

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

## Spencer Ka Tsun LEUNG/PLAND

寄件者: Paco Leung (RHL) <[REDACTED]>  
寄件日期: 2025年12月11日星期四 9:30  
收件者: Spencer Ka Tsun LEUNG/PLAND  
副本: serena; 'Cyrus Wong (RHL)'; TPB Submission/PLAND  
主旨: Submission of Amended application form of New s.16 Planning Application No. A/TW/547  
附件: (20251211) Further Amendment.pdf  
類別: Internet Email

Dear Mr. Leung,

As discussed, please find the amended pages of the application form for your onward actions. Should you have any questions, please feel free to contact us.

Best Regards,

**Paco Leung | 梁珀豪**

Valuer



RHL International | 永利行國際

Rm 1010, Star House, Tsim Sha Tsui, Hong Kong | W: [www.rhl-int.com](http://www.rhl-int.com)



**Please consider the environment before printing. 保護環境 減少列印**

### E-mail Disclaimer

This email (including any attachments) may contain confidential or legally privileged information. The information is solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient(s), you are hereby notified that any disclosure, copying, distribution or taking any action based on it, is strictly prohibited. If you have received this email in error, please notify the sender by responding this email and delete it from your system immediately.

Any views expressed in this email are only those of the author(s) and do not necessarily represent RHL International Ltd and /or its subsidiaries (RHL). RHL accepts no liability whatsoever for any losses that may be caused as a result of the use of such information. Email transmission cannot be guaranteed to be secure, error-free or virus-free. RHL is neither liable for the proper and complete transmission of the information nor for any damage caused by any virus transmitted by this email. This email (including any attachments) may contain extracted service proposal information. This information should be read together with the General Terms of Services of RHL. A copy can be provided upon request.

### 電郵免責聲明

此電郵(及附件)包含機密性資訊，並只供特定收件人/機構之用。如閣下非收件人，嚴禁擅自披露、複印、傳遞或使用電郵內的任何資料。如閣下誤收此電郵，請立即通知發件人，並將電郵從電腦及網路伺服器中刪除。

此電郵所載內容只屬編寫者之意見，並非必然代表永利行國際有限公司及/或其附屬公司(永利行)。永利行對選用此等資料而導致的損失概不負責。電子網路通訊無法保證電郵安全性、準確性及無病毒性，永利行對任何資料錯誤、遺漏或病毒而引起的任何損失均不承擔責任。

此電郵(及附件)或包含服務建議摘要資料。有關訊息必須連同永利行標準服務建議內容一同詮釋。有關條款可查詢索取。

|  |   |
|--|---|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Approved Tsuen Wan Outline Zoning Plan No. S/TW/39  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | Other Specified Uses (BUSINESS)   |
| (f) Current use(s)<br>現時用途   | Shop and Services<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積) |

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

The applicant 申請人 –

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

- ☐ 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)’<br>「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<br>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)<br>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)

**6. Type(s) of Application 申請類別**

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

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

|  |   |                     |                      |
|--|---|---------------------|----------------------|
| (a) Total floor area involved<br>涉及的總樓面面積  | 37.44 sq.m 平方米  |                     |                      |
| (b) Proposed use(s)/development<br>擬議用途/發展   | Shop and Services<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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<br>涉及層數   | Number of units involved<br>涉及單位數目  |                     | 1                    |
| (d) Proposed floor area<br>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 ..... 37.44 sq.m 平方米 <input checked="" type="checkbox"/> About 約  |                     |                      |
|  | Total 總計 ..... 37.44 sq.m 平方米 <input checked="" type="checkbox"/> About 約   |                     |                      |
| (e) Proposed uses of different floors (if applicable)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足，請另頁說明) | Floor(s)<br>樓層  | Current use(s) 現時用途 | Proposed use(s) 擬議用途 |
|  |   |                     |                      |
|  |   |                     |                      |
|  |   |                     |                      |

## 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。

Please refer to the attached justification page.

## 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 available 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於規劃署規劃資料查詢處供一般參閱。)

|   |   |  |   |
|---|---|--|---|
| Application No.<br>申請編號                                       | (For Official Use Only) (請勿填寫此欄)  |  |   |
| Location/address<br>位置／地址                                     | Workshop B4 on Ground Floor,<br>Superluck Industrial Centre (Phase 2),<br>No. 57 Sha Tsui Road & Nos. 30-38 Tai Chung Road,<br>Tsuen Wan, New Territories<br>荃灣沙咀道57號及大涌道30-38號荃運工業中心第二期地下B4室 |  |   |
| Site area<br>地盤面積   | sq. m 平方米 □ About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 □ About 約)   |  |   |
| Plan<br>圖則  | APPROVED TSUEN WAN OUTLINE ZONING PLAN NO. S/TW/39<br>荃灣分區計劃大綱核准圖編號 S/TW/39   |  |   |
| Zoning<br>地帶  | Other Specified Uses (BUSINESS)<br>其他指定用途 (商貿)  |  |   |
| Applied use/<br>development<br>申請用途／發展                        | Shop and Services<br>商店及服務行業  |  |   |
| (i) Gross floor area<br>and/or plot ratio<br>總樓面面積及／或<br>地積比率 |   | sq.m 平方米   | Plot Ratio 地積比率   |
|   | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
|   | Non-domestic<br>非住用   | 37.44 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
| (ii) No. of blocks<br>幢數                                      | Domestic<br>住用  |  |   |
|   | Non-domestic<br>非住用   |  |   |
|   | Composite<br>綜合用途   |  |   |

|  |   |  |
|--|---|--|
| (vii) No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle parking spaces 停車位總數<br><br>Private Car Parking Spaces 私家車車位<br>Motorcycle Parking Spaces 電單車車位<br>Light Goods Vehicle Parking Spaces 輕型貨車泊車位<br>Medium Goods Vehicle Parking Spaces 中型貨車泊車位<br>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____ |  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數<br><br>Taxi Spaces 的士車位<br>Coach Spaces 旅遊巴車位<br>Light Goods Vehicle Spaces 輕型貨車車位<br>Medium Goods Vehicle Spaces 中型貨車車位<br>Heavy Goods Vehicle Spaces 重型貨車車位<br>Others (Please Specify) 其他 (請列明)<br>_____<br>_____                               |  |

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>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 checked="" 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 Plan, Site Plan(s)  |                          |                                     |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>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