

2021年 7月 2 日

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

This document is received on 27 JUL 2021
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

A/K14/805

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K14/805
	Date Received 收到日期	27 JUL 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Yield Top International Limited

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)

Raymond Chan 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)	Workshop Units 6C & 6D, G/F, Hoi Luen Industrial Centre, No.55 Hoi Yuen Road, Kwun Tong, Kowloon.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 806.71 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specific Uses" annotated "Business" ("OU(Business)")
(f) Current use(s) 現時用途	Canteen (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	806.71 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed 'Shop and Services (Bank)' use (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	1	Number of units involved 涉及單位數目	2
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N/A sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 806.71 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 806.71 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Canteen	Proposed 'Shop and Services (Bank)' use

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道
	<input type="checkbox"/> Filling of pond 填塘
	Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土
	Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土
	Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約
	Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))	
(b) Intended use/development 有意進行的用途/發展	

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

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

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average 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

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／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 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

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

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

(d) Proposed use(s) of uncovered area (if any) 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**

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)

..... December 2021

.....

.....

.....

.....

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

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Hoi Yuen Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 _____ 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) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

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

如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building?</p> <p>擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input checked="" type="checkbox"/> Please provide details 請提供詳情 Involving internal layout alteration only.....</p> <p>No 否 <input type="checkbox"/></p>																																	
<p>Does the development proposal involve the operation on the right?</p> <p>擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input checked="" type="checkbox"/></p>																																	
<p>Would the development proposal cause any adverse impacts?</p> <p>擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tbody> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他（請列明）</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>N/A</td> <td></td> <td></td> </tr> </tbody> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他（請列明）	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	N/A		
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N/A																																		
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																																	

10. Justifications 理由

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

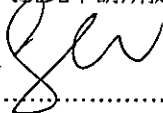
Please refer to the attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Yip Siu-kwan Sandra

Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

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

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☒ RPP 註冊專業規劃師

Others 其他 Royal Town Planning Institute (RTPI)

on behalf of
代表

Raymond Chan Surveyors Limited

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

Date 日期

05 JUL 2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量②

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Workshop Units 6C & 6D, G/F, Hoi Luen Industrial Centre, No.55 Hoi Yuen Road, Kwun Tong, Kowloon.		
Site area 地盤面積	sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23		
Zoning 地帶	"Other Specified Uses" annotated "Business" ("OU(Business)")		
Applied use/ development 申請用途/發展	Proposed 'Shop and Services (Bank)' Use		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	806.71 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N/A <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

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

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 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	<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 type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
N/A		
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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

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

RAYMOND CHAN SURVEYORS LIMITED
陳旭明測計師行有限公司

ROOM 308, 3/F, EMPIRE CENTRE, 68 MODY ROAD, TSIMSHATSUI EAST, KOWLOON, HONG KONG.
香港九龍尖沙咀麼地道68號帝國中心3樓308室

Appendix Ia of
MPC Paper No. A/K14/805A



TEL : 2722 7270
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SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CAP. 131)

PROPOSED SHOP AND SERVICES (BANK)
AT WORKSHOP UNITS 6C & 6D, G/F, HOI LUEN INDUSTRIAL CENTRE,
NO. 55 HOI YUEN ROAD, KWUN TONG, KOWLOON

IN RESPECT OF "OTHER SPECIFIED USES (BUSINESS)" ZONE UNDER
THE DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN
NO. S/K14S/23

SUPPLEMENTARY PLANNING STATEMENT

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Executive Summary

This planning statement is prepared in support of a planning application for **Proposed 'Shop and Services (Bank)' Use at Workshop Units 6C & 6D, G/F, Hoi Luen Industrial Centre, No. 55 Hoi Yuen Road, Kwun Tong, Kowloon**. The application premises is zoned "Other Specified Uses" annotated "Business" ("OU(Business)") on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23.

The application premises, with floor area of about 806.71 m², will be converted from workshop to 'Shop and Services (bank)' use. It will be separated from the industrial portion of the subject building by buildings material with acceptable fire resistance period (FRP). It will also be provided with new, independent, exclusive Means of Escape (MOE) separated with the industrial portion of the building. All the fire service installations in the premises will fulfill the requirements of Fire Services Department to ensure fire safety of the new use.

The proposed shop and services (bank) use at the subject premises is justified mainly on the following grounds:-

- (i) The proposed use is compatible to the adjoining uses.
- (ii) The proposed use conforms to the planning intention of "OU(Business)" zone.
- (iii) The proposed use could fulfill the great demand of banking services within the Kwun Tong industrial/business area.
- (iv) The proposed use complies with Town Planning Board Guidelines No. 22D regarding development within industrial building in "OU(Business)" zone.
- (v) The proposed use complies with Fire Services Department Circular Letter No. 4/96 Part X in relation to compatibility of permitted occupancies in industrial buildings.
- (vi) There would be no traffic and environmental impact generated from the proposed use.
- (vii) There are similar planning approvals within the same OZP.

In view of the justifications throughout this planning statement, we sincerely hope that members of the Board will approve this application.

行政摘要

此規劃報告書旨在支持觀塘開源道55號開聯工業中心地下單位6C及6D作商店及服務行業（銀行）用途。申請處所位於觀塘（南部）分區計劃大綱草圖（圖則編號S/K14S/23）上的「其他指定用途（商貿）」地帶。

申請處所涉及樓面面積約806.71平方米，擬議由工場改作商店及服務行業（銀行）用途。申請處所將會與有關建築物的工業部分以可接受的耐火時效建築物材料完全分隔。處所也將提供新的、獨立的及專用的走火逃生路徑。處所內所有消防設備將履行消防處的要求，以確保消防安全。

本規劃報告書提出的規劃理據如下：

- (i) 擬議用途與毗鄰用途相容。
- (ii) 擬議用途符合「其他指定用途（商貿）」地帶的規劃意向。
- (iii) 擬議用途可以滿足銀行服務在觀塘工業/商業領域內的巨大需求。
- (iv) 擬議用途符合城市規劃委員會指引編號22D內有關商貿區中工業大廈的發展指引。
- (v) 擬議用途符合消防處通函編號4/96部份X內有關工業大廈中兼容佔用用途的指引。
- (vi) 擬議用途不會增加交通流量，亦不會產生環境影響。
- (vii) 分區計劃大綱圖內有多個類似規劃申請的獲批准。

以此理據，此敬希 各城規會成員能批准本用途申請。

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Proposed Layout for the Application Premises	Figure 2

APPENDICES

Assignment Plans of the Application Premises	Appendix I
Notes of the “OU (Business)” Zone under Draft Kwun Tong (South) OZP No. S/K14S/23 (Extract)	Appendix II
Town Planning Board Guidelines for Development within “OU (Business)” Zone (TPB PG-No. 22D)	Appendix III
FSD Circular Letter No. 4/96 (Extract)	Appendix IV

**SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)
SUPPLEMENTARY PLANNING STATEMENT**

**PROPOSED SHOP AND SERVICES (BANK)
AT WORKSHOP UNITS 6C & 6D, G/F, HOI LUEN INDUSTRIAL CENTRE,
NO. 55 HOI YUEN ROAD, KWUN TONG, KOWLOON**

**IN RESPECT OF “OTHER SPECIFIED USES (BUSINESS)” ZONE UNDER
THE DRAFT KWUN TONG (SOUTH) OUTLINE ZONING PLAN
NO. S/K14S/23**

1 INTRODUCTION

- 1.1 This Planning Statement is submitted to the Town Planning Board (“the Board”) in support of a planning application for **proposed ‘Shop and Services (Bank)’ use at Workshop Units 6C & 6D, G/F, Hoi Luen Industrial Centre, No. 55 Hoi Yuen Road, Kwun Tong, Kowloon** (hereafter referred to as “the application premises”). The location of the application premises is shown per **Plan 1 and Plan 2**.
- 1.2 The application premises falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(Business)”) on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23 (“the OZP”) (**Plan 3**). According to Schedule II of the schedule of user for this zoning, ‘Shop and Services (not elsewhere specified)’ is listed under Column 2 use and requires planning permission from the Board.
- 1.3 This planning statement presents the site context, the planning context, proposed development as well as planning justifications in support of the planning application for proposed ‘Shop and Services (Bank)’ use pursuant to section 16 of the Town Planning Ordinance (CAP 131) for the consideration of the Board and relevant government departments concerned.

2 SITE CONTEXT

2.1 The Application Premises

Location and Existing Use

- 2.1.1 The application premises is located at Workshop Units 6C & 6D, G/F, Hoi Luen Industrial Centre, No. 55 Hoi Yuen Road, Kwun Tong, Kowloon. The floor area of the premises is about 806.71 m². It is currently used as a factory canteen (**Plate 1**).



Plate 1 The Application Premises

- 2.1.2 The subject building is a 16-storey industrial building completed in 1985 equipped with sprinkler system. According to the approved general building plans (GBP) under BD ref. 2/4082/81, the existing main uses on each floor are as follows (**Table 1**):-

Table 1 Existing Uses of the Subject Building

Floor	Main Uses
Basement Floor	Car park
Ground Floor	Workshops and Entrance Lobbies
1-14/F	Workshops
R/F	Flat Roof

Neighbourhood Characteristics

- 2.1.3 The application premises abuts Hoi Yuen Road in Kwun Tong Industrial/Business Area, Kowloon (**Photo 1**). A mixture of industrial and commercial activities forms the existing land use along this section of Hoi Yuen Road. Well-known commercial buildings namely Crocodile Centre (**Photo 2**), Kwun Tong Plaza (**Photo 3**) and APM Millennium City V are located in vicinity of the application premises.
- 2.1.4 Kwun Tong industrial area is a long-established industrial area that used to comprise predominantly godowns and manufacturing industries. Due to transformation of industrial operations and the shift of industries out of the area, commercial and ancillary industrial uses are emerging. It is also observed that nearly all workshops on the ground floor of industrial or industrial-office buildings in the district have been converted to ‘Shop and Services’ uses.
- 2.1.5 Active banking services are provided at some ground/first floor units of the industrial buildings along Hoi Yuen Road (**Photo 4 and Photo 5**).



Plate 1 Existing Banking Services along Hoi Yuen Road, Kwun Tong



Photo 1 Entrance of the subject building



Photo 2 Crocodile Centre, a commercial building, in close vicinity



Photo 3 Active 'Shop and Services' uses along Hoi Yuen Road



Photo 4 Active banking services at Ground Floor of the subject building



Photo 5 Active banking services at Ground Floor in vicinity

Accessibility

- 2.1.6 The application premises lies at Ground Floor of the subject building, which is accessible via entrance lobby of the subject building.
- 2.1.7 The locality is well-served by pedestrian network. The Kwun Tong MTR station is located within 3 minutes walking distance from the application premises. It is also well-served by bus and minibus along Hoi Yuen Road.

2.2 Land Status of the Application Site

- 2.2.1 The applicant, **Yield Top International Limited**, is the sole owner of the application premises (see Assignment Plans in **Appendix I**). The application premises is subject to Government Lease of Kun Tong Inland Lot (KTIL) No. 69 under which the premises is restricted to industrial use.
- 2.2.2 A temporary waiver permitting the purpose of a factory canteen at the application premises was obtained from Lands Department on 4 September 2012 and registered in Land Registry under Memorial No. 12111201690066.

3 PLANNING CONTEXT

3.1 Planning History

- 3.1.1 The application premises is not subject to any previous planning application.

3.2 Statutory Planning Policy

- 3.2.1 The application site is zoned “OU(Business)” on the Draft Kwun Tong (South) OZP No. S/K14S/23. This zone is intended 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 (**Appendix II**).

- 3.2.2 According to the Notes of the OZP, ‘Shop and Services (not elsewhere specified)’ is under Column 2 of the ‘OU(Business)’ zone and may be permitted with or without conditions on application to the Board.

- 3.2.3 The Town Planning Board Guidelines for Development within “Other Specified Uses (Business)” Zone (TPB PG-No.22D) (**Appendix III**) is relevant to this application, the guidelines mentioned that:-

(Para. 1.1) “the OU(Business) zone has been introduced to allow maximum flexibility in the use of existing industrial and industrial-office (I-O) buildings as well as in the development of new buildings for both commercial and clean industrial uses.”

(Para. 1.2) “The planning intention of the “OU(Business)” zone is primarily for general employment uses.”

(Para 4.6) *“The 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 the ground floor 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 (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use.”*

4 DEVELOPMENT PROPOSAL

4.1 Proposed Use

The application premises is applied for 'Shop and Services (Bank)' use with total floor area of about 806.71 m².

4.2 Floor Layout

The ground floor plan of the subject building is shown in **Figure 1**. The internal layout of the application premises will be carefully designed in order to fulfill the requirement that the bank use within the premises is feasible and safe in nature without posing any adverse impacts to the surroundings or the subject building itself (**Figure 2**).

4.3 Main Entrance

The proposed bank will be accessible via the entrance lobby of the subject building facing Hoi Yuen Road.

4.4 Fire Safety Measures

The proposed bank will be separated from the industrial portion of the subject building by building material with acceptable fire resistance period (FRP).

5 JUSTIFICATION

5.1 Land Use Compatibility

The adjoining Workshop Units 6A and 6B on G/F within the same building are currently for bank use. Also, the Board has granted approvals for ‘Bank’ use at the subject buildings in recent years, which are summarized in **Table 2** below. It is expected that the proposed ‘Shop and Services (Bank)’ use has no interface problem with the adjoining uses within the subject building.

Table 2 Planning Approvals for ‘Bank’ Use at the Subject Buildings

Application No.	Location	Date of Decision
A/K14/253	Workshop Unit 7, 1/F	18.10.1996
A/K14/404	Workshop Unit 7, 1/F	9.8.2002

Active banking services and ‘Shop and Services’ uses are currently provided at ground/first floor of the neighboring buildings along Hoi Yuen Road. It is anticipated that the proposed ‘Shop and Services (Bank)’ use will also be compatible with surrounding industrial or industrial-office buildings.

5.2 Conforming to the Planning Intention of “OU(Business)” Zone

The proposed ‘Shop and Services (Bank)’ use at the application premises is considered fully in line with the planning intention of the “OU(Business)” zone which aims to phase out industrial uses by encouraging a mix of non-polluting industrial, office and other commercial uses. The proposed use will prove its conformability with the said planning intention since the proposed ‘Shop and Services (Bank)’ use is non-polluting and hence support the planning intention of progressive transformation and upgrading of the area.

5.3 Meeting the Demand of Banking Services

Many commercial activities are actively operating in the vicinity of the application premises, particularly in the industrial or industrial-office buildings along Hoi Yuen Road. The existing land use pattern demonstrates the demand for banking services supporting the soaring commercial use in Kwun Tong industrial/business area. The proposed 'Shop and Services (Bank)' use for the purposes of supporting the commercial activities and the routine activities for the workers in the area is able to meet the foreseeable demand.

5.4 Low Risk of Fire Hazard

With reference to the Town Planning Board Guidelines No. 22D, *"owing to fire safety concern, the aggregate commercial floor area on the ground floor of an existing industrial/I-O building with and without sprinkler system should as a general principle not exceed 460m² and 230m² respectively."* Nevertheless, the aforesaid guidelines also state that *"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...."* In view of this, the applied floor area of the 'Shop and Services (Bank)' use does not account to the permissible commercial floor area on the ground floor of the subject building. With the fire safety measures to be implemented on site, the business operation of the bank is not likely to arouse fire hazard.

5.5 Compliance to the Fire Services Department Circular Letter No. 4/96 Part X

Under the Fire Services Department Circular Letter No. 4/96 Part X (Appendix IV), 'Bank' use on ground or first floor of an industrial building is permitted provided that the bank and industrial occupancies shall be completely separated from each other by suitable FRP and design. The applicant would provide suitable fire safety measures on site to the satisfaction of Director of Fire Services at the building plan submission stage to ensure the business operation of the bank would not arouse fire hazard.

5.6 No Adverse Traffic Impact

The application premises is highly accessible, which is just 3 minutes walking distance from Kwun Tong MTR station. Besides, the locality is served by extensive road networks. Public transport facilities are therefore readily available in the vicinity. It is not envisaged that the proposed use is generating excessive traffic affecting the locality.

5.7 No Adverse Impact on Environment

The application premises will not cause any adverse environmental impact on locality, since the operation will not generate any noise, waste water discharge, vibration, odour smell or dust. For the fact that the locality has been transforming to a non-polluting industrial area/commercial area, environment impact caused by the proposed use is therefore not a major concern.

5.8 Similar Planning Approvals for Shop and Services (Bank) Use

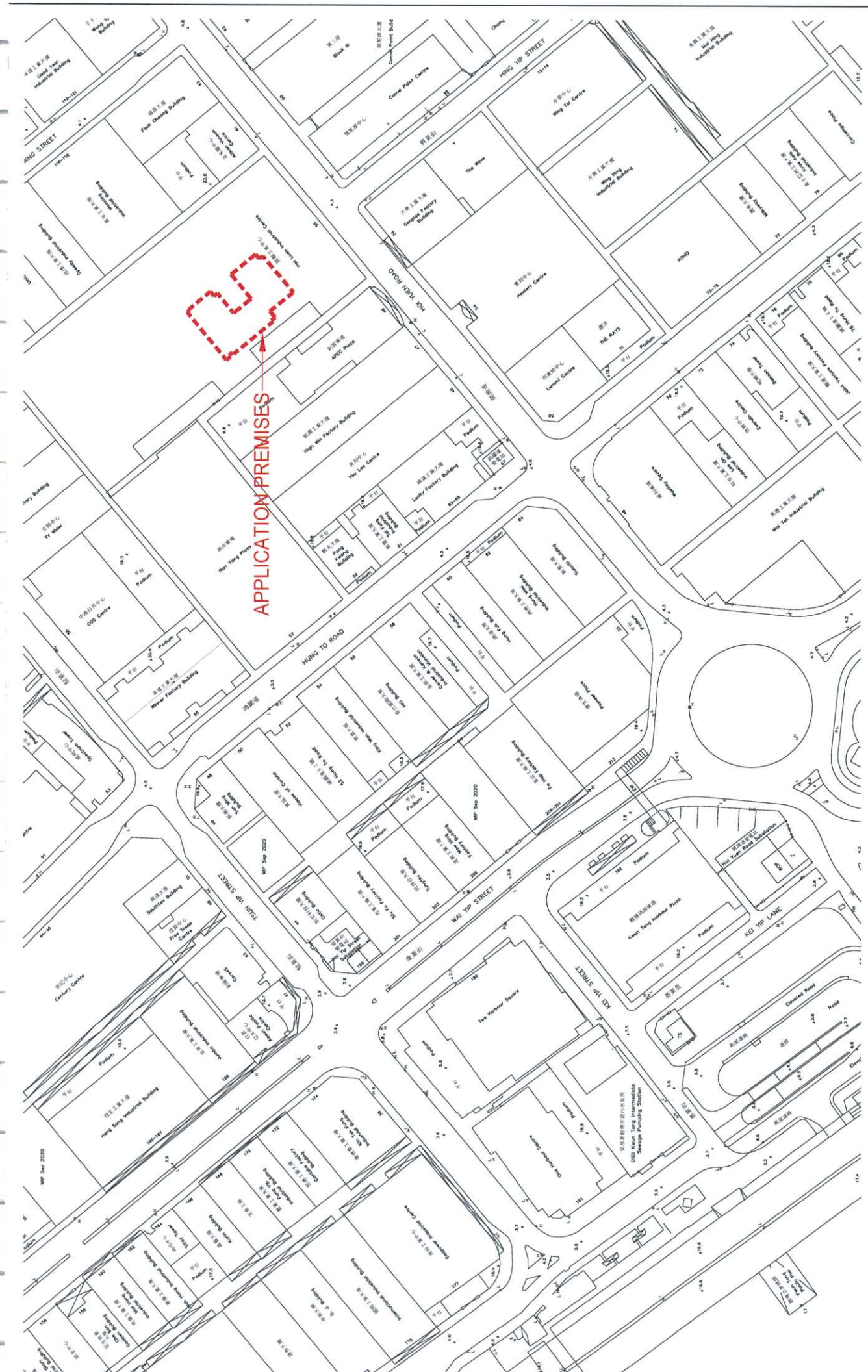
Similar planning approvals for 'Shop and Services (Bank)' uses in the "OU(Business)" zone approved by the Board are summarized in **Table 3** below.

Table 3 Similar Planning Approvals for ‘Shop and Services (Bank)’ use


Application No.	Location	Proposed Use	Date of Decision
A/K14/525	Portion of Workshops 1 & 2, G/F., 11-13 Shing Yip Street	Shop and Services (Bank/Fast Food Shop/Local Provision Store/Electrical Shop)	9.3.2007
A/K14/553	Unit A2, G/F, Block 1, Camelpaint Building, No. 62 Hoi Yuen Road	Proposed Shop and Services (Bank)	28.9.2007
A/K14/566	Workshop 2, G/F, Hewlett Centre, 54 (Formerly Nos. 52-54) Hoi Yuen Road	Proposed Shop and Services (Bank)	9.5.2008
A/K14/600	Unit 1 of Workshop, G/F, Camelpaint Buildings Block III, 60 Hoi Yuen Road	Proposed Shop and Services (Bank)	4.9.2009
A/K14/605	Unit 2 and Unit 3 of Workshop on G/F and Store on Cockloft, Camelpaint Buildings Block III, 60 Hoi Yuen Road	Proposed Shop and Services (Bank) at Unit 2 and Unit 3 of Workshop on G/F, Proposed Office (Involving Direct Provision of Customer Services) at the store on Cockloft	18.12.2009
A/K14/616	Unit G2, G/F, Everest Industrial Centre, 396 Kwun Tong Road	Proposed Shop and Services (Bank/Showroom/Fast Food Shop/Local Provision Store)	30.7.2010
A/K14/617	Unit G3 (including Store Room), G/F, Everest Industrial Centre, 396 Kwun Tong Road	Proposed Shop and Services (Bank/Showroom/Fast Food Shop/Local Provision Store)	30.7.2010
A/K14/638	Unit A2, G/F, Block I of Camelpaint Building, 62 Hoi Yuen Road	Shop and Services (Bank)	28.1.2011
A/K14/677	Factory A1, G/F, Block I of Camelpaint Buildings, No. 62 Hoi Yuen Road	Proposed Shop and Services (Bank)	7.9.2012

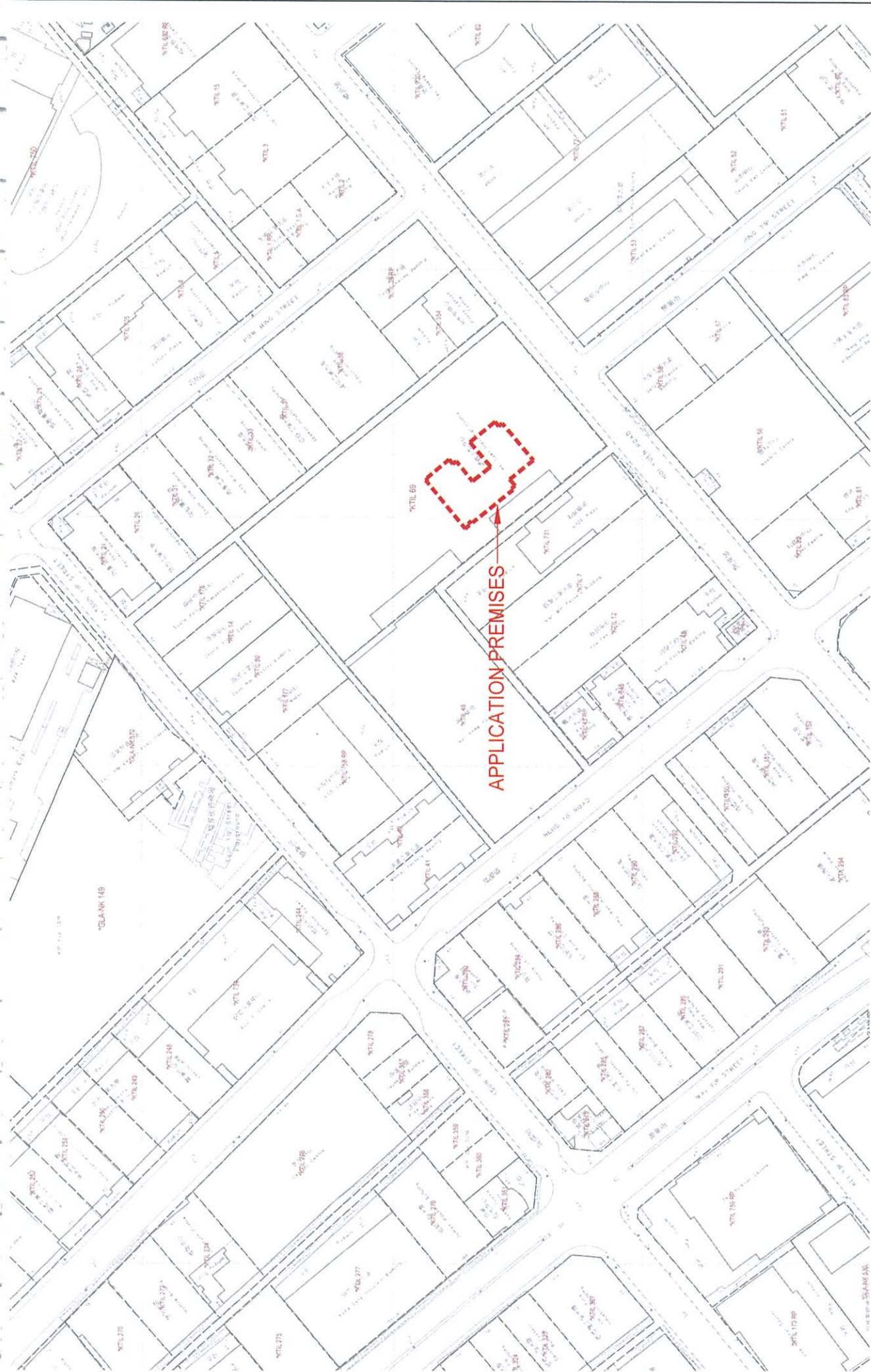
6 CONCLUSION

- 6.1** This planning application is to seek planning permission for proposed 'Shop and Services (Bank)' use at Workshop Units 6C & 6D, G/F, Hoi Luen Industrial Centre, 55 Hoi Yuen Road, Kowloon.
- 6.2** The application premises falls within an area zoned "Other Specified Uses" annotated "Business" on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/23.
- 6.3** The application is located in Kwun Tong Industrial/Business Area that used to predominantly comprised of garment/textile manufacturing, godown or other manufacturing industries. Due to the transformation of industrial operations and the shift of industries out of the area, commercial and ancillary industrial uses are emerging. It is observed that most of the ground floor workshops of industrial buildings along Hoi Yuen Road have been transformed to 'Shop and Services' uses.
- 6.4** The proposed 'Shop and Services (Bank)' use complies with the planning intention of "OU(Business)" zone which aims to phase out industrial uses and permit maximum flexibility in the use of an existing industrial building. It is a non-polluting use being compatible with the immediate adjoining uses in the subject building. The immediate adjoining Workshop Units 6A and 6B of the application premises are currently for bank use. Also, Workshop Unit 7 on 1/F for proposed 'Bank' use was approved by the Board on 9 August 2002 under planning application no. A/K14/404. Thus, it is expected that the proposed use at the application premises will have no interface problems with adjoining uses.
- 6.5** On the other hand, the proposed use will meet the demand for banking services in the Kwun Tong Industrial/Business Area. Besides, no adverse traffic or environmental impact nor fire risk problem are envisaged to be generated from the proposed change of use.
- 6.6** In view of the justifications stated herein, in additional to the fact that there have been many similar approved applications in the district, we sincerely hope that the Board will approve this application.

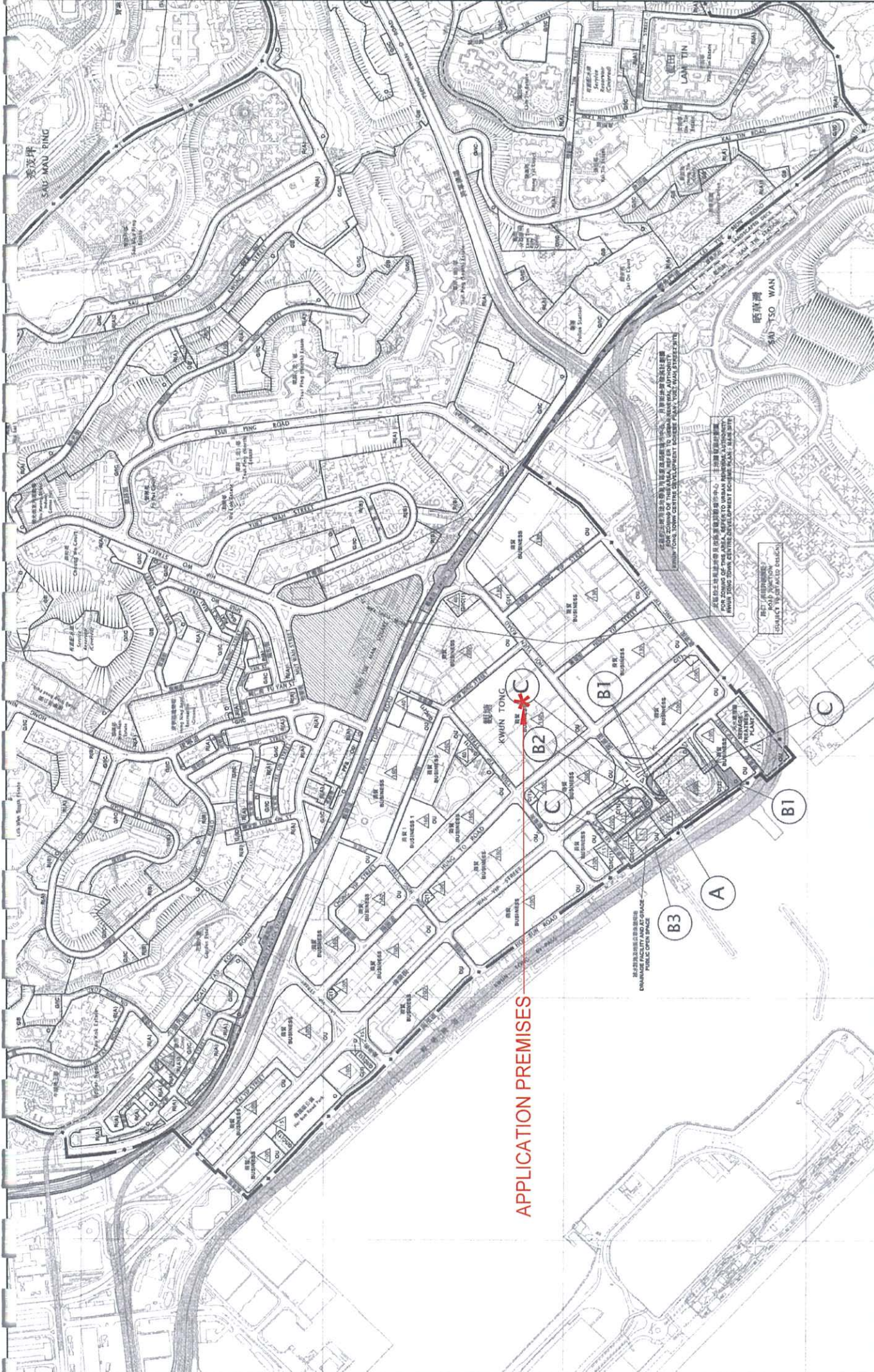


APPLICATION PREMISES

		RAYMOND CHAN SURVEYORS LIMITED		TEL: 2722-7270	FAX: 2311-3436
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DATE: MAY 2021		SIGNATURE:		SCALE: 1: 2000 DRAWN: P.C.	
DRAWING NO.: PLAN 1		REFERENCE:		REVISION:	

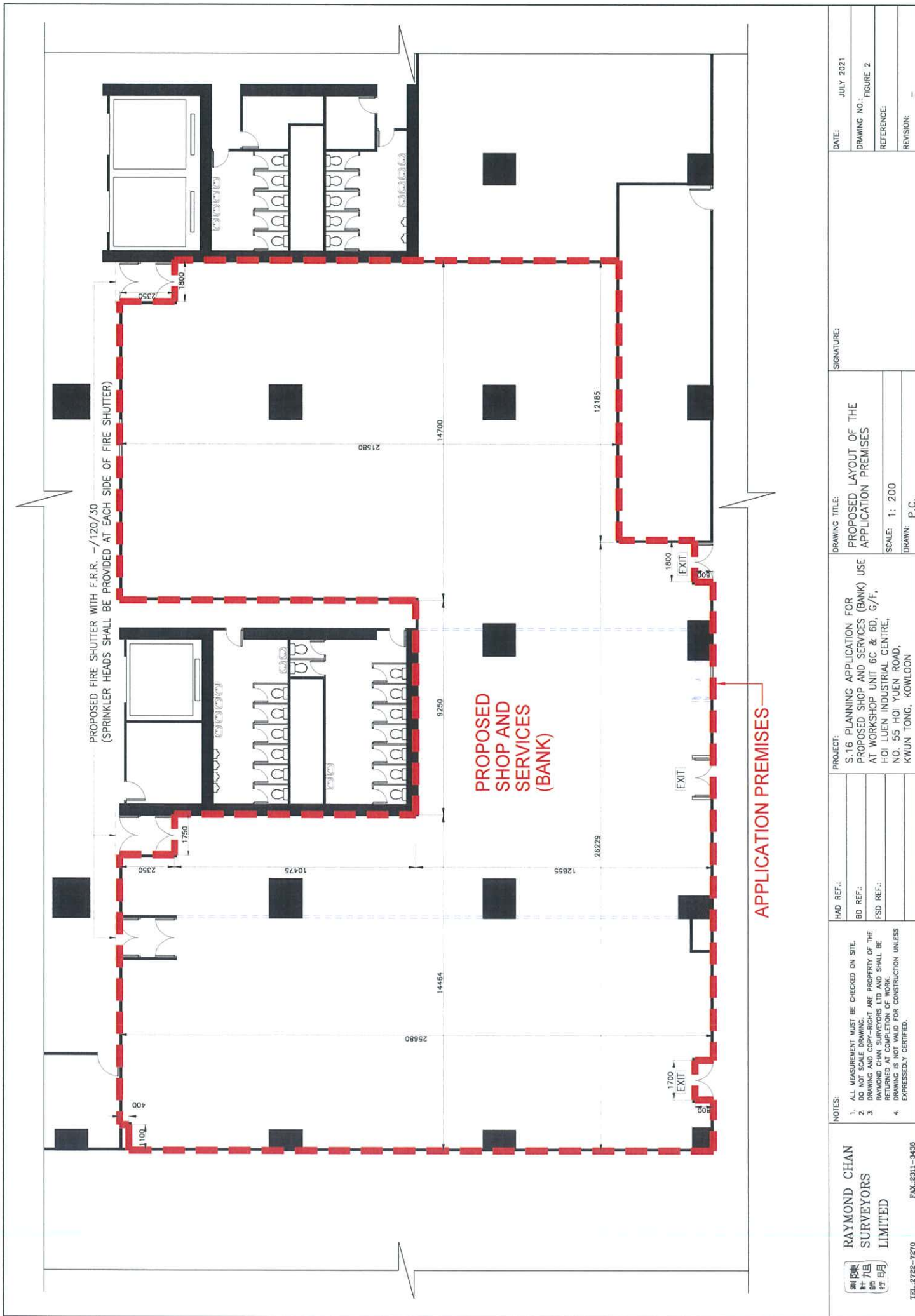


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DRAWING TITLE: LOT INDEX PLAN		DATE: MAY 2021 DRAWING NO.: PLAN 2 REFERENCE: REVISION: -		



APPLICATION PREMISES

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		SCALE: 1: 10000 DRAWN: P.C.	REFERENCE:	DRAWING NO.: PLAN 3	REVISION:	



RAYMOND CHAN
SURVEYORS
LIMITED

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PROJECT:

S.16 PLANNING APPLICATION FOR
PROPOSED SHOP AND SERVICES (BANK) USE
AT WORKSHOP UNIT 6C & 6D, G/F,
HOI LUEN INDUSTRIAL CENTRE,
NO. 55 HOI YUEN ROAD,
KWUN TONG, KOWLOON

DRAWING TITLE:

PROPOSED LAYOUT OF THE APPLICATION PREMISES

SCALE: 1: 200

DRAWN: B C

SIGNATURE: _____

DATE: _____ JULY 2021

DRAWING NO.: FIGURE 2

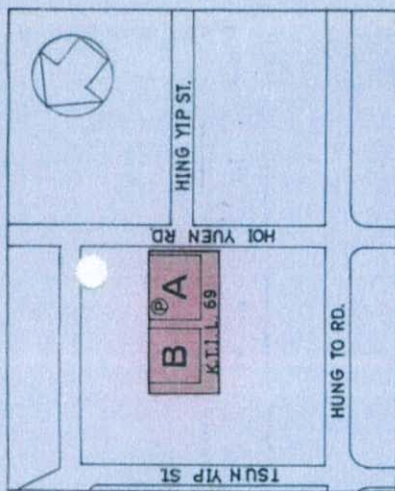
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REVISION:

Appendix I

Assignment Plans of the Application Premises

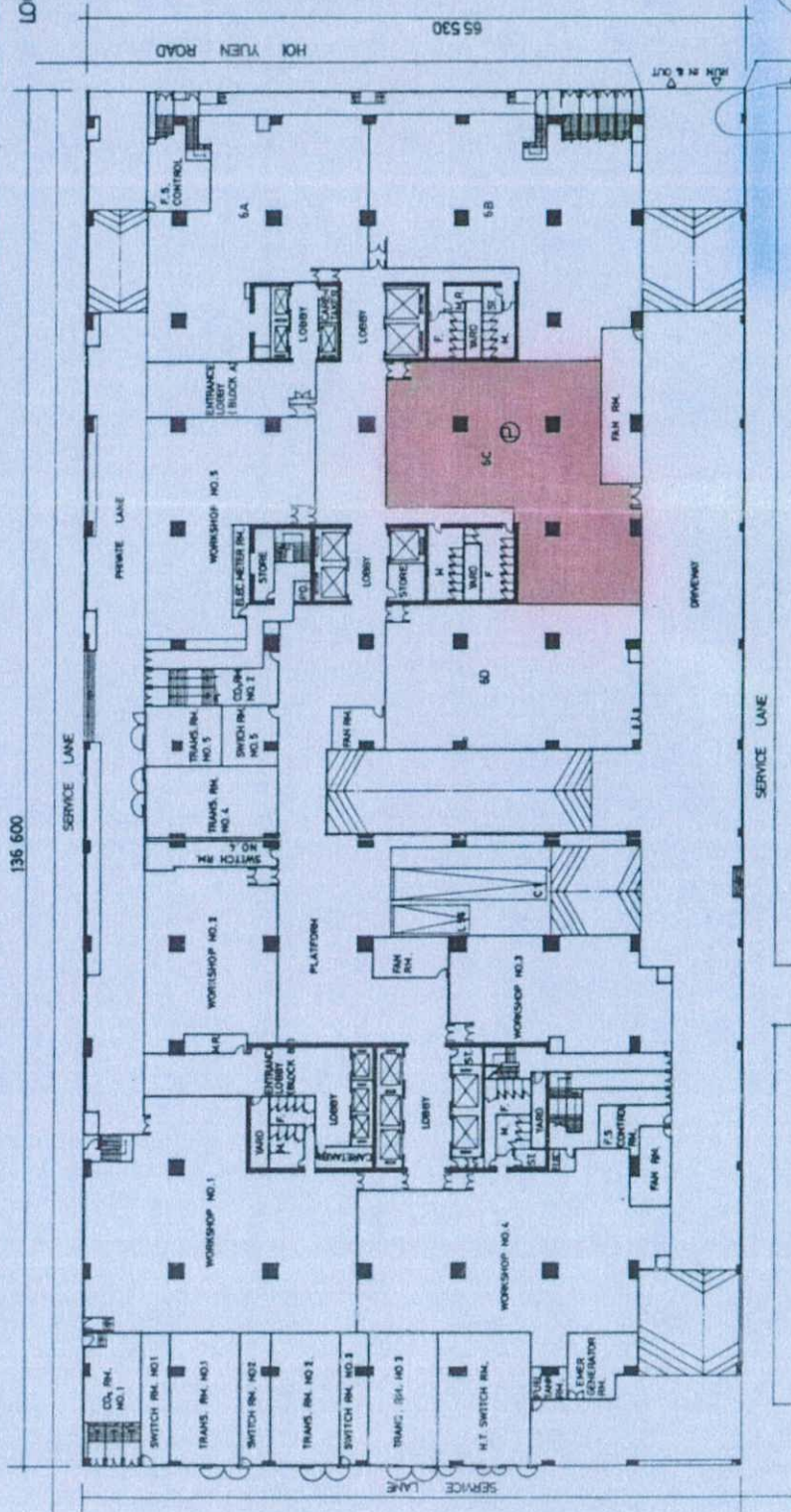
Annexure to Memorial No. 841595



LOCATION PLAN



UBM3541595 (1/1)

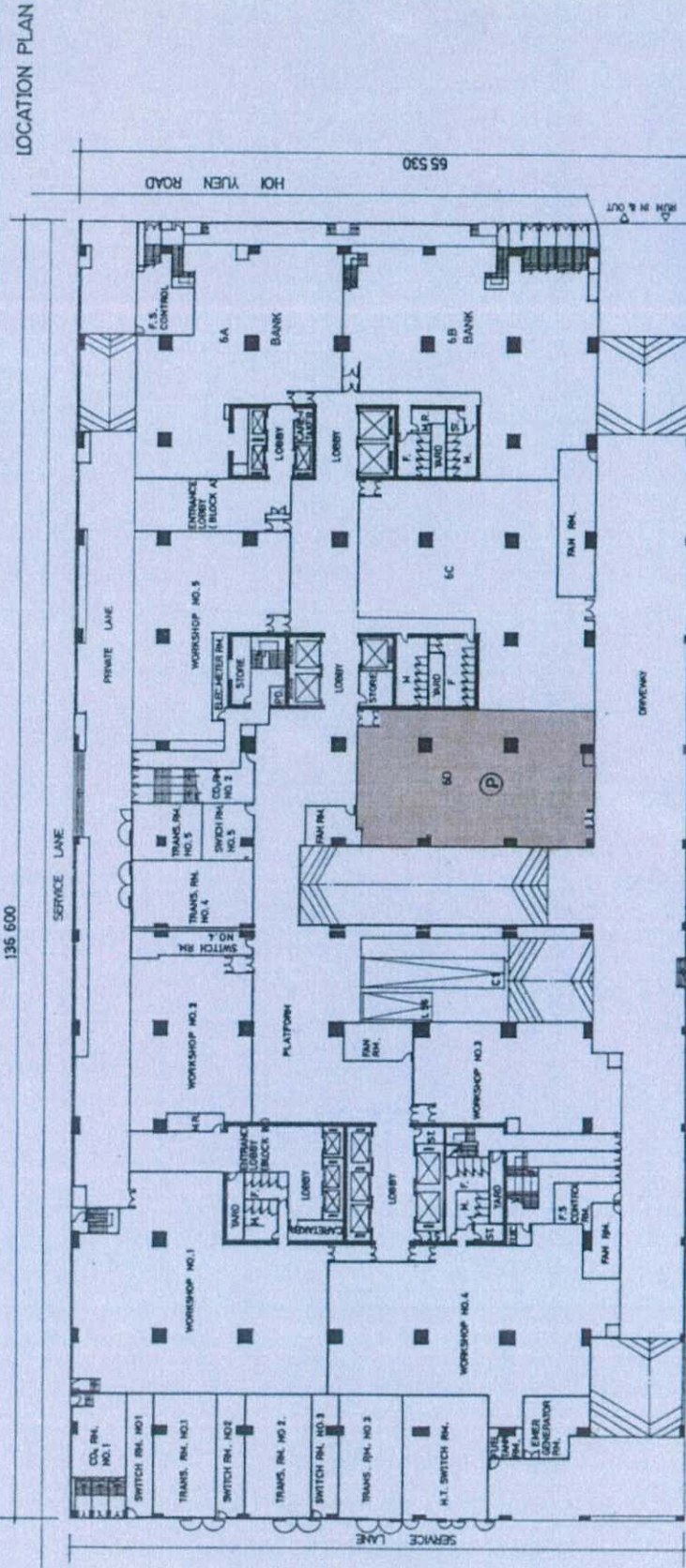
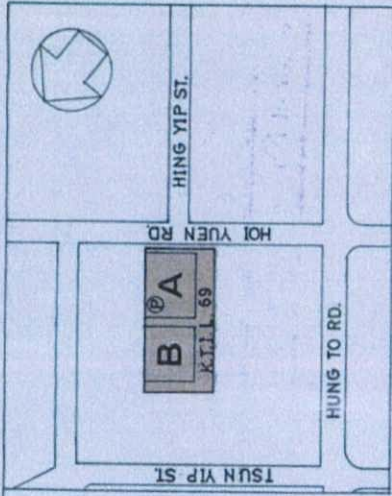


GROUND FLOOR PLAN SCALE 1:600



UBM3687893 (1/1)

Annexure to Memorial No. 3687893



GROUND FLOOR PLAN SCALE 1:600

July

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business" only</u>	
Schedule I: for open-air development or for building other than industrial or industrial-office building [@]	
Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods [△]) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose- designed building and kindergarten) Shop and Services Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Bus Depot (on land designated "OU (Business 1)" only) Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade

(Please see next page)

Appendix II

Notes of the “OU(Business)” zone under

Draft Kwun Tong (South) OZP No. S/K14S/23 (Extract)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business" only</u> (Cont'd)	
Schedule II: for industrial or industrial-office building @	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Bus Depot (on land designated "OU (Business 1)" only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Eating Place (Canteen only)	Industrial Use (not elsewhere specified)
Government Refuse Collection Point	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Use (not elsewhere specified)	Off-course Betting Centre
Information Technology and Telecommunications Industries	Office (not elsewhere specified)
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Petrol Filling Station
Office (excluding those involving direct provision of customer services or goods)	Place of Recreation, Sports or Culture (not elsewhere specified)
Public Convenience	Private Club
Public Transport Terminus or Station	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Utility Installation	Vehicle Repair Workshop
Public Vehicle Park (excluding container vehicle)	Wholesale Trade
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, the following use is always permitted :

Office

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

In addition, the following uses may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:

Commercial Bathhouse/Massage Establishment
Eating Place
Educational Institution
Exhibition or Convention Hall
Institutional Use (not elsewhere specified)
Library
Off-course Betting Centre
Office
Place of Entertainment
Place of Recreation, Sports or Culture
Private Club
Public Clinic
Religious Institution
School (excluding kindergarten)
Shop and Services
Training Centre

Social Welfare Facility (excluding those involving residential care)

- @ An industrial or industrial-office building means a building which is constructed for or intended to be used by industrial or industrial-office purpose respectively as approved by the Building Authority.
- △ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap. 295).
- # Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

(Please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)

Planning Intention

This zone is intended 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.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

Appendix III

Town Planning Board Guidelines for Development within
“OU(Business)” Zone (TPB PG-No. 22D)

**TOWN PLANNING BOARD GUIDELINES FOR
DEVELOPMENT WITHIN “OTHER SPECIFIED USES (BUSINESS)” ZONE**

(Important Note:

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (15th Floor, North Point Government Offices (NPGO), 333 Java Road, North Point, Hong Kong – Tel. 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17th Floor, NPGO and 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

The Guidelines are subject to revision without prior notice.)

1. Introduction

- 1.1 The “Other Specified Uses” annotated “Business” (“OU(Business)”) zone has been introduced to allow maximum flexibility in the use of existing industrial and industrial-office (I-O) buildings as well as in the development of new buildings for both commercial and clean industrial uses. It is perceived as a combination of the “Commercial” and “Industrial” zones. However, it is not intended to replace either of them as both zones will still have an important role to play in ensuring an adequate supply of land for core commercial and industrial activities at appropriate locations.
- 1.2 The planning intention of the “OU(Business)” zone is primarily for general employment uses. Under the “OU(Business)” zoning, a mix of non-polluting industrial, office and other commercial uses will be permitted as of right in new developments of ‘business’ buildings. Industrial uses involving offensive trades declared under the Public Health and Municipal Services Ordinance will not be permitted within the “OU(Business)” zone. In order to ensure that the concerns on fire safety and environmental impacts are properly addressed, only less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public will be permitted as of right in existing industrial and I-O buildings within an “OU(Business)” zone. As it is not possible to phase out existing polluting and hazardous industrial uses all at once, it is necessary to ensure compatibility of the uses within the same building and in existing industrial areas until the whole area is transformed to cater for the new non-polluting business uses.

2. Scope and Application

- 2.1 This set of Guidelines sets out the definitions of relevant terms used in the user schedule of the “OU(Business)” zone and explains in detail the uses that are permitted within the zone.

3. Definition of Terms

Non-polluting Industrial Use

- 3.1 **Non-polluting Industrial Use** means any industrial use which does not involve activities that are detriment to the occupants of the building and amenity of the area by reason of noise, waste water discharge, vibration, smell, fume, smoke, soot, ash, dust or grit.
- 3.2 In determining whether an industrial use falls within the meaning of ‘non-polluting industrial use’, reference should be made to the relevant ordinances such as the Air Pollution Control Ordinance, Water Pollution Control Ordinance, Waste Disposal Ordinance and Noise Control Ordinance, and their relevant technical memoranda and regulations as well as the relevant Government published guidelines such as the Hong Kong Planning Standards and Guidelines. Advice could also be sought from the relevant authorities such as the Director of Environmental Protection on a case-by-case basis.
- 3.3 In general, it includes uses involving prototyping, production, design, research and development, alteration, testing, quality control, adaptation, repair, assembly, packaging, storage and distribution of goods and materials without generating environmental pollution and nuisance to neighbours. It also includes information technology support and training for the enhanced productivity and delivery of the goods and materials involved in the aforementioned processes. Examples include custom-tailoring, fashion design and production, computer-aided design service, design and prototyping of electronic product and component, label/badge/button embossing, editing of newspapers, books and magazines for printing off the premises, photo-typesetting and typesetting, film developing and editing, packaging and quality inspection of finished products and after-sale repair of electrical appliances, furniture and office equipment.
- 3.4 It excludes industrial uses involving offensive trades declared under the Public Health and Municipal Services Ordinance and Specified Processes covered by the Air Pollution Control Ordinance; activities which produce chemical waste; or other activities which generate residuals such as waste water, noise, aerial emissions, solid waste, runoff and odour, or create physical changes causing unacceptable impacts on other land uses or on

the environment.

- 3.5 Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods) refers to those industrial establishments falling within the definition set out in paragraph 3.1 above, and would not involve the use and/or storage of substances classified as Dangerous Goods which requires a licence under the Dangerous Goods Ordinance. Non-polluting industrial establishments which would involve the use and/or storage of small quantities of Dangerous Goods that are exempted from the licensing requirements will be permitted.

Office (excluding those involving direct provision of customer services or goods)

- 3.6 **Office (excluding those involving direct provision of customer services or goods)** means any office of such uses that would not attract frequently a large number of visitors to the premises by providing direct services or goods to customers or visiting members of the general public.
- 3.7 In general, the premises are to be used for 'office' function which would not attract a large number of visitors. Some examples include headquarters or back-office operations; professional consultants such as architects, engineers, surveyors, planning consultants, solicitors, accountants; and business services such as advertising agencies, management consultants, public relations agencies and interior/graphic design offices.
- 3.8 Establishments which may be frequently visited by the general public, such as travel agents, property agents, employment agencies, investment broker firms, money lending offices, ticketing and sales offices and tourist information offices would be considered as general office use, and planning permission is required from the Board in industrial and I-O buildings (except in the purpose-designed non-industrial portion on the lower floors of an existing building).

I-O Building

- 3.9 An I-O Building is defined as a dual-purpose building in which every unit of the building, other than that in the purpose-designed non-industrial portion, can be used flexibly for both industrial and office purposes. In terms of building construction, the building must comply with all relevant building and fire regulations applicable to both industrial and office buildings, including floor loading, compartmentation, lighting, ventilation, provision of means of escape and sanitary fittings.

4 Permitted Use/Development in an “OU(Business)” Zone

New Development

- 4.1 The following types of buildings are permitted as of right in the “OU(Business)” zone as new development or redevelopment/conversion of the whole building:
- (a) Business buildings providing accommodation for a mix of non-polluting industrial (excluding industrial undertakings involving the use/storage of Dangerous Goods), office and other commercial uses;
 - (b) Office buildings with or without retail and other commercial uses;
 - (c) Industrial buildings providing accommodation for non-polluting industrial uses (excluding industrial undertakings involving the use/storage of Dangerous Goods) and office uses (excluding those involving direct provision of customer services and goods); and
 - (d) I-O buildings providing accommodation for non-polluting industrial uses (excluding industrial undertakings involving the use/storage of Dangerous Goods), offices (excluding those involving direct provision of customer services and goods) on upper floors, and general offices with or without commercial uses in the purpose-designed non-industrial portion on the lower floors which will be separated from the industrial uses on the upper floors by a buffer floor.
- 4.2 All uses included in Column 1 of Schedule I of the user schedule for the “OU(Business)” zone will be permitted as of right in new development as well as redevelopment/conversion of an existing industrial or I-O building in whole to a ‘business’ building.
- 4.3 New development of industrial or I-O buildings, i.e. development with general building plans submitted and approved under the “OU(Business)” zoning, have to conform to uses specified under Column 1 of Schedule II of the user schedule unless otherwise permitted by the Town Planning Board through the planning permission system. For such development, if no industrial undertakings involving offensive trades or the use/storage of Dangerous Goods will be accommodated within the building and such intention is clearly specified in the building plan submission, general office use will be permitted as of right. Otherwise, only those office uses that would not involve direct provision of customer services or goods to the general public will be permitted as of right. This is to address the concern on fire safety within the building. By the same token, for a building with office uses involving direct provision of customer services or goods, planning

permission will not be granted for any proposed industrial undertakings involving the use/storage of Dangerous Goods that requires a licence under the Dangerous Goods Ordinance.

Existing Industrial or I-O Buildings

- 4.4 As specified in the covering Notes of the outline zoning plans, no action is required to make the existing use of any land or building conform to the relevant plan, including the "OU(Business)" zoning. All existing uses within an existing industrial or I-O building will be tolerated. However, any material change of use will have to be permitted in terms of the plan (see paragraph 4.8 below).
- 4.5 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. In such circumstances, Schedule II of the user schedule for the "OU(Business)" zone provides that only office use which would not involve direct provision of customer services or goods to the general public will be permitted as of right in existing industrial or I-O buildings. Other office, commercial and institutional uses specified under Column 2 of Schedule II will require planning permission from the Town Planning Board. The provision for planning application for shop and services is restricted to those located at the ground floor only due to fire safety concerns. However, ancillary showroom use of up to 20% of the total usable floor area of an industrial firm in the same premises or building will be permitted without application. Ancillary showroom exceeding the 20% threshold may also be permitted on any floor of the building upon application to the Board.
- 4.6 The 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 areas¹ on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively. For any application which would result in a slight exceedance of the relevant floor area limit, the applicant has to demonstrate that the fire safety concern can be satisfactorily addressed, and each case will be considered by the Board on its own merits. The above limits on commercial floor area do not

¹ In calculating the floor area, staircases, common circulation areas, lift landings, lavatories, water closets and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building may be excluded.

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 (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use. Any prospective applicant may check with the Planning Department on the aggregate commercial floor area figure in the concerned industrial or I-O building. Moreover, the 230m²/460m² criteria do not apply to cases involving conversion of the low zone of an existing industrial or I-O building for commercial uses if the commercial portion is completely separated from the industrial or I-O portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion. Also, FSD will not support commercial uses in the basement(s) of an industrial or I-O building as the basement(s) are more susceptible to fire risk and pose more serious hazards when involved in fire.

- 4.7 For an existing I-O building, commercial uses and general office use will be permitted as of right in the purpose-designed non-industrial portion on the lower floors of an existing building (excluding basement(s) and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) provided such uses are separated from the industrial or I-O use located above by a buffer floor of non-hazardous occupancy, such as a car-parking or loading/unloading floor. No industrial uses will be permitted to co-exist with the commercial uses in the non-industrial portion.

Material Change of Use in Part of Existing Industrial or I-O Buildings

- 4.8 When there is a material change of use, say, from one type of industrial use to another, or from non-industrial to industrial, the proposed use must be permitted in terms of the extant OZP. In this respect, only non-polluting industrial uses without the use/storage of Dangerous Goods that requires a licence under the Dangerous Goods Ordinance will be permitted as of right in order to avoid the perpetuation and/or aggravation of the potential interface problems.

5. Other Statutory and Non-statutory Requirements

- 5.1 For all new development, redevelopment, conversion and material change of use, adequate parking and loading/unloading 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. These include building structure, means of escape and fire safety requirements, which will be considered at the building plan submission stage.

TOWN PLANNING BOARD

September 2007

Appendix IV

FSD Circular Letter No. 4/96 (Extract)

6. **Compatibility of Occupancy**

Compatibility of Occupancy Chart	
Occupancy	Non-Permitted
<u>Industrial</u> (As defined in Sect. 2 Factories and Industrial Undertakings Ordinance, Cap. 59)_	All other occupancies with the exception of:- <ol style="list-style-type: none"> offices which do not attract unreasonably large number of persons who could be exposed to risks which they would neither be aware of nor prepared to face. These persons include the old, infirm, children and those whose nature of work is unrelated to the activities in the buildings but exclude regular office workers; car parking facilities for benefit of employees or on commercial basis; bank use on ground/first floor of an industrial building (See note (v)); workers/staff canteens; fast food counters (See note (vi)); Electrical Shop (See note (vii)); Local Provisions Store (See note (viii)); Manufacturing/building materials; auto parts supplies; Showroom in connection with the main industrial use.
<u>Composite Industrial- Office Building</u>	Same as those specified for an industrial building described above. However, more extensive commercial developments can be allowed in the low zone if such developments are completely separated from the I-O portion by a buffer of non-hazardous occupancy, such as a carparking floor. There shall be no restriction as to the type and extent of the commercial portion/activities.
<u>Domestic Building</u> (As defined in Section 2 of Buildings Ordinance, Cap.123)	Industrial (Building Services Excepted):- Occupancies as covered by Regulation 49 of the Building (Planning) Regulations, Cap. 123. Buildings with single staircases to be treated as covered by para. 6(2)(b) of the Code of Practice on Provision of Means of Escape in Case of Fire and Allied Requirements.

Signed

(LAM Chun-man)

for Director of Fire Services

Date : 22 October, 1996

Occupancy	Non-Permitted
<u>Composite Building</u> (As defined in Section 2 of Buildings Ordinance, Cap.123)	Industrial (Building Services Excepted):- Occupancies as covered by Regulation 49 of the Building (Planning) Regulations, Cap. 123. Buildings with single staircases to be treated as covered by para. 6(2)(b) of the Code of Practice on Provision of Means of Escape in Case of Fire and Allied Requirements.
<u>Domestic and Composite Buildings Containing a Cinema or Theatre</u> (PPE Regulations will apply)	Industrial (Building Services Excepted):- Occupancies as covered by Regulation 49 of the Building (Planning) Regulations, Cap. 123. Schools. Child Care Centres.
<u>Purpose-built Institutional Building</u> (e.g. School, Hospital, Church, etc.)	All other occupancies with the exception of those ancillary to the particular Institution.

- Notes
- (i) FRP requirements to comply with Part XV of the Building (Construction) Regulations, Cap. 123.
 - (ii) Dangerous Goods Legislation and FPB Policies adequately cater for all possible permutations of occupancies involving licensed D.G. Storage and Manufacture.
 - (iii) To be read in conjunction with current Government policies on factories in domestic, schools, restaurants, etc.
 - (iv) Petrol Filling Stations on G/F of an Industrial /Carpark Buildings (Paragraph 4 refers).
 - (v) Bank and industrial occupancies to be completely separated from each other by suitable FRP and design.
 - (vi) Sited at street level only and licensed as food factories.
 - (vii) Electrical Shop - Any premises used for the selling of electrical accessories. In most cases repairing services are also provided.
 - (viii) Local Provisions Store (previously termed as Food Store) - Any premises used for the selling of cigarettes, drinks, canned food, and other local convenience goods.

Date : 22 October, 1996



Proposed Shop and Services (Bank) at Workshop Units 6C & 6D, G/F, Hoi Luen
Industrial Centre, 55 Hoi Yuen Road, Kowloon (Planning Application No. A/K14/805)
19/08/2021 10:38
From: Sandra <sandra@rcsl.com.hk>
To: tpbpd@pland.gov.hk
Cc: eyfchoy@pland.gov.hk, ctwwun@pland.gov.hk
File Ref:

Dear Sirs,

We refer to the subject planning application submitted by us on 5 July 2021.

Please be advised that there are existing loading/unloading bays at 55 Hoi Yuen Road to cater for the proposed conversion.

Best Regards,

Sandra Yip
Raymond Chan Surveyors Limited
Tel: 2722 7270
Fax: 2311 3436
[Email: sandra@rcsl.com.hk](mailto:sandra@rcsl.com.hk)

RAYMOND CHAN SURVEYORS LIMITED 陳旭明測計師行有限公司



ROOM 308, 3/F, EMPIRE CENTRE, 68 MODY ROAD, TSIMSHATSUI EAST, KOWLOON, HONG KONG.
香港九龍尖沙咀麼地道68號帝國中心3樓308室

TEL : 2722 7270
FAX: 2311 3436

Your Ref.: TPB/A/K14/805
Our Ref. : PR190204/09
Date : 21 October 2021

The Secretary, Town Planning Board
15/F., North Point Government Offices,
333 Java Road, North Point,
Hong Kong

By Hand & Fax
(2877 0245)

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Shop and Services (Bank) Use at
Workshop Units 6C & 6D on Ground Floor, Hoi Luen Industrial Centre,
No. 55 Hoi Yuen Road, Kowloon (Kun Tong Inland Lot No. 69)
(Planning Application No. A/K14/805)

We refer to the email from Kowloon District Planning Office dated 16 August 2021 forwarding the departmental comments of Fire Services Department on the captioned application.

We would like to provide response to comments of Fire Services Department as follows:-

Comments from Fire Services Department	Our Response
I have no objection in principle to the application subject to:- (i) Fire Service installations and equipment being provided to the satisfaction of this Department. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans; (ii) The bank and industrial occupancies are completely separated from each other by suitable fire resistance construction and design; and	(i) Noted. (ii) Noted. The bank and industrial occupancies would be separated from each other by suitable fire resistance construction and design.

...../2

DIRECTORS:
CHAN Yuk-ming, Raymond

AP(HK), FRICS, FHKIS, MCIArb, MCIQB, C. Build E FCABE,
RPS(BS, PFM, P&D)
Chartered Building Surveyor, Authorized Person
Chartered Project Management Surveyor
Registered Professional Surveyor

TSE Chi-kin, Kenny

BSc, FRICS, FHKIS, RPS(BS, PFM, P&D), MHKIVM, MHKICM
Chartered Building Surveyor, Authorized Person
Chartered Project Management Surveyor
Registered Professional Surveyor

TOWN PLANNER:
YIP Siu-kwan, Sandra

BSc, MSc (Urban Planning), MRTP I, RPP
Chartered Town Planner

QUANTITY SURVEYOR:
CHAN Siu-hong, Honby

FRICS, FHKIS, FInstCES, MHKICM, RPS(QS)
Chartered Quantity Surveyor
Chartered Project Management Surveyor
Registered Professional Surveyor

Your Ref.: TPB/A/K14/805
Our Ref. : PR190204/09
Date : 21 October 2021

Page 2

(Con't)

Comments from Fire Services Department	Our Response
(iii) The rear exits (i.e. exits connecting to the industrial portions) shall be restricted to the bank staff only.	<p>(iii) Noted. The entrance/exit connecting to the industrial portion shall be restricted to bank staff only. Meanwhile, the customers of the proposed bank would be arranged to access to/leave the application premises via the adjoining workshop (i.e. an existing bank at Workshop No. 6B on ground floor). The Workshop No. 6B has been approved for bank use by the Building Authority (Appendix I). The proposed access/exit route for customers of the proposed bank is shown on the attached plan (Figure 1A).</p> <p>A&A submission showing detail layout will be submitted to the Building Authority and Fire Services Department for approval after obtaining planning permission.</p>

Thank you for your processing. Should you have any queries, please feel free to contact the undersigned at 2722 7270.

Yours faithfully,
RAYMOND CHAN SURVEYORS LIMITED

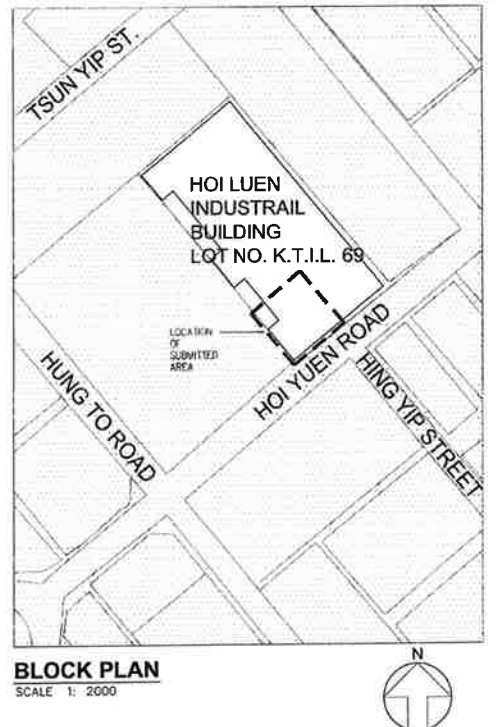
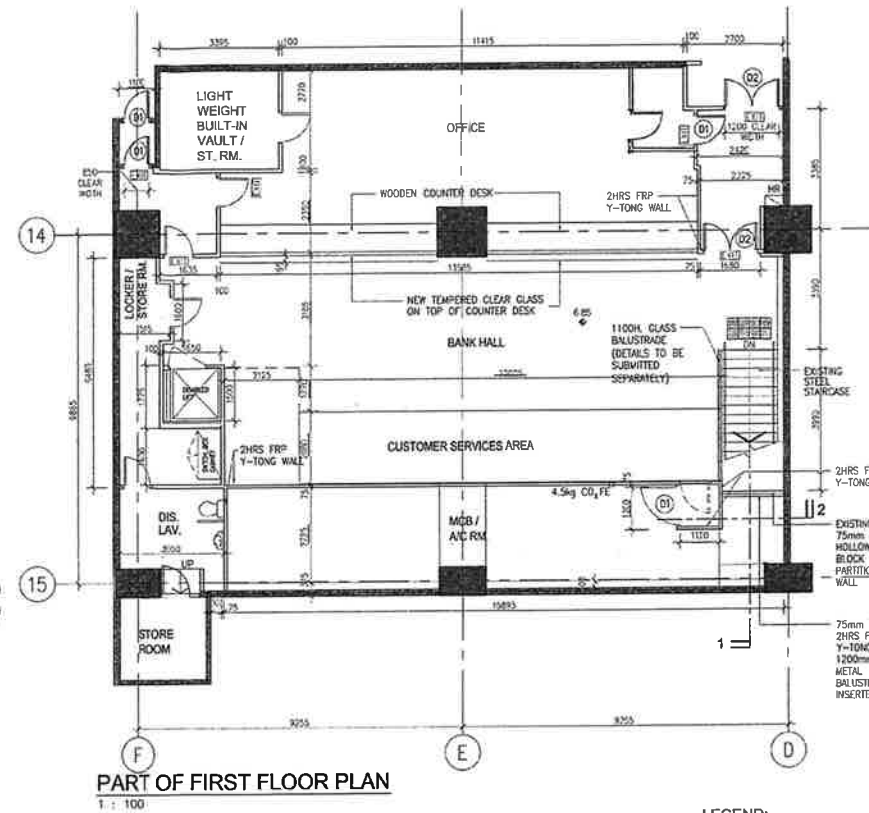
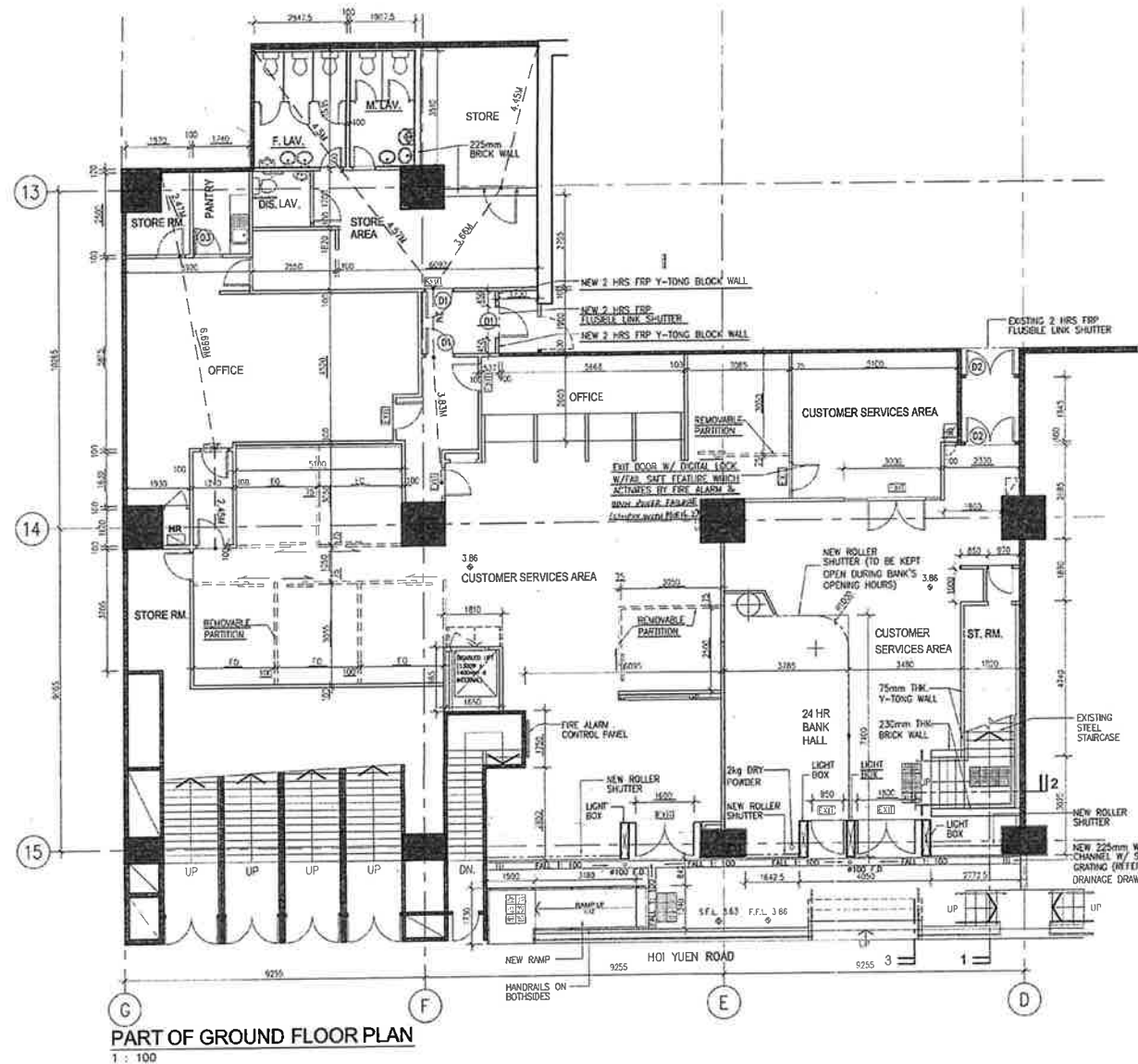


Sandra Yip
Encl.

c.c. Kowloon District Planning Office, Planning Department (Attn: Mr Edwin Choy)

Appendix I

DEPT.	REF. NO.
B. D.	BD 2-3/4082/91/9
F. S. D.	FP 8/4466 II



FIRE NOTES:

1. ALL EXISTING FIRE SERVICE INSTALLATIONS SHOULD BE RETAINED UNLESS OTHERWISE STATED.
2. 2 HOURS F.R.P. FUSIBLE LINK SHUTTER TO OPERATE AT A TEMPERATURE OF 65°C INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH N.F.P.A. / F.O.C. RULES / A.S. OR OTHER EQUIVALENT NATIONAL STANDARD TO BE PROVIDED AS INDICATED.
3. EMERGENCY LIGHTING WITH 2 HOURS BATTERY BACK-UP IN ACCORDANCE WITH BS 5268 PART 1 SHALL BE PROVIDED THROUGHOUT THE ENTIRE BANK AND ALL EXIT ROUTE LEADING TO ALL EXITS.
4. VISUAL FIRE ALARM SIGNALS IN FORM OF A FLASHING RED LIGHT WILL ONLY BE PROVIDED TO THE AREA, WHICH MAY BE ACCESSED BY PUBLIC IN ACCORDANCE WITH F.S.D. CODE OF PRACTICE AND TO 88888 VISUAL FIRE ALARM SIGNALS WILL NOT BE PROVIDED FOR OTHER AREAS AS IT IS A BANK AND THE OCCUPANTS ARE FAMILIAR WITH THE ENVIRONMENT SUCH AS BACK OF HOUSE AND STAFF OFFICE, ETC.
5. FIRE DETECTOR SYSTEM WITH HEAT DETECTOR WILL BE PROVIDED AT THE AREA NOT COVERED BY SPRINKLER SYSTEM. THE FIRE ALARM CONTROL PANEL WILL BE LOCATED NEAR THE MAIN ENTRANCE OF BANK ON GROUND FLOOR. THE FIRE DETECTION SYSTEM SHALL BE LINKED TO FIRE SERVICES COMMUNICATION CENTER (FSCC) BY DIRECT TELEPHONE LINE.
6. THE APPROPRIATE TYPE PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATION AS SHOWN ON PLANS.
7. AUTOMATIC CUT-OFF DEVICES FOR VENTILATION / AIR CONDITIONING CONTROL SYSTEM WILL BE PROVIDED. IT SHALL STOP ALL MECHANICALLY INDUCED AIR MOVEMENT WITHIN A DESIGNATED FIRE COMPARTMENT.
8. SMOKE DETECTOR TO BE PROVIDED FOR THE ENTIRE BANK AREA.
9. EXIT SIGNS SHALL BE PROVIDED AS SHOWN ON THE DRAWINGS. EXIT ROUTES IN THE BUILDING SHALL BE CLEARLY INDICATED BY ILLUMINATED EXIT SIGNS IN BOTH ENGLISH AND CHINESE CHARACTERS ON 175mm HIGH.
10. AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED AND MODIFIED TO SUIT THE NEW LAYOUT, EXCEPT EAM PLANT ROOM, SERVICE DUCTS AND LIGHTWEIGHT BUILT-IN VAULT.
11. MANUAL FIRE ALARM SYSTEM TO BE PROVIDED.

GENERAL NOTES:

1. ALL DIMENSIONS AND SETTING OUT TO BE VERIFIED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS.
2. ALL DIMENSIONS GIVEN ON ALL DRAWINGS ARE STRUCTURAL AND IN MILLIMETERS UNLESS OTHERWISE STATED.
3. THE ALTERATION AND ADDITION WORK SHOWN ON THIS DRAWING DO NOT AFFECT THE APPROVED PLOT RATIO AND SITE COVERAGE FOR THE EXISTING BUILDING.
4. THE ALTERATION AND ADDITION WORK DO NOT AFFECT ANY BUILDING PROJECTIONS, OPEN SPACE, MEANS OF ESCAPE IN CASE OF FIRE, FIRE RESISTANCE AND COMPARTMENT, LIGHTING AND VENTILATION AND LANE/ STREET PROVISION.
5. DO NOT SCALE DRAWINGS, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
6. CONSTRUCTION WORKS ARE TO BE COMPLIED WITH HONG KONG BUILDING (CONSTRUCTION) REGULATION, 1999 & CODE OF PRACTICE FOR FIRE RESISTANCE CONSTRUCTION 1996.
7. THE CONTRACTOR SHALL SUBMIT ALL INFORMATION AS STATED IN THE HONG KONG BUILDING (CONSTRUCTION) REGULATION AND FURTHER INFORMATION REQUIRED BY THE BUILDING AUTHORITY.
8. REINFORCEMENT OF EXISTING R.C. MEMBERS ARE SHOWN FOR INFORMATION ONLY.
9. ALL STRUCTURAL DETERIORATION / DEFECTS IN THE ATTACHED EXISTING MEMBER OF THE PARENT BUILDING TO BE PROPERLY REMEDIATED BEFORE COMPLETION OF THE WORKS.
10. BEAM SIZE OF EXISTING BEAMS TO BE BREADTH x DEPTH.
11. ORIGINAL R.C. DESIGN CODE IS BUILDING (CONSTRUCTION) REGULATION, 1976.
12. STRUCTURAL PLANS TO BE SUBMITTED SEPARATELY.
13. DRAINAGE PLANS TO BE SUBMITTED SEPARATELY.
14. ALL NECESSARY REQUIREMENTS FOR THE DISABLED TO BE PROVIDED AND BUILDING (PLANNING) REG. 72 TO BE FULLY COMPLIED WITH.
15. EXISTING FRP TO ELEMENTS OF CONSTRUCTION INSIDE THE BUILDING AREA REMAIN UNCHANGED.
16. THE PROPOSED PLATFORM LIFT WOULD BE SATISFIED THE REQUIREMENTS AS STIPULATED UNDER THE EMSO'S CODE OF PRACTICE ON THE DESIGN AND CONSTRUCTION OF LIFTS AND ESCALATORS; AND
17. THE PLATFORM WOULD BE SELF-OPERATED W/ COMMON KEY AS PER EMSO'S REQUIREMENT FOR WHEELCHAIR PLATFORM.

LEGEND:

- ◆ EXISTING LEVEL
- ◆ PROPOSED STRUCTURAL LEVEL
- ◆ PROPOSED FINISHED LEVEL
- R.C. WORKS
- WOOD WORKS
- GLASS WORKS
- METAL WORKS
- SANITARY FITTINGS
- BRICK WORKS
- DRY WALL PARTITION
- PROVISION FOR DISABLED
- NON-ABSORBENT FLOOR TILES
- EXISTING
- 75mm Y-TONG WALL
- == TO BE OMITTED

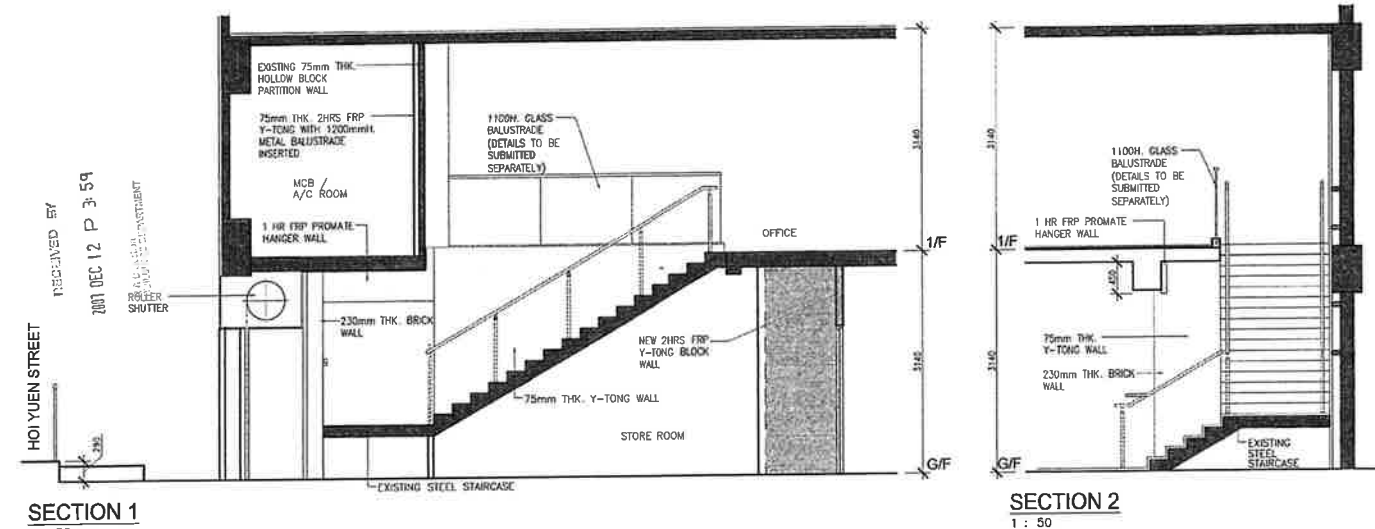
FOR BD CONSENT PROCEDURE
STATEMENT II: THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.



SECTION 3
1 : 50



SECTION 2
1 : 50



SECTION 1
1 : 50

Plan Approved
K W CHUNG
Senior Building Surveyor
for BUILDING AUTHORITY
- 8 JAN 2008

YU SH YU
AUTHORIZED PERSON (ARCHITECT)
AP: 114000

BD COPY
AMENDED

23 JUL 2007 14 DEC 2006 APPROVED BY BD	KWONG & ASSOCIATES LIMITED ARCHITECTURE URBAN DESIGN INTERIORS 鄺穎文建築師事務所有限公司	PROJECT: RENOVATION OF HANG SENG BANK BRANCH OFFICE HOI YUEN ROAD BRANCH AT NO. 55 HOI YUEN ROAD, KWUN TONG	REVISION: A AMENDMENT NOV 2006 B AMENDMENT JUN 2007 C AMENDMENT OCT 2007 D AMENDMENT NOV 2007	TITLE: BLOCK PLAN, G/F PLAN, 1/F PLAN, SECTION, AND NOTES SCALE: AS SHOWN DATE: June 2006 FILE: 2\y\06203 HGB-Hoi Yuen RD) ABA\CBP\A-CBP-01e-02.dwg	DRAWING NO. A-CBP-01 DRAWN BY: WL CHECKED BY: ok / sy JOB NO. 06203 APPROVED BY:
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2-3/402/81/9

COLOUR INDICATION

- EXISTING WORKS UNCHANGE
- CEMENT RENDERING OR PLASTER
- NEW BLOCK WORKS
- FLOOR TILES
- STEEL WORKS
- TIMBER WORKS
- GLASS WORKS
- SANITARY FITTINGS
- DEMOLISHED WORKS
- EXTENT OF A&A WORKS

ABBREVIATIONS

- M.L. METAL LOUVER
- F.E. FIRE EXTINGUISHER
- H.R. HOSE REEL
- F.H. FIRE HYDRANT
- F.D. FLOOR DRAIN
- M.H. MURKIN
- D.X. EXISTING

LEGEND

- STRUCTURAL LEVEL
- FIRE EXIT SIGN

EX. 1 HR TRP SELF-CLOSING DOOR

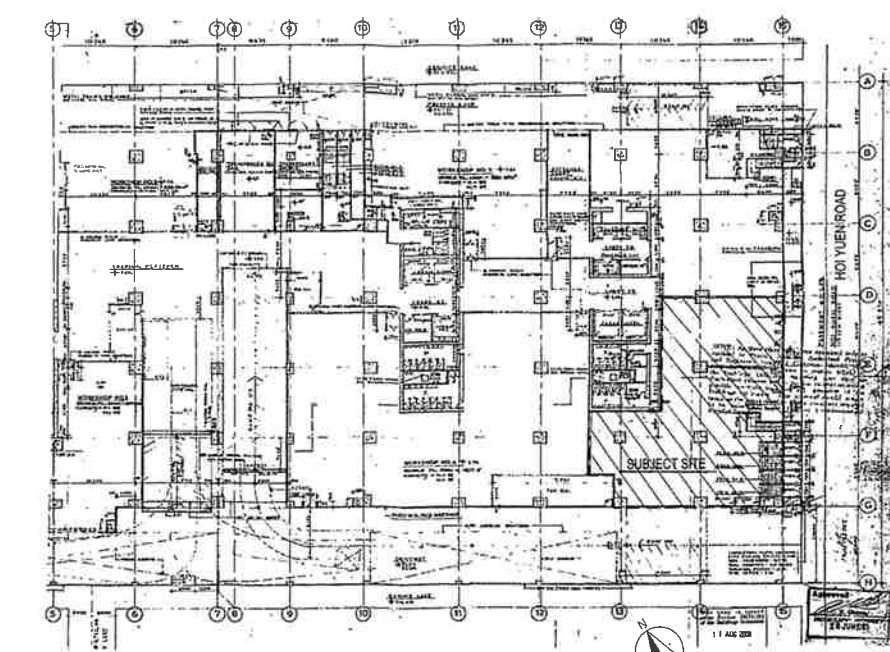
EX. 1 HR TRP SELF-CLOSING DOUBLE DOOR

GENERAL NOTES

- THIS A&A SUBMISSION IS TO REMOVE THE EXISTING FIRE SHUTTERS AT REAR OF THE BANK TO PROVIDE ADDITIONAL EMERGENCY ACCESS FOR THE BACK OFFICE AS PER THE BANK'S INTERNAL SAFETY GUIDELINE AND THE EXISTING PROTECTED LOBBY TO BE RETAINED AS BARRIER FOR THE FIRE COMPARTMENTATION.
- ALL LEVELS GIVEN ARE STRUCTURAL LEVELS AND IN METERS ABOVE P.D.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED AND TO BE VERIFIED ON SITE.
- ALL BUILDING REGULATIONS TO BE COMPLIED.
- FIRE SERVICES DEPARTMENT'S REQUIREMENTS TO BE COMPLIED WITH.
- NO WORK TO START UNTIL THE CONSENT FOR COMMENCEMENT OF WORKS HAS BEEN OBTAINED FROM BUILDING AUTHORITY.
- ALL BRICK WORKS AND MASONRY TO BE BUILT IN 1:3 CEMENT MORTAR.
- G.F.A. FLOOR AREA & SITE COVERAGE REMAINS UNCHANGED.
- NO STRUCTURAL ALTERATION INVOLVES IN THE A&A SUBMISSION.

FIRE SERVICE DEPARTMENT NOTES

- EXISTING F.S. INSTALLATIONS REMAINS UNCHANGED UNLESS OTHERWISE STATED



2 G/F KEY PLAN
SCALE 1 : 450 (EXTRACTED FROM BUILDING PLAN APPROVED ON 28 JUN 1985.)

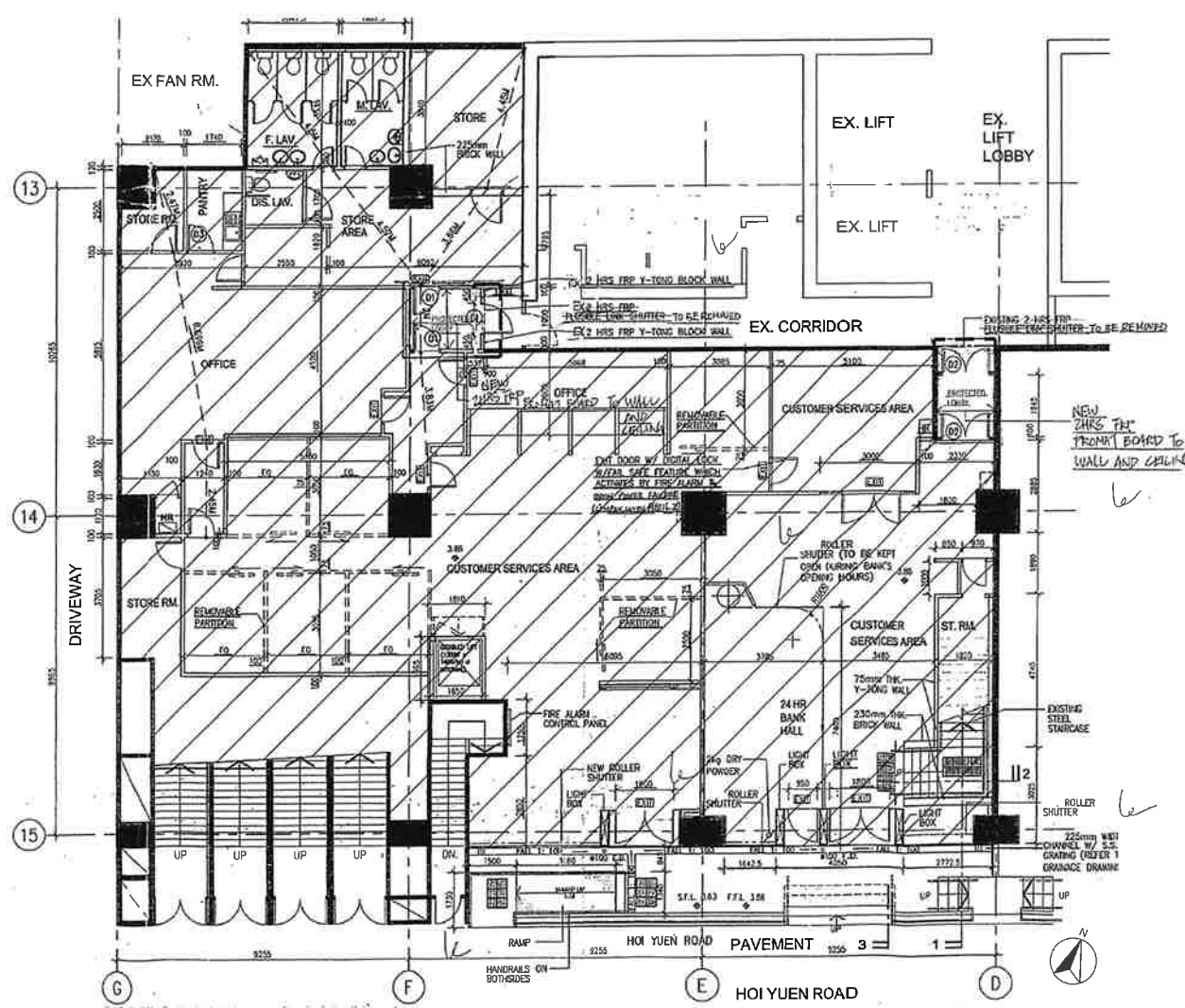


LOCATION PLAN
SCALE 1 : 3000

FIRE RESISTANCE REQUIREMENT FOR ELEMENTS OF CONSTRUCTION

STOREY	COMPARTMENT OF BUILDING			F.R.P. (HOUR)	MIN. DIM. FOR ELEMENT OF CONSTRUCTION												R.C. WALL		R.C. STAIR	
	FLOOR AREA (square meter)	VOLUME (meter cube)	TOTAL VOLUME (meter cube)		R.C. SLAB		R.C. BEAM		R.C. COLUMN				R.C. WALL		R.C. STAIR					
					THICKNESS	COVER TO STEEL THICKNESS	THICKNESS	COVER TO STEEL THICKNESS	SIDE LAPSPED	OVERALL SIZE	SIDE LAPSPED	COVER TO STEEL THICKNESS	THICKNESS	COVER TO STEEL THICKNESS	THICKNESS					
G/F	503.404	1680.699	2365.396 ($< 28,000m^3$)	2	125	35	25	200	50	40	300	200	160	35	25	25	100	25	125	35
1/F	246.722	774.707																		

TABLE EXTRACTED FROM A&A APPROVED PLAN (REF. BD 2-3/4062/81/9 ON 08 JAN 2005, FOR REFERENCE ONLY.)



3 PART PLAN OF GROUND FLOOR
SCALE 1 : 100 (EXTRACTED FROM A&A APPROVAL PLAN (REF. BD 2-3/4062/81/9) APPROVED ON 6 JAN 2008)

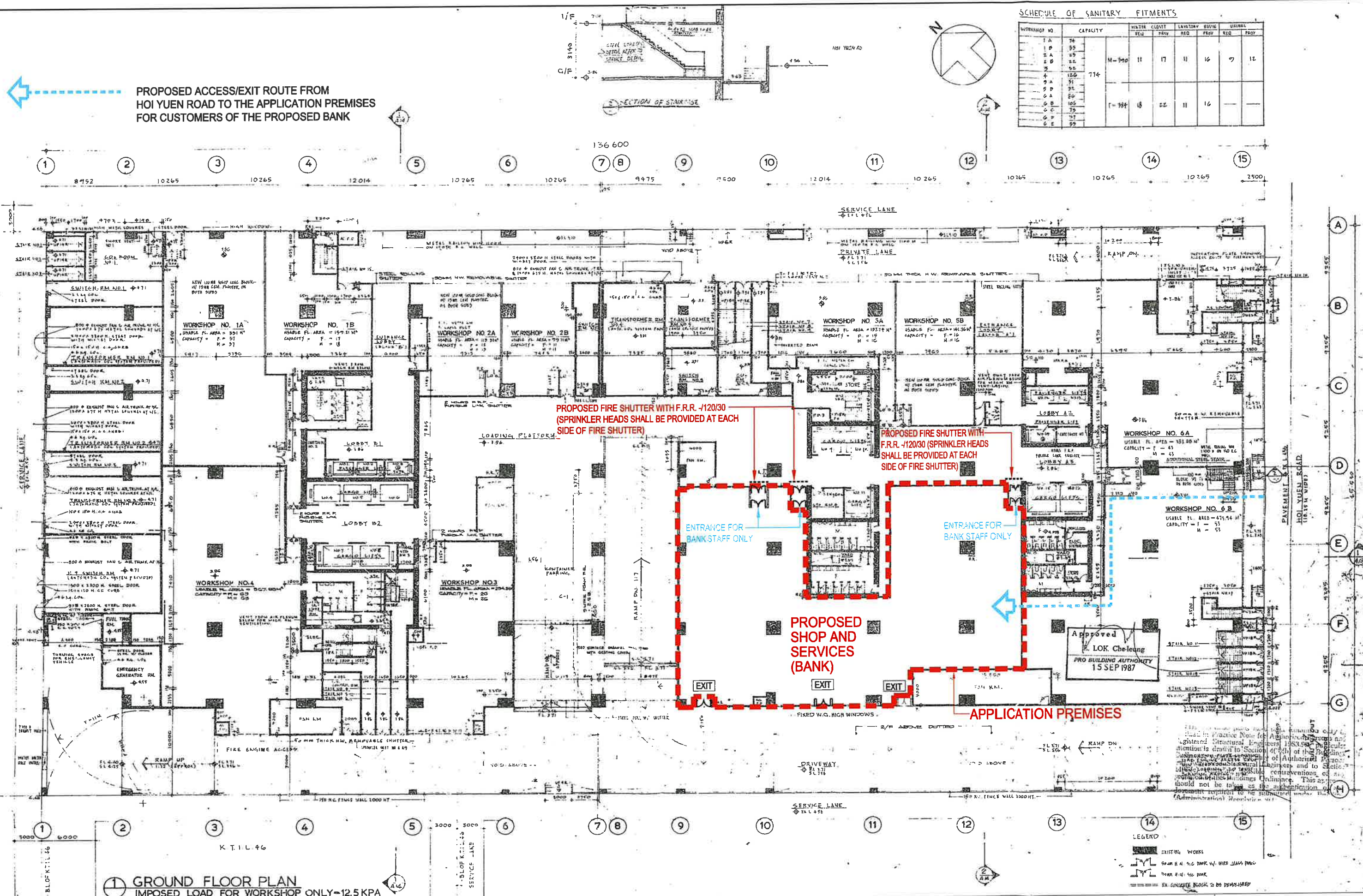
BD

BD	
FSD	
LD ASIA	
NOTE:	
Plan Approved	
C. K. LO	
Chief Building Surveyor	
for BUILDING AUTHORITY	
19 NOV 2008	
Description	
Drawn	
Checked	
Approved	
Date	
Authorized Person	
CHAN MING YEE	
AP(A) 103/90	
Drawing Title	
BUILDING (A & A) PLAN	
GROUND FLOOR PLAN, KEY PLAN & NOTES	
Drawn	SP
Checked	TW
Approved	LC
Scale	AS SHOWN
Date	SEPT 2008
Project	HANG SENG BANK BRANCH OFFICE, PROPOSED A&A WORK FOR EMERGENCY ACCESS FOR THE BACK OFFICE AT G/F, 55 HOI YUEN ROAD, KWUN TONG, KLN. (K.T.L.69)
Drawing Number	11228/CBP/01
Uxwlyn-Dawson Project Reference	11228
Rev	


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2008 SEP 26 P 5:06
BUILDING DEPARTMENT

26 SEP 2008

WORKING NO		CAPACITY		WATER REQ	CLAY REQ	LEAST DAY REQ	STONE REQ	GRANUL REQ
1 A	34	774	M=390	11	17	11	16	7
1 B	75							
1 A	25							
1 B	25							
3	25							
4	126							
9 A	91							
9 B	75							
9 A	56							
9 B	105			T=384	18	22	11	16
9 C	75							
9 D	51							
9 E	59							



① GROUND FLOOR PLAN
IMPOSED LOAD FOR WORKSHOP ONLY=12.5 KPA


 RAYMOND CHAN
 SURVEYORS
 LIMITED

- NOTES:
1. ALL MEASUREMENT MUST BE CHECKED ON SITE.
 2. DO NOT SCALE DRAWING.
 3. DRAWING AND COPY-RIGHT ARE PROPERTY OF THE RAYMOND CHAN SURVEYORS LTD AND SHALL BE RETURNED AT COMPLETION OF WORK.
 4. DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPRESSEDLY CERTIFIED.

HAD REF.:
BD REF.:
FSD REF.:

PROJECT:
S.16 PLANNING APPLICATION FOR
PROPOSED SHOP AND SERVICES (BANK) USE
AT WORKSHOP UNIT 6C & 6D, G/F,
HOI LUEN INDUSTRIAL CENTRE,
NO. 55 HOI YUEN ROAD,
KWUN TONG, KOWLOON

DRAWING TITLE:	PROPOSED ACCESS/EXIT ROUTE TO THE APPLICATION PREMISES
SCALE:	1: 400
DRAWN:	P.C.

SIGNATURE:

DATE:	OCT 2021
DRAWING NO.:	FIGURE 1A
REFERENCE:	
REVISION:	

5-1

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates
A/K14/805.

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

10/8

「提意見人」姓名/名稱 Name of person/company making this comment 莊仕明 觀塘中分區委員會主席

簽署 Signature

莊仕明

日期 Date

10-8-2021

Advisory clauses

- (a) to note the comments from the District Lands Officer/Kowloon East, Lands Department (LandsD) that the proposed ‘Shop and Services (Bank)’ use would be in conflict with the lease conditions. If the planning application is approved by the Town Planning Board (the Board), the applicant shall apply to LandsD for a waiver/lease modification to implement the proposal. However, there is no guarantee that the waiver/lease modification application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of waiver fee/premium and administrative fee as may be imposed by LandsD. Approval by the Board shall not prejudice the government’s right to take enforcement action against any breach identified at the Premises. Upon receipt of the application of waiver/lease modification, if applied by the owner of the Premises, he is required to prove his ownership and demonstrate the dimensions and calculation of the floor area in all respects to the satisfaction of LandsD;
- (b) to note the comments of the Director of Fire Services that fire service installations and equipment shall be provided to the satisfaction of Fire Services Department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans. The bank and industrial occupancies shall be completely separated from each other by suitable fire resistance construction and design. The rear exits (i.e. exits connecting to the industrial portions) shall be restricted to the bank staffs only. Regarding matters related to fire resisting construction of the Premises, the applicant is reminded to comply with the “Code of Practice for Fire Safety in Buildings” (FS Code) which is administered by the Building Authority (BA). The applicant’s attention is drawn to the ‘Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises’;
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that all building works should in all aspects comply with the Buildings Ordinance (BO) and its allied regulations. Before any new building works are to be carried out on the Premises, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO and to ensure full compliance with the BO and its allied regulations including the provisions on means of escape, fire resisting construction and access and facilities for persons with a disability, etc., in particular, (a) provision of adequate means of escape in accordance with Building (Planning) Regulation 41(1) and the FS Code; (b) provision of fire barriers with adequate fire resisting construction between the Premises and the remaining portion of the building in accordance with Building (Construction) Regulation 35 and the FS Code; and (c) provision of adequate sanitary fitments to the Premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations. For UBW erected in leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Premises under the BO. If the proposed use under application is subject to the issue of a licence, the applicant is reminded that any existing structures on the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.

Detailed comments under the BO can only be provided at the building plan submission stage. The applicant's attention should be drawn to the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-47 that the BA has no powers to give retrospective approval or consent for any UBW.

- (d) to note the comments of the Commissioner for Transport that she has the rights to impose, alter or cancel any car parking, loading/unloading (L/UL) facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development. No armored car is allowed to stop along Hoi Yuen Road for any L/UL activities.