

2025年 1月 1 5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。

This document is received on 2025-01-15
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

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

General Note and Annotation for the Form
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

2402862

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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/K5/873 |
| | Date Received 收到日期 | 2025-01-15 |

- 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)

Golden Honour Asia Investment 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)

Anders Surveyors Company 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) | Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, 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 36.33 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) | Nil 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 (OZP) No.S/K5/39 |
| (e) Land use zone(s) involved 涉及的土地用途地帶 | Other Specified Uses (Business 1) "OU(B)1" |
| (f) Current use(s) 現時用途 | Vacant (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 | 36.33 sq.m 平方米 | | |
| (b) Proposed use(s)/development 擬議用途/發展 | Proposed Shop and Services 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 | 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 36.33 sq.m 平方米 <input checked="" type="checkbox"/> About 約 | | |
| | Total 總計 36.33 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 |
| | 1 | Vacant | Proposed Shop and Services 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 <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) | | | | | | | | | | | |
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(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

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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)

..... June 2025

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

| | | |
|--|---|--|
| 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)) <div style="text-align: center;">Castle Peak Road</div> <hr/> <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</p> <p>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</p> <p>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> | | <table border="0"> <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> </table> <p>.....</p> <p>.....</p> <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> | 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"/> |
| 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"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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


.....
LAM Wai-leung

Name in Block Letters
姓名（請以正楷填寫）

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

Director

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 RPS.....

on behalf of
代表

Anders Surveyors Company Limited

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

Date 日期

..... 1 December 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[@]

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

[@] 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.
在該靈灰安置所內，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 | Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon | | |
| Site area 地盤面積 | NIL 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 | Approved Cheung Sha Wan Outline Zoning Plan (OZP) No.S/K5/39 | | |
| Zoning 地帶 | Other Specified Uses (Business 1) "OU(B)1" | | |
| Applied use/ development 申請用途／發展 | Proposed Shop and Services 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 | 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 | 36.33 <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 block 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) _____ _____ | 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) _____ _____ | NA |

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

| | <u>Chinese</u> 中文 | <u>English</u> 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"/> |
| <u>Location Plan, Zoning Plan</u> | | |
| 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"/> |

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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anders surveyors company limited
安國測量師行有限公司

Our Ref : AS-Land-0869 (U6)

S.16 Application for Proposed Shop and Services Use -
Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon

Anders Surveyors Company Limited

December 2024

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- 1 Location Plan**
- 2 Outline Zoning Plan**
- 3 Proposed Layout Plan**

1. EXECUTIVE SUMMARY

Executive Summary

This planning statement is prepared in support of a S.16 application for a proposed Shop and Services Use at Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon. The area of the application premises is about 36.33sq.m..

The application premises is proposed to be use for Shop and Services and it falls within "Other Specified Uses (Business 1)" ("OU(B)1") zone on the approved Cheung Sha Wan Outline Zoning Plan No.S/K5/39. It is the entire Unit 6 on Ground Floor of W668.

Access to the application premises is via a pedestrian access from Castle Peak Road. There is a loading and unloading bay located on the ground floor of the building.

The proposed use complies with the requirements stated in the Town Planning Board Guidelines for Development Within "OU(B)1" Zone (TPB PG-No. 22D) and it is compatible with the surrounding land uses. The proposed development will not cause any adverse environmental impact or fire hazard.

Having considered the above, we would be grateful that the members of the Town Planning Board will give favourable consideration to approve this application.

行政摘要

本計劃書是為支持一份 S.16 申請而準備的，該申請旨在於九龍青山道 676 號 W668 地下 6 號單位進行擬議的商店及服務行業用途。申請處所的面積約為 36.33 平方米。

申請處所擬議作商店及服務行業，現位於長沙灣分區計劃大綱核准圖編號 S/K5/39 上的「其他指定用途」註明「商業 1」。這是 W668 地下 6 室的整個範圍。

申請處所可經由青山道進入處所。大樓地下設有裝卸區。

建議的用途符合「其他指定用途」註明「商業 1」地帶內進行的發展，城市規劃委員會規劃指引，規劃指引編號 22D 的規定，並與周圍的土地用途相容。建議的發展計畫不會造成任何不利的環境影響或火警危險。

考慮到上述情況，我們懇請城市規劃委員會成員對此申請給予有利的考慮並予以批准。

2. INTRODUCTION

The registered owner of Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon, Golden Honour Asia Investment Limited (the applicant), instructed Anders Surveyors Company Limited to submit a S.16 application to the Town Planning Board (TPB) for proposed Shop and Services Use at Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon (“the application premises”).

Located on ground level of W668, the application premises falls within “Other Specified Uses (Business 1)” (“OU(B)1”) zone on the approved Cheung Sha Wan Outline Zoning Plan (OZP) No.S/K5/39 gazetted on 7 February 2023. In the “OU(B)” zone, “Shop and Services” use fall within Column 2 use and planning permission for such uses are required from the TPB. The application premises has a floor area of about 36.33 sq.m..

3. SITE CONTEXT

3.1 LOCATION

The application premises consists of Unit 6 on Ground Floor W668, No. 676 Castle Peak Road, Kowloon (the Remaining Portion of New Kowloon Inland Lot No. 2598). W668 is abutting onto Castle Peak Road. Location Plan is attached at Appendix 1.

3.2 LAND STATUS

The application premises has a total floor area of about 36.33 sq.m.. It falls within Cheung Sha Wan Town Lot No. 385 and the lot is restricted to be used for industrial purpose.

Upon the S.16 town planning approval is sought, the applicant will apply to Lands Department for a temporary waiver for the proposed uses.

3.3 TOWN PLANNING

The application premises falls within “Other Specified Uses (Business) 1” “OU(B)1”) zone on the approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39 gazetted on 7 February 2023. According to the Notes of the OZP, the planning intention of the “OU(B)” zone is “primarily for general business uses. ”

“Shop and Services” falls within Column 2 of the planning notes of the OZP and therefore planning permission for such uses from the Town Planning Board is required. The relevant OZP is shown in Appendix 2.

3.4 CURRENT CONDITION

The application premises is currently vacant. The application premises, with a total floor area of about 36.33 sq.m., abutting onto Castle Peak Road.

3.5 ADJACENT LAND USES

This part of Cheung Sha Wan is experiencing transformation from traditional industrial area to business/commercial area. To the northern side of the application premises, there is a big piece of land namely New Kowloon Inland Lot No. 6505 sold to a private developer in February 2017 for non-residential use and there is another site to the north-eastern side of the application premises under industrial redevelopment pilot scheme project of Urban Renewal Authority namely 777 – 783 Yu Chau West Street. When completed, this site will be an office building and retail facilities.

In recent years, due to the restructuring of the Hong Kong economy, there are more and more office / commercial activities in the neighbourhood. Amongst the other well established industrial areas in Hong Kong, there are more and more office buildings and residential buildings developed or undergoing construction i.e., Portas (a commercial building at King Lam Street, Cheung Sha Wan, Kowloon. New World Development is the developer), NCB Innovation Centre (a commercial building at Lai Chi Kok Road, Cheung Sha Wan, Kowloon. New World Development is the developer), 83 Wing Hong Street (a commercial building at Wing Hong Street, Cheung Sha Wan, Kowloon. New World Development is the developer). Demand for commercial spaces is getting imminent.

Within the “Other Specified Uses (Business)” zone, the surrounding areas have transformed into industrial-office buildings and shopping arcades, such as Sing Shun Centre at No. 495 Castle Peak Road, D2 Place and D2 Place TWO.

3.6 ACCESSIBILITY

Currently, the access to the application premises can be made from the entrance at Castle Peak Road. Floor Plan of the application premises is attached at Appendix 3.

The application site is easily accessible by public transportation. Cheung Sha Wan MTR Station is within 5 minutes walking distance from the application premises and buses and mini buses are available along Castle Peak Road.

3.7 TRIP ANALYSIS

As the Application Premises aims to serve the local shoppers only, the applicant anticipate no shoppers would drive from other regions to shop at the application premises. In addition, the loading and unloading activity would be targeted to take place during non-peak hours. In the worst case scenario, the application estimates traffic generation for the Application Premises as follows:-

Traffic Generation Estimates for the Application Premises (pcus/hour)

| Unit | AM Peak | | PM Peak | |
|----------------------|------------|------------|------------|------------|
| | Generation | Attraction | Generation | Attraction |
| Application Premises | 1 | 1 | 1 | 1 |

4. DEVELOPMENT PROPOSAL

4.1 THE PROPOSED USES

The application premises, with an area of 36.33 sq.m., is proposed to be used for shop and services use purpose.

The application premises is a ground unit located on the W668. Access to the application premises is via a pedestrian access from Castle Peak Road. There is a loading and unloading bay located on the ground floor of the building.

With its direct access from the street level, the proposed Shop and Services Use will be separated from the industrial activities within W668.

4.2 COMPATIBILITY OF LAND USES ON GROUND FLOOR OF THE BUILDING

According to Town Planning Board Guidelines for Development within “Other Specified Uses (Business)” Zone (TPB PG-No.22SD), owing to fire safety concern, shop and services uses are restricted to ground floor, and the aggregate

commercial floor areas on the ground floor should not exceed 460 sq.m. in an existing industrial building with sprinkler systems.

The 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.

The applicant, who is the sole owner of the whole unit located on the ground floor Unit 6 of W668, will ensure no incompatible industrial uses adjacent to the application premises.

4.3 PLANNING JUSTIFICATIONS

THE PLANNING INTENTION OF THE “OU(B)” ZONE

The application site falls within “OU(B)” zone on the approved Cheung Sha Wan Outline Zoning Plan No. S/K5/39 gazetted on 7 February 2023. According to the OZP of the “OU(B)” zone is “intended primarily for general business uses.”

According to the Explanatory Statement of the OZP, “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 industrial or I-O building and in the Cheung Sha Wan Industrial/Business area until the area is transformed to cater for the new non-polluting business uses.

According to TPB Guidelines for Development Within “OU(B)” Zone (TPB PG-No.22SD), “OU(B)” was introduced to allow maximum flexibility in the use of existing industrial and industrial-office (I-O) buildings for both commercial and clean industrial uses. The planning intention of the zone is primarily for general employment uses.

The proposes uses, including shop and services uses, will be in compliance with the planning intention of the zone to phase out industrial uses in Cheung Sha Wan district, allow for general business uses and create employment for more than 10 job opportunities.

TPB GUIDELINES FOR DEVELOPMENT WITHIN “OU(B)” ZONE

According to TPB Guidelines for Development Within “OU(B)” Zone (TPB PG-No.22SD), owing to fire safety concern, shop and services uses are restricted to ground floor, and the aggregate commercial floor areas on the ground floor should not exceed 460 sq.m. in an existing industrial building with sprinkler systems.

Furthermore, separate means of escape should be available for the commercial portion.

The application premises is equipped with sprinkler system. It has a total floor area of about 36.33 sq.m., to abide by the TPB PG-No.22SD, it does not exceed the permitted aggregate commercial floor area of 460 sq.m..

COMPATIBLE WITH LAND USES

The applicant, who own the whole Unit 6 of ground floor unit of W668, intend to renovate the unit for commercial uses or uses which are ancillary to the industrial activities and support the demand for commercial spaces in this part of Cheung Sha Wan district.

In line with the planning intention to phase out industrial activities, no polluting and hazardous industrial uses will be allowed upon completion of the renovation work. The proposed Shop and Services Use will therefore reduce industrial activities within the neighbourhood.

W668, where the application premises is located, is surrounded by a number of industrial or office buildings, such as D2 Place, D2 TWO, Law’s Commercial Plaza, Cheung Sha Wan Plaza, Portas, NCB Innovation Centre and 83 Wing Hong Street, as well as residential developments such as Banyan Garden, Liberte, the Pacifica and Aqua Marine. To cope with the changing economy, there are a number of ground floor units within existing industrial buildings turned into retail or service trade uses. In this connection, the proposed uses at the application premises are very compatible with the surrounding land uses.

NO ADVERSE ENVIRONMENTAL IMPACT

When compared with other industrial operations, which are always permitted at the application premises, the proposed shop and services purposes that will not cause any environmental pollution.

APPROVAL OF SIMILAR APPLICATION

There are similar application for commercial uses approved by the TPB that fall within the same “OU(B)” zone on the Cheung Sha Wan (KPA 5) OZP.

The following table outlines the similar applications in the past years. There are following precedent cases (11 cases) since January 2020.

| | <u>Applicant No.</u> | <u>Application Premises</u> | <u>Applied Use</u> | <u>Decision Date</u> | <u>Decision</u> |
|---|-----------------------------|--|---|-----------------------------|----------------------------|
| 1 | A/K5/819 | Units Nos. 1 (Portion) and 2 (Portion), G/F, Lai Cheong Factory Building, 479-479A Castle Peak Road, Cheung Sha Wan, Kowloon | Shop and Services (Fast Food Counter) | 26-Jun-2020 | Approved with condition(s) |
| 2 | A/K5/831 | Portion of Unit A, G/F, Wing Hong Factory Building, 777-783 Yu Chau West Street, Cheung Sha Wan, Kowloon | Proposed Shop and Services | 12-Mar-2021 | Approved with condition(s) |
| 3 | A/K5/835 | Portion of Workshop A4, G/F, Block A, Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Lai Chi Kok, Kowloon | Proposed Shop and Services (Fast Food Counter and Local Provisions Store) | 27-Aug-2021 | Approved with condition(s) |

| | | | | | |
|----|----------|--|---|-------------|----------------------------|
| 4 | A/K5/837 | Portion of Workshop C3, G/F, Block C, Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Lai Chi Kok, Kowloon | Shop and Services | 24-Sep-2021 | Approved with condition(s) |
| 5 | A/K5/850 | Workshop No.1, G/F, Vogue Centre, No. 696 Castle Peak Road, Kowloon | Shop and Services | 2-Jun-2022 | Approved with condition(s) |
| 6 | A/K5/852 | Portion of Workshop A2, G/F, Block A, Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Lai Chi Kok, Kowloon | Proposed Shop and Services (Fast Food Counter and Local Provisions Store) | 29-Jul-2022 | Approved with condition(s) |
| 7 | A/K5/854 | Workshop C12, G/F, Block C, Hong Kong Industrial Centre, 489- 491 Castle Peak Road, Cheung Sha Wan, Kowloon | Shop and Services (Showroom for Garments and Accessories) | 31-Mar-2023 | Approved with condition(s) |
| 8 | A/K5/859 | Flat B (Portion), G/F, Ka Ming Court, 688 Castle Peak Road, Cheung Sha Wan, Kowloon | Proposed Shop and Services | 22-Sep-2023 | Approved with condition(s) |
| 9 | A/K5/860 | Workshop C1 (Portion), G/F, Block C, Hong Kong Industrial Centre, 489-491 Castle Peak Road, Kowloon | Shop and Services | 22-Sep-2023 | Approved with condition(s) |
| 10 | A/K5/864 | Factory Nos. 1C (Part), 1D and 1E, G/F, Elite Industrial Centre, 883 Cheung Sha Wan Road, Kowloon | Shop and Services (Fast Food Counter) | 26-Jan-2024 | Approved with condition(s) |
| 11 | A/K5/865 | Factory No. 2, G/F, Elite Industrial Centre, 883 Cheung Sha Wan Road, Kowloon | Shop and Services | 26-Jan-2024 | Approved with condition(s) |

5. CONCLUSIONS

The proposed uses on the Unit 6 of ground floor of W668 provides impetus to phase out industrial activities in the area and encourage adaptive reuse of the building for non-polluting business uses to meet the planning intention of the "OU(B)" zone in Cheung Sha Wan District.

It is an improvement from environmental point of view to phase out existing industrial use to help transform the old industrial area of Cheung Sha Wan to bridge the demand for commercial and business spaces.

The proposed uses is in line with the planning intention of the area, fully complies with the relevant TPB guidelines and is compatible with the surrounding area. Approval of similar applications is not unprecedented.

In view of the above, members of the Town Planning Board are requested to give favourable consideration to the application.

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (DLO/KW, LandsD) that the proposed ‘Shop and Services’ use at the Premises does not comply with the Lease. If the planning application is approved by the Board, the owner of the Premises has to apply to LandsD for waiver or no-objection letter for the proposed use. However, there is no guarantee that the approval will be given. 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 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.
- (b) to note the comments of the Director of Fire Services (D of FS) that:
 - (i) fire service installations and equipment should be provided to the satisfaction of the D of FS and means of escape completely separated from the industrial portion should be available for the Premises;
 - (ii) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (iii) the applicant’s attention should be drawn 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.
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):
 - (i) before any new building works are carried out, prior approval and consent from the Building Authority (BA) under the Buildings Ordinance (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;
 - (ii) for unauthorised building works (UBW) erected on private land/buildings, enforcement action may be taken by 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;
 - (iii) if the proposed use under the application is subject to the issue of a licence, applicant 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; and
 - (iv) detailed comments under BO will be given at the building plan submission stage.
- (d) to note the comments of the Commissioner for Transport (C for T) that the applicant’s attention should be drawn that C for T has the rights to impose, alter or cancel any car parking, loading/unloading 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.