收到。城市規劃委員會

the date of receipt of the application only upon receipt of all the required information and documents.

Form No. S16-I 表格第 S16-1 號

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

根據 《城市規劃條例》(第131章) 第 16 條 遞 交 的 許 可 申

Applicable to proposals not involving or not only involving:

適用於建議不涉及或不祇涉及:

- Construction of "New Territories Exempted House(s)"; 興建「新界豁免管制屋宇」;
- Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and 位於鄉郊地區或受規管地區土地上及/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 or Regulated Areas 位於鄉郊地區或受規管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.tpb.gov.hk/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.tpb.gov.hk/tc/plan application/apply.html

General Note and Annotation for the Form

- "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
- Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✔」 at the appropriate box 請在適當的方格內上加上「✔」號

The state of the s		<u> </u>
For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KC/513
	Date Received 收到日期	2025 -06- 1 8

- 1. 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。
- 2. 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.tpb.gov.hk/. 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.tpb.gov.hk/),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 上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. 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)	
	Ching Kee Drinks Wholesale Center	

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)

Centaline Surveyors Limited

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)	Portion of Factory C1 on G/F of Block 2, Golden Dragon Industrial Centre, Nos. 162-170 Tai Lin Pai Road, Kwai Chung, New Territories
(b)	Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面 積	□Site area 地盤面積 sq.m 平方米□About 約 □Gross floor area 總樓面面積 31.14 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	sq.m 平方米 □About 約

(d)	statut	e and number of t ory plan(s) 法定圖則的名稱及		Approved Kwai Chung Outline Zoning Plan No. S/KC/32				
(e)	Land use zone(s) involved 涉及的土地用途地帶 "Other Specified Uses" annotated "Business"							
(f)	Curre 現時,	ent use(s) 用途		Shop and Services (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.	"Cu	rrent Land Ow	ner" of A	pplication Site 申請地點的「現行土地	2擁有人」			
The	applica	int 申請人 -						
	is the 是唯-	sole "current land c 一的「現行土地擁	owner'' ^{#&} (pl 有人」 ^{#&} (訂	ease proceed to Part 6 and attach documentary proof o 青繼續填寫第 6 部分,並夾附業權證明文件)。	of ownership).			
	is one 是其中	of the "current land 中一名「現行土地	d owners"# & 擁有人」#&	(please attach documentary proof of ownership). (請夾附業權證明文件)。				
\square'	✓ 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.	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)	invol 根據	ves a total of	2025	nd Registry as at				
(b)	The a	pplicant 申請人 –						
		5.5	it(s) of	1 "current land owner(s)".				
	Ī	己取得 1	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	Registry wl	r/address of premises as shown in the record of the Land here consent(s) has/have been obtained 注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)			
		1	Factory C on G Golden Dragon Nos. 162-170 T Kwai Chung, Ne	Industrial Centre.	3 Mar 2025			
		(Please use separate s	heets if the sp	pace of any box above is insufficient. 如上列任何方格的空				

		rrent land owner(s)" # notified 已獲通知「現行土地擁有人」#	
La	of 'Current and Owner(s)' 現行土地擁 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 notificatio given (DD/MM/YYYY) 通知日期(日/月/年)
(Plea	ase use separate s	 heets if the space of any box above is insufficient.如上列任何方格的3	 E間不足,請另頁說明)
		le steps to obtain consent of or give notification to owner(s): 以取得土地擁有人的同意或向該人發給通知。詳情如下:	
Reas	2,000	o Obtain Consent of Owner(s) 取得土地擁有人的同意所採取	
	sent request fo 於	or consent to the "current land owner(s)" on (日/月/年)向每一名「現行土地擁有人」"郵遞要求同	(DD/MM/YYYY)# 司意書 ^{&}
Reas	sonable Steps to	o Give Notification to Owner(s) 向土地擁有人發出通知所採取	2的合理步驟
		ices in local newspapers on (DD/MM/YY (日/月/年)在指定報章就申請刊登一次通知&	(YY) ^{&}
		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	聞出關於該申請的通
	office(s) or ru	relevant owners' corporation(s)/owners' committee(s)/mutual aid ral committee on(DD/MM/YYYY)&(日/月/年)把通知寄往相關的業主立案法團/業主委的鄉事委員會&	
Oth	ers 其他		
	others (please 其他(請指明		
-			
-			

6.	Type(s)	of Application 申請類別
\checkmark	Type (i) 第(i)類	Change of use within existing building or part thereof 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
	第(ii)類	Plan(s) 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) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置
	Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
	Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途/發展
註 1 Note	: 可在多於 2: For Develop	t more than one「✓」. 一個方格內加上「✓」號 oment involving columbarium use, please complete the table in the Appendix. 及靈灰安置所用途,請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請							
(a) Total floor area involved 涉及的總樓面面積		31.14		sq.m 平方米	`		
(b) Proposed use(s)/development			Shop and Servi	ices			
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 inve 涉及單位數目	olved	1		
	Domestic part 住用部分 sq.m 平方米 □About 約						
(d) Proposed floor area 擬議樓面面積	Non-domes	tic part 非住用部	邻分31.14	sq.m 平方米	☑About 約		
	Total 總計		31.14	sq.m 平方米	☑About 約		
(e) Proposed uses of different	Floor(s) 樓層 Current use(s) 現時用途		Proposed use(s) 擬議用途				
floors (if applicable) 不同樓層的擬議用途(如適用)							
(Please use separate sheets if the space provided is insufficient)							
(如所提供的空間不足,請另頁說 明)							

(ii) For Type (ii) application	ation 供第(ii) 類申請					
	□ Diversion of stream 河道改道					
	□ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 □About 約 Depth of filling 填塘深度 m 米 □About 約 □ Filling of land 填土					
(a) Operation involved 涉及工程	Area of filling 填土面積 sq.m 平方米 □About 約 Depth of filling 填土厚度 m 米 □About 約					
	□ Excavation of land 挖土 Area of excavation 挖土面積					
(b) Intended use/development 有意進行的用途/發展	(四月) [四月] [四月] [四月] [四月] [四月] [四月] [四月] [四月]					
(iii) For Type (iii) applic	cation 供第(iii)類申請					
	□ Public utility installation 公用事業設施裝置 □ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate					
(a) Nature and scale 性質及規模	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 Name/type of installation 裝置名稱/種類 Number of provision 數量 Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)					
	(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)					

(iv) <u>F</u>	or Type (iv) application 🛭	#第(iv)類申請						
I	(a) Please specify the proposed minor relaxation of stated development restriction(s) and <u>also fill in the proposed use/development and development particulars in part (v) below</u> — 請列明擬議略為放寬的發展限制 <u>並填妥於第(v)部分的擬議用途/發展及發展細節</u> —							
	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 平方爿	<u> </u>				
	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n	n 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 storey	ys e				
	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)							
				The first section of the first				
(v) <u>F</u>	or Type (v) application 供	第(v)類申請						
use	(a) Proposed use(s)/development 擬議用途/發展 (Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)							
(b) Dev	velopment Schedule 發展細節表							
	posed gross floor area (GFA) 搧	議總樓面面積	sq.m 平方米	□About 約				
Proposed plot ratio 擬議地積比率				□About 約				
	posed site coverage 擬議上蓋面	槓	%	□About 約				
	posed no. of blocks 擬議座數	1. 每应建筑物的将送屋敷	starava 🖼					
Pro	posed no. of storeys of each bloc	K 母座建架初的擬誠眉數	□ include 包括 storeys of basem □ exclude 不包括 storeys of base					
Pro	Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) □About 約							

☐ Domestic part	住用部分				
GFA 總材	婁面面積		sq. m 平方米	□About 約	
number o	of Units 單位數目				
average ı	unit size 單位平均面	積	sq. m 平方米	□About 約	
estimated	number of residents	;估計住客數目		7	
				1	
Non-domestic	part 非住用部分		GFA 總樓面面	積	
eating plant	ace 食肆		sq. m 平方米	□About 約	
□ hotel 酒师	吉		sq. m 平方米	□About 約	
			(please specify the number of rooms		
			請註明房間數目)		
□ office 辩	公室		sq. m 平方米	□About 約	
shop and	services 商店及服務	 络行業	sq. m 平方米	□About 約	
,					
Governm	nent, institution or co	mmunity facilities	(please specify the use(s) and	concerned land	
政府、株	幾構或社區設施		area(s)/GFA(s) 請註明用途及有關的	内地面面積/總	
			樓面面積)		

				-	
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)		
☐ Open space 付	 意用地		(please specify land area(s) 請註明地	也面面積)	
private o	pen space 私人休憩	用地	sq. m 平方米 🛚 Not l		
public of	pen space 公眾休憩	用地	sq. m 平方米 口 Not 1	ess than 不少於	
(c) Use(s) of differen	ent floors (if applicat	ble) 各樓層的用途 (如適用	用)		
[Block number]	[Floor(s)]		[Proposed use(s)]		
[座數]	[層數]		[擬議用途]		

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

	7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間						
擬議發展計劃預期完成的年份及 (Separate anticipated completion Government, institution or commu	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)						
Sep 2025							
8. Vehicular Access Arra 擬議發展計劃的行	_	t of the Development Proposal 安排					
Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是	 ✓ 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)) Kwai Ting Road □ 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) 					
	No 否						
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是	□ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 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)					
	Yes 是	(Please specify type(s) and number(s) and illustrate on plan)					
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?		請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)					
	No 否						

9. Impacts of De	velopme	nt Proposal 擬議發展計畫	列的影響					
justifications/reasons for	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,請另頁註明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。							
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?	Yes 是 No 否		供詳情					
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。)	Yes 是 No 否	□ (Please indicate on site plan the bound the extent of filling of land/pond(s) and (請用地盤平面圖顯示有關土地/池園) □ Diversion of stream 河道改□ Filling of pond 填塘 Area of filling 填塘面積 Depth of filling 填塘流度 □ Filling of land 填土 Area of filling 填土面積 . Depth of filling 填土厚度 □ Excavation of land 挖土 Area of excavation 挖土面 Depth of excavation 挖土面	d/or excavation of land) 塘界線,以及河道改道、填塘、填土	□About 約				
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	On traffic On water On drains On slope Affected Landscap Tree Fell Visual In Others (F	onment 對環境 空對交通 supply 對供水 age 對排水 s 對斜坡 by slopes 受斜坡影響 pe Impact 構成景觀影響 ing 砍伐樹木 npact 構成視覺影響 Please Specify) 其他 (請列明) ate measure(s) to minimise the in at breast height and species of the a 量量減少影響的措施。如涉及砍伐 品種(倘可)	ffected trees (if possible) 樹木,請說明受影響樹木的	数目、及胸高度的樹幹				

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 justification attached at Appendix I.

11. Declaration 聲明	
I hereby declare that the particulars given in this a本人謹此聲明,本人就這宗申請提交的資料,	pplication are correct and true to the best of my knowledge and belief. 據本人所知及所信,均屬真實無誤。
to the Board's website for browsing and downloa	ll the materials submitted in this application and/or to upload such materials ding by the public free-of-charge at the Board's discretion. 本人現准許委製及/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
Pamela W. L. Lam	Director
Name in Block Letters 姓名(請以正楷填寫)	Position (if applicable) 職位 (如適用)
專業資格 □ HKIP 香 □ HKIS 香 □ HKILA ব □ RPP 註冊專	員/□ Fellow of 資深會員 港規劃師學會/□ HKIA 香港建築師學會/ 港測量師學會/□ HKIE 香港工程師學會/ 於港園境師學會/□ HKIUD 香港城市設計學會 業規劃師
on behalf of 代表 Centaline Surveyors Value of Company 公司 / Organisat	s Limited tion Name and Chop (if applicable) 機構名稱及蓋章(如適用)
Date 日期 29 May 2025	(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes: 委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規

劃委員會規劃指引的規定作以下用途:

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

- 2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above. 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第 1 段提及的用途。
- 3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the fo 如發展涉及鹽灰安置所用途,請另外填妥以下資料:	ollowing:
Ash interment capacity 骨灰安放容量 [@]	
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量 Maximum number of sets of ashes that may be interred other than in niches 在非龕位的範圍內最多可安放骨灰的數量	
Total number of niches 龕位總數	
Total number of single niches 單人龕位總數	
Number of single niches (sold and occupied) 單人龕位數目 (已售並佔用) Number of single niches (sold but unoccupied) 單人龕位數目 (已售但未佔用) Number of single niches (residual for sale) 單人龕位數目 (待售)	
Total number of double niches 雙人龕位總數	
Number of double niches (sold and fully occupied) 雙人龕位數目 (已售並全部佔用) Number of double niches (sold and partially occupied) 雙人龕位數目 (已售並部分佔用) Number of double niches (sold but unoccupied) 雙人龕位數目 (已售但未佔用) Number of double niches (residual for sale) 雙人龕位數目 (待售)	
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	
Number. of niches (sold and fully occupied) 龕位數目 (已售並全部佔用) Number of niches (sold and partially occupied) 龕位數目 (已售並部分佔用) Number of niches (sold but unoccupied) 龕位數目 (已售但未佔用) Number of niches (residual for sale)	
â位數目 (待售)	
Proposed operating hours 擬議營運時間	
 ② Ash interment capacity in relation to a columbarium means – 就靈灰安置所而言,骨灰安放容量指: - the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個龕位內可安放的骨灰容器的最高數目; - the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium 在該鹽灰安置所並非龕位的範圍內,總共最多可安放多少份骨灰;以及 - the total number of sets of ashes that may be interred in the columbarium. 在該骨灰安置所內,總共最多可安放多少份骨灰。 	nbarium; and

Gist of Applic	ation	申請摘要	1			
consultees, uploade available at the Plan (請 <u>盡量</u> 以英文及中	d to the ning End 立文填寫 劃資料查	Town Planning Boaquiry Counters of the 。此部分將會發送查詢處供一般參閱。	ard's Website f Planning Depa 予相關諮詢人)	for browsing and artment for genera	free download al information.	circulated to relevant ing by the public and) 頁供公眾免費瀏覽及
Application No.	(For O	fficial Use Only) (請	勿填寫此欄)			
申請編號						
Location/address						
位置/地址	Po	ortion of Factory	C1 on G/F	of Block 2,		
	Go No	olden Dragon Ind os. 162-170 Tai I vai Chung, New	dustrial Cent ∟in Pai Road	tre,		
Site area 地盤面積				-	sq. m 平フ	方米□About 約
	(includ	les Government land	of包括政府	土地	sq. m 平力	方米 □ About 約)
Plan					-	
圖則	Approved Kwai Chung Outline Zoning P				S/KC/32	
Zoning						
地帶	"Othe	er Specified Uses	s" annotated	l "Business"		
Applied use/ development 申請用途/發展	Shop	and Services				
(i) Gross floor ar			sq.	m 平方米	Plot	Ratio 地積比率
and/or plot rat		Domestic		□ About 約		□About 約
總樓面面積別 地積比率	又/ 以	住用	N/A	□ Not more t	han	□Not more than
地很几乎		1	1 177	不多於		不多於
		Non-domestic		☑ About 約		□About 約
		非住用	31.14	□ Not more t	han	□Not more than
				不多於		不多於
(ii) No. of blocks 幢數		Domestic 住用	N/A			
		Non-domestic 非住用	N/A			
		Composite 綜合用途	N/A			

N/A

(iii)	Building height/No. of storeys 建築物高度/層數	Domestic 住用	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Non-domestic 非住用	m 米□ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Composite 綜合用途	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 口 (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv)	Site coverage 上蓋面積		% □ 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 □ Not less than 不少於
		Public 公眾	sq.m 平方米 \square Not less than 不少於

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

	<u>Chinese</u> 中文	English 英文
Plans and Drawings 圖則及繪圖		,
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		
ARCHITECTURAL INFORMATION PLAN, FIRE SERVICE PLAN,		
ELECTRICAL SCHEMATIC		
Reports 報告書		,
Planning Statement/Justifications 規劃綱領/理據		
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		. \square
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		

- 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。

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Appendix Ia of MPC Paper No. A/KC/513

Member of Centaline Group

Appendix I

Background

Our Ref.: VAL - 2502180529

1. Purpose

The purpose of this planning application is to seek the Town Planning Board's approval on behalf of "Ching Kee Drinks Wholesale Center" (The Applicant) for the use of *Shop and Services* for "Portion of Factory C1 on G/F of Block 2, Golden Dragon Industrial Centre, Nos. 162-170 Tai Lin Pai Road, Kwai Chung, New Territories" (the "Subject Property"). The Subject Property is located on a site zoned Other Specified Uses (Business) in Approved Kwai Chung Outline Zoning Plan No. S/KC/32. The proposed use of "*Shop and Services*" is under the uses in Column 2 of the relevant Notes. The applicant, thus, proposes to apply for an s.16 planning application for its running of business in the future.

2. Subject Property

The subject property comprises part of Factory C1 on G/F of an industrial Building Located at Section B of Kwai Chung Town Lot No. 130 and the extension thereto held under New Grant No. TW4694 for a term of 99 years commencing from 1st July 1898 and statutorily renewable for a further term of 50 years. The proposed floor area for Shop and Services use on the subject property is about 31.14 sq.m..

3. Existing Use

As located in the traditional industrial area, the subject property is now using as a warehouse and ancillary office. However, there is a growing demand for local retail and service options within the community and establishing a shop area will not only meet this demand but also enhance customer convenience.



Justification

4. In Line with Planning Intention

The subject property is currently governed under the Kwai Chung OZP (S/KC/32). The current zoning of the subject property falls into "Other Specified Uses (Business)". The planning intention of this zoning is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings. The proposed "Shop and Services" use is in line with the planning intention.

5. High Demand for Retail Spaces in the Area

Due to the change of economic environment, demand for industrial spaces is declining. Having regard to the prevailing government policy and it is revealed from shops on the ground floor scattered in surrounding area which are providing services to occupiers in the vicinity, the demand for retail shops in the locality is relatively high. As a result, changing the Subject Property into Shop and Services use is considered a more viable option which allows maximum flexibility in the use of an existing industrial building and provides employment opportunities.

6. Shop Operations

The operational hours of the proposed "Shop and Services" are from 9:00 AM to 6:00 PM from Monday to Saturday. The shop will offer a variety of products to cater to customers working nearby, including both non-alcoholic and alcoholic drinks, as well as snacks. For non-alcoholic drinks, customers can choose from soft drinks, juices, water, and coffee or tea. The alcoholic beverage selection will include beer, wine, and spirits. Additionally, a range of snacks will be available, such as chips, nuts, candy, and baked goods.

It is important to note that there are no seats provided for customers; therefore, customers are not permitted to dine in and so no other relevant licenses are required except Business Registration.



7. Compatible with Surrounding Environment

The locality is predominantly industrial buildings. Most ground floor portions of the industrial buildings have been used for car parking and general retail purposes including car repairing shop, fast food shop, convenient store, etc. Therefore, the proposed use is considered in line with the surrounding uses.

8. No Adverse Traffic Impact

The Golden Dragon Industrial Centre is providing hourly car parking spaces to all the visitors. However, the proposed shop has targeted to provide services to the occupiers of the buildings in the vicinity. Thus, it is reasonably foreseen that customers are mainly made up of nearby occupiers. We do not expect to attract much customers coming from other districts. Therefore, it is opined that the proposed change of use would not impose traffic pressure to the area and the impact of the proposed change of use of the Subject Property is expected to be minimal.

9. Fire Precaution Measures

Direct Accesses are provided for the Subject Property with one street abutting onto Kwai Ting Road and the arcade of the subject building. All exit routes are provided with sufficient lighting. With all these in place, it is considered that sufficient means of escape have been provided in terms of fire safety.



10. Planning Approval Cases in the Vicinity

A number of planning permissions for Shop and Services use in the industrial building located along Kwai Ting Road and Kwai Cheong Road have been granted by the Town Planning Board. The approval details are tabulated as follows:-

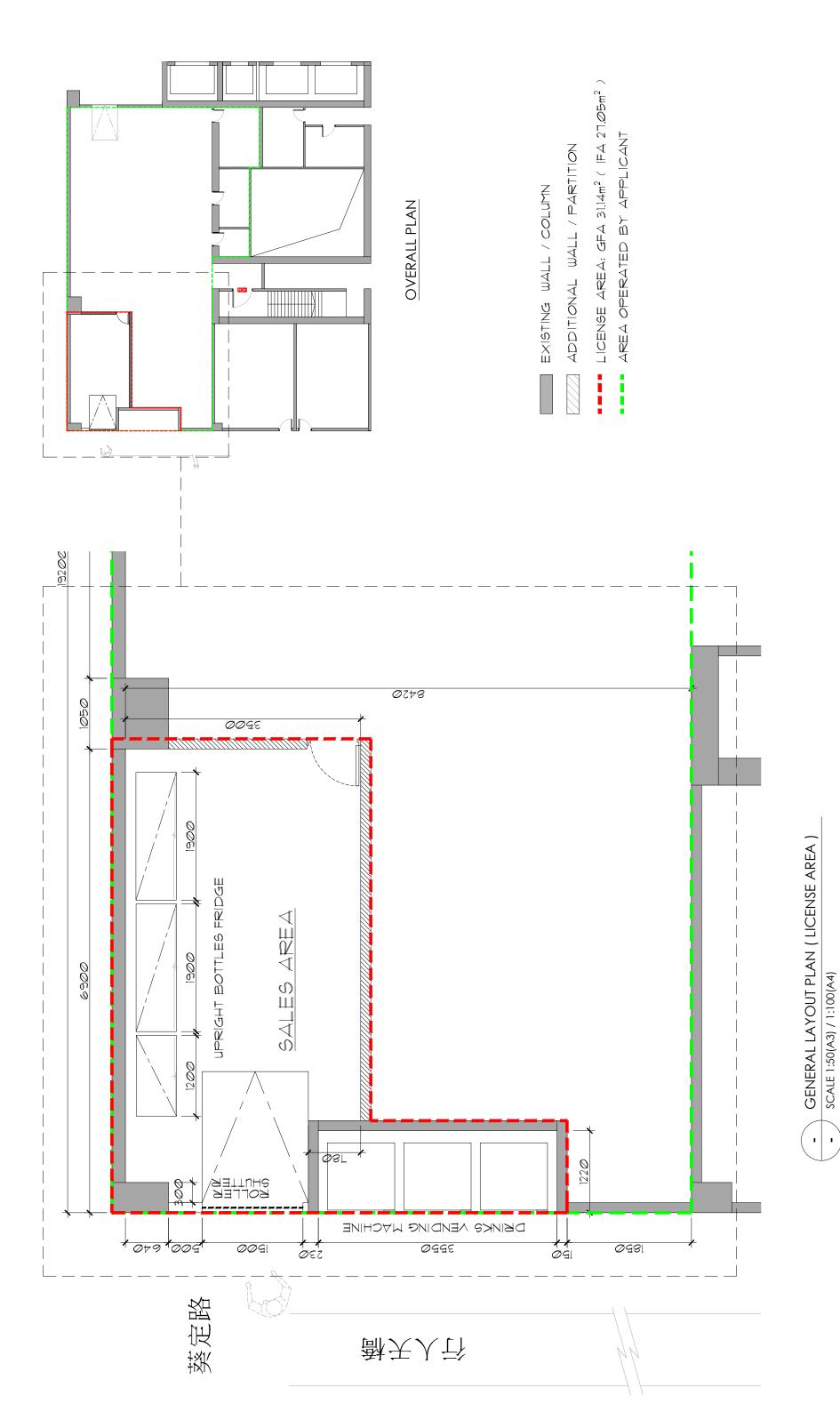
	Application			
Date	No.	Premises	Applied Use	Decision
24/02/2012	A/KC/385	No. 30-34 Kwai Wing	Shop and	Approved with
		Road, Kwai Chung	Services	condition(s)
			(Local	
			Provisions	
			Store)	
18/09/2009	A/KC/345	Unit C2, G/F, Block 2,	Shop and	Approved with
		Golden Dragon	Services	condition(s)
		Industrial Centre,	(Real Estate	
		Nos.162-170 Tai Lin Pai	Agency)	
		Road, Kwai Chung, N.T.		
14/10/2005	A/KC/313	Units D, E and F, G/F,	Shop and	Approved with
		Ching Cheong Industrial	Services	condition(s)
		Building, 1-7 Kwai		
		Cheong Road, Kwai		
		Chung		
10/06/2005	A/KC/303	Ex-caretaker's Room,	Shop and	Approved with
		G/F, Mai Sik Industrial	Services	condition(s)
		Building, 1-11 Kwai	(Fast Food	
		Ting Road, Kwai Chung,	Shop)	
		N. T.		
10/06/2005	A/KC/304	Portion of Unit A1, G/F,	Shop and	Approved with
		Kwai Fong Industrial	Services	condition(s)
		Building, 9-15 Kwai	(Real Estate	
		Cheong Road, Kwai	Agency)	
		Chung		
04/03/2005	A/KC/299	Unit A1, G/F, Ching	Shop and	Approved with
		Cheong Industrial	Services	condition(s) on a
		Building, 1-7 Kwai	(Real Estate	temporary basis
		Cheong Road, Kwai	Agency) for	
		Chung	a Period of	
			3 Years	



11. Conclusion

In view of the above justifications, planning permission for the general retail purpose should be granted.

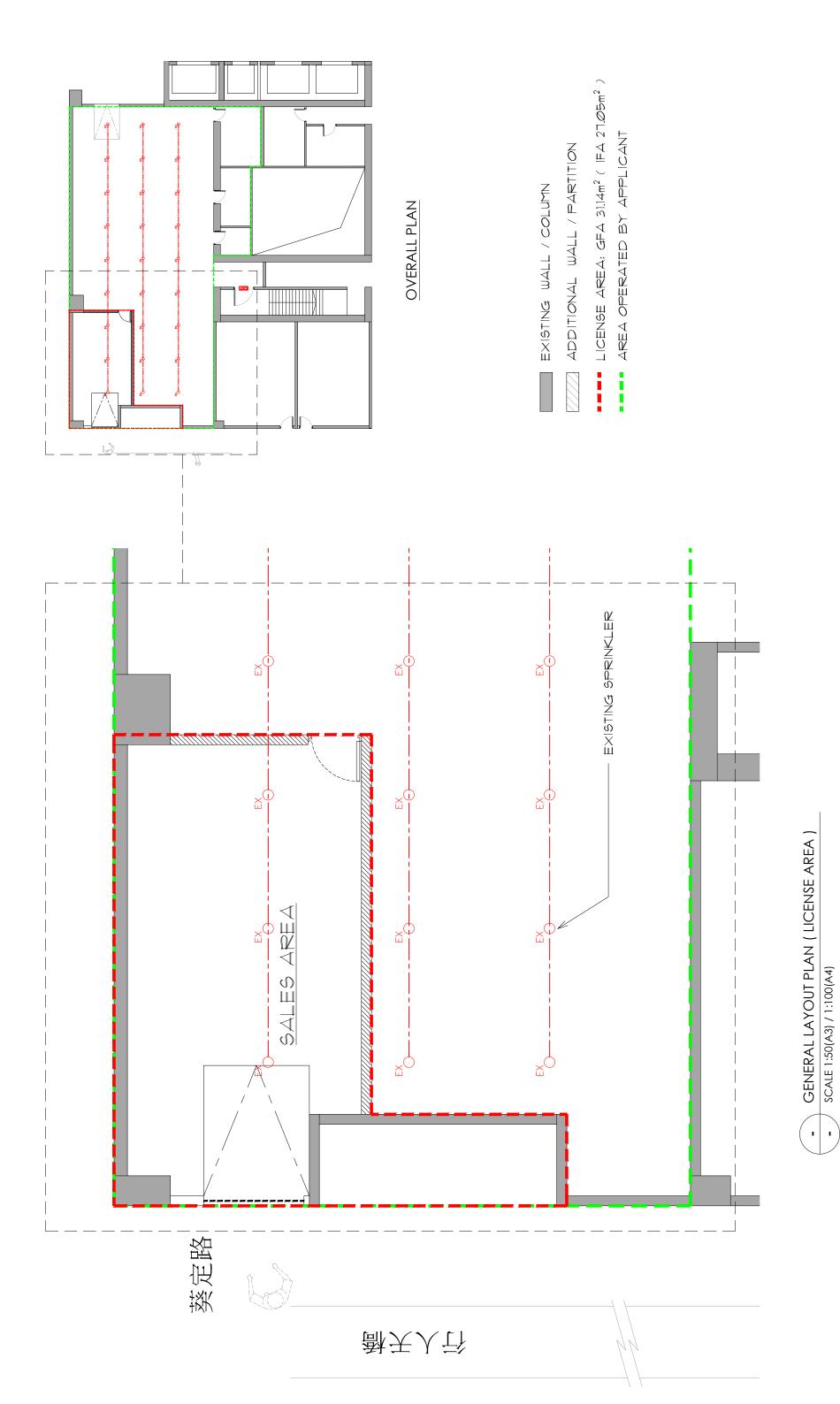
[N.B. Site inspection can be arranged by appointment. The applicant would like to receive response from Government Departments and address their concerns prior to the Town Planning Board's meeting and provide additional information if required.]



A3 / /	PAPER: A3 / /	SCALE: AS SHOWN				
CLIE	CHECK BY: CLIEN	PROJECT NO: K25010				
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2	NAMAN NA Y		2025.02.17			
CLIE	DESIGN BY: CLIEN	DRAWING / SHEET NO:	DATE	DESCRIPTION	REV.:	

道152-16

益兆良策工程公司 CHING KEE DRINKS WHOLESALE CENTER



金龍工業中心2座地下C1室大連排道152-160號 (正記啤酒汽水批發中心)

FIRE SERVICE PLAN

TITLE:

ADDRESS / TENANT / CLIENT:

益兆良策工程公司 CHING KEE DRINKS WHOLESALE CENTER

	0	△ GEN. REV. 205	2025.02.17	2	
	4	GEN. REV. 202	2025.06.03		
1				PROJECT NO: K25010	
				SCALE: AS SHOWN	

CLIENT

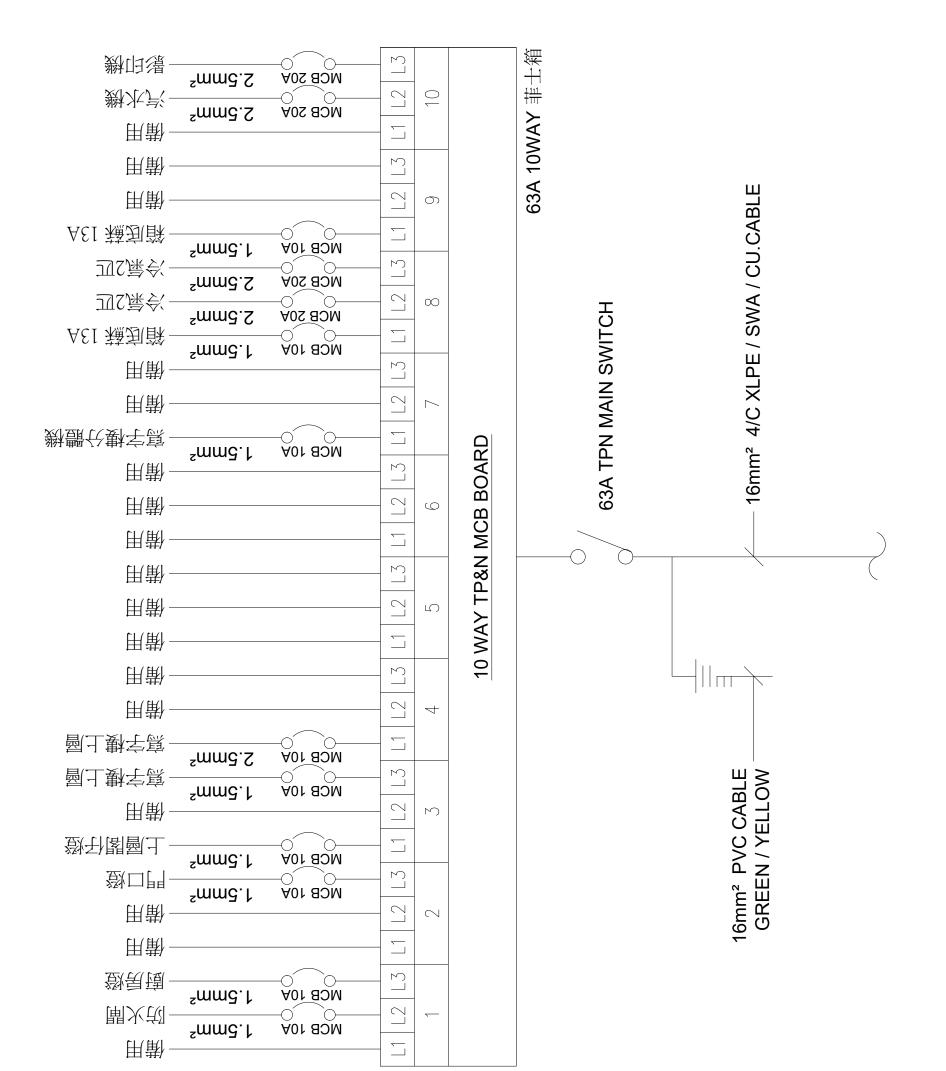
CHECK BY:

PAPER: A3 / A4

DESIGN BY: CLIENT

DRAWNBY: K.S.





金龍工業中心2座地下C1室大連排道152-160號 (正記啤酒汽水批發中心)

A3 / A4

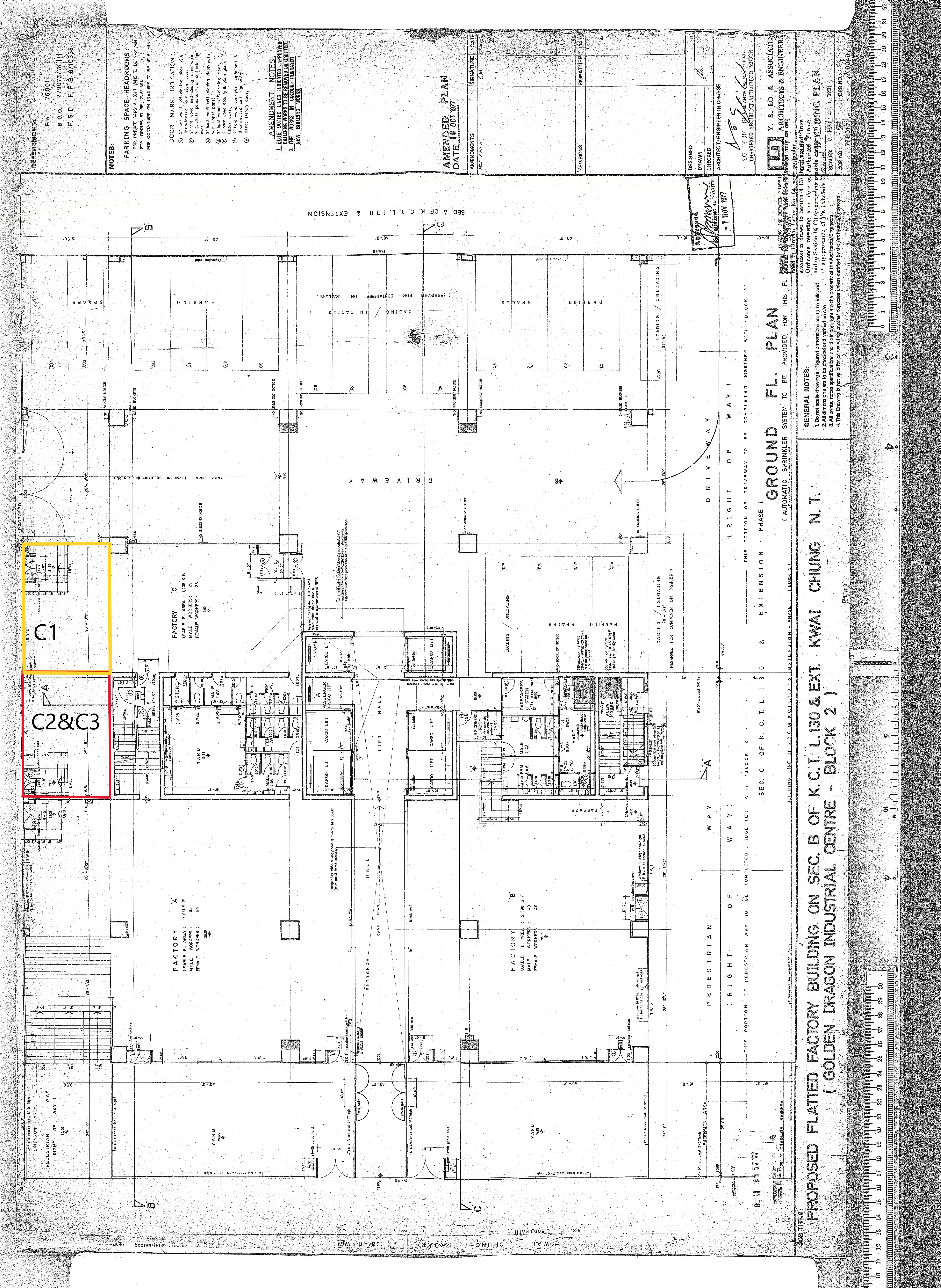
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DRAWNBY: K.S.

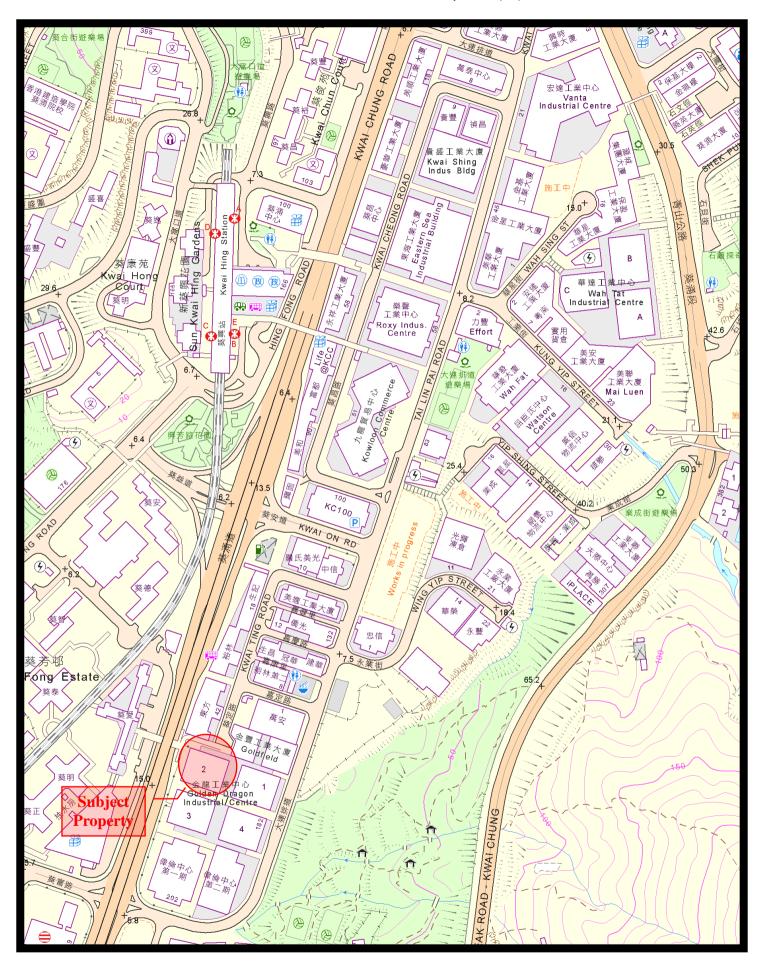
2025.02.17

GEN. REV.

REV.:



位置圖 LOCATION PLAN





				_			
⊔Urgent	⊔Return r	receipt	⊔Expand	Group	□Restricted	⊔Prevent Co	ימכ

Norris Pak Wo CHUNG/PLAND

寄件者: Terry Sham

寄件日期: 2025年07月29日星期二 17:53 **收件者:** TPB Submission/PLAND

副本: Sam Kiu Sang HO/PLAND; Norris Pak Wo CHUNG/PLAND; Wing Cho LUI/PLAND;

主旨: RE: Updated Submission Link for Soft Copy of s.16 Planning Application No.

A/KC/513

類別: Internet Email

Dear Sir/Madam

I would like to inform you that I have uploaded the revised documents to the shared drive in response to the comments received from the various departments. Please take a moment to review them and let me know if anything is missing or requires further clarification.

Should you have any enquiries, please contact me by



Best Regards, Terry Sham Assistant Surveyor



Centaline Surveyors Limited 7/F., Greenwich Centre, 260 King's Road, North Point, Hong Kong

Website: www.centalinesurveyors.com.hk

Propose	Section 16 Application No. A/KC/513 Proposed Shop and Services at Portion of Factory C1 on G/F of Block 2, Golden Dragon Industrial Centre, 162-170 Tai Lin Pai Road, Kwai Chung				
No.	Comments from the Kwai Chung Division, Hong Kong Police Force (HKPF)	Reply			
1.1	Selling alcohol at the location may make it easier for individuals to consume and become intoxicated, which could lead to increased risk of nuisance, disturbances, or public safety issues, especially in quiet industrial areas with low nighttime activity.	The applicant is committed to implementing the following measures to prevent the issues mentioned in 1.1-1.5 regarding security and safety problems: Operating hours are limited to 9:00 AM to 6:00 PM, Monday to Saturday, with no alcohol sales or operations permitted at night (i.e., no alcoholic drinks will be provided in the vending machine). On-site consumption or wine tasting is restricted to ensure			
		that alcohol is only sold for off-site consumption.			
1.2	Failure to enforce sales hours or age restrictions could result in underage drinking.	A clearly bilingual notice, as required under Section 41, Cap. 109B, Laws of Hong Kong, will be displayed in a prominent location at the store, such as above the cashier counter and at the entrance. If there is suspicion that a buyer may be a minor, we will			
		check their identification to verify their age.			
1.3	Operating hours shall be limited to 9:00 AM – 6:00 PM; no alcohol sales or operations at night.				
1.4	On-site consumption or wine tasting is not allowed				
1.5	A bilingual notice, as required under Section 41, Cap. 109B, Laws of Hong Kong, shall be clearly displayed at the shop				

No.	Comments from the Tsuen Wan and West Kowloon District Planning Office, Planning Department	Reply
2.1	Paragraph 5 (High Demand for Retail Spaces in the Area) – please clarify the specific 'prevailing government policy' referenced in this section.	Hong Kong's economy has long shifted away from industrial activities. To optimize the use of valuable land resources, the government has launched several policies, such as the "Revitalization of Industrial Buildings 2.0" initiative, greatly enhancing the appreciation potential of industrial properties. Among these, industrial building factories are attracting the most attention. In Kwai Chung, new types of developments, such as KC100 and KCC, are emerging in the district. These projects are generating higher pedestrian flow and increased retail demand, particularly from individuals working in the area.
2.2	Paragraph 6 (Shop Operations) – please confirm whether the proposed operational hours of 9:00 AM to 6:00 PM also apply to the drinks vending machine at the shop front and clarify whether the sale of liquor or alcoholic beverages is involved.	The drinks vending machine operates 24 hours a day. In compliance with the law that prohibits the sale of intoxicating alcoholic beverages through vending machines, it will not sell any liquor or alcoholic products.
2.3	Please annotate all entrance(s) and exit(s) of the premises on the relevant drawings.	Revised in the Architectural Information Plan.
2.4	Please provide a block plan with the application boundary (i.e., Portion of Factory C1) clearly annotated.	Revised in the Approved Building Plan by the Building Department
No.	Comments from the Fire Services Department (FSD)	Reply
3.1	Detailed fire safety requirements will be formulated upon receipt of a formal submission of general building plans or referral of application via the relevant licensing authority. Furthermore, the EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.	

No.	Comments from the Lands Department (LandsD)	Reply
4.1	The premises fall within the Lot which is held under New Grant No. 4694 dated 17.11.1969 as varied or modified by an Extension Letter dated 14.11.1975 ("the New Grant") with lease term expiring on 30.6.2047. According to the New Grant, the Lot is restricted to general industrial and/or godown purposes, excluding offensive trades.	We will submit the Application for Waivers after receiving the Planning Approval from the Town Planning Board.
4.2	According to the records of this office, the premises have been used for shop and services purposes. The applicant shall modify paragraph 3 of the "Justification" at Appendix I.	Revised in the Justification
4.3	Pursuant to the provided 'Architectural Information Plan', it is noted that the premises would have direct access through the door to the remaining portion of Factory C. Please confirm that the premises have no direct access from/to the remaining portion of Factory C and amend the design if applicable. Otherwise, the applicant shall consider including the remaining area into the premises.	We will separate the application boundary from the remaining portion of Factory C by the addition of a wall; no direct access will be provided for accessing the remaining portion of Factory C from the premises. Revised in the Architectural Information Plan.
4.4	The proposed 'shop and services' use is not permissible under the New Grant. Should planning approval be given to the planning application, the owner of the premises should apply for a temporary waiver/lease modification from LandsD for the proposed use. Upon receipt of the application, it will be considered by LandsD acting in the capacity of the landlord at its sole discretion. There is no guarantee that any application will be approved. If an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of waiver fee/premium and administrative fee.	Noted
4.5	LandsD reserves comment on the proposed schematic design, which would only be examined in detail during the building plan submission stage upon completion of the land exchange. There is no guarantee that the schematic design presented in the subject application will be acceptable under lease if it is so reflected in future building plan submission(s).	Noted

No.	Comments from Buildings Department (BD)	Reply
5.1	The proposed shop and services (license area) should be separated by fire barriers having not less than -/120/120 minutes.	The additional wall or partition wall material meets the -/120/120 minutes requirement.
5.2	The means of escape of the license area is obstructed by the proposed roller shutter, and the gradient of every ramp forming part of an exit route should not at any part be steeper than 1:12.	No roller shutter would be installed in the entrance, and the slope of the ramp would be 1:12.
5.3	The means of escape of the remaining portion of Factory C will be affected by the proposed license area.	A new means of escape would be provided near Kwai Ting Road.
5.4	If there are other new building works not indicated in the submitted information and/or the proposed layout will be altered, the new building works should comply with the prevailing requirements under the BO and its allied regulations and Code of Practices. Detailed checking will be made at the plan submission stage.	Noted



Appendix I

Background

1. Purpose

The purpose of this planning application is to seek the Town Planning Board's approval on behalf of "Ching Kee Drinks Wholesale Center" (The Applicant) for the use of *Shop and Services* for "Portion of Factory C1 on G/F of Block 2, Golden Dragon Industrial Centre, Nos. 162-170 Tai Lin Pai Road, Kwai Chung, New Territories" (the "Subject Property"). The Subject Property is located on a site zoned Other Specified Uses (Business) in Approved Kwai Chung Outline Zoning Plan No. S/KC/32. The proposed use of "*Shop and Services*" is under the uses in Column 2 of the relevant Notes. The applicant, thus, proposes to apply for an s.16 planning application for its running of business in the future.

2. Subject Property

The subject property comprises part of Factory C1 on G/F of an industrial Building Located at Section B of Kwai Chung Town Lot No. 130 and the extension thereto held under New Grant No. TW4694 for a term of 99 years commencing from 1st July 1898 and statutorily renewable for a further term of 50 years. The proposed floor area for Shop and Services use on the subject property is about 29.07 sq.m..

3. Existing Use

As located in the traditional industrial area, the subject property is now using as a warehouse and ancillary office, part of the subject property is now using as a retail store. However, there is a growing demand for local retail and service options within the community and establishing a shop area will not only meet this demand but also enhance customer convenience.



Justification

4. High Demand for Retail Spaces in the Area

Due to the change of economic environment, demand for industrial spaces is declining. Having regard to the prevailing government policy and it is revealed from shops on the ground floor scattered in surrounding area which are providing services to occupiers in the vicinity, the demand for retail shops in the locality is relatively high. As a result, changing the Subject Property into Shop and Services use is considered a more viable option which allows maximum flexibility in the use of an existing industrial building and provides employment opportunities.

5. Shop Operations

The operational hours of the proposed "Shop and Services" are from 9:00 AM to 6:00 PM from Monday to Saturday. Three to four refrigerators and one vending machine will be provided in the shop and offer a variety of products to cater to customers working nearby, including both non-alcoholic and alcoholic drinks, as well as snacks. For non-alcoholic drinks, customers can choose from soft drinks, juices, water, and coffee or tea. The alcoholic beverage selection will include beer, wine, and spirits. Additionally, a range of snacks will be available, such as chips, nuts, candy, and baked goods.

It is important to note that there are no seats provided for customers; therefore, customers are not permitted to dine in and so no other relevant licenses are required except Business Registration.



6. Compatible with Surrounding Environment

The locality is predominantly industrial buildings. Most ground floor portions of the industrial buildings have been used for car parking and general retail purposes including car repairing shop, fast food shop, convenient store, etc. Therefore, the proposed use is considered in line with the surrounding uses.

7. No Adverse Traffic Impact

The Golden Dragon Industrial Centre is providing hourly car parking spaces to all the visitors. However, the proposed shop has targeted to provide services to the occupiers of the buildings in the vicinity. Thus, it is reasonably foreseen that customers are mainly made up of nearby occupiers. We do not expect to attract much customers coming from other districts. Therefore, it is opined that the proposed change of use would not impose traffic pressure to the area and the impact of the proposed change of use of the Subject Property is expected to be minimal.

8. Fire Precaution Measures

Direct Accesses are provided for the Subject Property with one street abutting onto Kwai Ting Road and the arcade of the subject building. All exit routes are provided with sufficient lighting. With all these in place, it is considered that sufficient means of escape have been provided in terms of fire safety.



9. Planning Approval Cases in the Vicinity

A number of planning permissions for Shop and Services use in the industrial building located along Kwai Ting Road and Kwai Cheong Road have been granted by the Town Planning Board. The approval details are tabulated as follows:-

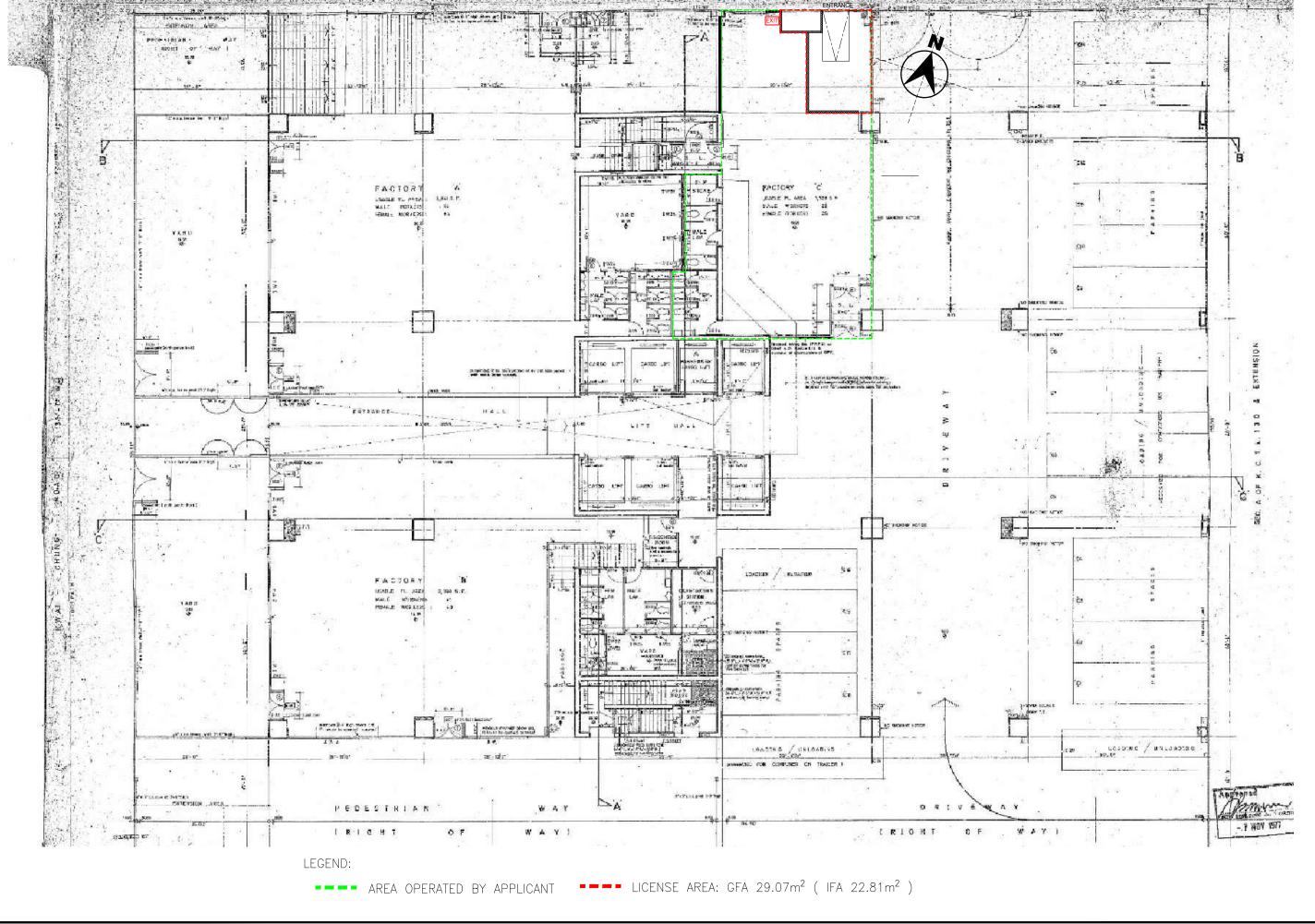
	Application			
Date	No.	Premises	Applied Use	Decision
24/02/2012	A/KC/385	No. 30-34 Kwai Wing	Shop and	Approved with
		Road, Kwai Chung	Services	condition(s)
			(Local	
			Provisions	
			Store)	
18/09/2009	A/KC/345	Unit C2, G/F, Block 2,	Shop and	Approved with
		Golden Dragon	Services	condition(s)
		Industrial Centre,	(Real Estate	
		Nos.162-170 Tai Lin Pai	Agency)	
		Road, Kwai Chung, N.T.		
14/10/2005	A/KC/313	Units D, E and F, G/F,	Shop and	Approved with
		Ching Cheong Industrial	Services	condition(s)
		Building, 1-7 Kwai		
		Cheong Road, Kwai		
		Chung		
10/06/2005	A/KC/303	Ex-caretaker's Room,	Shop and	Approved with
		G/F, Mai Sik Industrial	Services	condition(s)
		Building, 1-11 Kwai	(Fast Food	
		Ting Road, Kwai Chung,	Shop)	
		N. T.		
10/06/2005	A/KC/304	Portion of Unit A1, G/F,	Shop and	Approved with
		Kwai Fong Industrial	Services	condition(s)
		Building, 9-15 Kwai	(Real Estate	
		Cheong Road, Kwai	Agency)	
		Chung		
04/03/2005	A/KC/299	Unit A1, G/F, Ching	Shop and	Approved with
		Cheong Industrial	Services	condition(s) on a
		Building, 1-7 Kwai	(Real Estate	temporary basis
		Cheong Road, Kwai	Agency) for	
		Chung	a Period of	
			3 Years	



10. Conclusion

In view of the above justifications, planning permission for the general retail purpose should be granted.

[N.B. Site inspection can be arranged by appointment. The applicant would like to receive response from Government Departments and address their concerns prior to the Town Planning Board's meeting and provide additional information if required.]



FITTING OUT CONTRACTOR

益兆良策工程公司 CHING KEE DRINKS WHOLESALE CENTER ADDRESS / TENANT / CLIENT :

金龍工業中心2座地下C1室大連排道152-160號 (正記啤酒汽水批發中心) TITLE :

 REV.:
 DESCRIPTION
 DATE

 ⚠
 GEN. REV.
 2025.02.17

 ⚠
 GEN. REV.
 2025.06.03

 ⚠
 GEN. REV.
 2025.07.17

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 GEN. REV.
 2025.07.29

DRAWING / SHEET NO:

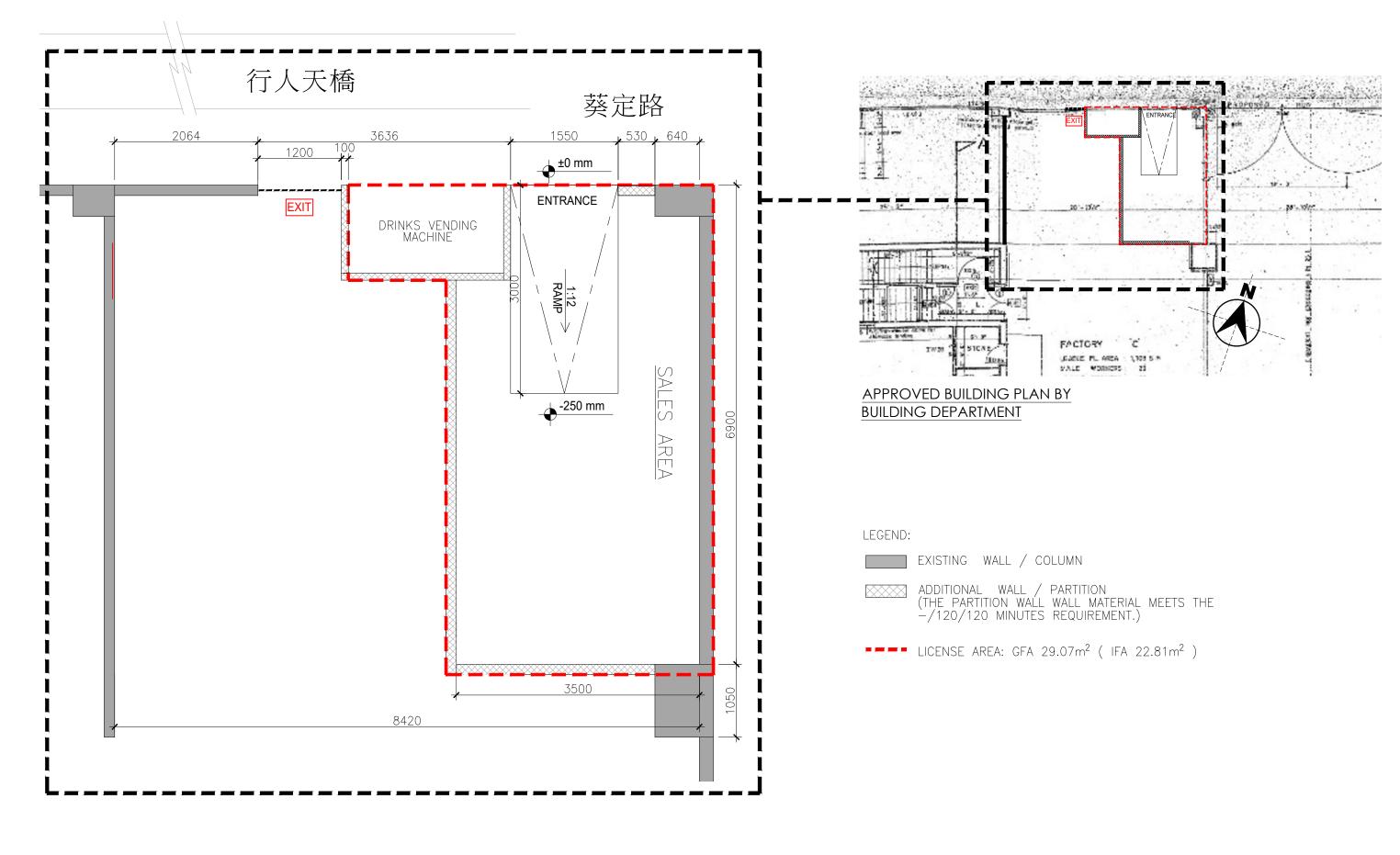
DESIGN BY: CLIENT

DRAWN BY: K.S.

PROJECT NO: K25010

SCALE: AS SHOWN

PAPER: A3 / A4





GENERAL LAYOUT PLAN (LICENSE AREA)

SCALE 1:50(A3) / 1:100(A4)

FITTING OUT CONTRACTOR:

益兆良策工程公司 CHING KEE DRINKS WHOLESALE CENTER ADDRESS / TENANT / CLIENT

金龍工業中心2座地下C1室大連排道152-160號 (正記啤酒汽水批發中心) TITLE :

DRAWING / SHEET NO:

2

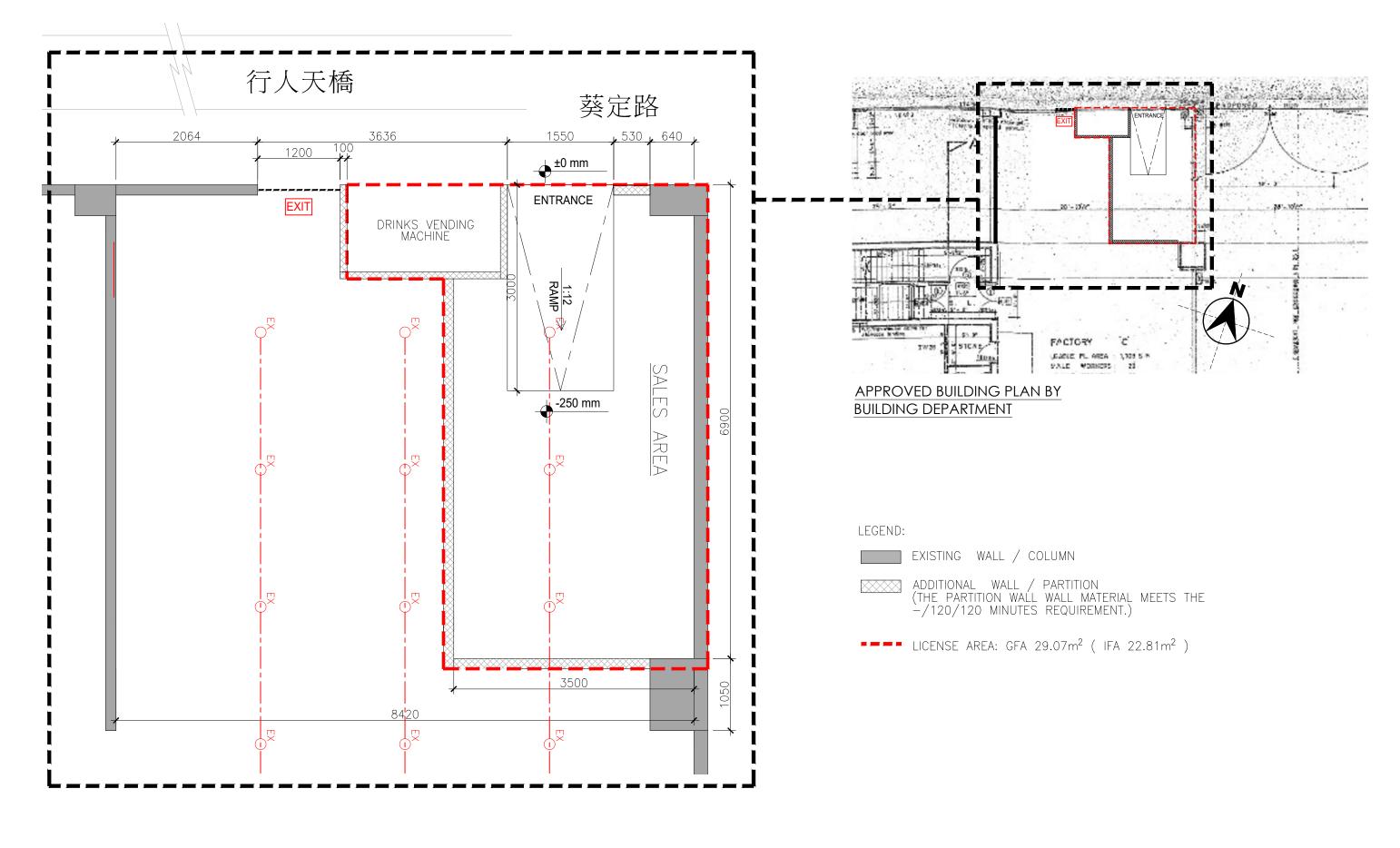
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DRAWN BY: K.S.

CHECK BY: CLIENT

SCALE: AS SHOWN

PAPER: A3 / A4





GENERAL LAYOUT PLAN (LICENSE AREA)

SCALE 1:50(A3) / 1:100(A4)

FITTING OUT CONTRACTOR:

益兆良策工程公司 CHING KEE DRINKS WHOLESALE CENTER

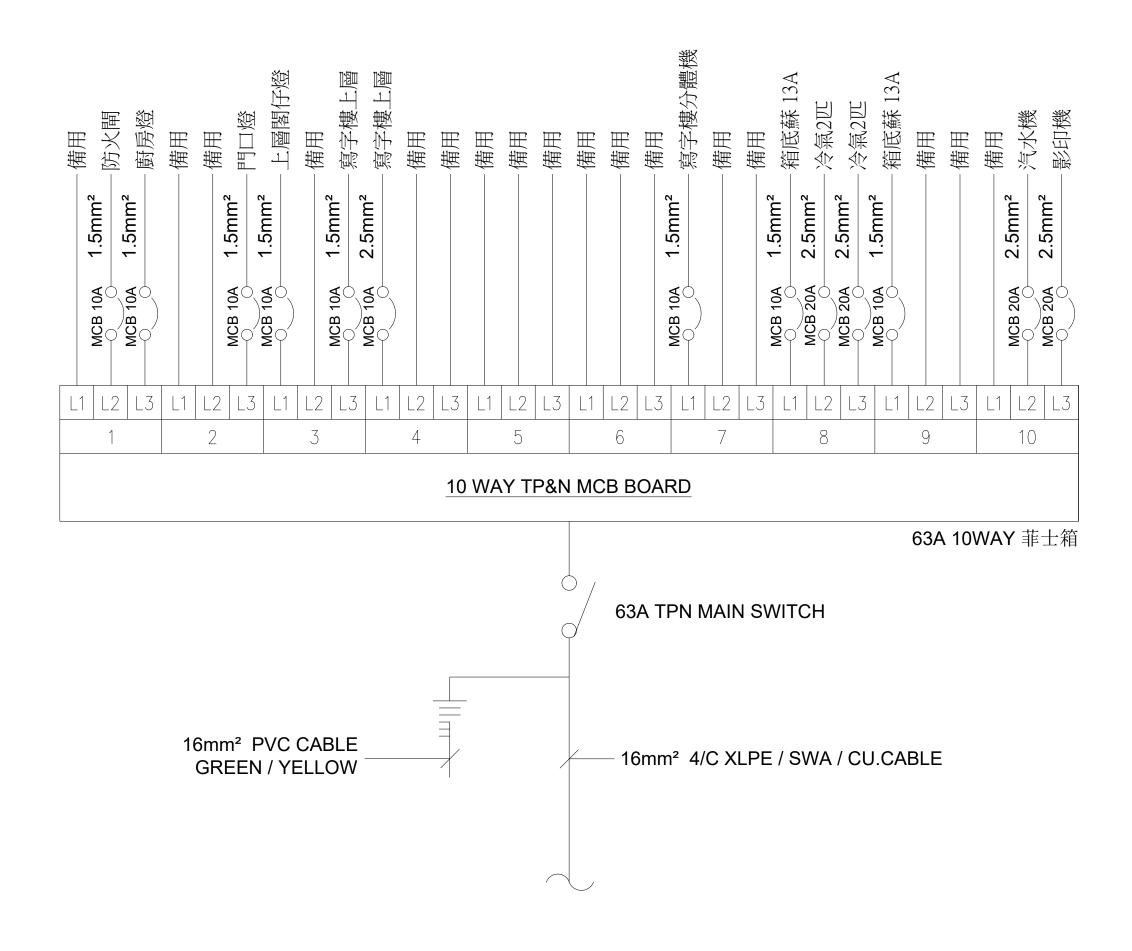
金龍工業中心2座地下C1室大連排道152-160號 (正記啤酒汽水批發中心)

TITLE :

FIRE SERVICE PLAN

DESCRIPTION DATE GEN. REV. 2025.02.17 GEN. REV. 4 2025.06.03 GEN. REV. 2025.07.17 <u>6</u> GEN. REV. 2025.07.29

DRAWING / SHEET NO : DESIGN BY: CLIENT 3 ROJECT NO: K25010 SCALE: AS SHOWN



FITTING OUT CONTRACTOR

益兆良策工程公司 CHING KEE DRINKS WHOLESALE CENTER ADDRESS / TENANT / CLIENT

金龍工業中心2座地下C1室大連排道152-160號 (正記啤酒汽水批發中心) TITLE :

 REV.:
 DESCRIPTION
 DATE

 ⚠
 GEN. REV.
 2025.02.17

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 GEN. REV.
 2025.04.29

DRAWING / SHEET NO : DESIGN BY : CLIENT

DRAWN BY : K.S.

PROJECT NO : K25010

DESIGN BY : CLIENT

DRAWN BY : K.S.

Appendix II of MPC Paper No. A/KC/513

Similar Applications

Application No.	Applied Use	Date of Consideration and Decision (By MPC of the TPB)	Approval Conditions
Approved Ap	pplications		
A/KC/335	Shop and Services (Real Estate Agency)	20.6.2008 Approved with conditions	(a) & (b)
A/KC/338	Shop and Services	13.2.2009 Approved with conditions	(a) & (b)
A/KC/345	Shop and Services (Real Estate Agency)	18.9.2009 Approved with conditions	(a) & (b)
A/KC/346	Proposed Shop and Services	20.11.2009 Approved with conditions	(a) & (b)
A/KC/355	Shop and Services (Property Agent)	11.6.2010 Approved with conditions	(a) & (b)
A/KC/359	Shop and Services	24.9.2010 Approved with conditions	(a) & (b)
A/KC/367	Proposed Shop and Services (Fast Food Shop)	3.6.2011 Approved with conditions	(a) & (b)
A/KC/372	Shop and Services (Real Estate Agency) for a Temporary Period of 43 Months (3 Years and 7 Months)	19.8.2011 Approved with conditions on a temporary basis (Revoked on 19.2.2012)	(a) & (b)
A/KC/376	Shop and Services (Real Estate Agency)	4.11.2011 Approved with conditions	(a) & (b)
A/KC/384	Shop and Services (Computer Sales)	20.1.2012 Approved with conditions	(a) & (b)
A/KC/385	Shop and Services (Local Provisions Store)	24.2.2012 Approved with conditions	(a) & (b)
A/KC/386	Shop and Services (Property Agency)	16.3.2012 Approved with conditions	(a) & (b)
A/KC/387	Shop and Services (Property Agency)	16.3.2012 Approved with conditions	(a) & (b)

Application No.	Applied Use	Date of Consideration and Decision (By MPC of the TPB)	Approval Conditions
A/KC/388	Shop and Services (Real Estate Agency) for a Temporary Period of 37 Months (3 Years 1 Month)	20.4.2012 Approved with conditions on a temporary basis (Revoked on 20.4.2013)	(a) & (b)
A/KC/404	Temporary Shop and Services (Real Estate Agency) for a Period of 2 Years	21.6.2013 Approved with conditions on a temporary basis (Revoked on 21.9.2013)	(a) & (b)
A/KC/421	Shop and Services	31.10.2014 Approved with conditions	(a) & (b)
A/KC/423	Proposed Shop and Services	31.10.2014 Approved with conditions	(a) & (b)
A/KC/432	Shop and Services	23.10.2015 Approved with conditions	(a) & (b)
A/KC/434	Shop and Services (Pharmacy)	4.12.2015 Approved with conditions (Revoked on 5.11.2016)	(a) & (b)
A/KC/443	Shop and Services (Pharmacy)	23.1.2017 Approved with conditions	(a) & (b)
A/KC/507	Proposed Shop and Services	4.10.2024 Approved with conditions	(a) & (b)

Approval Conditions:

- (a) the submission and implementation of fire service installations (FSIs)/FSIs proposal/fire safety proposal/fire safety measures, including the provision of means of escape separated from the industrial portion to the satisfaction of the Director of Fire Services or of the TPB; and
- (b) if the above planning condition was not complied with before operation of the use/by the specified date, the approval hereby given should cease to have effect and should on the same date be revoked without further notice.

Recommended Advisory Clauses

- (a) to note the comments of DLO/TW&KT, LandsD that:
 - (i) the proposed "shop and service" use is not permissible under the New Grant. Should planning approval be given to the planning application, owner of the Premises should apply for temporary waiver / lease modification from LandsD for the proposed use. Upon receipt of the application, it will be considered by LandsD acting in the capacity as the landlord at its sole discretion. There is no guarantee that any application will be approved. If an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of waiver fee / premium and administrative fee; and
 - (ii) LandsD reserves comment on the proposed schematic design which would only be examined in detail during the building plan submission stage upon completion of the land exchange. There is no guarantee that the schematic design presented in the subject application will be acceptable under lease if it is so reflected in future building plan submission(s).
- (b) to note the comments of CBS/NTW, BD that:

if the proposed layout will be altered or if there is other new building works which did not indicate at the submitted information, the new building works should comply with the prevailing requirements under the BO and its allied regulations and Code of Practices. Detailed checking will be made at building plan submission stage.

- (c) to note the comment of C of P that:
 - (i) operation hours shall be limited to 0900 1800 hours; no alcohol sales or operations at night;
 - (ii) on-site consumption or wine tasting is not allowed; and
 - (iii) a bilingual notice as required under Section 41, Cap. 109B, Laws of Hong Kong shall be clearly displayed at the shop.
- (d) to note the comment of D of FS that:
 - (i) detailed Fire Services requirements will be formulated upon receipt of a formal submission of short term tenancy/waiver, general building plans or referral of application via relevant licensing authority.
 - (ii) the emergency vehicular access provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD.

Appendix IV of MPC Paper No. A/KC/513

Relevant Extract from the Town Planning Board Guidelines For Development Within "Other Specified Uses (Business)" Zone <u>TPB PG-No. 22D</u>

- (a) the "OU(B)" zone has been introduced to allow maximum flexibility in the use of existing industrial and I-O buildings as well as in the development of new buildings for both commercial and clean industrial uses. The planning intention of the "OU(B)" zone is primarily for general employment uses;
- (b) whilst it is the intention to provide greater flexibility in the use of the existing industrial or I-O buildings before such buildings are redeveloped, it is necessary to ensure that the fire safety and environmental concerns are properly addressed. In view of the possible presence of existing polluting and hazardous industrial uses, it is necessary to ensure compatibility of the uses within the same building until the whole building is modified/converted to accommodate the new non-polluting and less fire hazard-prone uses;
- (c) Fire Services Department (FSD) should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas on G/F of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively. The above limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter, electrical shop, local provisions store and showroom in connection with the main industrial use. In all cases, separate means of escape should be available for the commercial portion; and
- (d) for all new development, redevelopment, conversion and material change of use, adequate parking and loading/unloading (L/UL) spaces should be provided in accordance with the requirements of the Hong Kong Planning Standards and Guidelines, and all other statutory or non-statutory requirements of relevant Government departments must also be met.