

This document is received on 9 AUG 2024.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

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

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 or Regulated Areas; and**  
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**  
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

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

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

2401934 8/8 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K5/868
	Date Received 收到日期	- 9 AUG 2024

- 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃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 )

Mr. Yuen Siu Lun David and  
Ms. Cheng Pui Ling

### 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 )

Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Portion of G/F, Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, 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 <b>300.43</b> .....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)	..... NA ..... 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	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group E)2"
(f) Current use(s) 現時用途	Shop and Services  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

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

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

(b) The applicant 申請人 –

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

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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所用途，請填妥於附件的表格。

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

(a) Total floor area involved 涉及的總樓面面積	300.43 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shop and Services  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... NA ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 .... 300.43 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 ..... 300.43 ..... 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	Shop and Services	Shop and Services

(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 <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)            (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
(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 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate            請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <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> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)											

**(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      From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction      From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction      From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction      From 由 .....m 米 to 至 ..... m 米  
建築物高度限制  
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      From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ 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                                                    | <input type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率                        | .....                                                             | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積                     | ..... %                                                           | <input type="checkbox"/> 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                                                   |                                  |
|                                                   | <input type="checkbox"/> include 包括.....storeys of basements 層地庫  |                                  |
|                                                   | <input type="checkbox"/> 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)                                               | <input type="checkbox"/> About 約 |
|                                                   | ..... m 米                                                         | <input type="checkbox"/> 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)

November 2024

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

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

## 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，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

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

**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 this application 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

Cannis Lee

Associate Director (Planning)

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ 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 .....MPIA.....

on behalf of  
代表

Lawson David and Sung Surveyors Limited



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

Date 日期

8 AUG 2024

(DD/MM/YYYY 日/月/年)

**Remark 備註**

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

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

**Warning 警告**

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

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

**Statement on Personal Data 個人資料的聲明**

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

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

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

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

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

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

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

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

**For Developments involving Columbarium Use, please also complete the 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<sup>@</sup>

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

<sup>@</sup> 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Portion of G/F, Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon		
Site area 地盤面積	<div style="display: flex; justify-content: space-between;"> <span>NA</span> <span>sq. m 平方米</span> <span><input type="checkbox"/> About 約</span> </div> <div style="display: flex; justify-content: space-between;"> <span>(includes Government land of 包括政府土地</span> <span>NA</span> <span>sq. m 平方米</span> <span><input type="checkbox"/> About 約)</span> </div>		
Plan 圖則	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39		
Zoning 地帶	"Residential (Group E)2"		
Applied use/ development 申請用途／發展	Shop and Services		
(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	<div style="display: flex; justify-content: space-between;"> <span>NA</span> <div> <input type="checkbox"/> About 約  <input type="checkbox"/> Not more than 不多於 </div> </div>	<div style="display: flex; justify-content: space-between;"> <span>NA</span> <div> <input type="checkbox"/> About 約  <input type="checkbox"/> Not more than 不多於 </div> </div>
	Non-domestic 非住用	<div style="display: flex; justify-content: space-between;"> <span>300.43</span> <div> <input checked="" type="checkbox"/> About 約  <input type="checkbox"/> Not more than 不多於 </div> </div>	<div style="display: flex; justify-content: space-between;"> <span>NA</span> <div> <input type="checkbox"/> About 約  <input type="checkbox"/> Not more than 不多於 </div> </div>
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	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	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	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	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	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	NA % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	1		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	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/>	NA
	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/>	NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan, Internal Floor Area Plan and Site Photos</u>		
<b>Reports 報告書</b>		
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"/>
<hr/>		
<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。

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潘孝維  
Pun How Wai  
MRIBA

**By Email and Post**

Date : 27 September 2024

Your Ref.: TPB/A/K5/868

Our Ref. : LDS/PLAN/6988

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

Dear Sir/Madam,



**Application for Planning Permission for  
Shop and Services at Portion of G/F, Tai Shing Factory Building,  
Nos. 273B – 275 Un Chau Street, Cheung Sha Wan, Kowloon  
(Application No. A/K5/868)**

This letter serves to supersede our submission of further information dated 24.9.2024.

In response to the comments from the Lands Department, we would like to include the toilet area of Shop 4 (Local Provisions Store) into the Application Premises. The area of Shop 4 will increase to 80.45m<sup>2</sup> and the total floor area will increase to 310.45m<sup>2</sup>. We submit herewith full set of the revised Planning Statement with revised plans and replacement pages of the Application Form for your consideration.

Should there be any queries, please contact our Miss Cannis Lee or Mr. Jeremy Poon at [REDACTED]

Yours faithfully,  
For and on behalf of  
**Lawson David & Sung Surveyors Limited**

Encl.

c.c. DPO/TWK (Attn.: Mr. Wong Hon Yip) – By Email  
Client

*Your Assets for Growth*

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃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。

<b>1. Name of Applicant 申請人姓名/名稱</b>	
( <input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input checked="" type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Mr. Yuen Siu Lun David and Ms. Cheng Pui Ling	
<b>2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)</b>	
( <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 )	
Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)	
<b>3. Application Site 申請地點</b>	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Portion of G/F, Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, 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 <b>310.45</b> .....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)	..... <b>NA</b> ..... sq.m 平方米 <input type="checkbox"/> About 約

**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	310.45 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<b>Shop and Services</b> (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	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... <b>NA</b> ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 .... <b>310.45</b> .... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 ..... <b>310.45</b> ..... 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	Shop and Services	Shop and Services

<b>Gist of Application 申請摘要</b>			
(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 available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Portion of G/F, Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon		
Site area 地盤面積	NA sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39		
Zoning 地帶	"Residential (Group E)2"		
Applied use/ development 申請用途／發展	Shop and Services		
(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	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	310.45 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
	Composite 綜合用途	NA	





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SURVEYORS LIMITED  
Property Consultants • Planning • Valuers • Auctioneers  
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/6988

## **Section 16 Planning Application**

**Shop and Services at Portion of G/F, Tai Shing Factory Building, Nos.  
273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon**

## **Planning Statement**

Applicants

**Yuen Siu Lun David and  
Cheng Pui Ling**

Prepared by

**Lawson David and Sung Surveyors Limited**

August 2024 (Revision 1 - 27.9.2024)

## Executive Summary

This planning statement report is prepared in support of a planning application for Shop and Services at Portion of G/F, Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon (the "Application Premises").

The Application Premises is zoned "Residential (Group E)2" ("R(E)2") on the Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39 gazetted on 17.2.2023. According to the Schedule II of the Notes of the OZP for "R(E)" zone applicable to industrial or industrial-office building, 'Shop and Services (not elsewhere specified)' on the G/F is a Column 2 use, which requires planning permission from the Town Planning Board (the "Board").

The Application Premises has direct frontage to Un Chau Street with a total area of about 310.45m<sup>2</sup>. It is currently 3 separate shop premises. The Applicants intend to regularize the shop and services use and re-arrange the internal floor spaces of the Application Premises for more effective use of floor spaces. The Application Premises will be subdivided into 4 portions (including 230m<sup>2</sup> for shop and services use and 80.45m<sup>2</sup> for shop and services (local provisions store)). The Applicants submit this application to seek the Board's permission for the shop and services use at the Application Premises.

The major justifications of this application are:

1. Land Use Compatibility;
2. In Line with the Planning Intention of "R(E)2" Zone;
3. A Convenient Location Suitable for Applied Use;
4. No Fire Safety Impact; and
5. No Adverse Impact on Traffic and Environment.

In view of the justifications throughout this planning statement report, we sincerely hope that members of the Board and relevant Government departments will give favourable consideration to approve this application.

## 行政摘要

此規劃報告書旨在支持擬在九龍長沙灣元州街273B至275號泰盛工廠大廈地下(部分) (“申請處所”)作商店及服務行業用途的規劃申請。

申請處所位於在2023年2月17日刊憲的長沙灣分區計劃大綱核准圖(圖則編號S/K5/39)上的「住宅(戊類)2」地帶。根據該大綱圖「住宅(戊類)」註釋附表II:適用於工業樓宇或工業—辦公室樓宇,“商店及服務行業(未另有列明者)(只限設於地面一層)”屬第二欄用途,須先向城市規劃委員會(“城規會”)申請。

申請處所面向元州街,總面積約310.45平方米,現時為3間商店。申請人申請規範申請處所現時的商店及服務行業用途,並計劃重新分配及組合申請處所的內部空間,從而優化該空間的使用效益。申請處所將分為4個部分,當中包括230平方米作為商店及服務行業用途,80.45平方米作商店及服務行業(士多)。申請人故此向城規會遞交申請,將申請處所作商店及服務行業用途。

本規劃申請的主要理據如下:

1. 申請用途與區內土地用途相容;
2. 申請用途符合「住宅(戊類)2」地帶的規劃意向;
3. 申請處所位置方便,適合用作商店及服務行業用途;
4. 申請用途不會產生消防安全問題;及
5. 申請用途不會對交通及環境產生不良影響。

以此理據,敬希各城規會成員及有關政府部門從優考慮這宗規劃申請。

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## **Site Photos**

Photo Plate 1	Existing Conditions of the Application Premises
Photo Plate 2	Surrounding Land Uses

## 1. Introduction

### 1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (the “Board”) in support of a planning application for shop and services (hereafter referred to as “the Applied Use”) at Portion of G/F, Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon (hereafter referred to as “the Application Premises”). The location of the Application Premises is shown per **Figure 1**. This Planning Statement Report provides essential information to facilitate the consideration of the Board. It also serves to provide planning justifications in support of the application.

The Application Premises falls within an area zoned “Residential (Group E)2” (“R(E)2”) on the Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39 gazetted on 17.2.2023 (see **Figure 1**). According to the Schedule II of the Notes of the OZP for “R(E)” zone applicable to existing industrial or industrial-office building, ‘Shop and Services (not elsewhere specified)’ on the G/F is a Column 2 use, which requires planning permission from the Board.

The Application Premises is currently 3 separate shop premises. As the Applicants intend to regularize the shop and services use and re-arrange the internal floor spaces of the Application Premises for more effective use of floor spaces, the Applicants submit this application to seek the Board’s permission for the shop and services use at the Application Premises.

### 1.2 Organization of this Report

Following this introductory chapter, this planning statement contains five further chapters:

- Chapter 2 presents the conditions of the Application Premises;
- Chapter 3 discusses the planning context;
- Chapter 4 outlines details of the Applied use;
- Chapter 5 gives account to the justifications of the Applied use;
- Chapter 6 is the conclusion of the planning statement.

## 2. Site Context

### 2.1 The Application Premises

The Application Premises is located at G/F of Tai Shing Factory Building (hereafter referred as “the subject building”), No. 273 - 279 Un Chau Street, Kowloon (see **Figure 2**) and has an area of approximately 310.45m<sup>2</sup>. It has direct frontage to Un Chau Street.

The subject building is an 8-storey industrial building completed in 1961 in the Cheung Sha Wan District. It abuts Un Chau Street to its immediate north and Wing Lung Street to its immediate east. The upper floors of the subject building are mainly occupied by factory, offices and storage uses.

## 2.2 Existing Condition of the Application Premises

The Application Premises is currently 3 separate shop premises (see **Photo Plate 1**) consisting of a tailor shop, a clinic and a grocery store selling household goods along Un Chau Street. Each of the shop premises has their own respective entrance facing Un Chau Street. The registered floor plan is shown per **Figure 3**.

## 2.3 Subject Locality

The subject building, located in Cheung Sha Wan District, abuts Un Chau Street and Wing Lung Street. It is an established residential area with some traditional industrial buildings, characterized with commercial uses on ground floor/street level (see **Photo Plate 2**). The public housing estate, known as Un Chau Estate, is located at the immediate west, southwest and further south of the subject building. Meanwhile, various tenement/residential buildings, industrial/industrial-office buildings and redeveloped/converted residential developments can be found along Un Chau Street.

Due to economic restructuring in the territory and the shift of manufacturing industries out of the area, the industrial buildings in the locality have been converted to industrial-office and storage uses.

## 2.4 Land Ownership Status

The Applicants are the registered owners of the Application Premises. According to the Land Registration Record obtained from the Land Registry, the ownership particular of the Application Premises is as follows:-

Lot No.	Section A of New Kowloon Inland Lot No. 3818
Registered Owners	Yuen Siu Lun David & Cheng Pui Ling
Share of the Lot:	3/6 of 1/8

# 3. Planning Context

## 3.1 Planning Intention

The Application Premises falls within an area zoned “R(E)2” on the Approved Cheung Sha Wan OZP No. S/K5/39 gazetted on 17.2.2023 (see **Figure 1**). This zone is intended “primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem.”

According to the Schedule II of the Notes of the OZP for "R(E)" zone applicable to industrial or industrial-office building, 'Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom which may be permitted on any floor)' is a Column 2 use, which requires planning permission from the Board.

### 3.2 Development within Industrial Buildings

For buildings without a sprinkler system, the maximum permissible aggregate commercial floor areas on G/F is 230m<sup>2</sup>. The applied shop and services use is counted up to the aggregate commercial floor area.

## 4. Development Proposal

### 4.1 Nature and Operation of Applied Use

The Applicants seek permission for shop and services at the Application Premises which has an area of approximately 310.45m<sup>2</sup>. The Applicants intend to regularize the shop and services use and rearrange the internal floor space of the existing shop premises for more effective use of floor spaces. The Application Premises will be subdivided into four portions with the following arrangements (see Internal Floor Area Plan at **Figure 4**):

#### Shop and Services

Shop No.	Use	Internal Floor Area (About)
Shop 1	Tailor Shop	3.28m <sup>2</sup>
Shop 2	Clinic	74.11m <sup>2</sup>
Shop 3	Retail Shop	152.61m <sup>2</sup>
<b>Total</b>		<b>230m<sup>2</sup> *</b>

\*The total aggregate commercial floor space is 230m<sup>2</sup> which is within the maximum permissible limit of 230m<sup>2</sup> on G/F of an industrial building without a sprinkler system.

#### Shop and Services (Local Provisions Store)

Shop No.	Use	Internal Floor Area (About)
Shop 4	Local Provisions Store	80.45m <sup>2</sup> **

\*\*The aggregate commercial floor area on G/F of an existing industrial building without sprinkler system is limited to 230m<sup>2</sup>. Such limit is not applicable to the 'Shop and Services (Local Provisions Store)' use.

The Applied Use is non-polluting commercial use in nature, and serves the surrounding residents. The Application Premises has a direct access from Un Chau Street as a means of escape.



## **5. Planning Justifications**

### **5.1 Land Use Compatibility**

The subject building is located in an established residential area with some traditional industrial buildings in Cheung Sha Wan characterized with commercial uses on the ground floor/street level. Owing to the restructuring of local economy, most local manufacturers have relocated. While the Applied Use is located at the G/F of the subject building, it is compatible with the surrounding context - shop and services uses at ground floor.

Additionally, as the Applied Use is targeted to serve the local community, which is similar to the adjoining uses at the ground floor of the surrounding buildings, it is fully compatible with the surroundings from the land use perspective.

### **5.2 In Line with the Planning Intention of "R(E)2" Zone**

The Applied Use of the Application Premises is considered fully in line with the planning intention of the "R(E)2" zone which is primarily for phasing out of existing industrial uses. It was to allow the phasing out of polluting industrial uses through redevelopment / conversion for residential uses in these areas and avoid perpetuation of industrial/residential interface problem.

With the ongoing transformation of the subject locality into a residential area, the Applied Use will prove its conformability with the said planning intention since it helps avoid perpetuation of industrial/residential interface problem with its high compatibility with the surrounding uses. As the operation of the Applied Use is non-polluting in nature without inducing any interface problem, it will support the planning intention of progressive transformation and upgrading the area.

### **5.3 A Convenient Location Suitable for Applied Use**

The Application Premises is located in an established residential area in Cheung Sha Wan surrounded by assorted residential uses in the subject locality. The ongoing growing population in the Cheung Sha Wan district indicates a high local demand for shop and services uses as illustrated by the vast majority of commercial uses at street level in the surrounding area. The Applied Use at the Application Premises would be able to satisfy the demand of shop and services use in the subject locality, with its proximity to the existing residential uses. As a result, the convenient location of the Application Premises makes it suitable for the Applied use.

### **5.4 No Fire Safety Impact**

Since the applied shop and services use do not exceed the permissible aggregate commercial floor area on G/F of the building, the business operation of the Applied Use is unlikely to arouse fire hazard as fire services installations will be provided in the Application Premises and it has direct access to Un Chau Street, which is a major road. Fire hazard is thus minimized.

## 5.5 No Adverse Impact on Traffic

The locality is served by extensive road networks with Un Chau Street on the north and Wing Lung Street on the west, which are connected to major main roads e.g. Castle Peak Road and Cheung Sha Wan Road. Public transport facilities including buses, public light buses and taxis are widely available in the vicinity and Cheung Sha Wan MTR Station is located about 5 minutes walking distance to the south of the subject building. Main customers of the Application Premises will be residents from the subject locality or travelling to the Application Premises on foot or via public transports. All loading/unloading activities will also be carried out in the vicinity outside peak hours with not more than 10 minutes per day. As a result, it is not envisaged that the Applied Use will generate any excessive traffic affecting the locality. Therefore, there will be no adverse impact on traffic and pedestrian flow.

## 5.6 No Adverse Impact on Environment

The Application Premises will not cause any adverse environmental impact on locality. Since the operation is non-polluting in nature, it will not generate any noise, waste water discharge, vibration, odour smell or dust to the surrounding area. Environment impact is therefore not a major concern.

## 6. Conclusion

This planning application is to seek planning permission for the shop and services at Portion of G/F., Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon.

The Application Premises is zoned "R(E)2" on the Approved Cheung Sha Wan OZP No. S/K5/39 gazetted on 17.2.2023. The Application Premises is located within an established residential district with some traditional industrial buildings. Due to the transformation of industrial operations and the shift of industries out of the area, numbers of the former industrial buildings have been redeveloped / converted into other uses with commercial uses on ground floor/street level.

To justify the Applied Use, the shop and services use is in line with the planning intention of "R(E)2" zone which aims to phase out industrial uses for conversion into residential uses. The Applied Use is a non-polluting commercial use being compatible with the other uses in the surrounding area. No adverse traffic or environmental impact nor fire safety problem are envisaged to be generated from the Applied Use.

In view of the justifications stated herein, we sincerely hope that the Board will give favourable consideration to approve this application.

LAWSON DAVID & SUNG SURVEYORS LIMITED

August 2024

## Figures

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- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 The Registered Floor Plan
- Figure 4 Internal Floor Area Plan









1 : 1000

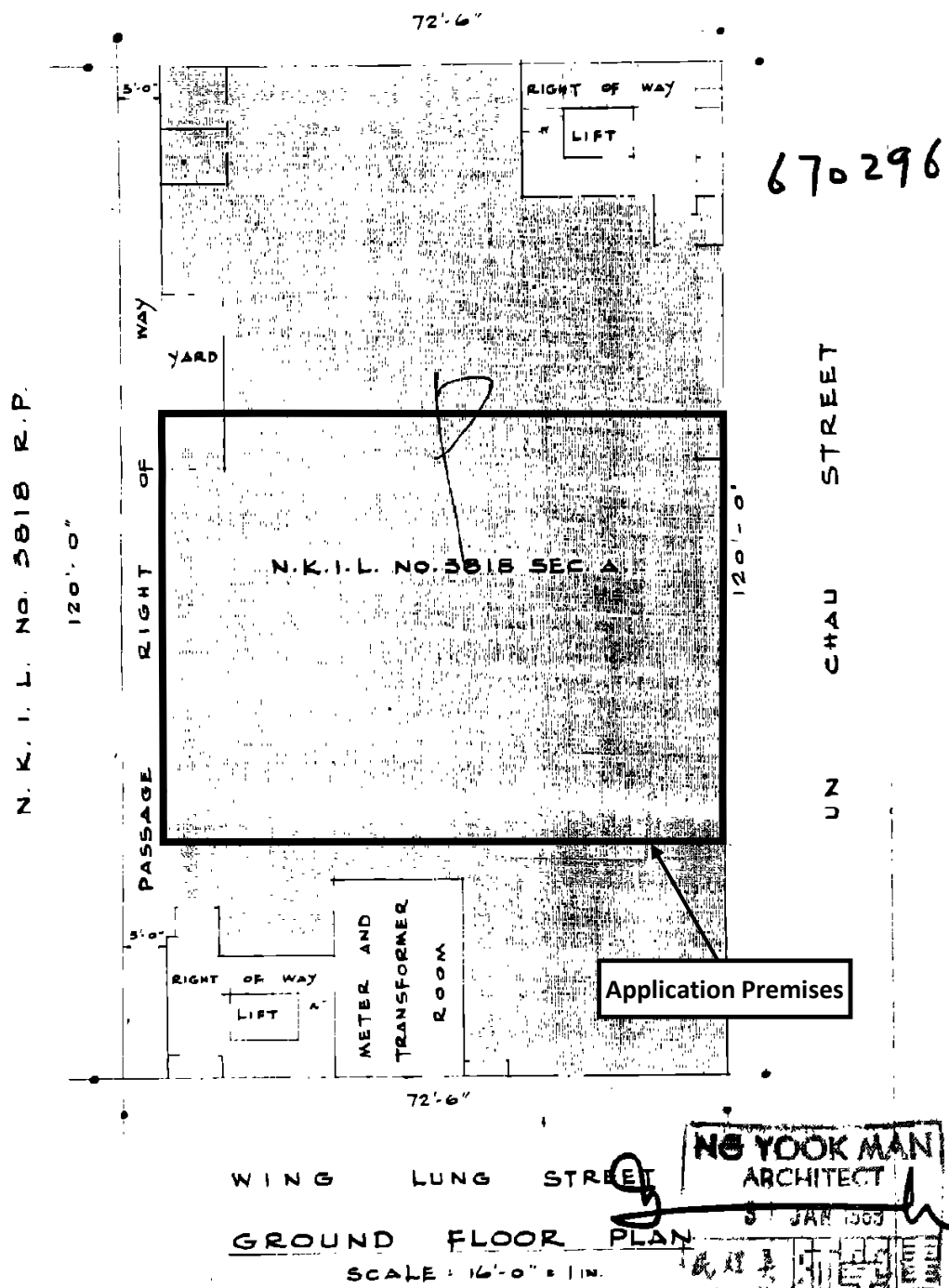


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670296

NEW KOWLOON INLAND LOT NO. 3818 SEC. A

AREA: 8,700 SQ. FT.



The Registered Floor Plan

Figure 3

Not to Scale

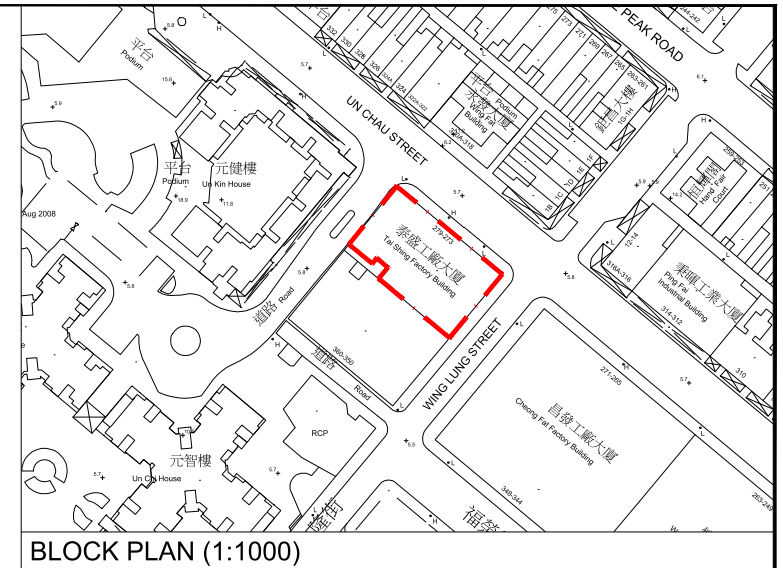


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SHOP 1	SHOP AND SERVICES (TAILOR SHOP)	3.28m <sup>2</sup>
SHOP 2	SHOP AND SERVICES (CLINIC)	74.11m <sup>2</sup>
SHOP 3	SHOP AND SERVICES (RETAIL SHOP)	152.61m <sup>2</sup>

TOTAL : 230.00m<sup>2</sup>

SHOP 4	SHOP AND SERVICES (LOCAL PROVISIONS STORE)	80.45m <sup>2</sup>
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BLOCK PLAN (1:1000)



GROUND FLOOR PART PLAN (SCALE: 1:150)

BD REF.

FSD REF.

REV.	DESCRIPTION	DATE
0	1ST SUBMISSION	26 SEP 2024

CLIENT(S)

<

Figure 4 Internal Floor Area Plan

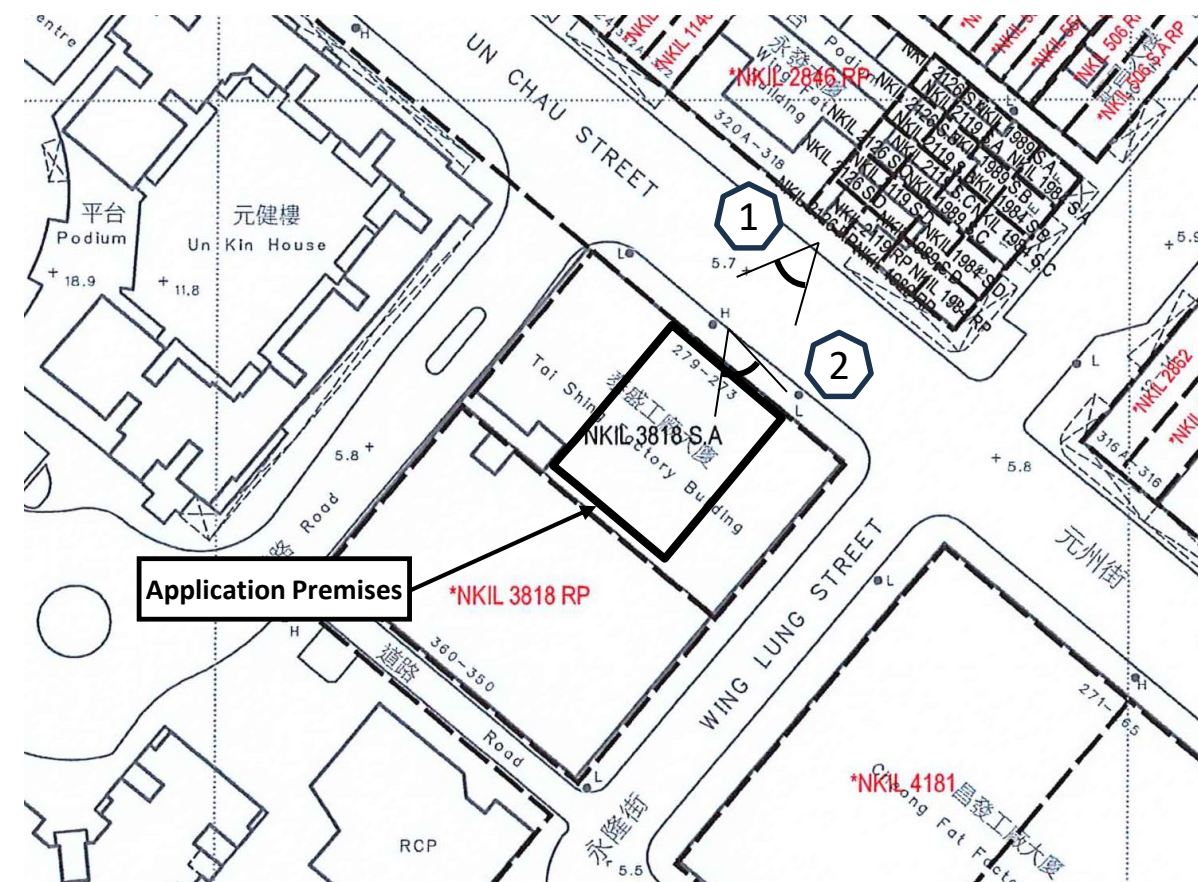


## Site Photos

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Photo Plate 1 Existing Condition of the Application Premises

Photo Plate 2 Surrounding Land Uses



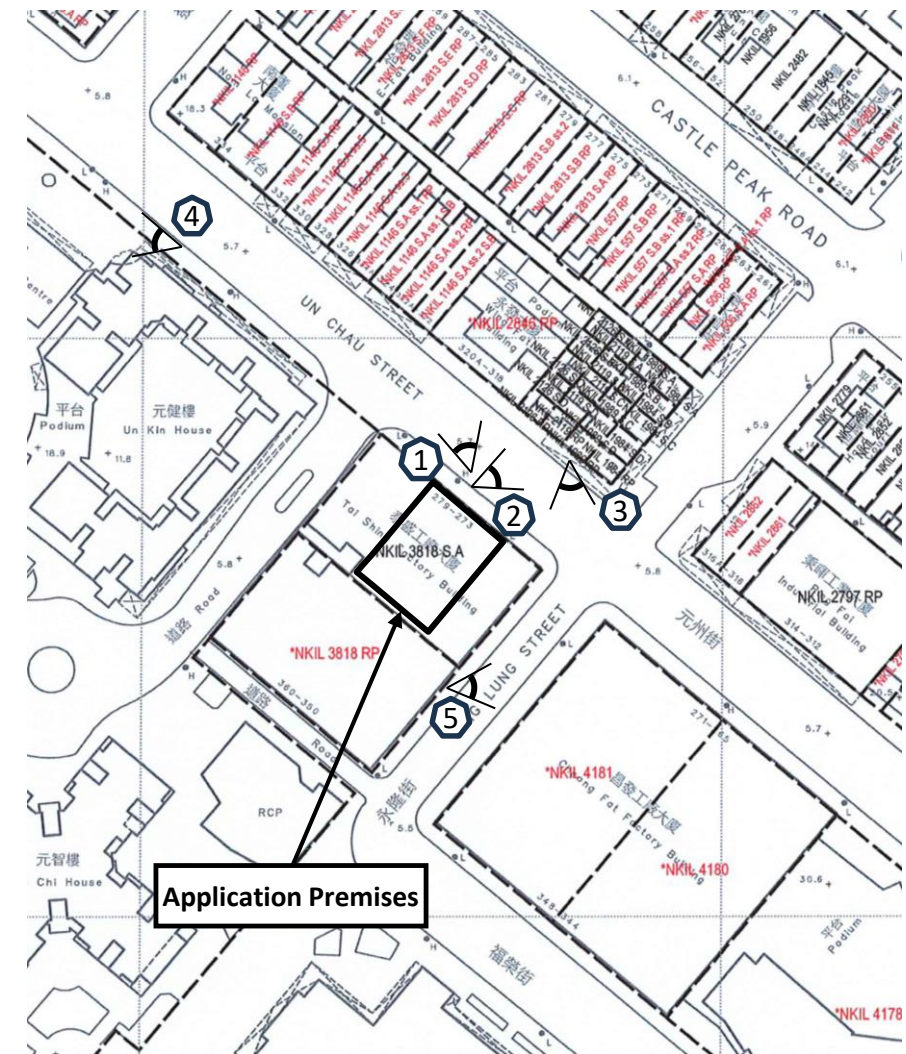
Existing Condition of the Application Premises

Photo Plate 1



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Surrounding Land Uses

Photo Plate 2



**Similar Applications for “Shop and Services” use on G/F within “R(E)2” Zone in  
Cheung Sha Wan Area**

**Approved Application**

<b>Application No.</b>	<b>Address</b>	<b>Applied Use</b>	<b>Decision</b>
A/K5/866	Flat C2 (Portion), G/F, Cheong Fat Factory Building, 265-271 Un Chau Street, Kowloon	Shop and Services	Approved with Conditions on 26.1.2024

**Approval Condition:**

1. The submission and implementation of fire service installations and equipment for the application premises within six months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB.

**Rejected Application**

<b>Application No.</b>	<b>Address</b>	<b>Applied Use</b>	<b>Decision</b>
A/K5/733	Portion of G/F, 350-360 Fuk Wing Street, Cheung Sha Wan, Kowloon	Proposed Shop and Services (Supermarket)	Rejected on 28.2.2014

**Rejection Reasons:**

1. The total floor area for the proposed ‘Shop and Services (Supermarket)’ use exceeds the maximum permissible limit of 230m<sup>2</sup> applicable to the subject building without a sprinkler system which is not acceptable to the Director of Fire Services from fire safety point of view.
2. Approval of the application would set an undesirable precedent for similar applications, thereby resulting in adverse fire safety impact on such industrial buildings not equipped with a sprinkler system.

**Advisory Clauses**

- (a) prior planning permission should have been obtained before commencing the applied use at the premises;
- (b) to note the comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD) that the owner of the Premises has to apply to LandsD for waiver or no-objection letter for the proposal. However, there is no guarantee that the approval will be given and he shall reserve his comments on such. The application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it shall be subject to such terms and conditions, including, amongst others, payment of waiver fee/premium and administrative fee as may be imposed by LandsD.
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):
  - (i) all building works/change of use are subject to compliance with the Buildings Ordinance (BO);
  - (ii) before any new building works are carried out, prior approval and consent from the Building Authority (BA) under BO should be obtained, unless the works fall within the scope of designated minor works that can be carried out under the simplified requirements specified in the Building (Minor Works) Regulation or such works are exempted works;
  - (iii) the applicants are advised to appoint an Authorized Person to ensure that any building works/change of use are implemented in compliance with BO, including (but not limited to) the following:
    - it is noted that no exit route(s) nor exit door(s) for the premises are indicated in the layout plan in the application document. Adequate means of escape should be provided in accordance with the Building (Planning) Regulation (B(P)R) 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
    - the premises should be separated from the remaining portion of the building by fire barriers of adequate fire resistance rating pursuant to the Building (Construction) Regulation 35 (B(C)R 35) and FS Code;
    - adequate provision of sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
    - adequate provision of barrier free access to the premises should be provided in accordance with B(P)R 72 and the Design Manual: Barrier Free Access 2008;
  - (iv) for unauthorized building works (UBW) erected on private land/buildings, enforcement action may be taken by the BA 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 UBW at the Premises under BO;

- (v) if the proposed use under the application is subject to the issue of a licence, applicants should be 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;
  - (vi) applicants should draw attention to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers PNAP APP-47 that the BA has no powers to give retrospective approval or consent for any UBW; and
  - (vii) detailed comments under the BO will be given at the building plan submission stage.
- (d) to note the comments of the Director of Fire Services (D of FS) that:
- (i) industrial uses including the local provisions store (i.e. Shop 4) shall be separated from the commercial uses (i.e. Shops 1-3) in the non-industrial portion; and
  - (ii) applicants should draw attention to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises” if the application is approved.