

This document is received on _____.
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

2401830

24/7 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/KC/507
	Date Received 收到日期	19 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)

The General of The Salvation Army

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)

LCH Planning & Development Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Portion of Godown A, G/F, Block A, Tung Chun Industrial Building, 9-11 Cheung Wing Road, Kwai Chung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<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 53 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) 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 Kwai Chung Outline Zoning Plan No. S/KC/32
(e) Land use zone(s) involved 涉及的土地用途地帶	Other Specified Uses (Business)
(f) Current use(s) 現時用途	Storage Purposes (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	about 53 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 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 53 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 53 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

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

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

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

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (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)

.....

.....

.....

☐ 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)

End of 2024

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)) <u>Cheung Wing Road</u> <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 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情 Refer to Planning Statement Report</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 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/></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>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 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"/></p>	<p>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"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/></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>Not Applicable</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。

Refer to Planning Statement Report

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

HO JOSEPH JUNIOR

DIRECTOR

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 RPS (GP) (PD)

on behalf of
代表

LCH Planning & Development Consultants Limited

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

Date 日期

24 / 07 / 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 Godown A on Ground Floor, Block A of Tung Chun Industrial Building, 9-11 Cheung Wing Road, Kwai Chung, New Territories 新界葵涌昌榮路9-11號同珍工業大廈A座地下倉庫A (部分)		
Site area 地盤面積	53	sq. m 平方米	<input checked="" 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 Kwai Chung Outline Zoning Plan No. S/KC/32 葵涌分區計劃大綱核准圖編號S/KC/32		
Zoning 地帶	Other Specified Uses (Business) 其他指定用途 (商貿)		
Applied use/ development 申請用途/發展	Proposed Shop and Services Use 擬議「商店及服務行業」		
(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	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	53 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

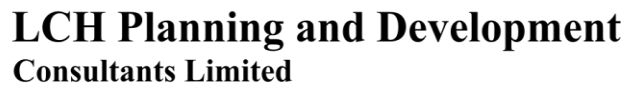
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan 位置圖/ Site Plan 平面圖/		
Extract of Outline Zoning Plan No. S//KC/32 葵涌分區計劃大綱核准圖編號S/KC/32摘錄		
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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Prepared by
Planning Consultant : LCH Planning & Development
Consultants Limited

Report : Version 1.2



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for proposed 'Shop and Services' use ("**the Proposed Use**") at portion of Godown A on Ground Floor, Block A of Tung Chun Industrial Building, 9-11 Cheung Wing Road, Kwai Chung ("**the Subject Premises**")

The Subject Premises falls within an area of "Other Specified Uses" annotated "Business" ("**OU(B)**") zone on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 ("**the OZP**"), with a site area of approximately 53 sq.m. According to the Notes of the OZP for "OU(B)" zone, 'Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)' is Column 2 uses which require planning permission from the Board.

The Subject Premises consists of portion of Godown A on the ground floor, and it will only involve minor alterations and additions which will not cause any change to the building bulk. The Proposed Use will be utilized as a retail store operated by The Salvation Army and serve the public in the surrounding area.

This Application aims to serve as a retail store to serve the local community, including the surrounding residential and industrial development. In view of the small-scale operation and directly abut to Cheung Wing Road, the proposed use is not incompatible with the industrial and residential uses in the surrounding area, which would not jeopardize the long-term planning intention. The Proposed Use also complies with the fire safety requirements and the Town Planning Board Guidelines. There will be no adverse traffic and environment impacts as well.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就位於新界葵涌昌榮路 9-11 號同珍工業大廈 A 座部分地下 (下稱「**申請地點**」)，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議「商店及服務行業」用途 (下稱「**擬議用途**」)。

申請地點現時於《葵涌分區計劃大綱核准圖編號 S/KC/32》(下稱「**核准圖**」) 劃作「其他指定用途 (商貿)」地帶，地盤面積佔約 53 平方米。根據核准圖有關「其他指定用途 (商貿)」地帶的註釋，「商店及服務行業(未另有列明者) (只限設於地面一層，但在經大規模改建的現有建築物則無此限制附屬陳列室 #可能獲准設於任何一層，不在此限)」屬於「其他指定用途 (商貿)」地帶的第二欄用途，需要獲得城規會的規劃許可。

申請地點位於大廈地下的倉庫 A (部分)，只會進行輕微改動及加建工程，不會影響樓宇的高度和體積。擬議用途將被用作由救世軍經營的零售商店，為周圍地區的公眾提供服務。

此申請旨在作為一間零售商店，為當地社區提供服務，包括周圍的住宅和工業發展區。由於擬議用途規模細小且直接毗鄰昌榮路，所擬議用途不會與周邊地區的工業和住宅用途有衝突，亦不會對長遠規劃有任何影響。是次規劃申請亦符合消防安全要求和城市規劃委員會指引，預計不會對交通和環境造成負面影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。

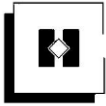


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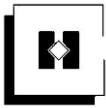
Diagram 1	The Application Site and the Godown A
Diagram 2	Residential Development in the Vicinity



1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for proposed 'Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)' use hereinafter referred to as the "**Proposed Use**") at portion of ground floor in Block A of Tung Chun Industrial Building, 9-11 Cheung Wing Road, Kwai Chung (**Figure 1 and Figure 2**) (hereinafter referred to as the "**Subject Premises**") to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**").
- 1.1.2 The Subject Premises falls within the "Other Specified Uses" annotated "Business" zone ("**OU(B)**") on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 ("**the OZP**") (**Figure 3**). According to Schedule II for industrial or industrial-office building of the Notes of the OZP for "OU(B)" zone, 'Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)' use is the Column 2 use which may be permitted with or without conditions on application to the Board.
- 1.1.3 The proposed change of use mainly involve minor alteration and addition works which does not involve any change to the current building bulk of Tung Chun Industrial Building (hereinafter referred to as "**the Subject Building**"). No change regarding the building height, gross floor area and site coverage of the Subject Building is anticipated.



2 THE SUBJECT PREMISES AND SURROUNDINGS

2.1 Current Condition of the Subject Premise

- 2.1.1 The Subject Premise is located within Godown A on the ground floor in Block A of Tung Chun Industrial Building, which is adjacent to Cheung Wing Road. It is surrounded by several industrial buildings, and is just adjacent to Blossom Residence. **Figure 1** illustrates the location of the Subject Premise and its immediate vicinity.



Front view of the Subject Premise



View from Cheung Wing Road

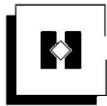
2.2 The Salvation Army Recycling Programme

- 2.2.1 The Applicant, The Salvation Army, is an international Christian church and charity which is dedicated to address local needs, emergencies, and disasters, and their mission is to provide support and assistance to the community.

*The Recycling Programme*¹

- 2.2.2 The objective of the Recycling Programme by The Salvation Army is to gather used or surplus items and transform them into valuable resources in order to assist individuals in need. The initiative involves distributing these donated items to the needy, creating employment and training opportunities for middle-aged women and the socially disadvantaged, funding community services provided by The Salvation Army and leading positive change to help protect our planet, etc.
- 2.2.3 The donated items are transferred back to the warehouse of Recycling Programme and simple cleaning and functional testing will be conducted. Simultaneously, the goods will be categorized and distributed through two main channels. Needy individuals such as home alone elderly, street sleepers, rehabilitated persons and Comprehensive Social Security Assistance recipients can apply for supplies through social workers. These items will also be transported to the Family Store, where the general public can purchase them at an affordable price.

¹ For more information of The Salvation Army Recycling Programme, please refer to the website <https://recycling.salvationarmy.org.hk/index.php?route=common/home> for the services provided by the social enterprise.



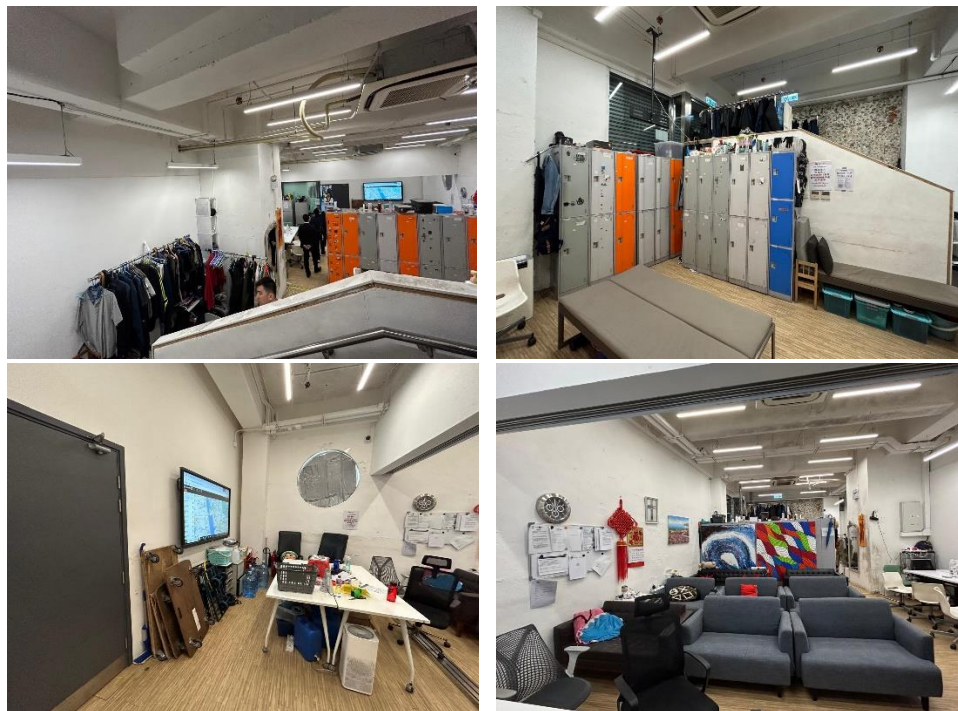
- 2.2.4 The programme currently occupies portion of 1st floor, 2nd floor and 3rd floor of the same building for its operation. The occupancy schedule and usage are shown in the table below:

Floor	Usage
Unit A on G/F	Storage and Warehouse (<i>Portion will be converted to retail use under this planning application</i>)
Units A, B1, B2 and C on 1/F	Storage and Warehouse
Units A, B1, B2 and C on 2/F	
Units B1 and B2 on 3/F	Portion for Storage and Warehouse; Portion is applying waiver application for ancillary back-office

- 2.2.5 The Application Site is currently occupied by The Salvation Army Recycling Programme for storage purposes. Upon permission with or without conditions of this planning application, the Application Site will be operated as retail shops to serve the general public.

2.3 The Proposal

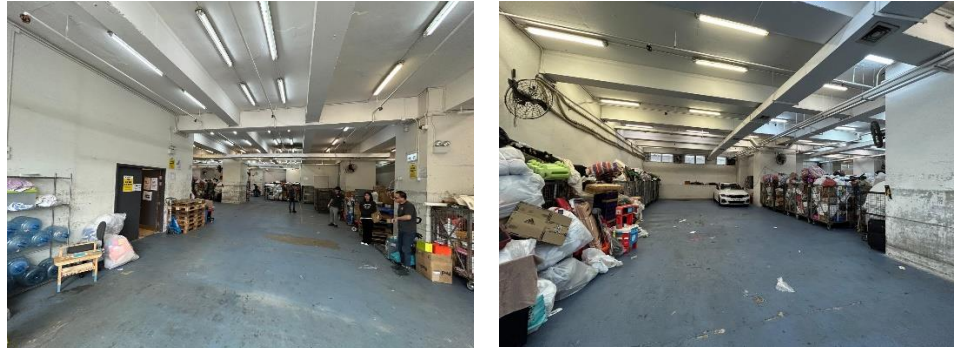
- 2.3.1 It is proposed to convert portion of Godown A on the ground floor of the Subject Building to the Proposed Use, covering a total of about 53 square meters ("sq.m.") at the northwest area of Godown A. It aims to finish the conversion by the end of 2024, upon approval of this application. Refer to **Figure 2** for the Site Plan.



Interior of the Application Site



- 2.3.2 The remaining portion of Godown A outside the Application Boundary is currently used as storage purpose to store collected recycled materials. Its usage will remain the same upon approval of the application.



Interior of the remaining portion of Godown A

- 2.3.3 The Ground Floor of the Subject Building only consists of two workshops, namely Godown A and Godown B. These workshops are separated by the lift lobby, and there are also E&M rooms present. Upon completion, the Proposed Development will have an individual and direct entrance to Cheung Wing Road at the northwest corner of the Application Site, while the remaining portion of Godown A is directly accessible from Cheung Wing Road with a separate entrance. No entrance from the Proposed Development will be opened to the lift lobby or existing Godown portion.
- 2.3.4 Subject to the future operation mode, the Subject Premises is intended to operate from 8a.m. to 9p.m., from Monday to Sunday including public holidays.

2.4 Land Status

- 2.4.1 The Subject Premises falls within the boundary of Kwai Chung Town Lot No. 9 (“the Lot”).
- 2.4.2 The Lot is subject to New Grant No. TW4497 dated 19 May 1966. According to the Lease, the Lot is restricted to “general industrial/godown/open storage purposes excluding any trade” and the proposed “Shop and Services” use is not permissible under the Lease.
- 2.4.3 Upon permission with or without conditions of this planning application, the Applicant shall apply for and obtain short-term waiver from the Lands Department for the Subject Premise, in order to relax user restriction of the New Grant.

2.5 Surrounding Context

- 2.5.1 Kwai Chung is an urban area within Tsuen Wan New Town in the New Territories. It is located in the south-west of the New Territories. It is divided into three areas, namely Upper Kwai Chung, Central Kwai Chung and Lower Kwai Chung. Upper Kwai Chung and Lower Kwai Chung are mostly comprised of residential buildings, including private and public housing as well as villages, while industrial areas are clustered in Central Kwai Chung



and a small cluster of industrial buildings are also found in Upper Kwai Chung. There are three major roads in Kwai Chung which are Cheung Wing Road, Kwai Chung Road and Castle Peak Road – Kwai Chung.

- 2.5.2 The Subject Premise is located at Upper Kwai Chung where a cluster of industrial buildings is found. To its north is mainly residential area, with village clusters situated at its northwest, and several public housing development such as Ning Fung Court, Shek Yam Estate and On Yam Estate are located at its northeast. Clusters of industrial buildings and a small portion of residential buildings are located at the south of the Subject Premises.
- 2.5.3 The Subject Premises is within 15 minutes walking distance from Kwai Hing MTR station. It is also accessible from Cheung Wing Road, connecting the Application Site to Kwai Chung and Tsuen Wan. There are bus stops and minibus stops within 5 minutes walking distance from the Subject Premises.



3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Subject Premises falls within an area designated as “Other Specified Uses” annotated “Business” zone on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 (also known as the “OZP”). The planning intention of the “OU(B)” zone is “intended primarily for general business uses”.

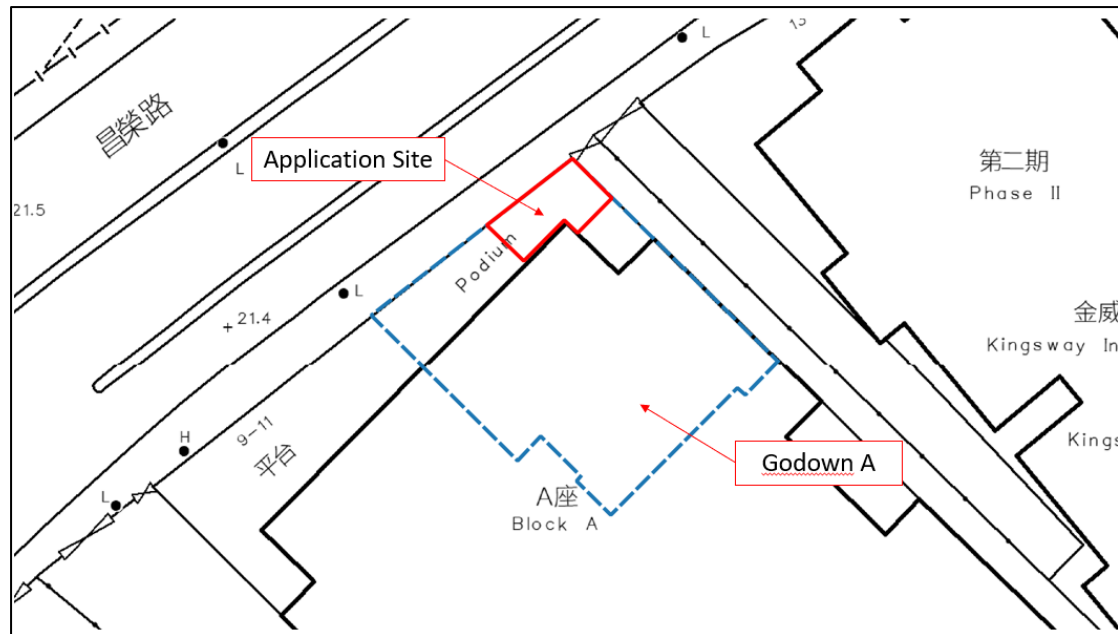


Diagram 1 The Application Site and the Godown A

Illustrated for reference only. Not to scale. (Sources: Town Planning Board and Lands Department, HKSAR Government)

- 3.1.2 According to Schedule II for industrial or industrial-office building of the Notes of “OU(B)” zone of OZP, ‘Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)’ use is the Column 2 use which require permission from the Board.
- 3.1.3 Thus, permission from the Board is required for the Column 2 uses in the Subject Premises.



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S/KC/32

OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

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

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

Office

(Please see next page)



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OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

@ An industrial or industrial-office building means a building which is constructed for or intended to be occupied by industrial or industrial-office purpose respectively as approved by the Building Authority.

Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap.295).

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

(Please see next page)



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OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land demarcated for a 15m-wide building gap from Castle Peak Road to the east-west aligned section of Tai Lin Pai Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 25mPD.
- (4) A minimum 4m-wide non-building area from the lot boundary abutting Lam Tin Street and a minimum 3.5m-wide non-building area from the lot boundary abutting Chun Pin Street (except 1 Chun Pin Street) and Ta Chuen Ping Street (except 26-38, 68, 70, 85-89 and 93 Ta Chuen Ping Street) shall be provided.
- (5) In determining the maximum plot ratio for the purpose of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/building gap restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan or stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)



3.2 Town Planning Board Planning Guideline

- 3.2.1 The TPB PG-No. 22D Town Planning Board Guideline for Development within “Other Specified Uses (Business)” Zone stipulates that commercial uses in an industrial and industrial-office building will be subject to the following main and relevant planning criteria:
- a) temporary permission for ancillary showroom use exceeding 20% of the total UFA of an industrial firm in industrial buildings;
 - b) aggregate commercial floor areas on the ground floor of an existing industrial building with or without sprinkler systems should as a general principle not exceed 460 sq.m. and 230 sq.m. respectively.
 - c) separate means of escape should be available for the commercial portion.
- 3.2.2 Besides, where partial conversion of an industrial or I-O building to any use requiring planning permission is proposed, it must be demonstrated that the proposed use would be acceptable in terms of fire safety, land use, traffic and environmental considerations.
- 3.2.3 As the total area of the Application Site is about 53 sq.m. which does not exceed 230 sq.m. and a separate means of escape is available on the northwestern corner of the Subject Premise which is separated for the industrial portion of the building, this application satisfies the aforesaid requirement.

3.3 Similar Approved Applications for Shop and Services Use

- 3.3.1 There are four similar applications for temporary shop and services on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 which falls within “OU(B)” zone approved by the Town Planning Board in the past ten years. The details of the applications are summarized as follows and in Figure 4:

Application No.	Date of Approval	Applied Use
A/KC/443	17/03/2017	Shop and Services (Pharmacy)
A/KC/432	23/10/2015	Shop and Services
A/KC/423	31/10/2014	Proposed Shop and Services
A/KC/421	31/10/2014	Shop and Services

3.4 High Demand for Affordable Goods in the Vicinity

- 3.4.1 The Application Site is surrounded by residential developments including public housing estate, transitional housing and clusters of villages. The public housing estates such as Shek Yam Estate, On Yam Estate and Lei Muk Shue Estate are located at the northern and eastern area of the Application Site. In addition, the transitional housing development, Blossom Residence, is

situated opposite to the Application Site across Cheung Wing Road. They mainly accommodate the low-income groups of society.

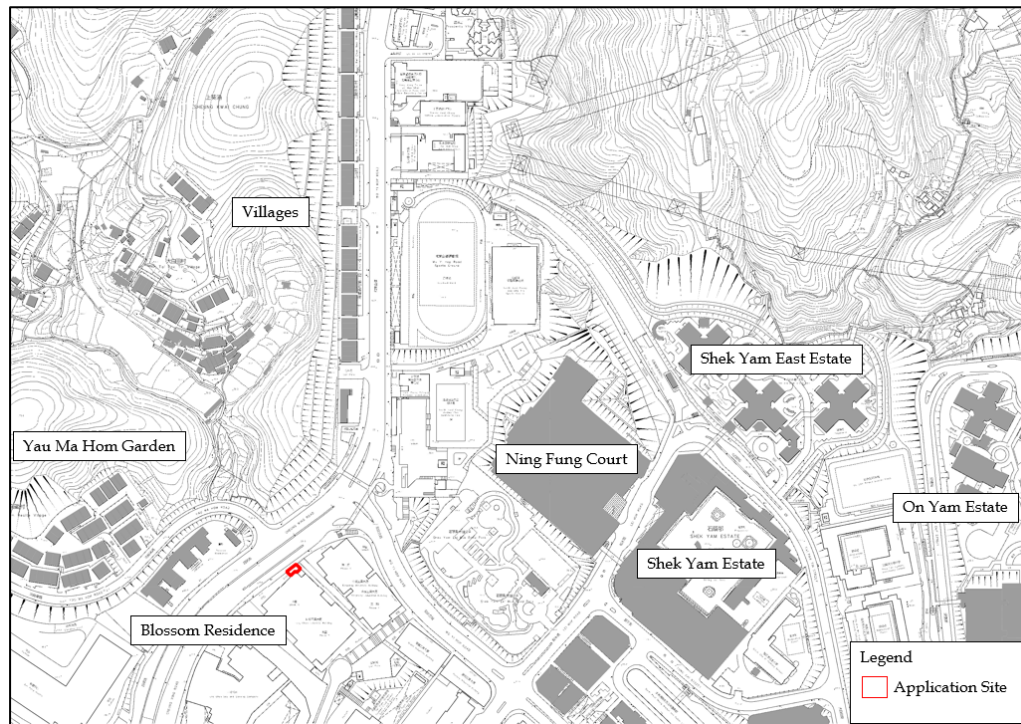


Diagram 2 Residential Development in the Vicinity

(Source: Hong Kong Geodata Store, HKSAR Government)

4 PLANNING ASSESSMENT & JUSTIFICATIONS

4.1 Provision of Affordable Goods to the Neighbourhood

- 4.1.1 The strategic positioning of the proposed 'Shop and Services' use which is surrounded by public and transitional housings that mainly accommodate low-income families has a profound impact on the high demand for the affordable goods in the community. The Application Site is located at a convenient location to the surrounding neighbourhoods.

4.2 Not Incompatible with the Industrial and Industrial-Office Uses in the Subject Building and the Surrounding Developments

- 4.2.1 The proposed use is small in scale which involves only a small portion of Godown A which occupies about 53 sq.m. on the ground floor. It should not cause any visual impact as the building bulk remains unchanged. The provision of services is ancillary to the surrounding residential developments which provides affordable daily necessities for the nearby residents, and it is unlikely that the proposed development would cause any interface issues.
- 4.2.2 The proposed use only involves about 53 sq.m. which is a small-scale operation and there is no material impact to the overall supply of area in the "OU(B)" zone of the Kwai Chung OZP. Therefore, approval of this planning



application would not jeopardize the long-term planning intention of “OU(B)” zone. Provision of the Subject Premises for shop and services would not result in substantial loss of the overall industrial/industrial-office land as well.

4.3 No Adverse Traffic Impact

4.3.1 The proposed commercial use is to cope with the demand in the locality and its operation is small in scale, it should not generate a huge amount of pedestrian flow and traffic flow in the vicinity. The Subject Premises just abut the Cheung Wing Road and is easily accessible by various modes of public transportation. Thus, inclusion and operation of the proposed commercial use should not adversely impact the traffic condition in the local road network.

4.3.2 There are sufficient car parking spaces and loading/unloading bays provided in the Subject Building currently. They will be utilized for the transportation of materials and logistic purposes. It allows smooth transportation without causing disruptions to the surrounding traffic flow which would not cause any adverse traffic impact.

4.4 No Adverse Environmental Impact

4.4.1 The Proposed Use provides non-polluting goods and services to the neighbourhood. It would not generate hazardous waste and gas which would not cause pollution problems. It mainly serves the residents in the surrounding area in the upper Kwai Chung. No pollution is anticipated in regards to the small scale of operation and the nature of operation.

4.5 Compliance with the TPB PG-No. 22D Town Planning Board Guideline

4.5.1 This Application is subject to the 230/ 460 sq.m. rule under the TPB PG-No. 22D. The Subject Premises as equipped with sprinkler system are only about 53 sq.m. of floor area, which is much less than 460 sq.m.. Thus, the said rule is considered complied with.

4.5.2 Besides, since workshops has direct frontage to Cheung Wing Road, which also acts as an individual and separate means of escape of the Subject Premise. The Subject Premises shall be separated from the industrial portion which satisfies the fire safety requirements.

4.5.3 Given to its small-scale operation, it is not anticipated to generate adverse land use, traffic, environmental and fire safety issue. Thus, the relevant Town Planning Board Guideline is considered complied with.

4.6 Precedent Approval for Similar Applications

4.6.1 There are precedent approval planning applications for ‘Shop and Services’ use in the “OU(B)” zone. In the past twenty years, the Town Planning Board has considered 34 planning applications for various ‘Shop and Services’ Use on the G/F of the industrial and I-O buildings within the “OU(B)” zone in the Kwai Chung Industrial/Business Area, of which 27 planning applications

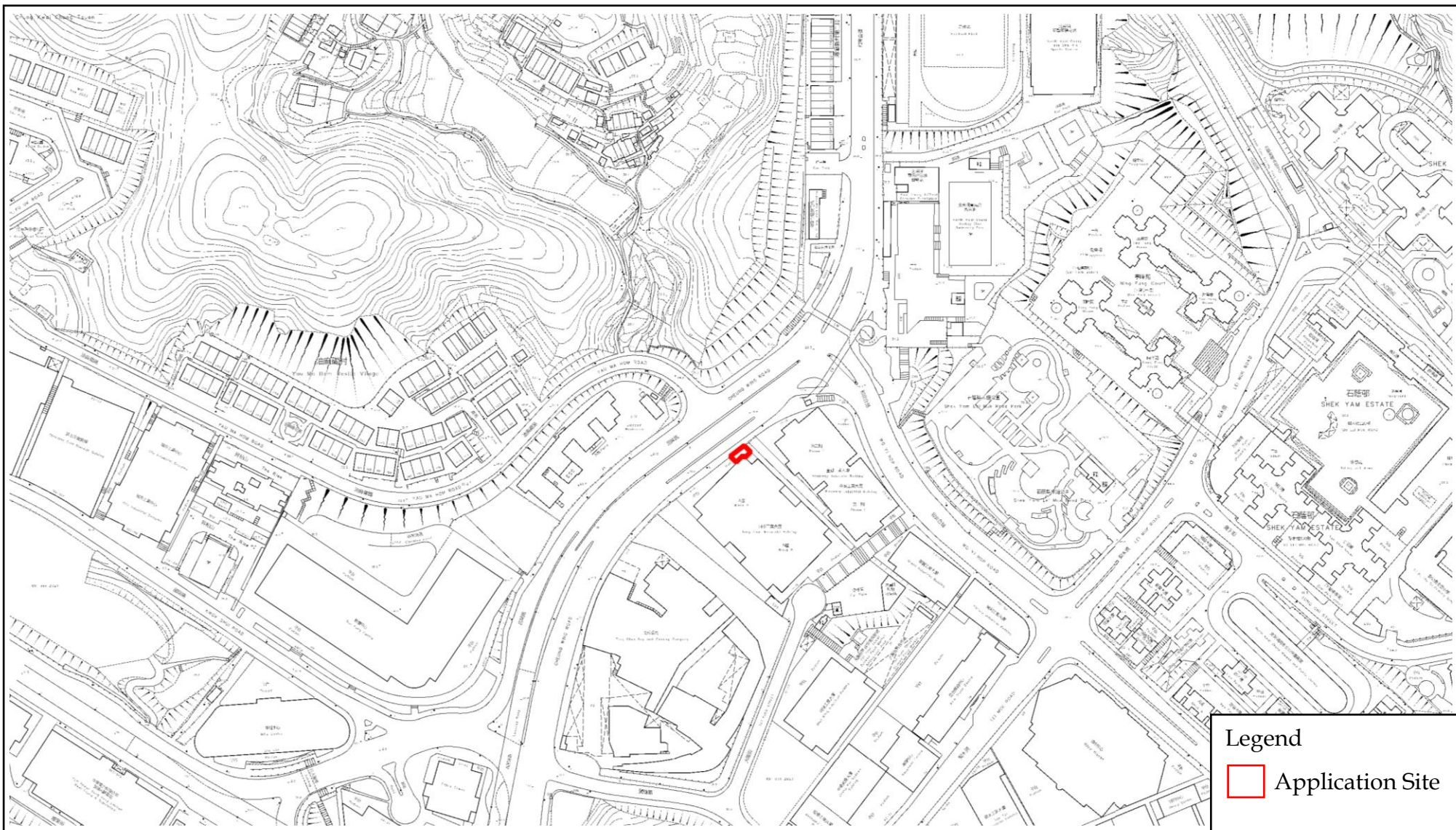


were approved.

- 4.6.2 Approval of this application will not set an undesirable precedent as this is in line with the planning intention and the TPB PG-No.22D.

5 CONCLUSION

- 5.1.1 This Planning Statement Report is submitted to the Town Planning Board in support of the proposed 'Shop and Services' use at Tung Chun Industrial Building, Kwai Chung.
- 5.1.2 This Application is supported with the following planning justifications:
- Provision of Affordable Goods to the Neighbourhood
 - Not Incompatible with the Industrial and Industrial-Office Uses in the Subject Building and the Surrounding Residential Developments
 - No Adverse Traffic Impact
 - No Adverse Environmental Impact
 - Compliance with the TPB PG-No. 22D Town Planning Board Guideline
 - Precedent Approval for Similar Applications
- 5.1.3 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.



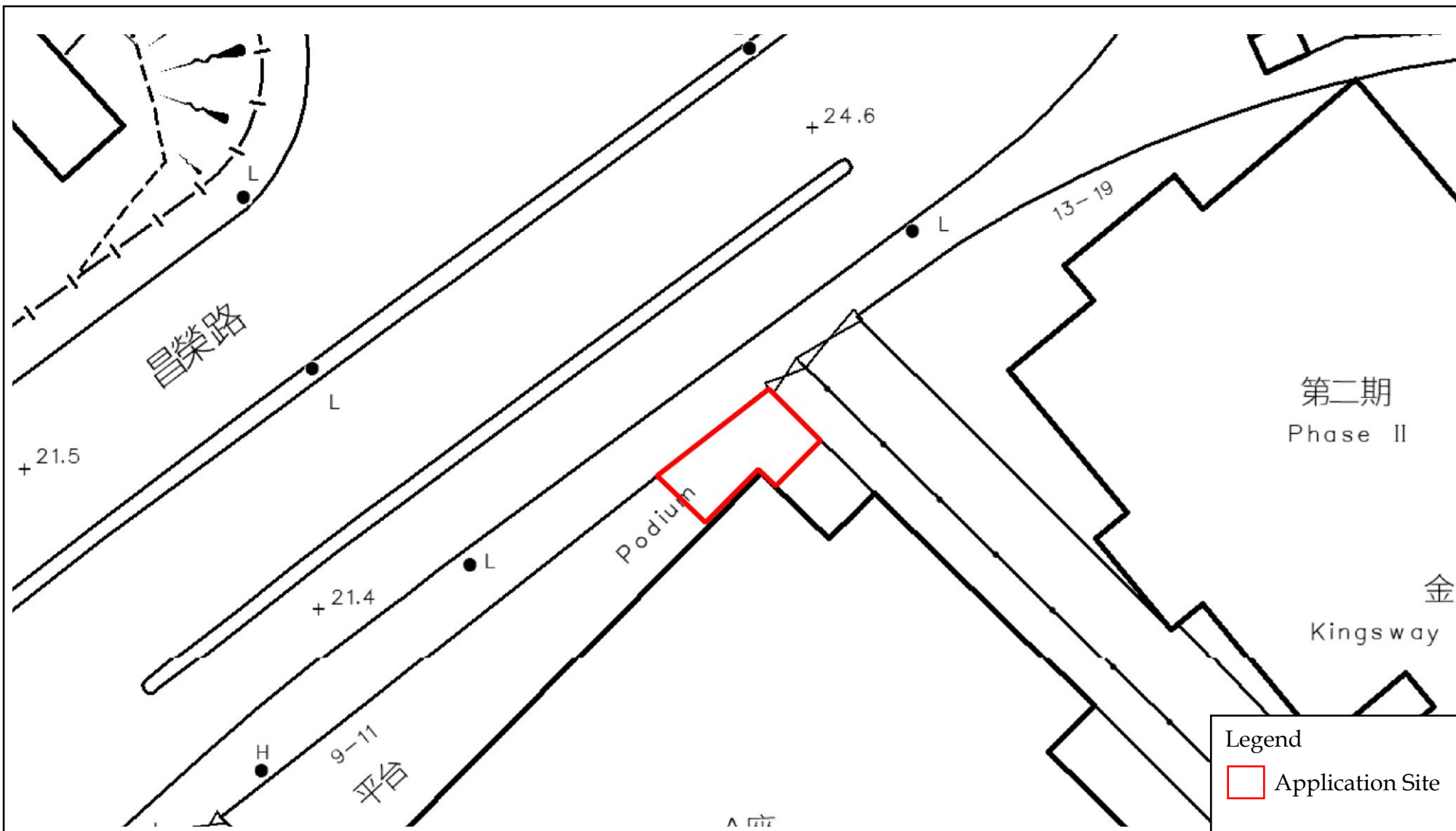
**LCH Planning and Development
Consultants Limited**

Figure 1 : Location Plan

(For reference only. Not to scale.)

**Section 16 Application for Proposed Shop and Services Use at
Portion of Godown A on Ground Floor, Block A of Tung Chun
Industrial Building, Kwai Chung**

(Source: HK GEODATA STORE, HKSAR Government)



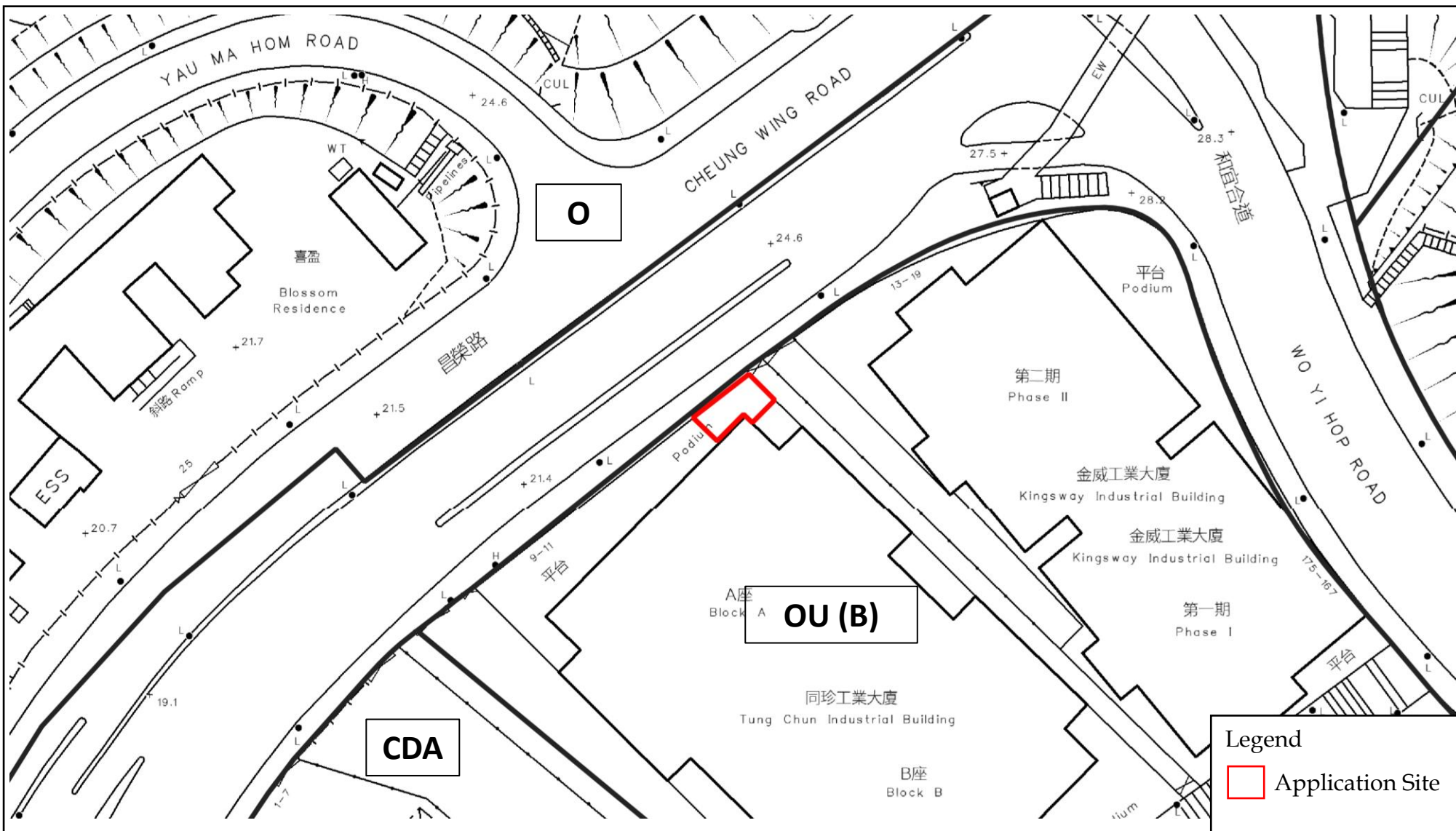
**LCH Planning and Development
Consultants Limited**

Figure 2 : Site Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Shop and Services Use at
Portion of Godown A on Ground Floor, Block A of Tung Chun
Industrial Building, Kwai Chung

(Source: HK GEODATA STORE, HKSAR Government)



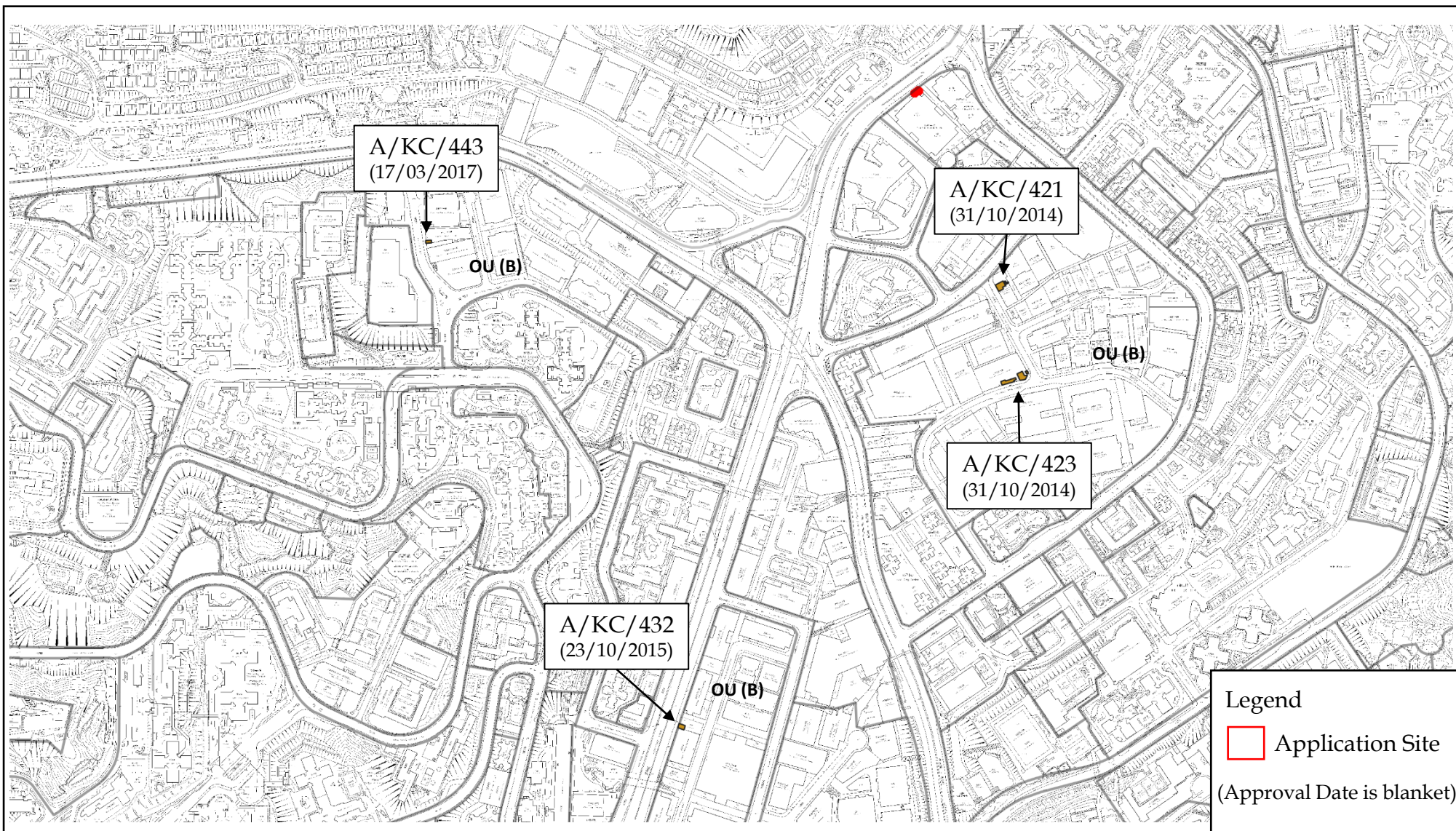
**LCH Planning and Development
Consultants Limited**

Figure 3 : Extract of Outline Zoning Plan S/KC/32

(For reference only. Not to scale.)

**Section 16 Application for Proposed Shop and Services Use at
Portion of Godown A on Ground Floor, Block A of Tung Chun
Industrial Building, Kwai Chung**

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



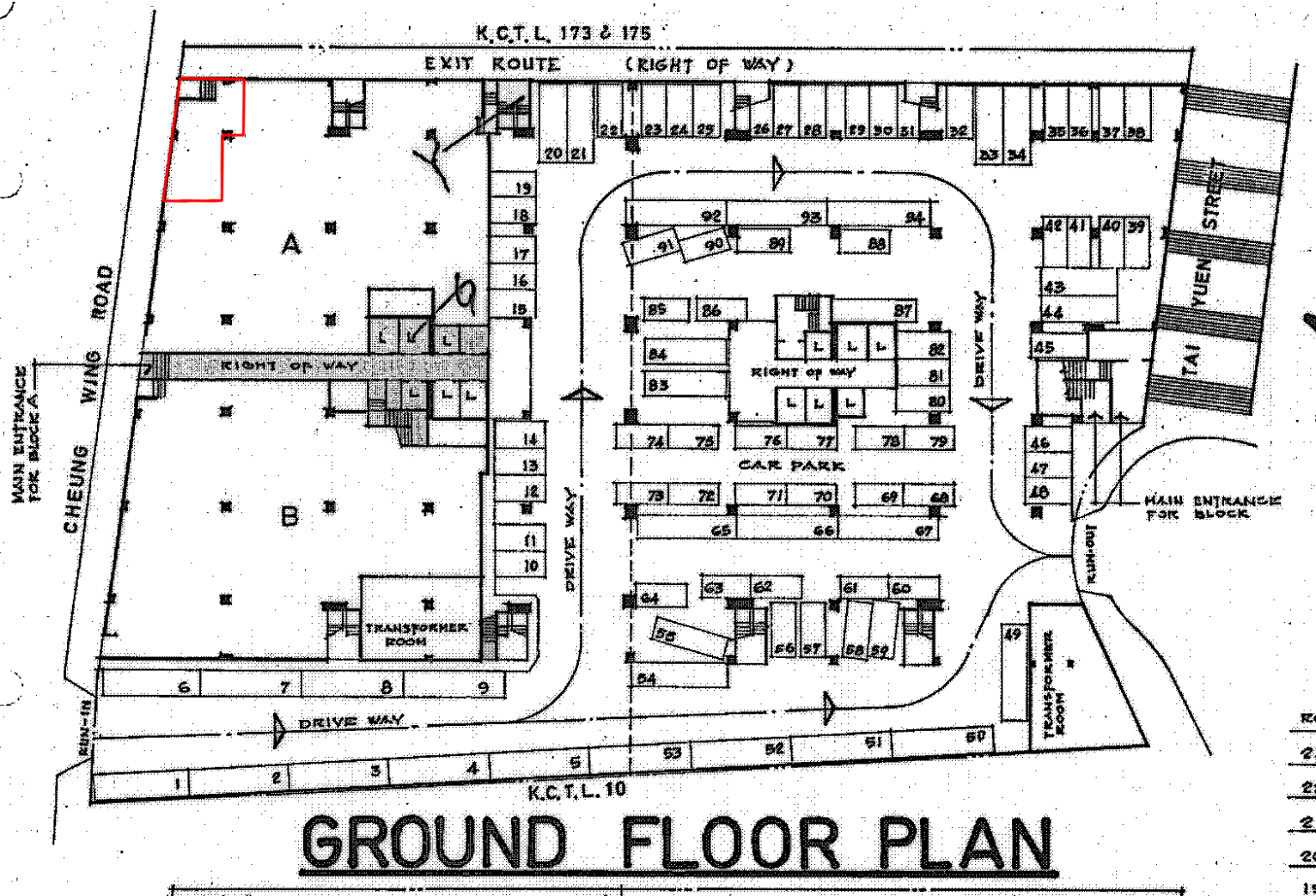
**LCH Planning and Development
Consultants Limited**

Figure 4 : Similar Approved Applications

(For reference only. Not to scale.)

**Section 16 Application for Proposed Shop and Services Use at
Portion of Godown A on Ground Floor, Block A of Tung Chun
Industrial Building, Kwai Chung**

(Source: Town Planning Board & HK GEODATA STORE, HKSAR Government)



**LCH Planning and Development
Consultants Limited**

Figure 5 : Extract of Assignment Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Shop and Services Use at
Portion of Godown A on Ground Floor, Block A of Tung Chun
Industrial Building, Kwai Chung



**LCH Planning and Development
Consultants Limited**

Our Ref.: PD2404001

Your Ref.: TPB/A/KC/507

22 August 2024

By Email

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

Dear Sir/ Madam,

**APPLICATION NO. A/KC/507 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

We refer to the captioned application.

Please find attached the revised figure 5 and replacement page 5 of the submitted planning statement report.

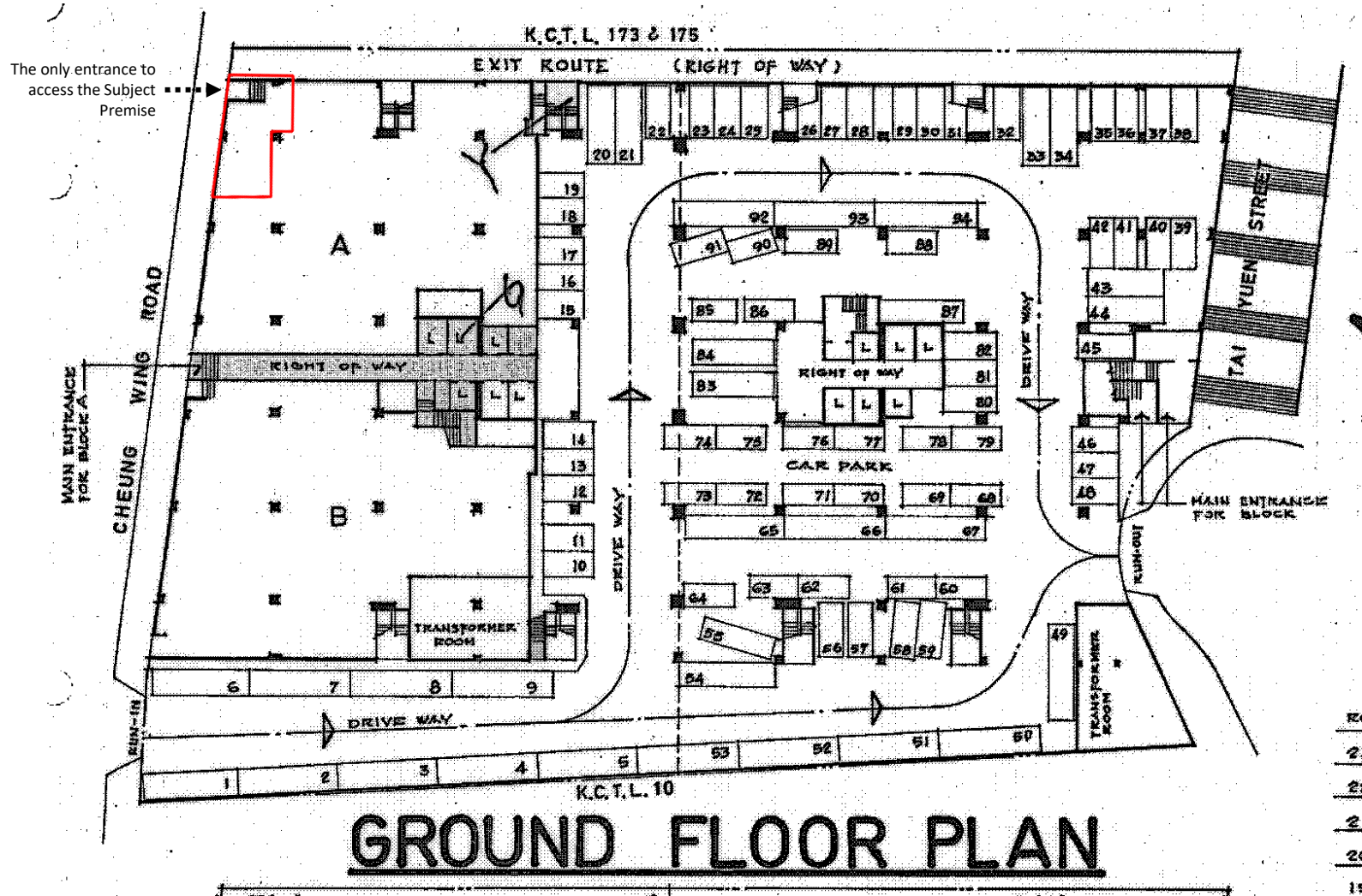
Should you require further information or have any query, please feel free to contact the undersigned or Ms. Emily Hui at 2586 1737.

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS (GP)(PD) RPP*
Director

Encl.

c.c.
the Applicant

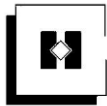


**LCH Planning and Development
Consultants Limited**

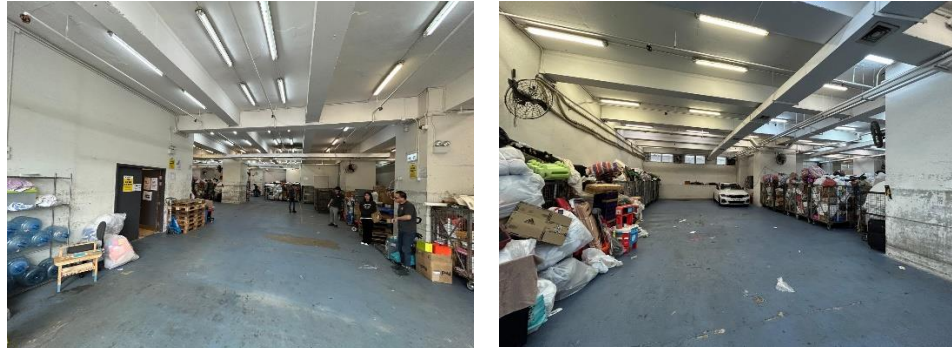
Figure 5 : Extract of Assignment Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Shop and Services Use at
Portion of Godown A on Ground Floor, Block A of Tung Chun
Industrial Building, Kwai Chung



- 2.3.2 The remaining portion of Godown A outside the Application Boundary is currently used as storage purpose to store collected recycled materials. Its usage will remain the same upon approval of the application.



Interior of the remaining portion of Godown A

- 2.3.3 The Ground Floor of the Subject Building only consists of two workshops, namely Godown A and Godown B. These workshops are separated by the lift lobby, and there are also E&M rooms present. Upon completion, the Proposed Development will have an individual and direct entrance to Cheung Wing Road at the northwest corner of the Application Site, while the remaining portion of Godown A is directly accessible from Cheung Wing Road with a separate entrance. The internal layout will be modified such that no entrance from the Proposed Development will be opened to the lift lobby or existing Godown portion.
- 2.3.4 Subject to the future operation mode, the Subject Premises is intended to operate from 8a.m. to 9p.m., from Monday to Sunday including public holidays.

2.4 Land Status

- 2.4.1 The Subject Premises falls within the boundary of Kwai Chung Town Lot No. 9 (**"the Lot"**).
- 2.4.2 The Lot is subject to New Grant No. TW4497 dated 19 May 1966. According to the Lease, the Lot is restricted to *"general industrial/godown/open storage purposes excluding any trade"* and the proposed *"Shop and Services"* use is not permissible under the Lease.
- 2.4.3 Upon permission with or without conditions of this planning application, the Applicant shall apply for and obtain short-term waiver from the Lands Department for the Subject Premise, in order to relax user restriction of the New Grant.

2.5 Surrounding Context

- 2.5.1 Kwai Chung is an urban area within Tsuen Wan New Town in the New Territories. It is located in the south-west of the New Territories. It is divided into three areas, namely Upper Kwai Chung, Central Kwai Chung and Lower Kwai Chung. Upper Kwai Chung and Lower Kwai Chung are mostly comprised of residential buildings, including private and public housing as

Charlie Siu Hin TSUI/PLAND

寄件者: Emily [REDACTED]
寄件日期: 2024年09月25日星期三 10:10
收件者: tpbpd/PLAND
副本: Charlie Siu Hin TSUI/PLAND; Sam Kiu Sang HO/PLAND; [REDACTED]
主旨: RE: Section 16 Planning Application No. A/KC/507
附件: A_KC_507_FI_RtoC_revised.pdf; A_KC_507_Planning Statement_revised.pdf
類別: Internet Email

Dear Sir/Madam,

Attached please find our revised planning statement and responses to departmental comments of the captioned application. Please kindly note that these updated attachments supersede the previous version sent on 24 September 2024.

Best regards,
Emily Hui

LCH (Asia-Pacific) Surveyors Limited
17th Floor, Champion Building
Nos. 287-291 Des Voeux Road Central, Hong Kong

[REDACTED]
[REDACTED]

From: Emily [REDACTED]
Sent: Tuesday, 24 September 2024 4:26 pm
To: 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>
Cc: 'cshtsui@pland.gov.hk' <cshtsui@pland.gov.hk>; 'sksho@pland.gov.hk' <sksho@pland.gov.hk>;
[REDACTED]
Subject: Section 16 Planning Application No. A/KC/507

Dear Sir/Madam,

Attached please find our letter and our responses to departmental comments.

Best regards,
Emily Hui

LCH (Asia-Pacific) Surveyors Limited
17th Floor, Champion Building
Nos. 287-291 Des Voeux Road Central, Hong Kong

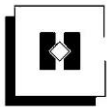
[REDACTED]
[REDACTED]



Section 16 Planning Application No. A/KC/507

Annex 1 - Response to Departmental Comments Table

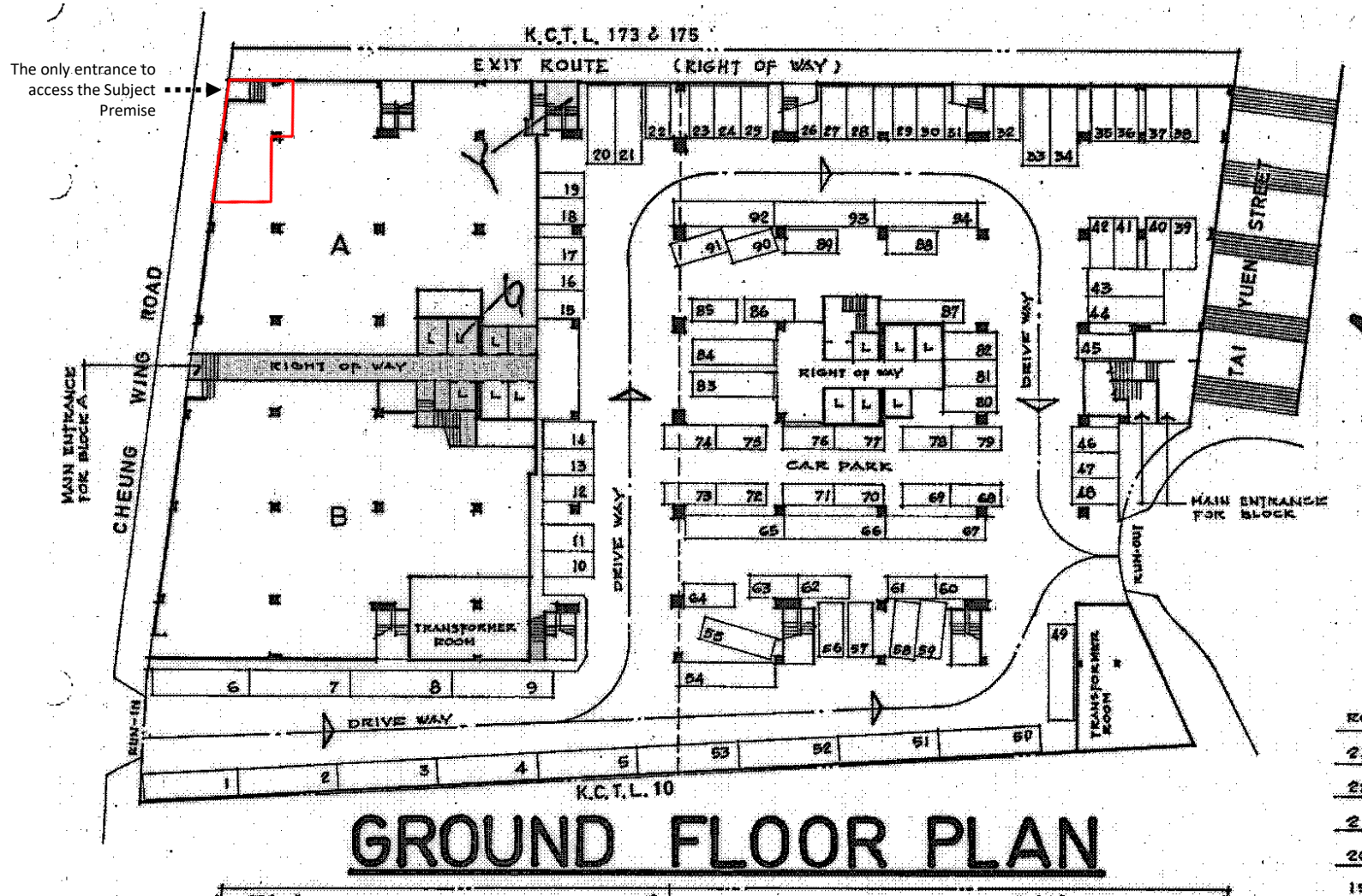
No.	Comments Received	Our Responses
1. Comments from Tsuen Wan and West Kowloon District Planning Office		
A	Regarding Figure 5 enclosed in the Supplementary Information dated 22.8.2024, it is observed that the Site boundary encroaches onto portion of the exit route (right of way). Please clarify the extent of Site boundary and rectify the figure, as appropriate.	Well noted. Please see attached the revised Figure 5.
B	Please specify the function of the proposed retail shop under the Recycling Programme operated by The Salvation Army.	Although the Recycling Programme currently occupies portion of 1 st Floor, 2 nd Floor and 3 rd Floor of the same building for storage and warehouse purposes, the function of the proposed retail shop is not necessarily related to the Recycling Programme under this application.
2. Comments from Lands Department		
A	Pursuant to para. 2.3.3 of the Planning Statement Report, it is noted that internal layout will be modified such that the Premises would have individual and direct entrance to Cheung Wing Road while the remaining portion of Godown A is directly accessible from Cheung Wing Road with a separate entrance. Please confirm that the Premises has no direct access from/to the remaining portion of Godown A.	It is confirmed that the Premises has no direct access from/to the remaining portion of Godown A.
B	The proposed 'shop and services' use is not permissible under the Lease. Should planning approval be given to the application, owner of the Premises should apply for temporary waiver from LandsD prior to the implementation of the proposed use. Upon receipt of the application, it will be considered by LandsD acting in the capacity as the landlord at its sole discretion. There is no guarantee that any application will be approved. If an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of waiver fee and administrative fee	Well noted and the applicant will apply for waiver application once the application is approved by Town Planning Board.



3. <i>Comments from Buildings Department</i>		
A	It is noted that Godown A on G/F will be divided into two different uses under the proposal, one for shop, the remaining for godown, therefore, fire barrier of not less than 2-hours fire resistance rating shall be provided between the two uses according to Code of Practice for Fire Safety in Buildings 2011 (FS Code).	The applicant will take note on this requirement when preparing FSIs proposal.
B	Adequate number of exit routes for both the proposed shop and remaining godown portions shall be provided according to FS Code.	The applicant will take note on this requirement when preparing FSIs proposal.
C	Adequate number of sanitary fitments for the proposed shop shall be provided according to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123J). Access to use such sanitary fitments from the proposed shop shall be maintained at all time.	Comment noted. The applicant will take note on this requirement when preparing drainage proposal.
D	Before building works are to be carried out in the Premises, prior approval and consent of the Building Authority (BA) should be obtained, other they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.	Comment noted. Prior approval and consent of the Building Authority will be obtained before building works are to be carried out in the Premises. An Authorized Person will also be appointed as the co-ordinator for the proposed building works.
	The applicant's attention is drawn to the following points:	
E	If any existing structure is erected within the Premises without approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application.	Comment noted.
F	For UBW erected in the Premises, enforcement action may be taken by Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the application site under the BO.	Comment noted.



G	Detailed checking under the BO will be carried out at building plan submission stage.	Comment noted.
4. Comments from Fire Services Department		
A	The building is protected with a sprinkler system so that the maximum permissible aggregated commercial floor area on G/F is 460m ² in accordance with TPB PG-No. 25D. The applied use should be counted up to the aggregated commercial floor area.	Well noted and not exceed.
B	Regarding matters related to fire resisting construction of the Premises, the applicant is reminded to comply with the “Code of Practice for Fire Safety in Buildings” which is administered by the BA.	The applicant will comply with the “Code of Practice for Fire Safety in Buildings” once the application is approved.
C	The applicant’s attention is drawn to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises” if the application is approved.	The applicant will comply with the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises” once the application is approved.
5. Comments from Highways Department (HyD)		
A	Should there be any HyD’s road inventory affected, the relevant details should be submitted for HyD’s review and comment.	Well noted with thanks. Please note that there will be no HyD’s road inventory affected.
B	If there is any modification of roadworks due to the proposed application, it should be approved by the Transport Department and subsequently carried out by the applicant to HyD’s standard at the applicant’s cost.	Well noted with thanks. Please note that modification of roadworks will not be required for the proposed application.



Legend

Application Site

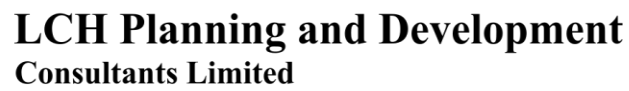


**LCH Planning and Development
Consultants Limited**

Figure 5 : Extract of Assignment Plan

(For reference only. Not to scale.)

Section 16 Application for Proposed Shop and Services Use at
Portion of Godown A on Ground Floor, Block A of Tung Chun
Industrial Building, Kwai Chung



Planning Statement Report

Prepared by
Planning Consultant : LCH Planning & Development
Consultants Limited

Report : Version 1.2



Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This Application is submitted to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**") for proposed 'Shop and Services' use ("**the Proposed Use**") at portion of Godown A on Ground Floor, Block A of Tung Chun Industrial Building, 9-11 Cheung Wing Road, Kwai Chung ("**the Subject Premises**")

The Subject Premises falls within an area of "Other Specified Uses" annotated "Business" ("**OU(B)**") zone on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 ("**the OZP**"), with a site area of approximately 53 sq.m. According to the Notes of the OZP for "OU(B)" zone, 'Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)' is Column 2 uses which require planning permission from the Board.

The Subject Premises consists of portion of Godown A on the ground floor, and it will only involve minor alterations and additions which will not cause any change to the building bulk. The Proposed Use will be utilized as a retail store operated by The Salvation Army and serve the public in the surrounding area.

This Application aims to serve as a retail store to serve the local community, including the surrounding residential and industrial development. In view of the small-scale operation and directly abut to Cheung Wing Road, the proposed use is not incompatible with the industrial and residential uses in the surrounding area, which would not jeopardize the long-term planning intention. The Proposed Use also complies with the fire safety requirements and the Town Planning Board Guidelines. There will be no adverse traffic and environment impacts as well.

In view of the above justifications, we would sincerely seek the favourable consideration of the Board to approve this Application.



內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請根據《城市規劃條例》第 16 條，就位於新界葵涌昌榮路 9-11 號同珍工業大廈 A 座部分地下 (下稱「**申請地點**」)，向城市規劃委員會 (下稱「**城規會**」) 申請作擬議「商店及服務行業」用途 (下稱「**擬議用途**」)。

申請地點現時於《葵涌分區計劃大綱核准圖編號 S/KC/32》(下稱「**核准圖**」) 劃作「其他指定用途 (商貿)」地帶，地盤面積佔約 53 平方米。根據核准圖有關「其他指定用途 (商貿)」地帶的註釋，「商店及服務行業(未另有列明者) (只限設於地面一層，但在經大規模改建的現有建築物則無此限制附屬陳列室 #可能獲准設於任何一層，不在此限)」屬於「其他指定用途 (商貿)」地帶的第二欄用途，需要獲得城規會的規劃許可。

申請地點位於大廈地下的倉庫 A (部分)，只會進行輕微改動及加建工程，不會影響樓宇的高度和體積。擬議用途將被用作由救世軍經營的零售商店，為周圍地區的公眾提供服務。

此申請旨在作為一間零售商店，為當地社區提供服務，包括周圍的住宅和工業發展區。由於擬議用途規模細小且直接毗鄰昌榮路，所擬議用途不會與周邊地區的工業和住宅用途有衝突，亦不會對長遠規劃有任何影響。是次規劃申請亦符合消防安全要求和城市規劃委員會指引，預計不會對交通和環境造成負面影響。

鑒於以上提出的依據，我們真誠地尋求城規會批准該申請。



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Figure 2	Site Plan
Figure 3	Extract of Outline Zoning Plan S/KC/32
Figure 4	Similar Approved Applications

List of Diagrams

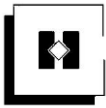
Diagram 1	The Application Site and the Godown A
Diagram 2	Residential Development in the Vicinity



1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for proposed 'Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)' use hereinafter referred to as the "**Proposed Use**") at portion of ground floor in Block A of Tung Chun Industrial Building, 9-11 Cheung Wing Road, Kwai Chung (**Figure 1 and Figure 2**) (hereinafter referred to as the "**Subject Premises**") to the Town Planning Board ("**the Board**") under Section 16 of the Town Planning Ordinance ("**the Ordinance**").
- 1.1.2 The Subject Premises falls within the "Other Specified Uses" annotated "Business" zone ("**OU(B)**") on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 ("**the OZP**") (**Figure 3**). According to Schedule II for industrial or industrial-office building of the Notes of the OZP for "OU(B)" zone, 'Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)' use is the Column 2 use which may be permitted with or without conditions on application to the Board.
- 1.1.3 The proposed change of use mainly involve minor alteration and addition works which does not involve any change to the current building bulk of Tung Chun Industrial Building (hereinafter referred to as "**the Subject Building**"). No change regarding the building height, gross floor area and site coverage of the Subject Building is anticipated.



2 THE SUBJECT PREMISES AND SURROUNDINGS

2.1 Current Condition of the Subject Premise

- 2.1.1 The Subject Premise is located within Godown A on the ground floor in Block A of Tung Chun Industrial Building, which is adjacent to Cheung Wing Road. It is surrounded by several industrial buildings, and is just adjacent to Blossom Residence. **Figure 1** illustrates the location of the Subject Premise and its immediate vicinity.



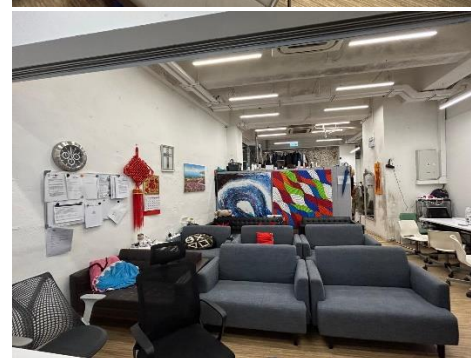
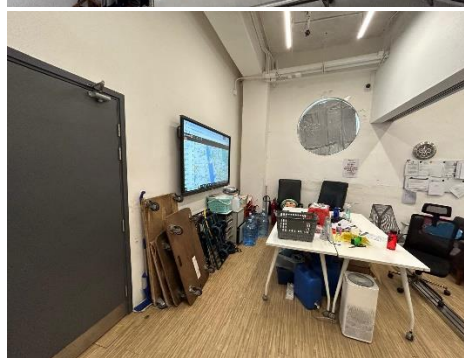
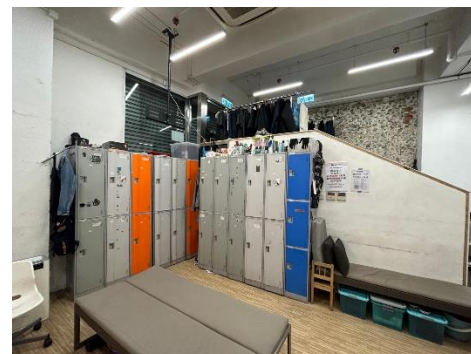
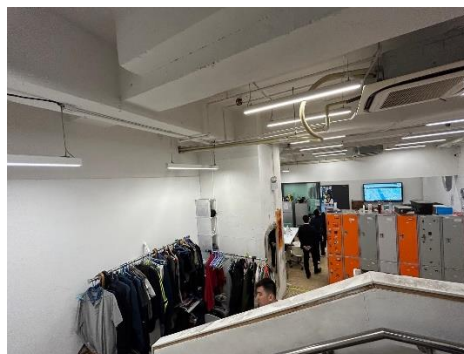
Front view of the Subject Premise



View from Cheung Wing Road

2.2 The Proposal

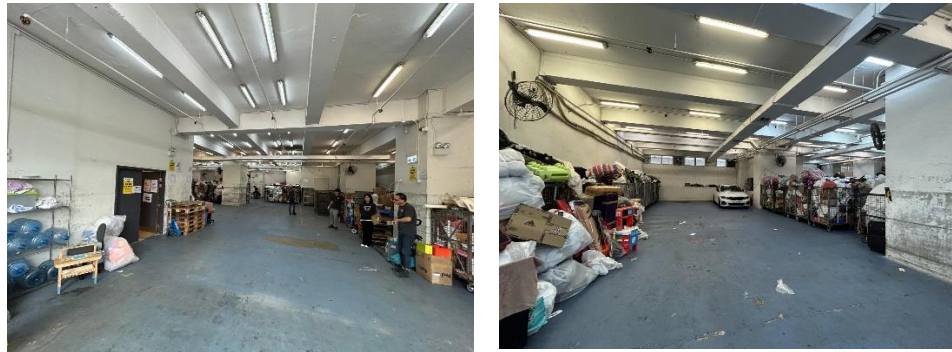
- 2.2.1 It is proposed to convert portion of Godown A on the ground floor of the Subject Building to shops and services use, providing affordable goods to the neighbourhood. The Application Site covers a total of about 53 square meters ("sq.m.") at the northwest area of Godown A. It aims to finish the conversion by the end of 2024, upon approval of this application. Refer to **Figure 2** for the Site Plan.





Interior of the Application Site

- 2.2.2 The remaining portion of Godown A outside the Application Boundary is currently used as storage purpose to store collected recycled materials. Its usage will remain the same upon approval of the application.



Interior of the remaining portion of Godown A

- 2.2.3 The Ground Floor of the Subject Building only consists of two workshops, namely Godown A and Godown B. These workshops are separated by the lift lobby, and there are also E&M rooms present. Upon completion, the Proposed Development will have an individual and direct entrance to Cheung Wing Road at the northwest corner of the Application Site, while the remaining portion of Godown A is directly accessible from Cheung Wing Road with a separate entrance. No entrance from the Proposed Development will be opened to the lift lobby or existing Godown portion.
- 2.2.4 Subject to the future operation mode, the Subject Premises is intended to operate from 8a.m. to 9p.m., from Monday to Sunday including public holidays.

2.3 Land Status

- 2.3.1 The Subject Premises falls within the boundary of Kwai Chung Town Lot No. 9 (**"the Lot"**).
- 2.3.2 The Lot is subject to New Grant No. TW4497 dated 19 May 1966. According to the Lease, the Lot is restricted to *"general industrial/godown/open storage purposes excluding any trade"* and the proposed *"Shop and Services"* use is not permissible under the Lease.
- 2.3.3 Upon permission with or without conditions of this planning application, the Applicant shall apply for and obtain short-term waiver from the Lands Department for the Subject Premise, in order to relax user restriction of the New Grant.

2.4 Surrounding Context

- 2.4.1 Kwai Chung is an urban area within Tsuen Wan New Town in the New Territories. It is located in the south-west of the New Territories. It is divided into three areas, namely Upper Kwai Chung, Central Kwai Chung and Lower Kwai Chung. Upper Kwai Chung and Lower Kwai Chung are mostly



comprised of residential buildings, including private and public housing as well as villages, while industrial areas are clustered in Central Kwai Chung and a small cluster of industrial buildings are also found in Upper Kwai Chung. There are three major roads in Kwai Chung which are Cheung Wing Road, Kwai Chung Road and Castle Peak Road – Kwai Chung.

- 2.4.2 The Subject Premise is located at Upper Kwai Chung where a cluster of industrial buildings is found. To its north is mainly residential area, with village clusters situated at its northwest, and several public housing development such as Ning Fung Court, Shek Yam Estate and On Yam Estate are located at its northeast. Clusters of industrial buildings and a small portion of residential buildings are located at the south of the Subject Premises.
- 2.4.3 The Subject Premises is within 15 minutes walking distance from Kwai Hing MTR station. It is also accessible from Cheung Wing Road, connecting the Application Site to Kwai Chung and Tsuen Wan. There are bus stops and minibuses stops within 5 minutes walking distance from the Subject Premises.



3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Subject Premises falls within an area designated as “Other Specified Uses” annotated “Business” zone on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 (also known as the “OZP”). The planning intention of the “OU(B)” zone is “intended primarily for general business uses”.

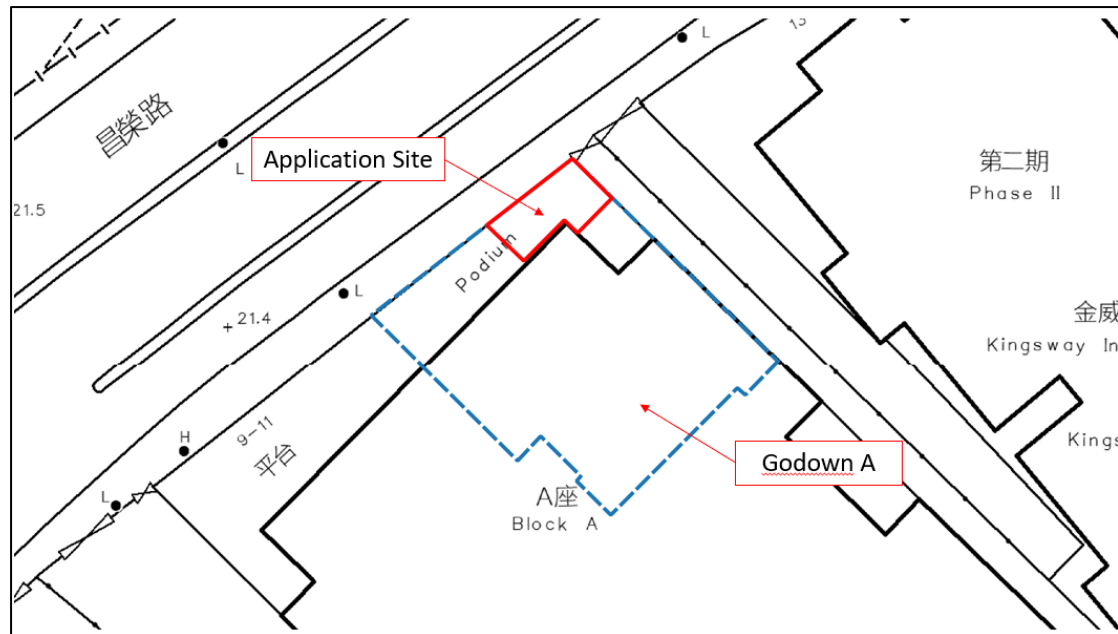


Diagram 1 The Application Site and the Godown A

Illustrated for reference only. Not to scale. (Sources: Town Planning Board and Lands Department, HKSAR Government)

- 3.1.2 According to Schedule II for industrial or industrial-office building of the Notes of “OU(B)” zone of OZP, ‘Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)’ use is the Column 2 use which require permission from the Board.
- 3.1.3 Thus, permission from the Board is required for the Column 2 uses in the Subject Premises.



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S/KC/32

OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

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

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

Office

(Please see next page)



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OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

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

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

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

Social Welfare Facility (excluding those involving residential care)

@ An industrial or industrial-office building means a building which is constructed for or intended to be occupied by industrial or industrial-office purpose respectively as approved by the Building Authority.

Δ Dangerous Goods refer to substances classified as Dangerous Goods and requiring a licence for their use/storage under the Dangerous Goods Ordinance (Cap.295).

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20% of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

(Please see next page)



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OTHER SPECIFIED USES (Cont'd)

For "Business" Only (Cont'd)

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum total plot ratio of 9.5, or the plot ratio of the existing building, whichever is the greater.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (3) On land demarcated for a 15m-wide building gap from Castle Peak Road to the east-west aligned section of Tai Lin Pai Road as shown on the Plan, no new development (except minor addition, alteration and/or modification not affecting the building height of the existing building) or redevelopment of an existing building shall exceed the maximum building height restriction of 25mPD.
- (4) A minimum 4m-wide non-building area from the lot boundary abutting Lam Tin Street and a minimum 3.5m-wide non-building area from the lot boundary abutting Chun Pin Street (except 1 Chun Pin Street) and Ta Chuen Ping Street (except 26-38, 68, 70, 85-89 and 93 Ta Chuen Ping Street) shall be provided.
- (5) In determining the maximum plot ratio for the purpose of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (6) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (7) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height/building gap restrictions stated in paragraphs (1) to (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (8) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the non-building area restrictions as shown on the Plan or stated in paragraph (4) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)



3.2 Town Planning Board Planning Guideline

- 3.2.1 The TPB PG-No. 22D Town Planning Board Guideline for Development within “Other Specified Uses (Business)” Zone stipulates that commercial uses in an industrial and industrial-office building will be subject to the following main and relevant planning criteria:
- a) temporary permission for ancillary showroom use exceeding 20% of the total UFA of an industrial firm in industrial buildings;
 - b) aggregate commercial floor areas on the ground floor of an existing industrial building with or without sprinkler systems should as a general principle not exceed 460 sq.m. and 230 sq.m. respectively.
 - c) separate means of escape should be available for the commercial portion.
- 3.2.2 Besides, where partial conversion of an industrial or I-O building to any use requiring planning permission is proposed, it must be demonstrated that the proposed use would be acceptable in terms of fire safety, land use, traffic and environmental considerations.
- 3.2.3 As the total area of the Application Site is about 53 sq.m. which does not exceed 230 sq.m. and a separate means of escape is available on the northwestern corner of the Subject Premise which is separated for the industrial portion of the building, this application satisfies the aforesaid requirement.

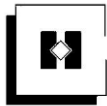
3.3 Similar Approved Applications for Shop and Services Use

- 3.3.1 There are four similar applications for temporary shop and services on the Approved Kwai Chung Outline Zoning Plan No. S/KC/32 which falls within “OU(B)” zone approved by the Town Planning Board in the past ten years. The details of the applications are summarized as follows and in Figure 4:

Application No.	Date of Approval	Applied Use
A/KC/443	17/03/2017	Shop and Services (Pharmacy)
A/KC/432	23/10/2015	Shop and Services
A/KC/423	31/10/2014	Proposed Shop and Services
A/KC/421	31/10/2014	Shop and Services

3.4 High Demand for Affordable Goods in the Vicinity

- 3.4.1 The Application Site is surrounded by residential developments including public housing estate, transitional housing and clusters of villages. The public housing estates such as Shek Yam Estate, On Yam Estate and Lei Muk Shue Estate are located at the northern and eastern area of the Application Site. In addition, the transitional housing development, Blossom Residence, is



situated opposite to the Application Site across Cheung Wing Road. They mainly accommodate the low-income groups of society.

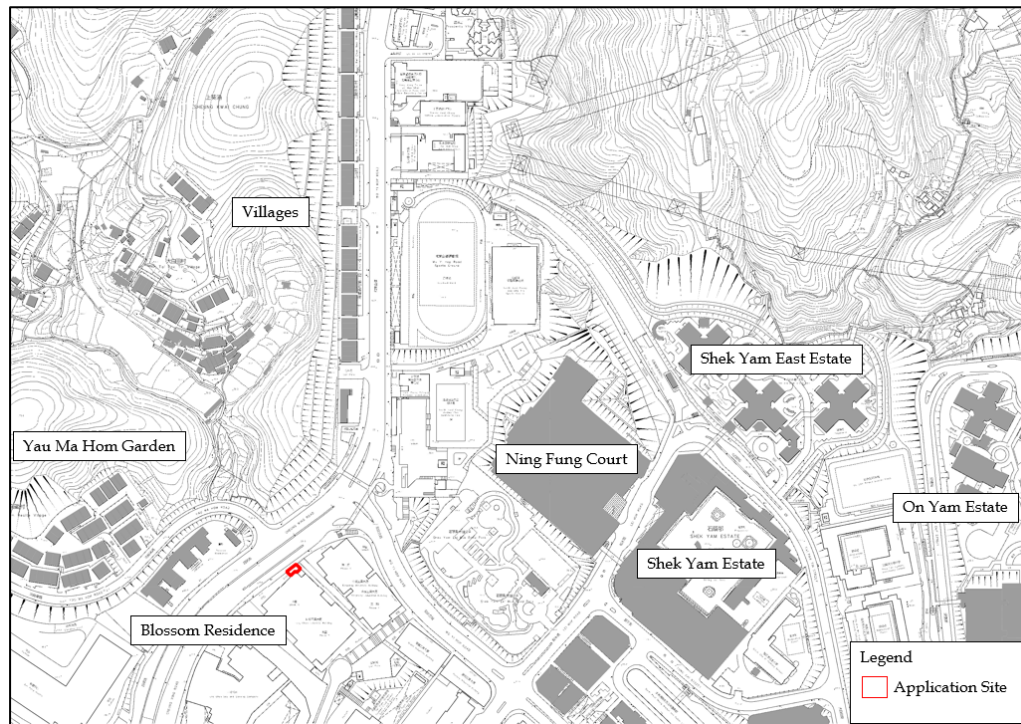


Diagram 2 Residential Development in the Vicinity

(Source: Hong Kong Geodata Store, HKSAR Government)

4 PLANNING ASSESSMENT & JUSTIFICATIONS

4.1 Provision of Affordable Goods to the Neighbourhood

- 4.1.1 The strategic positioning of the proposed 'Shop and Services' use which is surrounded by public and transitional housings that mainly accommodate low-income families has a profound impact on the high demand for the affordable goods in the community. The Application Site is located at a convenient location to the surrounding neighbourhoods.

4.2 Not Incompatible with the Industrial and Industrial-Office Uses in the Subject Building and the Surrounding Developments

- 4.2.1 The proposed use is small in scale which involves only a small portion of Godown A which occupies about 53 sq.m. on the ground floor. It should not cause any visual impact as the building bulk remains unchanged. The provision of services is ancillary to the surrounding residential developments which provides affordable daily necessities for the nearby residents, and it is unlikely that the proposed development would cause any interface issues.
- 4.2.2 The proposed use only involves about 53 sq.m. which is a small-scale operation and there is no material impact to the overall supply of area in the "OU(B)" zone of the Kwai Chung OZP. Therefore, approval of this planning



application would not jeopardize the long-term planning intention of “OU(B)” zone. Provision of the Subject Premises for shop and services would not result in substantial loss of the overall industrial/industrial-office land as well.

4.3 No Adverse Traffic Impact

4.3.1 The proposed commercial use is to cope with the demand in the locality and its operation is small in scale, it should not generate a huge amount of pedestrian flow and traffic flow in the vicinity. The Subject Premises just abut the Cheung Wing Road and is easily accessible by various modes of public transportation. Thus, inclusion and operation of the proposed commercial use should not adversely impact the traffic condition in the local road network.

4.3.2 There are sufficient car parking spaces and loading/unloading bays provided in the Subject Building currently. They will be utilized for the transportation of materials and logistic purposes. It allows smooth transportation without causing disruptions to the surrounding traffic flow which would not cause any adverse traffic impact.

4.4 No Adverse Environmental Impact

4.4.1 The Proposed Use provides non-polluting goods and services to the neighbourhood. It would not generate hazardous waste and gas which would not cause pollution problems. It mainly serves the residents in the surrounding area in the upper Kwai Chung. No pollution is anticipated in regards to the small scale of operation and the nature of operation.

4.5 Compliance with the TPB PG-No. 22D Town Planning Board Guideline

4.5.1 This Application is subject to the 230/ 460 sq.m. rule under the TPB PG-No. 22D. The Subject Premises as equipped with sprinkler system are only about 53 sq.m. of floor area, which is much less than 460 sq.m.. Thus, the said rule is considered complied with.

4.5.2 Besides, since workshops has direct frontage to Cheung Wing Road, which also acts as an individual and separate means of escape of the Subject Premise. The Subject Premises shall be separated from the industrial portion which satisfies the fire safety requirements.

4.5.3 Given to its small-scale operation, it is not anticipated to generate adverse land use, traffic, environmental and fire safety issue. Thus, the relevant Town Planning Board Guideline is considered complied with.

4.6 Precedent Approval for Similar Applications

4.6.1 There are precedent approval planning applications for ‘Shop and Services’ use in the “OU(B)” zone. In the past twenty years, the Town Planning Board has considered 34 planning applications for various ‘Shop and Services’ Use on the G/F of the industrial and I-O buildings within the “OU(B)” zone in the Kwai Chung Industrial/Business Area, of which 27 planning applications



were approved.

- 4.6.2 Approval of this application will not set an undesirable precedent as this is in line with the planning intention and the TPB PG-No.22D.

5 CONCLUSION

- 5.1.1 This Planning Statement Report is submitted to the Town Planning Board in support of the proposed 'Shop and Services' use at Tung Chun Industrial Building, Kwai Chung.

- 5.1.2 This Application is supported with the following planning justifications:

- Provision of Affordable Goods to the Neighbourhood
- Not Incompatible with the Industrial and Industrial-Office Uses in the Subject Building and the Surrounding Residential Developments
- No Adverse Traffic Impact
- No Adverse Environmental Impact
- Compliance with the TPB PG-No. 22D Town Planning Board Guideline
- Precedent Approval for Similar Applications

- 5.1.3 In view of the above, we respectfully request the Board Members to give favourable consideration on this planning application.

Similar Applications

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

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

Approval Conditions:

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

Recommended Advisory Clauses

- (a) to note the comment of the CHE/NTW, HyD that any junction improvement works or roadworks modification due to the proposed redevelopment shall be carried out by the project proponent at their own cost. The design shall be approved by TD and carried out by the project proponent to HyD's standard.
- (b) to note the comments of the CBS/NTW, BD that:
 - (i) fire barrier of not less than 2-hours fire resistance rating shall be provided between the two uses according to Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - (ii) adequate number of exit routes for both the proposed shop and remaining godown portions shall be provided according to FS Code;
 - (iii) adequate number of sanitary fitments for the proposed shop shall be provided according to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123J). Access to use such sanitary fitments from the proposed shop shall be maintained at all time;
 - (iv) before building works are to be carried out in the Premises, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (v) if any existing structure is erected within the Premises without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application;
 - (vi) for UBW erected in the Premises, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the application site under the BO; and
 - (vii) detailed checking under the BO will be carried out at the building plan submission stage.
- (c) to note the comments of the D of FS that:
 - (i) regarding matters related to fire resisting construction of the Premises, the applicant is reminded to comply with the "Code of Practice for Fire Safety in Buildings" which is administered by the BA; and
 - (ii) 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.