

**S.16 PLANNING APPLICATION
DRAFT SHA TIN OUTLINE ZONING PLAN NO. S/ST/39**


**Renewal of Planning Approval
for Temporary Back Office for a Period of 3 Years
in Room 08, 10/F, Shing Chuen Industrial Building,
No. 25-27 Shing Wan Road, Sha Tin**

Supporting Planning Statement

April 2026

Applicant:
Ferticore Industries Limited

Consultancy Team:
KTA Planning Limited

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PLANNING LIMITED
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EXECUTIVE SUMMARY

This S.16 application is submitted on behalf of Ferticore Industries Limited (“the Applicant”) to seek renewal of planning permission no. A/ST/1018 for the temporary back office for a period of further 3 years till June 2029 from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance in Room 08, 10/F, Shing Chuen Industrial Building at No. 25-27 Shing Wan Road, Sha Tin (“The Premises”). The Premises falls within an area zoned “Industrial” (“I”) on the Draft Sha Tin Outline Zoning Plan (“Draft OZP”) No. S/ST/39.

The Premises has a total usable floor area of about 93.98m². Both the Premises and Shing Chuen Industrial Building are well-equipped with existing up-to-standard fire safety installations. In particular, there are regularly checked and maintained sprinkler system and fire emergency lighting luminaires at the Premises as well as well-maintained fire safety provisions within the Industrial Building.

The renewal of planning permission of the proposed temporary back office at The Premises proposed is fully justified in accordance to TPB PG-No. 34D for the following main reasons:

- There is no material change in the planning circumstances and the land-uses of the surrounding area since the previous temporary approval;
- The proposed temporary back office is not incompatible with the prevailing planning intention;
- The time period sought for the renewal of temporary back office use is considered as reasonable;
- The Applicant has fully complied with the approval conditions imposed on the previous approval to maintain the implemented fire safety installations;
- The proposed use would not impose any adverse impact to the Premises and the surroundings from fire safety, traffic, and environmental considerations; and
- The proposed temporary back office situated at a workshop premises in an industrial building would continue to meet the operational need of the Applicant’s industrial business which is closely related and vital to the manufacturing sector.

With the justifications and merits presented above, we sincerely request the TPB to give favourable consideration to this planning application.

行政摘要

此規劃申請書是代表申請人 Ferticore Industries Limited (下稱「申請人」) 根據城市規劃條例第 16 條, 向城市規劃委員會(下稱「城規會」)就臨時用途規劃許可 A/ST/1018 申請續期, 為於沙田成運路 25-27 號的成全工業大廈 10 樓 8 室(「申請處所」) 的擬議臨時後勤辦公室申請續期 3 年。申請處所位於沙田分區計劃大綱草圖編號 S/ST/39 的「工業」地帶內。

申請處所總實用樓面面積約 93.98 平方米, 申請處所及其所在的工業大廈已裝設合規格消防安全設備包括灑水系統, 而成全工業大廈內亦已裝置消防安全設備, 並且狀況維持良好。

就規劃指引編號 34D, 是次擬議臨時辦公室續期申請是有充份理據支持的, 其原因如下:

- 目前的規劃狀況和周圍土地利用的模式與之前申請的狀況相同;
- 長遠來說, 擬議臨時後勤辦公室並不與「工業」地帶的規劃意向不協調;
- 是次的臨時規劃許可續期期限合理;
- 申請人充分地履行了就上次臨時規劃許可訂定的附帶條件;
- 擬議的臨時後勤辦公室並不會對申請單位和周圍環境帶來有害的影響; 及
- 申請人的業務與製造業有密切關係, 並對該行業十分重要, 因此是次申請將為處於工業大廈內的工場處所內的擬議臨時後勤辦公室滿足申請人業務營運需要。

基於上述種種理由, 我們懇請城市規劃委員會批准是次規劃申請。

**S.16 Planning Application
Draft Sha Tin OZP No. S/ST/39**

**Renewal Application for Temporary Back Office
In Room 08, 10/F, Shing Chuen Industrial Building
At No. 25-27 Shing Wan Road,
Sha Tin**

Supporting Planning Statement

1. INTRODUCTION

1.1. Purpose

1.1.1. This Application is prepared and submitted on behalf of Ferticore Industries Limited (“the Applicant”) to seek approval of the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the renewal of planning permission no. A/ST/1018 for a period of further 3 years for the temporary back office in Room 08, 10/F, Shing Chuen Industrial Building at No. 25-27 Shing Wan Road, Sha Tin (“The Premises”). The Premises falls within area zoned “Industrial” (“I”) on the Draft Sha Tin Outline Zoning Plan (“Draft OZP”) No. S/ST/39. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Application.

1.2. Report Structure

1.2.1. Following this introductory section, the site and planning context will be briefly set out in Section 2. The proposed use of the Premises is presented in Section 3. The planning merits and justifications for the Application renewal are provided in Section 4 while Section 5 concludes and summarizes this Supporting Planning Statement.



Photo 1.1 Existing Photo of Shing Chuen Industrial Building

2. SITE AND PLANNING CONTEXT

2.1 Location of the Premises and Existing Uses

- 2.1.1 The Premises with a total usable floor area of about 93.98m² is located in Room 08, 10/F, Shing Chuen Industrial Building, No. 25-27 Shing Wan Road, Sha Tin (**Figure 2.1** refers). It is currently used as the back office for Fericore Industries Limited, the floor plan of the Premises is enclosed in **Appendix 1**. Shing Chuen Industrial Building is an 11-storey industrial building (including G/F), which was completed in 1988. It is conveniently located within 5 minutes walking distance from Tai Wai MTR Station.

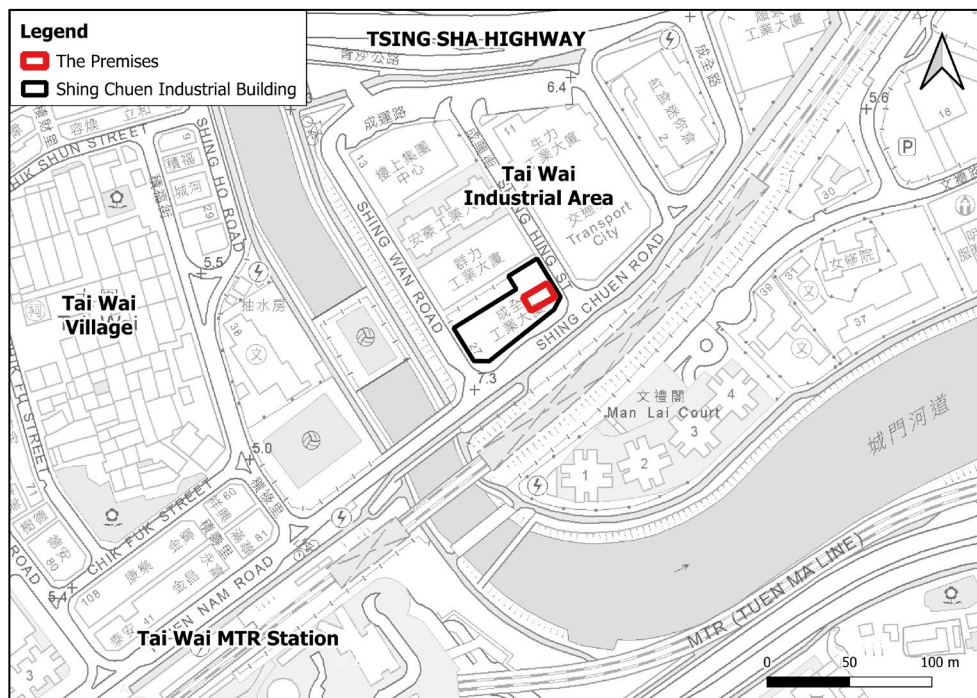


Figure 2.1 Site Location Plan

2.2 Surrounding Land Use Pattern

- 2.2.1 Shing Chuen Industrial Building is located at the southern portion of Tai Wai Industrial Area (“Industrial Area”), which consists in total of 8 industrial buildings. The Industrial Area accommodates mainly of warehouse, storage, manufacturing and workshop uses in import/export, wholesale and retail trades as well as transportation and storage business natures. Vehicle repair workshops are commonly found on ground floor of these Industrial Buildings (“IBs”). It is therefore considered the Industrial Area is relatively diverse and mixed-use Industrial Area, which a balance between it and the residential neighborhoods in Tai Wai is well-maintained.
- 2.2.2 To the south-east of Shing Chuen Industrial Building across the railway track (East Rail Line) is Man Lai Court and a cluster of schools zoned “Government, Institution or Community” As separated by the Shing Mun River Channel to the west of Shing Chuen Industrial Building, Tai Wai Village and clusters of residential developments are found in the further west.
- 2.2.3 Shing Chuen Industrial Building enjoys high accessibility to Tai Wai MTR Station, which is located to its south-west, the shopping centre The Wai and comprehensive residential and commercial development The Pavilia Farm is adhere with the station. The surrounding land use context remains similar as it was in 2023 when the previous permission is granted while there is also no change in the surrounding statutory land use context.

2.3 Statutory Land Use Context

2.3.1 The Premises falls within area zoned “I” on the Draft Sha Tin Outline Zoning Plan (“Draft OZP”) No. S/ST/39 (**Figure 2.2** refers). According to the Statutory Notes of the Draft OZP, the “I” zone is intended “*primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.*” ‘Office (not elsewhere specified)’ belongs to a Column 2 use, which requires planning permission from the TPB.

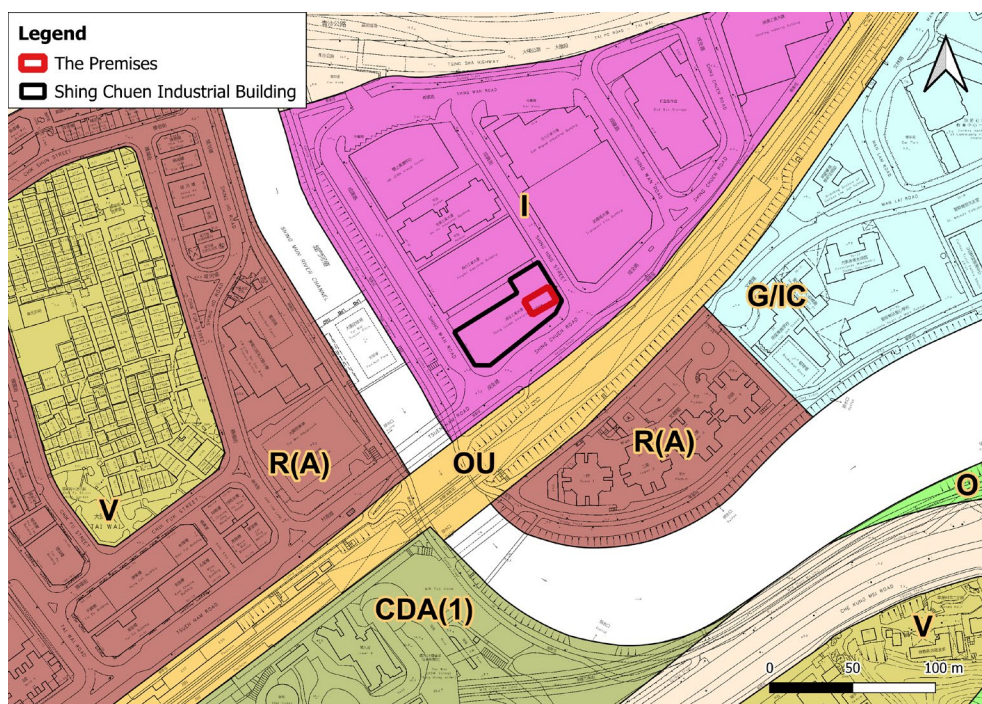


Figure 2.2 Zoning Context Plan

2.4 Land Status and Lease Conditions

2.4.1 Shing Chuen Industrial Building was developed in 1988 at Sha Tin Town Lot No. 42. The subject lot is governed under New Grant No. 11835. Under the lease, Shing Chuen Industrial Building is subject to the following restrictions:

- (i) The lot shall not be used for any purpose other than industrial or godown purposes or both excluding any trade that is now or may hereafter be declared to be an offensive trade under the Public Health and Urban Services Ordinance.
- (ii) No building shall be erected on the lot except a factory or factories or a godown or godowns or both, ancillary offices and such canteen and other welfare facilities (but excluding residential quarters) for workmen employed and also such quarters as may be required for watchmen or caretakers.

2.4.2 As the proposed office use of the Premises is not permitted under lease, the Applicant have applied for a waiver, while a temporary waiver was granted by Lands Department to allow the use of the Premises for 'Office' purpose with a fixed term of three years and thereafter quarterly commencing from 1st May 2016.

2.5 Findings of the “Report on 2020 Area Assessments of Industrial Land in the Territory”

2.5.1 According to the findings of the “Report on 2020 Area Assessments of Industrial Land in the Territory”, Tai Wai Industrial Area remains as an active industrial area which warehouse and storage uses continue to be the largest uses, recorded with about 60.8% of the total GFA, though there were less share of floorspace occupied as compared with 2014. The observed vacancy rate of Tai Wai Industrial Area was about 3.2%, which was lower than the average of New Territories (5.6%). Taking into consideration of the prime location of the industrial area, being physically isolated from the residential neighborhood while being near MTR Station with low vacancy rate, it should and would be retained as “I” zone for the time being.

2.6 Last Planning Permission of No. A/ST/1018

2.6.1 The previous planning application of the Premises (i.e. TPB Ref: A/ST/1018) was approved by the Rural and New Town Planning Committee (“RNTPC”) on 23rd June 2023 for the renewal of a planning permission (i.e. granted under planning application no. A/ST/985) for a temporary office for a period of 3 years with condition(s) (please refer to **Appendix 2** for your information). The approval was subject to the compliance of the following planning condition:

(a) The existing fire service installations implemented at the application premises should be maintained in efficient work order at all times.

2.6.2 Regular maintenance and check-ups on the fire service installations within the Premises were carried out annually, relevant FS 251 certificates showing their up-to-standard conditions from 2024 to 2026 are enclosed in **Appendix 3** for your reference.

2.7 Other Approved Applications for Office-related Uses in Shing Chuen Industrial Building

2.7.1 There were altogether eight planning applications for office-related uses were approved with conditions on a temporary basis by the TPB in Shing Chuen Industrial Building including the previously approved application of the Premises (**Table 2.1** refers). As noted from **Table 2.1**, planning application no. A/ST/1022

is the most recent approved application for the renewal of planning permission for temporary office use at Workshops 5 and 7 on the 10/F right opposite to the Premises. It was approved with condition(s) by the TPB on 27th October 2023 on the ground that the temporary office use was considered in compliance with TPB PG-No. 25D as there was no adverse impact on the area from fire safety, traffic and environmental considerations and the applied use was not incompatible with the industrial and industrial-related uses within Shing Chuen Industrial Building and in its vicinity.

Table 2.1 Details of the Previously Approved Planning Applications for Office-related Uses of Shing Chuen Industrial Building

	Case No.	Decision Date	Applied Use	Decision
3.2.1	A/ST/1022	27/10/2023	Renewal of Planning Approval for Temporary Office under Application No. A/ST/990 for a Period of Three Years	Approved with condition(s) on a temporary basis
3.2.2	A/ST/1018 (the renewal application for the Premises)	23/06/2023	Renewal of Planning Approval for Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis
3.2.3	A/ST/990	20/11/2020	Renewal of Planning Approval for Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis
3.2.4	A/ST/985 (the previous renewal application for the Premises)	12/06/2020	Renewal of Planning Approval for Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis
3.2.5	A/ST/939	22/12/2017	Proposed Office	Approved with condition(s) on a temporary basis
3.2.6	A/ST/921 (the approved application for the Premises)	23/06/2017	Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis
3.2.7	A/ST/811	26/07/2013	Proposed Office	Approved with condition(s) on a temporary basis
3.2.8	A/ST/177	15/03/1991	Converting 50% of the Company's Premises to Office Use	Approved with condition(s) on a temporary basis

3. PROPOSED USE OF THE PREMISES

3.1 Background of the Applicant

3.1.1 Ferticore Industries Limited is a refractory metals mining company, headquartered in Hong Kong. The company's business involves the purchasing, sampling and selling of ore minerals. The Applicant supplies many plants in Mainland China for the feedstock necessary to produce high-tech electronics and component of jet engine and industrial gas turbine blades.

3.1.2 Regarding the business flow of the Applicant, ore minerals originated from Africa are often shipped and imported via Hong Kong for sale into China as many of the Applicant's customers are in Mainland China. Part of those ore minerals would be retained by the Applicant at the back office of Hong Kong. A certain amount of ore minerals would then be sampled and inspected by an independent sampling company in Hong Kong. Ore minerals may have to be stored at the back office for a considerable period of time due to the analysis of the samples. Examples of ore minerals of Columbite and Wolframite stored in the Premises are illustrated at **Photo 3.1**. Therefore, workshop premises in industrial buildings with an adequate provision of goods lifts, corridor space as well as the loading and unloading areas is required to facilitate the transportation and storage of the samples.



Photo 3.1 Photos of Columbite (Left) and Wolframite (Right) – Examples of Ore Minerals to be Stored in Premises

3.1.3 In addition to the sampling and analysis, the Applicant also needs to maintain administrative staff to support the sampling process, logistics and sale of the ore minerals in Hong Kong. Therefore, the back office in Hong Kong plays an important role in Applicant's business.

3.2 Existing Use of the Premises

- 3.2.1 Apart from the back office in Hong Kong, Ferticore Industries Limited has supporting offices / factories / warehouses in Africa and Malaysia. The Applicant has been using the Premises as the back office, which is again complementary to the industrial operation of the business including sales and logistic support services for years.
- 3.2.2 Ferticore Industries Limited used to have a warehouse in Tuen Mun in the past, however, with more effective logistic arrangement, it is no longer necessary to dedicate a warehouse to facilitate the operation in recent years. The layout of the Premises stays unchanged as it was in 2023, the floorplan is shown in **Appendix 1**.
- 3.2.3 Moreover, administrative staff has to frequently commute to cities in China for operational needs. Therefore, there is a need to find premises in buildings that are with adequate loading/unloading facilities and conveniently accessible to China. The renewal application for the temporary back office is considered appropriate to further meet the business need of the Applicant.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 No Major Changes in the Planning Circumstances and Surrounding Land Use Patterns

- 4.1.1 Under similar policy directives and same land-use pattern in Tai Wai Industrial Area, there has been no material change in the planning circumstances within Shing Chuen Industrial Building and in the vicinity. Tai Wai Industrial Area is reported to still be an active industrial area with active industrial and non-polluting industrial activities, which has been recommended to retain as “I” zone to support the employment in the Sha Tin.
- 4.1.2 Under this context, the temporary back office is considered not incompatible with the neighboring units within Shing Chuen Industrial Building, which is equipped with well-maintained fire safety installations and internal transport facilities.

4.2 The Extension Time Period Sought is Reasonable

- 4.2.1 This submission is prepared to seek for the TPB’s approval for a further 3 years for the temporary back office at the Premises. The time period of 3 years is considered reasonable as it conforms with the maximum period of temporary use allowed in urban areas and new towns and would not jeopardize the long-term planning intention of industrial use and would allow the TPB to monitor the supply and demand of industrial floor space in the industrial area.

4.3 Full Compliance with the Planning Conditions attached to A/ST/1018

4.3.1 The Applicant has fully complied with the planning approval condition attached to the previous renewal permission which requires effective maintenance of the fire safety installations implemented at the Premises.

4.3.2 The Applicant has carried out regular maintenance and check-ups on the fire safety installations, including the sprinkler system, emergency lights and fire extinguisher, with full sets of FS 251 certificates from 2024 – 2026 attached in **Appendix 3**. The certificates can confirm the installations are up-to-standard and well-maintained.

4.4 No Adverse Impact within the Building and to the Surrounding

a) Fire Safety Concern

The temporary back office is designated for the administrative staff only without direct customer services or retail of goods, hence, it would not attract visitors who could be exposed to fire risks which they were not aware of to the building. Only about 7 employees will work in the Premises and all storage goods will be handled by the supporting staff.

Moreover, there is a set of well-maintained FSIs at the Premises and fire safety provisions are installed and well maintained within the industrial building, such as sprinklers, alarms, smoke doors and fire hydrants (**Photo 4.1** refers). Therefore, adequate means of escape is provided in Shing Chuen Industrial Building.



Photo 4.1 Fire Safety Provisions at the Premises and within Shing Chuen Industrial Building

b) Environmental Impacts

The Premises is equipped with an air conditioning system. In addition, no polluting industries are found within Shing Chuen Industrial Building and interface issue is not anticipated with reference to the current uses by floor of the industrial building (Table 4.1 and Photo 4.2 refer). It is expected that the workers of the Premises would not be subject to receiving unacceptable air quality and noise impact from the nearby industrial activities. Hence, no adverse environmental impact is anticipated.

Table 4.1 The Current Uses by Floor of Shing Chuen Industrial Building

Floor	Current Uses
G/F	Vehicle repair workshop, electric car charging station, retail shop and light manufacturing workshop
1/F	Workshop, carparking and loading & unloading bays, studio, and office
2/F	Office and godown
3/F	Locked premises
4/F	Office, godown, workshops and locked premises
5/F	Office, locked premises and mini storage
6/F	Godown, workshop, office and private club
7/F	Offices, godown and private club
8/F	Godowns and locked premises
9/F	Godowns and locked premises
10/F	The Premises , offices and godown



Photo 4.2 Directory Board of Shing Chuen Industrial Building

c) Traffic Impacts

Carparking spaces and loading/unloading bays are still adequately provided on 1/F of Shing Chuen Industrial Building. The existing public transport services would be able to serve the daily commuting needs of the supporting staff of the temporary back office which the Premises is highly accessible to the MTR Tai Wai Station. Again, no additional traffic is expected as the temporary back office would not attract visitors and generate additional traffic flow. Hence, no adverse traffic impact would be resulted.

4.5 Applicant's Business is Closely Related and Vital to Manufacturing Industries

4.5.1 Ferticore Industries Limited as a supplier of ore minerals and ore minerals are closely related to the manufacturing of high-tech electronics and the components of jet engines. The Applicant's business highly contributes to the manufacturing industries for taking up a key role in the early supply and manufacturing chain of various electronic gadgets including mobile phones and computers. The temporary back office partially for sample storage is highly associated with the manufacturing and industrial activities taken place in Tai Wai Industrial Area.

4.6 Locational Requirements for Applicant's Business

The Need to Locate Applicant's Business in Industrial Premises

4.6.1 The company's business operations remain to involve the purchasing, sampling and selling of ore minerals. Given the nature of the ore minerals as a raw material for industrial use, transporting and storing a large number of samples of ores in a premises requires an adequate provision of goods lifts, corridor space as well as the loading and unloading areas. Therefore, workshop premises in industrial buildings like the Application Premises would be an appropriate location for accommodating the Applicant's back office to handle the ore minerals.

Convenient Location for the Proposed Use

4.6.2 The Premises is highly accessible as well served by various public transport modes. It is within 5-minute walking distance to MTR Tai Wai Station and Tai Wai Station Public Transport Interchange.

5. CONCLUSION

- 5.1 This Supporting Planning Statement is prepared on behalf of Fericore Industries Limited (the “Applicant”) to seek planning permission from the Board under Section 16 of the Town Planning Ordinance for the renewal of approval for planning permission no. A/ST/1018, for a temporary back office for a further 3 years in Room 08, 10/F, Shing Chuen Industrial Building at No. 25-27 Shing Wan Road, Sha Tin.
- 5.2 The temporary back office in Shing Chuen Industrial Building is fully justified for the following main reasons:
- There is no material change in the planning circumstances and the land-uses of the surrounding area since the previous temporary approval;
 - The proposed temporary back office is not incompatible with the prevailing planning intention;
 - The time period sought for the renewal of temporary back office use is considered as reasonable;
 - The Applicant has fully complied with the approval conditions imposed on the previous approval to maintain the implemented fire safety installations;
 - The proposed use would not impose any adverse impact to the Premises and the surroundings from fire safety, traffic, and environmental considerations; and
 - The proposed temporary back office situated at a workshop premises in an industrial building would continue to meet the operational need of the Applicant’s industrial business which is closely related and vital to the manufacturing sector.
- 5.3 The Applicant has fully complied with the planning approval conditions attached from the previous application and have satisfied the submission requirement of the application of renewal of planning approval as stated in TPB PG-No. 34D.
- 5.4 With the justifications and merits presented above, we sincerely request the TPB to give favorable consideration to this renewal application.