

This document is received on - 4 JAN 2022
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)**

A/YL/287

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& 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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A1421287
	Date Received 收到日期	4 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)	Shui Pin Wai Estate, Yuen Long
(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 39,410 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) 39,410 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	Approved Yuen Long Outline Zoning Plan No. S/YL/25
(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	Residential (Public Rental Housing) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

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

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

(b) The applicant 申請人 –

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

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

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

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

Details of the "current land owner(s)"[#] notified 已獲通知「現行土地擁有人」[#]的詳細資料

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

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

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施, 請在圖則上顯示, 並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Total 總計		sq.m 平方米 <input type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另買說明)	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 Plan 2 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

GFA 總樓面面積

☐ 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>Ma Miu Road and Shui Pin Wai Road</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> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td>3</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td>1</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td>1</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> <tr> <td>Refer to Appendix 1</td> <td></td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	3	Motorcycle Parking Spaces 電單車車位	1	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1	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)		Refer to Appendix 1	
Private Car Parking Spaces 私家車車位	3															
Motorcycle Parking Spaces 電單車車位	1															
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	1															
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)																
Refer to Appendix 1																
<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> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td></td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td></td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td></td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td></td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td></td> </tr> </table> <p><input checked="" type="checkbox"/></p>	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)			
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Medium Goods Vehicle Spaces 中型貨車車位																
Heavy Goods Vehicle Spaces 重型貨車車位																
Others (Please Specify) 其他 (請列明)																

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁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"/>																														
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

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

Refer to Attachment I

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) 機構名稱及蓋章（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。

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	Shui Pin Wai Estate, Yuen Long		
Site area 地盤面積	39,410	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Yuen Long Outline Zoning Plan No. S/YL/25		
Zoning 地帶	Residential (Group A)		
Applied use/ development 申請用途/發展	Temporary Use of Public Vehicle Park (excluding Container Vehicle) for Surplus Parking Spaces for a Period of Five (5) Years		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	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) _____	3 1 1
	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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
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 Shui Pin Wai Estate and its parking facilities		
<u>Reports 報告書</u>		
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。

**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 Shui Pin Wai Estate, Yuen Long**

List of Attachments

Attachment I	Justifications
Attachment II	Resultant Non-domestic Plot Ratio

List of Plans

Plan 1	Location Plan of Shui Pin Wai Estate
Plan 2	Location Plan of Parking Facilities in Shui Pin Wai Estate

List of Appendices

Appendix 1	Average Monthly Vehicle Parking Spaces Letting Statistics
Appendix 2	Approval Letter from TPB dated 17 May 2019 Memo from TD dated 23 May 2019

**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 Shui Pin Wai Estate, Yuen Long**

Justifications

Purpose

1. This application seeks approval of the Town Planning Board (TPB) for temporary permission for the letting of surplus monthly parking spaces in Shui Pin Wai Estate to non-residents for a period of five years. Locations of Shui Pin Wai Estate and its parking facilities are shown on **Plan 1 and Plan 2**.

Background

2. Shui Pin Wai Estate was planned and built as public rental housing (PRH) by the Hong Kong Housing Authority (HA). Parking facilities for private cars, light goods vehicles and motorcycles are provided within the estate.

Planning Context

3. Shui Pin Wai Estate has been vested in HA by a Vesting Order with the control and management of the estate. Shui Pin Wai Estate is governed by the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/25.
4. The parking facilities concerned within Shui Pin Wai Estate are 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

5. 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 rate of monthly parking spaces in Shui Pin Wai Estate for a 12-month period from October 2020 to September 2021 has been

conducted. As revealed from the data collected and summarized in **Appendix 1**, the estate still has surplus parking spaces after allocation of parking spaces to the residents. The overall vacancy rate for Shui Pin Wai Estate is 4%, representing a total of 5 parking spaces. In order to optimize the use of the public resources, we propose to let all surplus parking spaces in the estate to non-residents.

Past Planning Applications

6. Letting of the surplus parking spaces in the Shui Pin Wai Estate to non-residents was first approved by the TPB on 14 May 2004 (Application No. A/YL/119) for temporary public vehicle park use for three years. Temporary permissions for the same use were subsequently approved on 27 April 2007 (Application No. A/YL/148), 23 April 2010 (Application No. A/YL/173), 3 May 2013 (Application No. A/YL/197), 18 March 2016 (Application No. A/YL/220) and 3 May 2019 (Application No. A/TMYLW/1) ^{Note 1} respectively.
7. The prevailing approval under Application No. A/TMYLW/1 is valid until 14 May 2022 which is subject to the conditions that priority should be accorded to the residents of Shui Pin Wai 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 23 May 2019 are enclosed in **Appendix 2** for reference.

No Adverse Traffic and Environmental Impacts

8. 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.

^{Note 1} The temporary planning permission under Application No. A/TMYLW/1 covers Shui Pin Wai Estate and Tin Heng Estate. Based on the average monthly vehicle parking spaces letting statistics from October 2020 to September 2021, the monthly parking spaces in Tin Heng Estate were fully let to the residents over the above period. Since, there is currently no surplus monthly parking space available for letting to non-residents, the vehicle park at Tin Heng Estate has not been included in this application.

Compatibility with Surrounding Land Use

9. 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

10. It is assumed that the whole covered carpark would be converted from ancillary carpark for residents' use to public vehicle park for the calculation of non-domestic plot ratio after the proposed conversion. As summarized in **Attachment II**, the resultant non-domestic plot ratio after the proposed conversion would comply with the statutory permissible plot ratio under the R(A) zone as stipulated in the Notes of the Approved Yuen Long OZP No. S/YL/25.

No Security and Management Concerns

11. Entrances to individual residential towers in Shui Pin Wai Estate are separated from the carparks. Moreover, security guards are stationed at each tower and will patrol within the estate from time to time. The proposal should not create any management or security problems.

Upholding of Residents' Rights and Interests

12. 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 Shui Pin Wai Estate have been received since last approval.

Local Consultation

13. Members of the Estate Management Advisory Committee (EMAC) of Shui Pin Wai Estate were consulted in October 2021. A large majority of EMAC members have no objection to this application.

Precedents

14. 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.

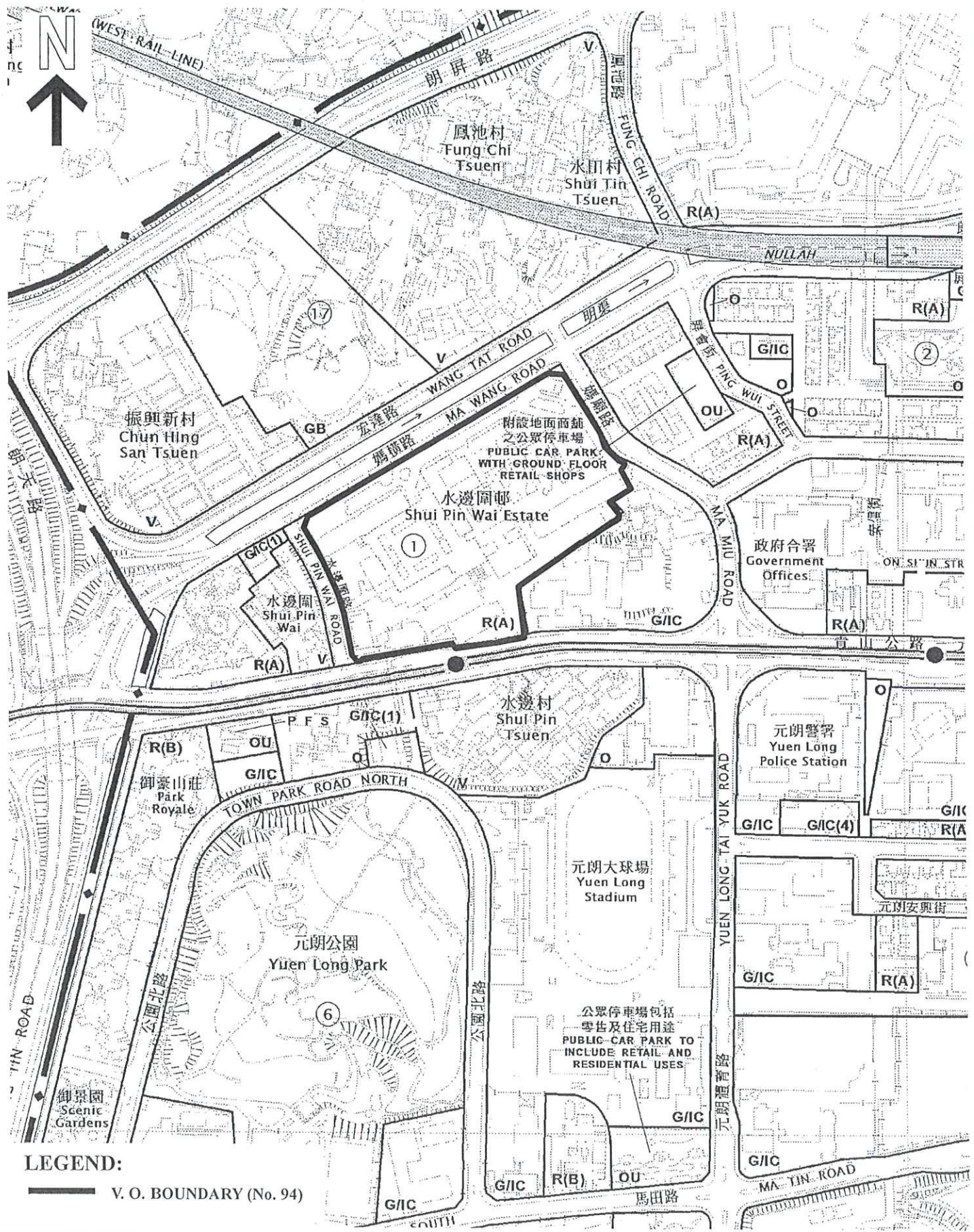
There have been no undue difficulties encountered for the HA to implement the proposals with the conditions fulfilled.

Conclusion

15. 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.

Resultant Non-domestic Plot Ratio

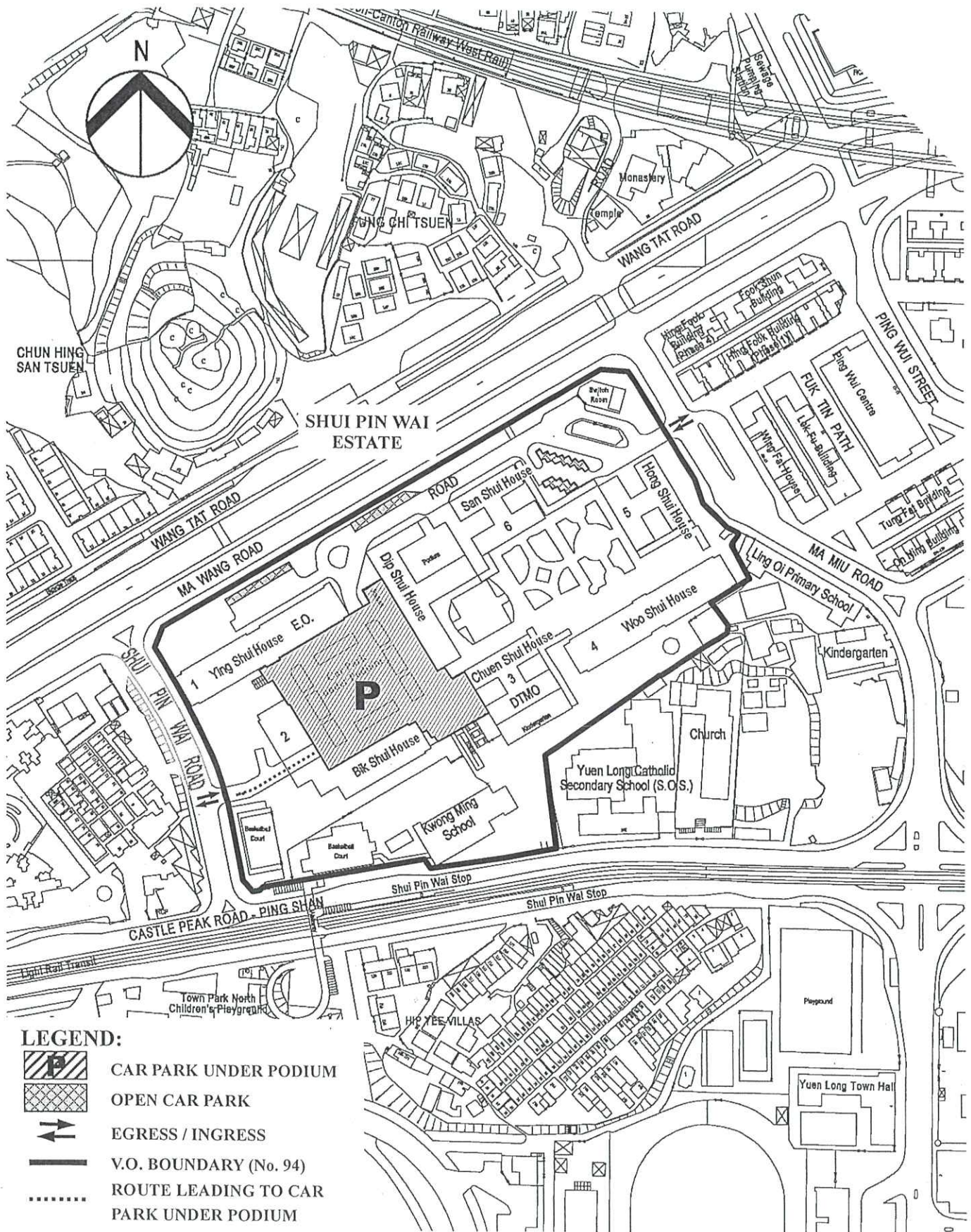
Estate	Existing Domestic Plot Ratio	Resultant Non-domestic Plot Ratio after Conversion of All Covered Parking Spaces for Public Use
Shui Pin Wai Estate	2.76	0.52



LOCATION PLAN
SHUI PIN WAI ESTATE



HOUSING DEPARTMENT



SHUI PIN WAI ESTATE

LOCATION OF PARKING FACILITIES



HOUSING DEPARTMENT

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

Estate	Total No. of Monthly Parking Spaces within the Estate (A)*				Average No. of Monthly Parking Spaces Let to Residents (B)				No. of Vacant (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
Shui Pin Wai Estate	118	9	5	132	115	8	4	127	3	1	1	5	3%	11%	20%	4%

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:

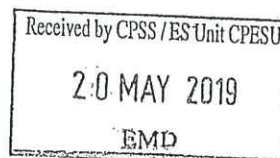
覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TMYLW/1

By Post & Fax (2761 7700)

17 May 2019

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



Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Public Vehicle Park
(excluding Container Vehicle) (Letting of Surplus Parking Spaces to Non-residents)
for a Period of 3 Years in "Residential (Group A)" Zone, (a) Car Park in Shui
Pin Wai Estate, Yuen Long; and (b) Car Park in Tin Heng Estate, Tin Shui Wai**

I refer to my letter to you dated 3.5.2019.

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 15.5.2019 to 14.5.2022 and is subject to the following condition :

- priority should be accorded to the respective residents of Shui Pin Wai Estate and Tin Heng 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 15.5.2022. 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.

- 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. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. 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/TMYLW/1)

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(新界西)部 Traffic Engineering (NTW) Division	文家豪先生 Mr. MAN Ka Ho, Wilson	2399 2422	2381 3799

By Fax and Dispatch

M E M O

From	Director of Housing	To	Traffic Engineering (NTW) Division, TD
Ref.	() In HD3-8/CPESU/C-7/11 & HD3-8/CPESU/C-7/14	(Attn.:	Mr. MAN Ka Ho, Wilson)
Tel. No.	2761 7820	Your Ref.	() in
Fax. No.	2761 7700	dated	Fax. No. 2381 3799
Date	17 May 2019	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 Vehicle Parking Spaces to Non-residents in
(a) Shui Pin Wai Estate, Yuen Long; and (b) Tin Heng Estate, Tin Shui Wai**

(Application No. A/TMYLW/1)

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 from 15 May 2019 to 14 May 2022, subject to the condition that priority should be accorded to the respective residents of Shui Pin Wai Estate and Tin Heng 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 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 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 14 May 2022, instead of fixing the number of parking spaces.

3. I should be grateful if you would grant your agreement by 24 May 2019 for our onward action. Please feel free to contact me for any questions.



(Ms. Ida YIM)

Estate Surveyor/Commercial Properties (1)
for Director of Housing

Encl.

c.c. Internal (by fax only):

HM/YLG1, HM/YLG6, HM/CP7 and ES/LA11

17-MAY-2019 16:17 FROM TOWN PLANNING BOARD

TO 27617700

Annex I
(P.1 of 3)

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

來函編號 Your Reference:

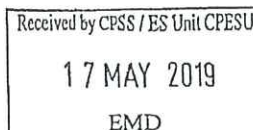
覆函請註明本會編號

In reply please quote this ref.: TPB/A/TMYLW/1

By Post & Fax (2761 7700)

17 May 2019

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



Dear Sir/Madam,

Renewal of Planning Approval for Temporary Public Vehicle Park
(excluding Container Vehicle) (Letting of Surplus Parking Spaces to Non-residents)
for a Period of 3 Years in "Residential (Group A)" Zone, (a) Car Park in Shui
Pin Wai Estate, Yuen Long; and (b) Car Park in Tin Heng Estate, Tin Shui Wai

I refer to my letter to you dated 3.5.2019.

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 15.5.2019 to 14.5.2022 and is subject to the following condition:

- priority should be accorded to the respective residents of Shui Pin Wai Estate and Tin Heng 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 15.5.2022. 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 16:17 FROM TOWN PLANNING BOARD

TO 27617700

Annex I
(P.2 of 3)

- 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. Bonnie Lee of Tuen Mun & Yuen Long West District Planning Office at 2158 6288. 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/61

17-MAY-2019 16:17 FROM TOWN PLANNING BOARD

TO 27617700

Annex I
(P.3 of 3)

List of Government Department Contacts

(Application No. A/TMYLW/1)

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(新界西)部 Traffic Engineering (NTW) Division	文家豪先生 Mr. MAN Ka Ho, Wilson	2399 2422	2381 3799

Annex II

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

Estate	Total No. of Monthly Parking Spaces within the Estate (A)				No. of Monthly Parking Spaces Let to Residents (B)				No. of Vacant Monthly Parking Spaces (C) = (A)-(B)				Vacancy Rate (D) = (C)/(A)x100%			
	PC	LGV	MC	Total	PC	LGV	MC	Total	PC	LGV	MC	Total	PC	LGV	MC	Total
Shui Pin Wai Estate	118	9	5	132	101	7	3	111	17	2	2	21	14%	22%	40%	16%
Tin Heng Estate	356*	0	45	401	356	0	39	395	0	0	6	6	0%	0%	13%	1%

Note:

PC: Private Car LGV: Light Goods Vehicle MC: Motor Cycle

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

* The figure in the previous application was 337. The increase in the current figure is due to the addition of 4 open PC and 3 covered PC, conversion of 2 open PC from 1 loading/unloading bay and the change of 10 hourly PC parking spaces to monthly use.

23-MAY-2019 14:41

96%

TOTAL P.001 - P.01

By Fax



MEMO

From Traffic Engineering (NTW) Division
Transport Department
Ref. (NBA7A) In ID NR157/161/YLDD-126
Tel. No. 2399 2422
Fax. No. 2381 3799
Email. wilsonkhman@td.gov.hk
Date 23 May 2019

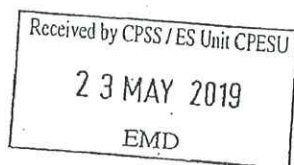
To Director of Housing
(Attn.: Ms. Ida YIM)
() HD3-8/CPESU/C-7/11 &
Your Ref. In HD3-8/CPESU/C-7/14
Dated 17. 5. 2019
Fax No. 2761 7700
Total Pages 1

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 Vehicle Parking Spaces to Non-residents in
(a) Shui Pin Wai Estate, Yuen Long; and (b) Tin Heng Estate, Tin Shui Wai
(Application No. A/TMYLW/1)

I refer to your MUR and have no objection to the approach that all surplus
monthly vehicle parking spaces of the estates could be let to non-residents.

(Wilson MAN)
for Commissioner for Transport

Internal
E/YLC



Previous Applications Covering the Application Site

Approved Applications

	<u>Application No.</u>	<u>Proposed Use(s) / Development(s)</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition</u>
1	A/YL/119 [^]	Proposed Public Car Park	14.5.2004 (approved for 3 years)	Nil
2	A/YL/148	Renewal of Planning Approval for Temporary Public Vehicle Park (excluding Container Vehicle) Use for a Period of 3 Years (Letting of Surplus Parking Spaces to Non-residents)	27.4.2007	(1)
3	A/YL/173		23.4.2010	(2)
4	A/YL/197		3.5.2013	(2)
5	A/YL/220		18.3.2016	(2)
6	A/TMYLW/1*		3.5.2019	(2)

[^] The application site also covers Long Ping Estate, Yuen Long.

* The application site also covers Tin Heng Estate, Tin Shui Wai

Approval Conditions

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

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

參考編號

Reference Number:

220121-151820-06643

提交限期

Deadline for submission:

04/02/2022

提交日期及時間

Date and time of submission:

21/01/2022 15:18:20

有關的規劃申請編號

The application no. to which the comment relates:

A/YL/287

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設停車場必會增加附近車輛出入流量，引至附近交通阻塞，環境污染，增加引發火警危機，影響村民安全及生活質數。

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



A/YL/287 PH car park Shui Pin Wai Estate

01/02/2022 03:06

From:

To: tpbpd <tpbpd@pland.gov.hk>

File Ref:

Dear TPB Members.

Although media reports that many PH residents have fallen on hard times, the number of slots to be rented to outsiders has dropped to 4 vehicle and 1 motorbike.

Perhaps HA should have more stringent vetting of residents to weed out those whose income and assets far exceed the allowable maximum limits to qualify for subsidized homes.

Mary Mulvihill

From:

To: tpbpd <tpbpd@pland.gov.hk>

Date: Tuesday, 9 April 2019 3:01 AM CST

Subject: A/TMYLW/1 PH car park Shui Pin Wai Estate

A/TMYLW/1

Shui Pin Wai Estate, Yuen Long 19 Vehicle Parking

Dear TPB Members,

19 vehicles would take up at least 3,000sqft of space.

Like all PH estates there is a growing population of elderly and a need for community services.

When will members press for the long overdue review of this arrangement whereby space that should be devoted to improving the quality of life of residents is dedicated to encouraging car ownership by persons who do not even live there.

Mary Mulvihill

From:

To:

Sent: Wednesday, August 2, 2017 4:38:15 PM

Subject: RE: A/YL/220 car parks Shui Pin Wai Estate

Ms Mulvihill,

Thank you for your email of 11.7.2017.

Application No. A/YL/220 involved renewal of planning approval for Temporary 'Public Vehicle Park (excluding container vehicle) (Letting of Surplus Parking Spaces to Non-residents)' for a period of 3 years at Shui Pin Wai Estate, Yuen Long.

According to the applicant's submission, the total number of monthly parking spaces (including private cars, light goods vehicles and motorcycles) at Shui Pin Wai Estate is 132 and based on the statistics on letting of monthly parking spaces for the period from January to December 2015, the average number of monthly parking spaces that could be let to non-residents is 40. However, the proposed number of surplus parking spaces to be let to non-residents would have to be agreed with the Commissioner for Transport as required under the approval condition. Thank you.

Regards,

(Benjamin HO)

Town Planning Board Secretariat

From:

Sent: Tuesday, July 11, 2017 1:13 AM

To: tpbpd

Cc: Paul Zimmerman

Subject: Re: A/YL/220 car parks Shui Pin Wai Estate

Dear Secretariat,

I note now that the Gist of this application does not give information on the number of parking spaces. Neither does the previous application.

Moreover members did not even ask for this information according to the Minutes.

Can you advise how many parking spaces are involved?

Regards

Mary

http://www.info.gov.hk/tpb/en/plan_application/A_YL_220.html

From:

To: "tpbpd" <tpbpd@pland.gov.hk>

Sent: Friday, February 19, 2016 1:42:45 AM

Subject: A/YL/220 car parks Shui Pin Wai Estate

A/YL/220

Car Parks on Shui Pin Wai Estate, Yuen Long

Zoning : "Residential A"

Proposed Amendment: Renewal of Temp Vehicle Parking

Dear TPB Members,

The information provided to the Gist is inadequate. The number of excess parking spaces is not provided. We are talking about public housing estates here subsidized by the tax payer so therefore an application should provide essential information of this nature.

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

As it appears residents do not need the spaces then it is high time that Housing Authority be compelled to find some permanent use for the spaces.

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

As usual no visuals have been provided to assist members of the public in putting forward some ideas on alternative uses for the GFA but with some creative input the parking could be redesigned to

provide space for say workshops and studios for the youth, indoor games courts, etc. This particular estate appears to be very deficient with regard to open space and exercise facilities. The open air car parking could be converted to better use.

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

Having read the minutes re previous applications I find it most disappointing that TPB has rolled over and rubber stamped a number of similar applications without asking some hard questions despite the fact that the current arrangement can hardly be the best use of precious land resources. I would remind members that their role is to represent the community and it is their duty as such to discuss objections made by the general public.

TPB members by rubber stamping instead of questioning are negligent in fulfilling the duties they are appointed to carry out.

Mary Mulvihill

Advisory Clauses

- (a) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department that adequate drainage measures shall be provided to prevent surface water running from the application site (the Site) to the nearby public roads and drains. The estate road within the Site is not and will not be maintained by his office. His office should not be responsible for maintaining the estate road within the Site; and
- (b) to note the comments of the Director of Fire Services that the existing fire service installations should be maintained in efficient working order.