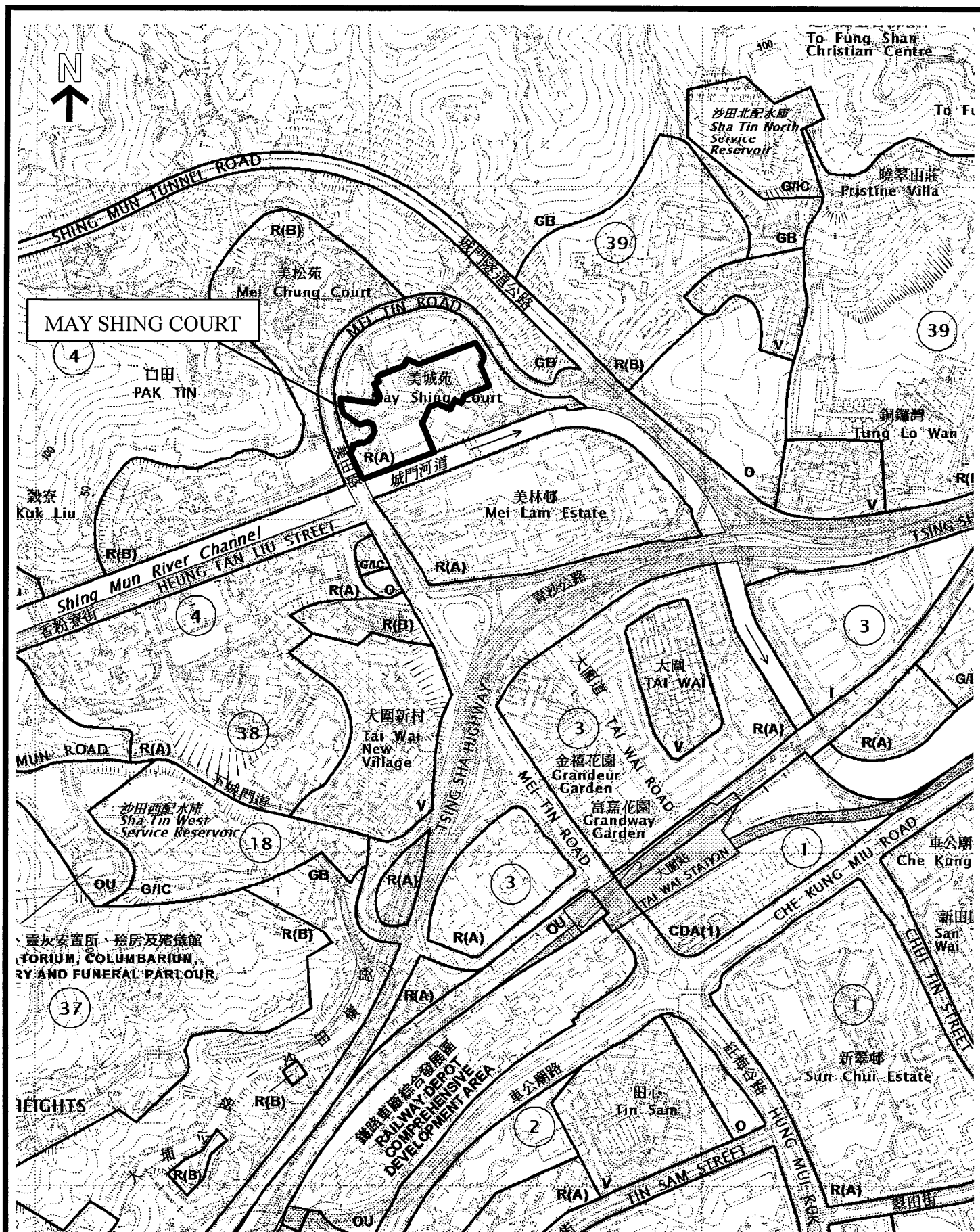
- (a) priority should be accorded to the residents in letting of the surplus vehicle parking spaces;
- (b) the proposed number of parking spaces to be let to non-residents should be agreed with the C for T; and
- (c) the HA should monitor from time to time the demand from the residents of the estates 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**

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

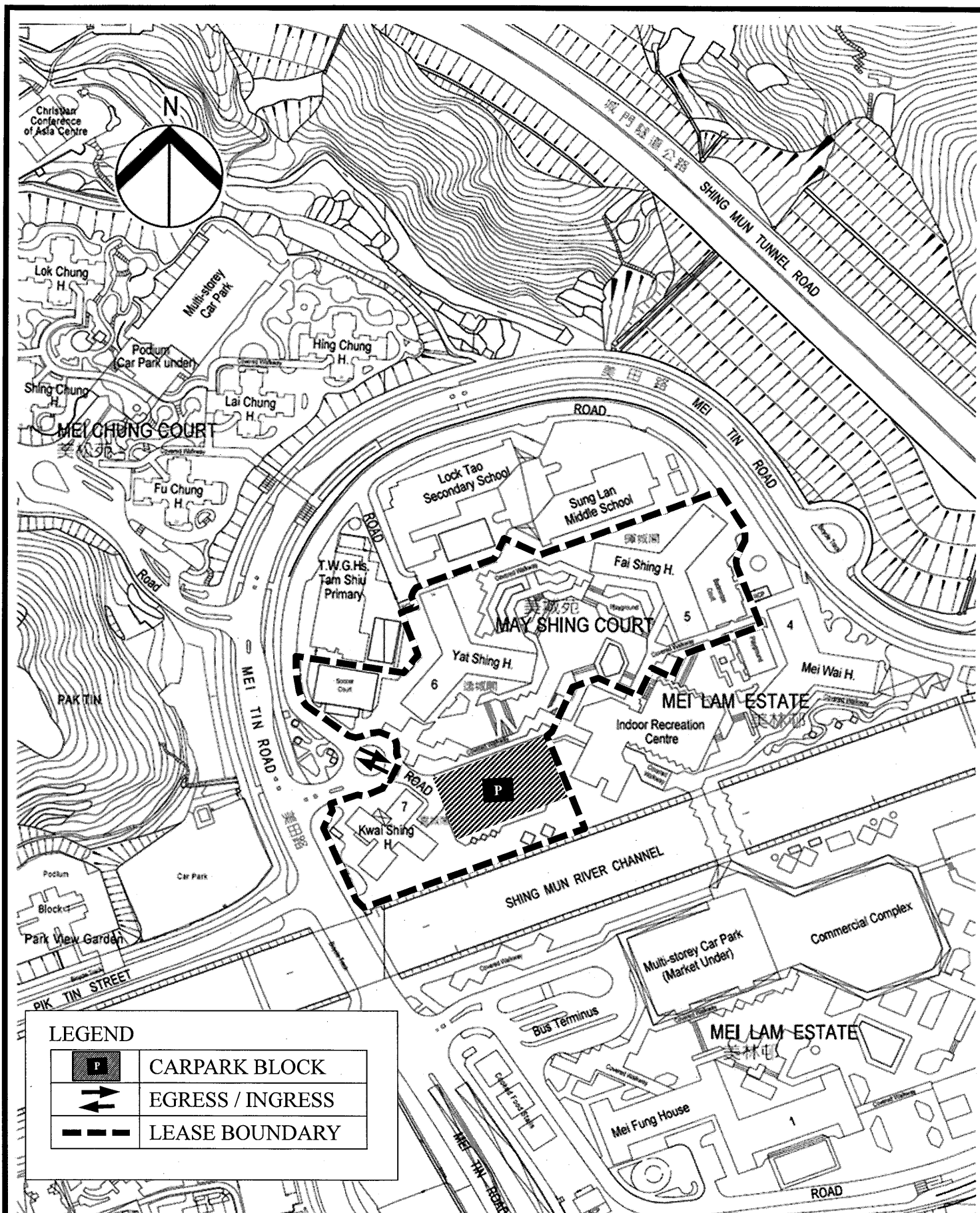
Housing Department  
June 2021



LOCATION PLAN  
MAY SHING COURT, SHATIN



HOUSING DEPARTMENT



**MAY SHING COURT**  
**LOCATION OF PARKING FACILITIES**



HOUSING DEPARTMENT



**Average Monthly Vehicle Parking Spaces Letting Statistics (April 2020 to March 2021)**

Court	Total No. of Monthly Parking Spaces within the 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
May Shing Court	287	10	35	332	246	5	31	282	41	5	4	50	14%	50%	11%	15%

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

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

城市規劃委員會

香港北角渣華道三百三十三號  
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

來函檔號 Your Reference:

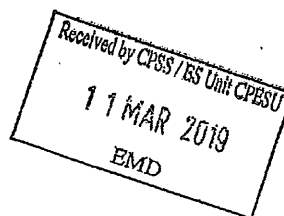
覆函請註明本會檔號

In reply please quote this ref.: TPB/A/ST/968

By Post & Fax (2761 7700)

8 March 2019

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)" for a Period of 3 Years in "Residential (Group A)" Zone, Section A of Sha Tin Town Lot No. 229, May Shing Court, Sha Tin**

I refer to my letter to you dated 18.2.2019.

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 period of 3 years from 27.3.2019 to 26.3.2022 and is subject to the following condition:

- priority should be accorded to the residents of May Shing Court in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

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 27.3.2022. 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.

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 22.2.2019 are enclosed herewith for your reference.

- 2 -

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 29.3.2019). 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 Mr. Kenny Lau of Sha Tin, Tai Po & North District Planning Office at 2158 6221. 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/cl

**List of Government Department Contacts**

(Application No. A/ST/968)

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	交通工程(新界東)部 Traffic Engineering (NTE) Division	趙崇高先生 Mr. CHIU Sung Ko	2399 2404 or 2399 6966	2381 3799

By Fax and Dispatch**M E M O**

From Director of Housing  
 Ref. ( ) In HD3-8/CPESU/C-7/9  
 Tel. No. 2761 5582  
 Fax. No. 2761 7700  
 Date 11 March 2019

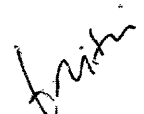
To Traffic Engineering (NTE) Division, TD  
 (Attn.: Mr. CHIU Sung-ko)  
 Your Ref. ( ) in \_\_\_\_\_  
 dated \_\_\_\_\_ Fax. No. 2381 3799  
 Total Pages 1 + encl.

**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  
 Section A of Sha Tin Town Lot No. 229, May Shing Court, Sha Tin  
 (Application No. A/ST/968)**

I refer to the Town Planning Board's (TPB) letter dated 8 March 2019 (**Annex I**) approving the captioned application for a period of three years from 27 March 2019 to 26 March 2022, subject to the condition that priority should be accorded to the residents of May Shing Court in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport (C for T).

2. The parking spaces letting statistics of May Shing Court 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 May Shing 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 26 March 2022, instead of fixing the number of parking spaces.

3. I should be grateful if you would grant your agreement by 15 March 2019 for our onward action. Please feel free to contact me for any questions.

  
 (Ms. Edith LO)  
 for Director of Housing

Encl.

c.c. Internal (by fax only)  
 HM/TNS4  
 HM/CP7  
 ES/LA5

08-MAR-2019 14:57 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:

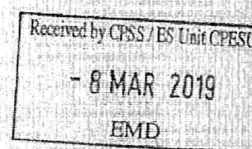
覆函註明本會編號

In reply please quote this ref.: TPB/A/ST/968

By Post & Fax (2761 7700)

8 March 2019

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)" for a Period of 3 Years in "Residential (Group A)" Zone, Section A of Sha Tin Town Lot No. 229, May Shing Court, Sha Tin**

I refer to my letter to you dated 18.2.2019.

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 period of 3 years from 27.3.2019 to 26.3.2022 and is subject to the following condition:

- priority should be accorded to the residents of May Shing Court in the letting of the surplus vehicle parking spaces and the proposed number of vehicle parking spaces to be let to non-residents should be agreed with the Commissioner for Transport.

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 27.3.2022. 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.

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 22.2.2019 are enclosed herewith for your reference.



08-MAR-2019 14:57 FROM TOWN PLANNING BOARD

TO 27617700

P.002

- 2 -

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 29.3.2019). 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 Mr. Kenny Lau of Sha Tin, Tai Po & North District Planning Office at 2158 6221. 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

RKCC/cl

08-MAR-2019 14:57 FROM TOWN PLANNING BOARD

TO 27617700

P.003

**List of Government Department Contacts**

(Application No. A/ST/968)

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	交通工程(新界東)部 Traffic Engineering (NTE) Division	趙崇高先生 Mr. CHIU Sung Ko	2399 2404 or 2399 6966	2381 3799



Annex II

Appendix 1

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

Court	Total No. of Monthly Parking Spaces within the 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
May Shing Court	287	10	35	332	245	5	33	283	42	5	2	49	15%	50%	6%	15%

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

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

TOTAL P.001  
P.01

97%

19 14:42

NAP9U

Urgent by Fax

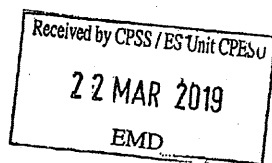
**MEMO**

<b>From</b> Traffic Engineering (NTE) Division <b>Ref.</b> (NAQGG) ID NR157/16/ST/229 <b>Tel. No.</b> 2399 2404 <b>Fax. No.</b> 2381 3799 <b>Email.</b> skchiu@td.gov.hk <b>Date</b> 14 March 2019	<b>To</b> Director of Housing <b>(Attn. :)</b> Ms. Edith LO <b>Your Ref.</b> ( ) in HD3-8/CPESU/C-7/9 <b>Dated</b> 11.03.2019 <b>Fax No.</b> 2761 7700 <b>Total Pages</b> 1
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**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  
 Section A of Sha Tin Town Lot No. 229, May Shing Court, Sha Tin  
 (Application No. A/ST/968)**

I refer to your above memo.

2. From traffic engineering point of view, I have no comments on your proposal.



(CHIU Sung-ko)  
for Commissioner for Transport



Photo taken at the main entrance of  
May Shing Court Carpark on 4.3.2021

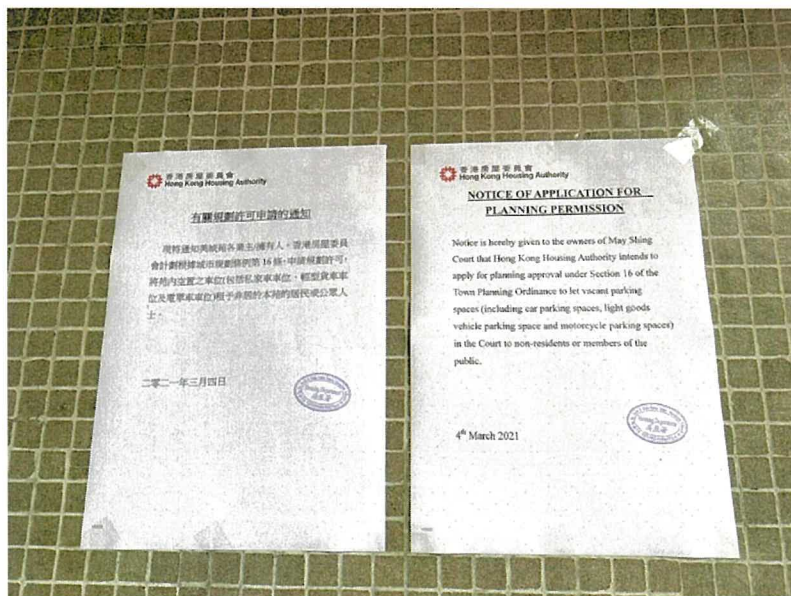
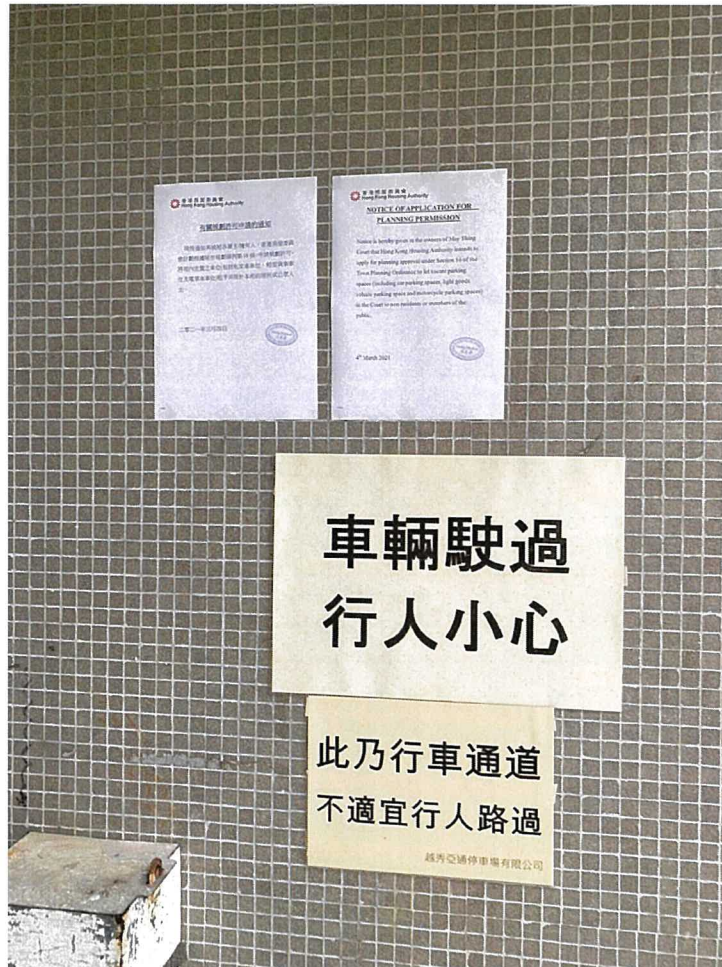
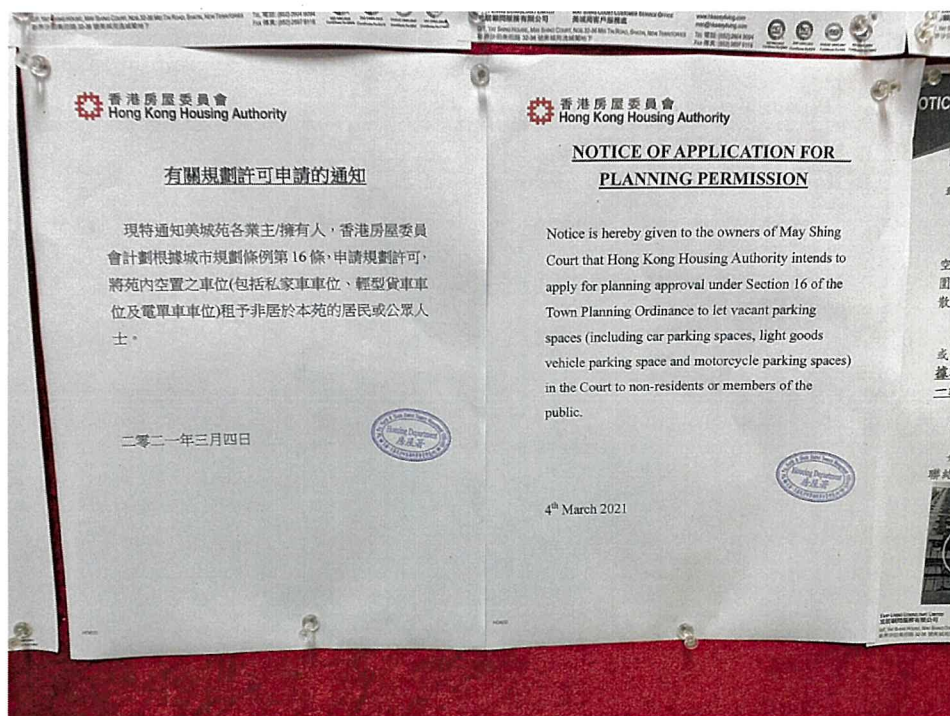
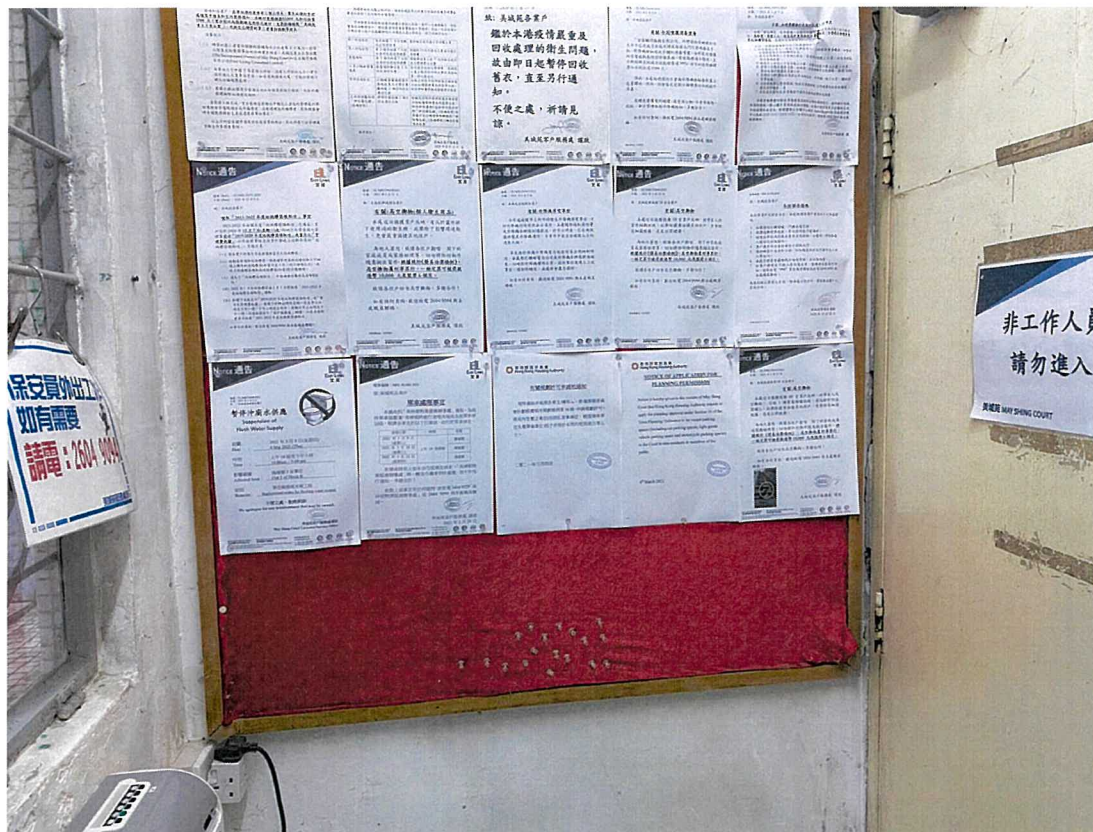




Photo taken at the main entrance of

May Shing Court Carpark on 4.3.2021



2021年5月7日(星期五) 香港 **文匯報** WEN WEI PO**有關臨時規劃許可申請的通知**

現特通知沙田美城苑各業主，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，將美城苑內空置之車位(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

二零二一年五月七日

Friday, May 7, 2021

HONG KONG EDITION | **CHINA DAILY** 中國日報**NOTICE OF APPLICATION****FOR TEMPORARY PLANNING PERMISSION**

Notice is hereby given to the owners of May Shing Court in Sha Tin 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 May Shing Court to non-residents or members of the public.



7 May 2021

Hong Kong Housing Authority

星期五 2021-5-7 編輯 / 吳坤土 **明報****有關臨時規劃  
許可申請的通知**

現特通知沙田美城苑各業主，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，將美城苑內空置之車位(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

二零二一年五月七日

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

**S.16 Planning Application (No. A/ST/999) - Temporary Approval for Letting of Surplus Parking Spaces to Non-residents for 5 Years in May Shing Court, Sha Tin**

13/08/2021 17:36

From: Edith SY LO/HD/HKSARG@HD  
To: tpbpd@pland.gov.hk  
Cc: Elizabeth NG/PLAND/HKSARG@PLAND, Derek Ho Ming  
TAM/PLAND/HKSARG@PLAND, Andrew CM LEUNG/HD/HKSARG@HD  
File Ref:

Follow Up: Normal Priority.

Dear Sir / Madam,

**Re: S.16 Planning Application (No. A/ST/999) - Temporary Approval for Letting of Surplus Parking Spaces to Non-residents for 5 Years in May Shing Court, Sha Tin**

I refer to the email of 2021/08/11 17:52 from TPG/ST1, PlanD below in respect of a public comment received. Attached please find our letter dated 13.8.2021 for your further action.



Letter dd 2021-08-13 (May Shing Court) response to public comment.pdf

We were asked by DPO/STN, PlanD to revise Column (C) of Appendix 1 from "No. of Vacant Monthly Parking Spaces" to "No. of Vacant (**Surplus**) Monthly Parking Spaces". All figures as shown in Appendix 1 remain unchanged.



Appendix 1 - Statistics (May Shing) upto Mar 21 (rev on 2021.08.13).pdf

Regards,  
Edith LO  
ES/CP(2), CPESU  
Housing Department  
Tel: 2761 5582

----- Forwarded by Edith SY LO/HD/HKSARG on 2021/08/13 17:13 -----

From: Derek Ho Ming TAM/PLAND/HKSARG@PLAND  
To: Edith SY LO/HD/HKSARG@HD  
Cc: Elizabeth NG/PLAND/HKSARG@PLAND  
Date: 2021/08/11 17:52

Subject: Re: S.16 Application No. A/ST/999 - Departmental comments

---

Dear Edith,

Attached please also find the public comment received for the captioned application for your further action. Thank you.



PC\_A\_ST\_999\_1.pdf

Regards,  
Derek TAM  
TPG/ST1, PlanD  
Tel: 2158 6273



Our Ref.: HD3-8/CPESU/C-7/9 Part 2  
Your Ref.: TPB/A/ST/999

Tel. No.: 2761 5582  
Fax No.: 2761 7700

13 August 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. 2877 0245)

Dear Sir/Madam,

**Section A of Sha Tin Town Lot No. 229, May Shing Court,  
Sha Tin, New Territories  
Section 16 Planning Application No. A/ST/999**

I refer to the email of 11 August 2021 from Town Planning Graduate/Sharing Tin 1, 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 application seeks planning permission for temporary public vehicle park (excluding container vehicle) use at May Shing Court ("the Court") to facilitate letting of the surplus monthly parking spaces to non-residents. As we clearly stated in the justifications in Attachment II to our Application Form, residents of the Court will be accorded the highest priority in letting of parking spaces and only surplus monthly parking spaces will be let to non-residents. Therefore, the parking needs and interests of the residents will not be compromised. The proposed letting of surplus monthly parking spaces to non-residents would help utilize public resources more efficiently. Also, as the application simply seeks planning approval to allow surplus monthly vehicle parking spaces to be let to non-residents, it will not result in any increase in parking spaces and generate any additional traffic flow.



The Housing Authority will continue to monitor the usage and occupancy rate of its parking facilities to maximize the usage of parking spaces and meet the needs of residents and the community.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'LO', is written over the printed name.

(Ms. Edith LO)

Estate Surveyor/Commercial Properties (2)  
for Director of Housing

c.c. DPO/STN, PlanD (Attn: Ms. Elizabeth NG & Mr. Derek TAM) (By email only)

Average Monthly Vehicle Parking Spaces Letting Statistics (April 2020 to March 2021)

Court	Total No. of Monthly Parking Spaces within the 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
May Shing Court	287	10	35	332	246	5	31	282	41	5	4	50	14%	50%	11%	15%

PC : Private Car      LGV : Light Goods Vehicle      MC : Motorcycle  
\* Figures exclude hourly parking spaces and parking facilities reserved for the estate management.



Our Ref. : HD3-8/CPESU/C-7/9 Part 2  
Your Ref.: TPB/A/ST/999

Tel. No.: 2761 5582  
Fax No.: 2761 7700

17 August 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. 2877 0245)

Dear Sir/Madam,

**Section A of Sha Tin Town Lot No. 229, May Shing Court,  
Sha Tin, New Territories  
Section 16 Planning Application No. A/ST/999**

I refer to the email of 17 August 2021 from Town Planning Graduate/Shia Tin 1, 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 utilisation of resources and provision of various kinds of facilities to serve residents. Given the limited space in public housing estates and the keen demand for non-domestic premises from various groups, entities and organization, 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. In the past, HA has completed several car park conversion projects. After conversion, new spaces were made available for the operation of

welfare, educational and retail facilities. However, such conversions are not always feasible due to technical and other constraints. Where conversion is not feasible, HA has been adopting other measures to maximize the usage of car parks. 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)

Estate Surveyor/Commercial Properties (2)  
for Director of Housing

c.c. DPO/STN, PlanD (Attn: Ms. Elizabeth NG & Mr. Derek TAM) (By email only)

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**S.16 Planning Application (No. A/ST/999) - Temporary Approval for Letting of Surplus Parking Spaces to Non-residents for 5 Years in May Shing Court, Sha Tin**

19/08/2021 15:30

From: Edith SY LO/HD/HKSARG@HD  
To: tpbpd@pland.gov.hk  
Cc: Andrew CM LEUNG/HD/HKSARG@HD, Derek Ho Ming  
TAM/PLAND/HKSARG@PLAND, Elizabeth NG/PLAND/HKSARG@PLAND, KC  
SUEN/HD/HKSARG@HD, Kwai Ying CHUNG/HD/HKSARG@HD, Pui Ling  
File Ref:

Dear Sir / Madam,

**Re: S.16 Planning Application (No. A/ST/999) - Temporary Approval for Letting of Surplus Parking Spaces to Non-residents for 5 Years in May Shing Court, Sha Tin**

As requested by DPO/STN, Planning Department, we provide the following supplementary information:-

1. No complaint about the situation as stated in the public comment dated 27.7.2021 has been received by our local management since last planning approval in 2019.
2. The demand for parking spaces from local residents fluctuates from time to time.
3. Vacant parking spaces are scattered in the carpark block.

Regards,  
Edith LO  
ES/CP(2), CPESU  
Housing Department  
Tel: 2761 5582

Edith SY LO	Dear Sir / Madam, Re: S.16 Planning Applicatio...	2021/08/17 16:38:10
Edith SY LO	Dear Sir / Madam, Re: S.16 Planning Applicatio...	13/08/2021 17:36:39

**Previous Applications at  
Section A of Sha Tin Town Lot No. 229,  
Carpark Block of May Shing Court, Sha Tin**

**Applications approved by the RNTPC**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Development</b>	<b>No. of surplus parking spaces</b>	<b>Date of Consideration</b>	<b>Approval Condition</b>
1.	A/ST/593	Public Vehicle Park	144	26.3.2004	A1
2.	A/ST/648	Renewal of the Temporary Planning Approval for Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	156	9.3.2007	A1, A2
3.	A/ST/694	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	151	5.3.2010	A1, A2, A3
4.	A/ST/807	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	122	1.3.2013	A1, A2, A3
5.	A/ST/894	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	77	5.2.2016	A1, A2, A3
6.	A/ST/968	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding container vehicle) for a Period of 3 Years	49	22.2.2019	A1, A2, A3

**Approval Conditions**

A1. Approved on a temporary basis for a period of 3 years

A2. The proposed number of car parking spaces to be let to non-residents to be agreed with the Commissioner for Transport

A3. Priority should be accorded to the residents of May Shing Court in the letting of the surplus vehicle parking spaces

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

**Applications approved by the RNTPC**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
1.	A/ST/653	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) use for a Period of 3 Years	25.5.2007	A1, A2
2.	A/ST/729	Temporary Public Vehicle Park (excluding Container Vehicles) use for a Period of 3 Years	28.1.2011	A1, A2, A3
3.	A/ST/730	Temporary Public Vehicle Park (excluding Container Vehicles) use for a Period of 3 Years	28.1.2011	A1, A2, A3
4.	A/ST/731	Temporary Public Vehicle Park (excluding Container Vehicles) use for a Period of 3 Years	28.1.2011	A1, A2, A3
5.	A/ST/732	Temporary Public Vehicle Park (excluding Container Vehicles) use for a Period of 3 Years	28.1.2011	A1, A2, A3
6.	A/ST/832	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) use for a Period of 3 Years	17.1.2014	A1, A2, A3
7.	A/ST/908	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) use for a Period of 3 Years	23.12.2016	A1, A2, A3
8.	A/ST/977	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) use for a Period of 3 Years	29.11.2019	A1, A2, A3

**Approval Conditions**

- A1. Approved on a temporary basis for a period of 3 years
- A2. The proposed number of car parking spaces to be let to non-resident to be agreed with the Commissioner for Transport
- A3. Priority should be accorded to the residents of concerned estate/court in the letting of the surplus vehicle parking spaces

**Application rejected by the RNTPC**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Development</b>	<b>Date of Consideration</b>	<b>Rejected Reasons</b>
9.	A/ST/692	Temporary Public Vehicle Park (Excluding Container Vehicle) use for a Period of 3 Years	15.1.2010	R1, R2

**Rejected Reasons**

- R1. The subject car parks were intended for meeting the car parking demand for the residents of Yu Chui Court. In view of the strong objection from the residents and their reasons for objection, the car parking demand for the residents had not been met. There was no information in the current submission to explain why there was such vacancy levels of the subject car parks and to ensure the residents' parking demand would be met.
- R2. As the access to the subject car parks would be via the internal roads of Yu Chui Court, the proposed public vehicle park would cause environmental, security and management problems to Yu Chui Court. There was no information in the submission to address these problems.



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Comments on Planning Application (Application No. A/ST/999)  
27/07/2021 11:05

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

To Whom it may concern,

I am the owner of the flat in Kwai Shing House and lived in May Shing Court since it built. I am also currently renting the car park in the car park that on the Planning Application (Application No. A/ST/999). Recently i find there is proposal on change the car park to Public Vehicle Car Park and I would like to write to strongly reject this application with the following reasons:

- 1/. The car park in last few years are keep on fully rented by the monthly rental and it shows that this area have big requirement of resource to park the car for the people who lived in May Shing Court. Changed to Public Vehicle Car Park will not help the problem of lack of car park and only push the current user loss the chance to park legally in monthly rental and push them to illegal parking
- 2/. There is no other option for the existing user to move to the other location nearby as there is no alternative choice
- 3/. Those current car park user will result to push them illegal parking at Mei Tin Road nearby. As there are several schools nearby, those illegal parking will increase the risk for the student and president
- 4/. The entrance and exist of the current car park will go through the entrance and exit of the may Shing Court. The car road of the May Shing court design is not for massively entertain outside car. Change to public vehicle car park should result in increase the number of in-out of the car park and result in traffic jam inside May SHing Court.
- 5/. More importantly, currently the car park is one of the route that people inside May Shing Court to walk to May Lam Estate. More traffic will cause higher chance for traffic accident
- 6/. Also change the public vehicle car park will result in many driver to queue up and May Shing Court inside road is no way to stand for this increase and high risk to pus the president to walk on the car road when the car queue up. You can find this already happen and for sure the situation will be more worse when become public vehicle parking

I am highly suggested the committee to reject this application

Thanks and Regards

HF Wong

5-2

tpbpd@pland.gov.hk

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寄件者: [REDACTED]  
寄件日期: 2021年08月10日星期二 3:43  
收件者: tpbpd  
主旨: A/ST/999May Shing Court HA Parking

Dear TPB Members,

This time the number of parking spaces to be provided for non residents is 46 vehicles and the GFA remains the same at 1,820sq.m / 5 Years

During the last round of renewals some members expressed their concerns as to whether the excess space could be better used to serve the residents on the estate and it was agreed that HA should conduct a review of this issue.

HAS THIS BEEN DONE?

Every district has deficiencies in community services. There has been no Sha Tin OZP since 2016 so the HKPSG data does not reflect the real picture as elderly and child care services have been reinstated.

~~The administration is proposing to buy premises in commercial buildings to use to help address the shortfall in services. Converting suitable floor of the car parking facilities on PH estates would be a more economical proposition.~~

Members are required to ask questions. PlanD must provide an update of the HKPSG provisions for the district and advise if the spare space is suitable for conversion to GIC services.

Mary Mulvihill

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From: [REDACTED]  
To: "tpbpd" <tpbpd@pland.gov.hk>  
Sent: Tuesday, February 5, 2019 3:49:50 AM  
Subject: A/ST/968 May Shing Court HA Parking

A/ST/968  
Section A of Sha Tin Town Lot No. 229, May Shing Court, Sha Tin  
Site area : About 1,810 m<sup>2</sup>  
Zoning : Res A  
Applied Use : Public Vehicle Park **??? Vehicles (41)**

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?

Application 894 with January 2016 deadline gave the number of vehicles as 73. However this time around the only information provided is "The applicant seeks renewal of planning permission for temporary public vehicle park (excluding container vehicle) at the car park block of May Shing Court for a period of 3 years to **facilitate letting the surplus vehicle parking spaces** to non-residents."

Extracts from the 5 Feb 2016 meeting:

(d) during the first three weeks of the statutory publication period, three public comments from the Chairman of Sha Tin Rural Committee (STRC), the **Incorporated Owners of May Shing Court (IO)** and an individual were received. The Chairman of STRC supported the application whereas the IO and the individual **objected to the application mainly on the grounds that the interests and rights of the residents would be affected; there were other public car parks in the vicinity; and the site could be used for community facilities.** No local objection/view was received by the District Officer (Sha Tin); and

(e) the Planning Department (PlanD)'s views – **PlanD** had no objection to the application based on the assessments set out in paragraph 11 of the Paper. The proposed renewal application complied with the Town Planning Board Guidelines No. 34B on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development in that **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.

[https://www.census2011.gov.hk/pdf/fact\\_sheets/estates/R\\_20086e.pdf](https://www.census2011.gov.hk/pdf/fact_sheets/estates/R_20086e.pdf)

According to the 2011 Census May Shing had 5,753 residents of whom 821 were over 65 and 2,393 between 45 and 64. This indicates an estate that will have significant need for elderly care facilities going forward as the turnover in ownership of Home Ownership units is not great due to the premium issue.

HA is obliged to provide these facilities so members must ask why instead of renting out space on the estates to outsiders, HA is not looking into ways to stream line 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.

Happy New Year  
Mary

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**From:** [REDACTED]  
**To:** "tpbpd" <tpbpd@pland.gov.hk>  
**Sent:** Thursday, January 7, 2016 1:54:08 AM  
**Subject:** A/ST/894 May Shing Court HA Parking

A/ST/894  
Section A of Sha Tin Town Lot No. 229, May Shing Court, Sha Tin  
Site area : About 1,810 m<sup>2</sup>  
Zoning : Res A  
Applied Use : 73 Public Vehicle Park

Dear TPB Members,

We are bombarded with bleats about lack of land for housing. The focus of HA is to provide public housing and related facilities. It was not incorporated to provide public car parks.

TPB by allowing HA to roll over non core usage of facilities every three years is perpetuating inappropriate land use.

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There are certainly many community uses to which almost 2,000sqmts could be dedicated.  
Upper floors could be transformed into day care centres, study rooms, etc.

As May Shing Court is 30 years old perhaps consideration could be given to redeveloping the car park into a residential tower with parking underneath?

TPB, particularly those members who also sit on the HA board should reject this application and thereby force HA to be more creative with its resources.

Mary Mulvihill

**Recommended Advisory Clause**

To note the comment of Chief Building Surveyor, New Territories East 2 and Rail, Buildings Department that as the proposed rental of the parking spaces in the existing ancillary carpark to non-residents of the Home Ownership Scheme (HOS) court are regarded as public carpark under the Buildings Ordinance and accountable for non-domestic gross floor area, the Director of Housing should therefore ensure the resulting development parameters of the HOS Court would comply in all respects under the Building Ordinance.