

2021年 7月 28日

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

Appendix I

This document is received on 28 JUL 2021.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/1000
	Date Received 收到日期	28 JUL 2021

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

1. Name of Applicant 申請人姓名/名稱

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

Aikon Development Consultancy Limited 毅勤發展顧問有限公司

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)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, 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 N.A. sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 91 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) N.A. sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tin Outline Zoning Plan No. S/ST/34
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial"
(f) Current use(s) 現時用途	Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at13/7/2021..... (DD/MM/YYYY), this application involves a total of1..... "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 notified¹..... “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)
1	Unit B1 on G/F, Union Industrial Centre, Nos. 27-31 Au Pui Wan Street, Shatin, New Territories	3/8/2021

(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所用處，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	91 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Shop and Services for a Period of Five Years (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 N.A. sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 91 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 91 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F (Unit B1 (Portion))	Vacant	Proposed Temporary Shop and Services for a Period of Five Years

(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)

October 2021

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

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Vehicular ingress of the subject building is at Au Pui Wan Street; Vehicular egresses of the subject building are at Au Pui Wan Street and Min Fong Street</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) 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) _____ _____</p> <p><input checked="" type="checkbox"/></p>

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <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>No 否 <input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<table border="0"> <tbody> <tr> <td>On environment 對環境</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On traffic 對交通</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On water supply 對供水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On drainage 對排水</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>On slopes 對斜坡</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Affected by slopes 受斜坡影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Landscape Impact 構成景觀影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Tree Felling 砍伐樹木</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Visual Impact 構成視覺影響</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input checked="" type="checkbox"/></td></tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td><td>Yes 會 <input type="checkbox"/></td><td>No 不會 <input type="checkbox"/></td></tr> </tbody> </table> <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 type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													
	<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>N.A.</p> <p>.....</p>																														

10. Justifications 理由

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

Please refer to the attached Planning Statement.

11. Declaration 聲明

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

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

Signature
簽署


.....
ESTER LAW
.....

Name in Block Letters
姓名（請以正楷填寫）

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

Secretary

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

on behalf of
代表

Aikon Development Consultancy Limited
.....

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

Date 日期

13/07/2021
.....

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

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

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

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

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

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

Ash interment capacity 骨灰安放容量@

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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories 新界沙田火炭坳背灣街27-31號協興工業中心地下B1室（部分）		
Site area 地盤面積	N.A. sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Sha Tin Outline Zoning Plan No. S/ST/34 沙田分區計劃大綱核准圖編號 S/ST/34		
Zoning 地帶	"Industrial" 「工業」		
Applied use/ development 申請用途／發展	Proposed Temporary Shop and Services for a Period of Five Years 擬議臨時商店及服務行業（為期5年）		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	91 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	N.A.	
	Composite 綜合用途	N.A.	

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	N.A.
	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) _____	N.A.

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<u>Extract of Lot Index Plan, Extract of OZP and Location Plan</u>		
<u>Reports 報告書</u>		
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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Date : 4th August 2021
Our Ref. : ADCL/PLG-10227/L004

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

By Email

Dear Sir/Madam,

Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of Five Years at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories
(Planning Application No. A/ST/1000)



We refer to our submissions dated 15.7.2021 (Ref.: ADCL/PLG-10227/L001) and 27.7.2021 (Ref.: ADCL/PLG-10227/L002 and ADCL/PLG-10227/L003) for the captioned application.

Kindly note that the captioned application is for proposed temporary shop and services for a period of **five** years at the captioned application premises. We would like to enclose herewith replacement pages for the cover letter dated 15.7.2021, the Application Form (No. S16-I), the copy of signed Notification Letter to the registered owner and the corresponding record of registered mail, and the planning statement for your onward processing.

Kindly note that the applied period of permission for the proposed use as stated in all the supporting submission documents for the captioned application should be read as "5 years" instead of "3 years".

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Winnie AU or Mr. Thomas LUK at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Encl.

Address 地址：

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong



Section 16 Planning Application

Proposed Temporary Shop and Services for
a Period of Three Years

Unit B1 (Portion), G/F, Unison Industrial
Centre, 27-31 Au Pui Wan Street, Fo Tan,
Sha Tin, New Territories

Planning Statement

Prepared by
Aikon Development Consultancy Ltd.

In Association with
MG Design (Hong Kong) Limited

Address:
Unit 1310, Level 13, Tower 2 Metroplaza,
No. 223 Hing Fong Road, Kwai Chung, Hong Kong
Tel : (852) 3180 7811
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Email: info@aikon.hk

July 2021

EXECUTIVE SUMMARY

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

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for proposed temporary shop and services for a period of three years (hereinafter referred to as “the proposed use”) at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories (hereinafter referred to as “the application premises”). The application premises occupies a total floor area of about 91m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

The application premises currently does not involve any uses. The application premises is located on the ground floor of an existing industrial building known as Unison Industrial Centre (hereinafter referred to as “the subject building”), which falls entirely within an area zoned “Industrial” (hereinafter referred to as “I”) on the approved Sha Tin Outline Zoning Plan No. S/ST/34 (hereinafter referred to as “the Current OZP”) exhibited for public inspection on 8.6.2018. As detailed throughout this Planning Statement, the current application is well justified on the grounds that:-

- (a) The proposed use could provide timely response to the rising demand for shop and service uses in the locality;*
- (b) The proposed use is considered not incompatible with the industrial and industrial-related uses in the subject building and the surrounding developments;*
- (c) Approval of the current application for the proposed use on a temporary basis of three years would not jeopardize the long-term planning intention of industrial use for the application premises;*
- (d) The proposed use generally complies with the ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No. 25D). In terms of the fire safety aspect, the aggregate commercial floor area on the ground floor will be 91m², which is within the maximum permissible limit of 460m², if the floor area of the application premises is included upon approval of the current application. In terms of the traffic aspect, no adverse traffic impacts are anticipated to be posed by the proposed use on the subject building and the surrounding areas; and*
- (e) There are similar planning applications approved by the Board on a temporary basis in the past for ‘Shop and Services’ use at portions of the application premises, other ground floor units of the subject building, and ground floor units of other industrial buildings within the same “I” zone on the Current OZP. As such, approval of the current application on a temporary basis would not set an undesirable precedent to similar applications and would be in line with the Board’s previous decisions.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favourable considerations to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）以用作擬議臨時商店及服務行業（為期三年）（以下簡稱「擬議用途」）。該申請所涉及地點位於新界沙田火炭坳背灣街 27-31 號協興工業中心地下 B1 單位（部份）（以下簡稱「申請處所」）。申請處所的樓面面積約為大約 91 平方米。此規劃報告書將提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

申請處所現時並不涉及任何用途。申請處所位於一座名為「協興工業中心」的現有工業樓宇（以下簡稱「該樓宇」）的地下，而該樓宇坐落於 2018 年 6 月 8 日所展示的《沙田分區計劃大綱核准圖編號 S/ST/34》（以下簡稱「該大綱核准圖」）上的「工業」地帶。此規劃報告書詳細闡述該申請的規劃理據，當中包括：-

- （一）擬議用途可適時應對申請處所周邊對商店及服務行業用途日益增長的需求；
- （二）擬議用途與該樓宇及其周邊發展所用作的工業及工業相關的用途並非不兼容；
- （三）批給該申請作為期三年臨時性質的擬議用途將不會影響申請處所用作工業用途的長遠規劃意向；
- （四）擬議用途與城規會規劃指引（編號：TPB PG-No. 25D）相符合。在消防安全方面，若該申請獲得批准，地下總商用樓面在包括申請處所的樓面面積後為 91 平方米，符合不得超過 460 平方米的準則規定。在交通方面，擬議用途預期將不會對該樓宇及其周邊產生不良交通影響；以及
- （五）城規會先前先後批准多項位於申請處所部份地方、該樓宇地下的其他處所及其他同在該大綱核准圖「工業」地帶上的工業樓宇的地下處所的規劃申請作臨時商店及服務行業用途。批准該申請不會為類似申請立下不良先例，並符合城規會先前的決定。

鑑於以上及此規劃報告書所列出的詳細規劃理據，敬希城規會正面考慮批准該申請作為期三年的擬議用途。

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1 INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to Section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Shop and Services For a Period of Three Years** (hereinafter referred to as “the proposed use”) at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories (hereinafter referred to as “the application premises”). The application premises occupies a total floor area of about 91m². The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board. Its location is shown on **Figure 1**.
- 1.1.2 The application premises currently does not involve any uses. The application premises is located on the ground floor of an existing industrial building known as Unison Industrial Centre (hereinafter referred to as “the subject building”), which falls entirely within an area zoned “Industrial” (hereinafter referred to as “I”) on the approved Sha Tin Outline Zoning Plan No. S/ST/34 (hereinafter referred to as “the Current OZP”) exhibited for public inspection on 8.6.2018. According to the Notes of the Current 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)’ is a Column 2 use in “I” zone requiring planning permission from the Board.
- 1.1.3 In this connection, Aikon Development Consultancy Limited (hereinafter referred to as “the Applicant”) wishes to apply to the Board under section 16 of Town Planning Ordinance for the proposed use at the application premises.

1.2 Objectives

- 1.2.1 The purpose of this *Planning Statement* is to provide relevant information and justifications to facilitate the Board’s consideration and the merits of the proposed use are fully justified in planning viewpoints which are as follows:-
- (a) *To provide a compatible land use on the ground floor of the subject building which can address the rising demand for shop and services in the locality;*
 - (b) *To make an effective use of the application premises for an overall contribution to the local community; and*
 - (c) *To ensure efficient uses on the ground floor of the subject building that are non-polluted in nature and that do not cause adverse environmental impacts nor any interface problems on the subject building.*

1.3 Structures of the Planning Statement

- 1.3.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background of the application premises in terms of the land-use characteristics and neighbouring environment. Planning context of the application premises is reviewed in **Chapter 3** whilst **Chapter 4** concerns about the proposed uses. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarizes the concluding remarks for the proposed uses.

2 SITE CONTEXT

2.1 Location and Current Condition of the Application Premises

- 2.1.1 The application premises involves a portion of Unit B1 located on the ground floor of the subject building. The premises has a floor area of approximately 91m². As shown on **Illustration 3**, the application premises abuts a pedestrian walkway and is directly fronting cycling tracks and Fo Tan Road.
- 2.1.2 The subject building is a 17-storey industrial building bounded by Fo Tan Road, Min Fong Street and Au Pui Wan Street. Loading/unloading and car parking spaces are provided on the ground and first floors of the subject building. The vehicular ingress of the subject building is at Au Pui Wan Street. The vehicular egresses are at Au Pui Wan Street and Min Fong Street.
- 2.1.3 The application premises currently does not involve any uses. The ground floor of the subject building is currently occupied by uses including bicycle rental, repair and maintenance shops, restaurants, a car repair and maintenance company, a laundry shop, a forklift repair workshop, a retail shop for shoes, an interior design and engineering company, a repair and engineering company as well as locked and vacant premises. The first to sixteenth floors of the subject building are currently occupied by uses including carpark, godowns, workshops, offices, and locked and vacant premises. At present, the subject building is not subject to any valid planning applications.

2.2 Surrounding Land Uses Characteristics

- 2.2.1 The subject building is located within an established industrial area in Fo Tan occupied by high-rise industrial buildings. Both MTR Fo Tan Station and Fo Tan Station Public Transport Interchange are located about 300m from the subject building. There is also a bus stop located about 100m from the subject building.
- 2.2.2 To the immediate east of the subject building is Yuk Wo Court, a 47-storeys Home Ownership Scheme court. Yuk Wo Court is zoned “Residential (Group A) 5” on the Current OZP.
- 2.2.3 A commercial centre namely Shatin Galleria, which is the only “Commercial” zone in the vicinity on the Current OZP, is situated about 230m from the application premises.

3 PLANNING CONTEXT

3.1 Planning Intention

- 3.1.1 The subject building within which the application premises is located falls within an area zoned “I”, which is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

3.2 Town Planning Board Guidelines (TPB PG-No. 25D)

- 3.2.1 The Board revised and promulgated the ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No. 25D) in September 2007 which stipulates relevant planning assessment criteria for a proposed commercial use in an industrial building. The criteria are summarised as follows:
- a) it should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds;
 - b) there should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network; and
 - c) the Fire Services Department should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas on the ground floor of an existing industrial building with and without sprinkler systems should as a general principle not exceeding 460m² and 230m² respectively. The limits on aggregate commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop, local provisions store and showroom in connection with the main industrial use. Moreover, the 230m²/460m² criteria do not apply to cases involving conversion of the low zone of an existing industrial building for commercial uses if the commercial portion is completely separated from the industrial portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion.

3.3 Previous Applications

- 3.3.1 The application premises is situated at a portion of Unit B1 on the ground floor of the subject building (hereinafter referred to as “Unit B1”) and is currently not subject to any valid planning applications.
- 3.3.2 The entire Unit B1 is subject to one previous application No. A/ST/515 for shop and services (motor-vehicle showroom) use. The application was approved by the Rural and New Town Planning Committee (hereinafter referred to as “the Committee”) on a temporary basis of three years in 2000. In addition, some portions of Unit B1 are subject to four previous applications (No. A/ST/602, 794, 796 and 812) for various shop and services uses. Three of them (No. A/ST/794, 796 and 812) were approved by the Committee for the applied uses on a temporary basis of three years between 2012 and 2013. Application No. A/ST/602 was approved by the Committee for proposed fast food shop use on a temporary basis of three years in 2004. Planning applications with application premises falling within Unit B1 are provided in **Table 1** below.

Table 1 Planning Applications with Application Premises Falling within Unit B1 on the Ground Floor of the Subject Building

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration
1.	A/ST/812	B1C (Portion)	Shop and Services (Showroom)	64	Approved on 3.5.2013 with condition(s) on temporary basis of three years
2.	A/ST/796	B1B	Shop and Services (Bicycle Sale, Rental and Maintenance)	170	Approved on 9.11.2012 with condition(s) on a temporary basis of three years
3.	A/ST/794	B1A	Shop and Services (Selling and Maintenance of Bicycles)	208.89	Approved on 19.10.2012 with condition(s) on a temporary basis of three years
4.	A/ST/602	B1 (Portion A and B)	Proposed Temporary Retail Shop at Portion A and Fast Food Shop at Portion B for a Period of 5 Years less 3 Days	Portion A: 230 Portion B: 40	Approved on 13.8.2004 for proposed fast food shop for a temporary period of three years; Rejected the proposed retail shop
5.	A/ST/515	B1	Shop and Services (Motor-vehicle Showroom)	946	Approved on 14.4.2000 with condition(s) on a temporary basis of three years

3.4 Similar Applications

- 3.4.1 The subject building is currently not subject to any valid planning applications. The ground floor of the subject building is where commercial uses are found. There are five similar planning applications for various shop and services uses with application premises falling within ground floor units other than Unit B1 of the subject building. Three of them (Application No. A/ST/669, 867 and 936) were approved by the

Committee on a temporary basis of three years between 2008 and 2017. The remaining two of them (Application No. A/ST/224 and 276) were rejected by the Committee in 1992 and 1993 respectively. Details of the similar applications are provided in **Table 2** below.

Table 2 Similar Planning Applications with Application Premises Falling Within Ground Floor Units Other Than Unit B1 of the Subject Building

No.	Application No.	Application Premises (Unit)	Proposed Use	Floor Area (m ²) (About)	Date of Consideration
1.	A/ST/936	B2C	Shop and Services (Bicycle Sale, Rental and Maintenance)	50	Approved on 24.11.2017 with condition(s) on a temporary basis of three years
2.	A/ST/867	A (Portion)	Temporary Shop and Services (Bicycle Sale, Rental and Maintenance)	19.82	Approved on 13.3.2015 with condition(s) on a temporary basis of three years
3.	A/ST/669	B2	Proposed Shop and Services (Food Delivery Store)	15.9	Approved on 1.8.2008 with condition(s) on a temporary basis of three years
4.	A/ST/276	B2	Showroom (Displaying Lightings)	105	Rejected on 3.9.1993
5.	A/ST/224	B2	Showroom (Displaying Lightings)	555	Rejected on 9.10.1992

3.4.2 According to TPB PG-No. 25D, the limits on aggregate commercial area are applicable to the current application. Since there is currently no valid planning permission for commercial uses on the ground floor of the subject building, no planning applications are counted towards the maximum permissible limit of 460m² for aggregate commercial floor area on the ground floor of an industrial building (with sprinkler system) according to TPB PG-No. 25D. Should the floor area of the application premises (i.e. 91m²) be included, the aggregate commercial floor area will be 91m² only, which is within the maximum permissible limit of 460m².

3.4.3 Over the last five years (from 3.8.2016 to 3.8.2021), there are 42 planning applications for various shop and services uses at industrial buildings within “I” zone on the Current OZP approved by the Committee on a temporary basis. Out of the said 42 planning applications, 29 are situated on the ground floor of the industrial buildings. There is no planning application for shop and services uses within “I” zone on the Current OZP rejected by the Committee in the last five years. The locations of some of the temporary shop and services uses that are covered by valid planning permissions are shown in **Illustration 1**.

3.4.4 Taken into account the previous decisions of the Committee in approving numerous previous and similar applications for various shop and services uses on a temporary basis, approval of the current application for proposed temporary shop and services use on a temporary basis of three years is in line with the Committee’s previous decisions.

4 DEVELOPMENT PROPOSAL

4.1 The Proposed Use

- 4.1.1 The application premises has a floor area of approximately 91m². The location of the application premises on the ground floor of the subject building is provided in **Figure 4**.
- 4.1.2 The application premises currently does not involve any uses. Since the proposed use only involves internal conversion of use within the subject building, there will not be any changes in the permitted plot ratio or gross floor area of the subject building upon approval of the current application for the proposed use at the application premises.
- 4.1.3 It is the intention of the Applicant not to specify use(s) under 'Shop and Services' use for the current application in order to allow flexibility in occupying the application premises with various shop and services uses.

5 PLANNING JUSTIFICATIONS

5.1 Genuine Demand for 'Shop and Services' Use in the Locality

- 5.1.1 A high demand for 'Shop and Services' use from users in the locality is evidently reflected by the presence of various shop and services uses on the ground floor of industrial buildings in the area.
- 5.1.2 Workers working in the subject building and the industrial buildings nearby, as well as residents living in the established and future residential developments nearby, including Yuk Wo Court and The Arles, are expected to contribute to creating a significant demand for various shop and services uses in the area.
- 5.1.3 While the need for 'Shop and Services' use is increasing, there is a general reduction in demand for industrial floor spaces in the area. The current application aims to make an effective use of the currently vacant floor space in the application premises to support the imminent demand for 'Shop and Services' use from the local users. It is anticipated that the proposed use will also help provide employment opportunities and boost economic activities in the area.

5.2 Not Incompatible with the Surrounding Areas

- 5.2.1 The application premises is located on the ground floor of the subject building abutting a pedestrian walkway and directly fronting cycling tracks and Fo Tan Road. The ground floor of the subject building is currently occupied by various shop and services uses including shops for bicycle rental, repair and maintenance, laundry and retail uses. The surrounding environments are predominately occupied by industrial buildings, with many of their ground floor premises accommodating various shop and services uses. Given the small scale of the proposed use, the proposed use is considered not incompatible with the industrial and industrial-related uses in the subject industrial building and the surrounding developments.

5.3 No Adverse Traffic or Fire Safety Concerns

- 5.3.1 The proposed use under the current application generally complies with the relevant considerations set out in the TPB PG-No. 25D including the fire safety and traffic aspects.
- 5.3.2 In terms of the fire safety aspect, the subject building is subject to a maximum permissible limit of 460m² for aggregate commercial floor area on the ground floor. Since there is currently no valid approved planning application for commercial uses on the ground floor of the subject building, the aggregate commercial floor area will be 91m² if the floor area of the application premises is included, which is within the maximum permissible limit of 460m². The application premises has a direct shop frontage leading to the adjoining pedestrian walkway. Appropriate fire safe installations would be implemented to the satisfaction of relevant Government departments, if necessary. No adverse fire safety concern is anticipated to be

generated by the proposed use.

- 5.3.3 In terms of the traffic aspect, given the proposed use is targeted to provide ‘Shop and Services’ use to users from the subject building and the buildings in the vicinity, it is not expected to attract customers from other districts. The subject building has sufficient parking, and loading and unloading facilities to accommodate the operation of the proposed use. Besides, public transport services, including the Mass Transit Railway is readily available nearby. While customers will almost and certainly visit the application premises on foot, the existing footpath which currently has relatively low pedestrian flow is more than sufficient to cater the pedestrian traffic induced by the proposed use. No interference between the attractors to the proposed use and other pedestrians is therefore anticipated. Hence, as the proposed use is of small scale and the application premise enjoys high accessibility, the traffic and pedestrian flow generated is expected to be minimal. In addition, the Applicant is willing to comply with all the approval conditions as the relevant Government departments and the Board deem appropriate upon approval of the current application. No adverse traffic impact is therefore anticipated to be brought by the proposed use on the subject building or the surrounding environments.

5.4 Not Jeopardizing the Long-Term Planning Intention of “I” Zone

- 5.4.1 The application premises falls within “I” zone on the Current OZP, which is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Commercial uses in industrial buildings within the “I” zone may be permitted on application to the Board based on individual merits and the planning assessment criteria set out in the TPB PG-No. 25D.
- 5.4.2 As demonstrated in **Section 5.3** above, the proposed use generally complies with the relevant considerations set out in the TPB PG-No. 25D including the fire safety and traffic aspects.
- 5.4.3 Considering that the proposed use under the current application is temporary in nature, approval of the proposed use on a temporary basis of **three** years would by no means jeopardize the long-term planning intention of “I” zone. Approval of the proposed use on a temporary basis would also allow the Board to properly monitor the supply and demand of industrial floor space in the area.

5.5 Not Setting Undesirable Precedent

- 5.5.1 As referred to **Sections 3.3** and **3.4** above, the Board has previously approved planning applications for similar shop and services uses at portions of the application premises and at other ground floor units of the subject building on a temporary basis. In addition, over the years, the Board has approved numerous planning applications for various shop and services uses on a temporary basis on the ground floor of the industrial buildings within “I” zone on the Current OZP.

- 5.5.2 In consideration of the planning applications for various shop and services uses approved by the Board on the ground floor of the industrial buildings within “I” zone on the Current OZP in the past, approval of the current application should not constitute an undesirable precedent under any circumstances.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application premises. The application premises occupies a total floor area of about 91m². This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.
- 6.1.2 The application premises currently does not involve any uses. The application premises is located on the ground floor of the subject building, which falls entirely within an area zoned “I” on the Current OZP exhibited for public inspection on 8.6.2018. As detailed throughout this Planning Statement, the current application is well justified on the grounds that:-
- (a) The proposed use could provide timely response to the rising demand for shop and service uses in the locality;
 - (b) The proposed use is considered not incompatible with the industrial and industrial-related uses in the subject building and the surrounding developments;
 - (c) Approval of the current application for the proposed use on a temporary basis of **three years would not jeopardize** the long-term planning intention of industrial use for the application premises;
 - (d) The proposed use generally complies with the ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No. 25D). In terms of the fire safety aspect, the aggregate commercial floor area on the ground floor will be 91m², which is within the maximum permissible limit of 460m², if the floor area of the application premises is included upon approval of the current application. In terms of the traffic aspect, no adverse traffic impacts are anticipated to be posed by the proposed use on the subject building and the surrounding areas; and
 - (e) There are similar planning applications approved by the Board on a temporary basis in the past for ‘Shop and Services’ use at portions of the application premises, other ground floor units of the subject building, and ground floor units of other industrial buildings within the same “I” zone on the Current OZP. As such, approval of the current application on a temporary basis would not set an undesirable precedent to similar applications and would be in line with the Board’s previous decisions.
- 6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favourable considerations to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_S00000076003_0001)
Figure 3	Extract of Approved Sha Tin Outline Zoning Plan No. S/ST/34
Figure 4	Layout Plan



Project:
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

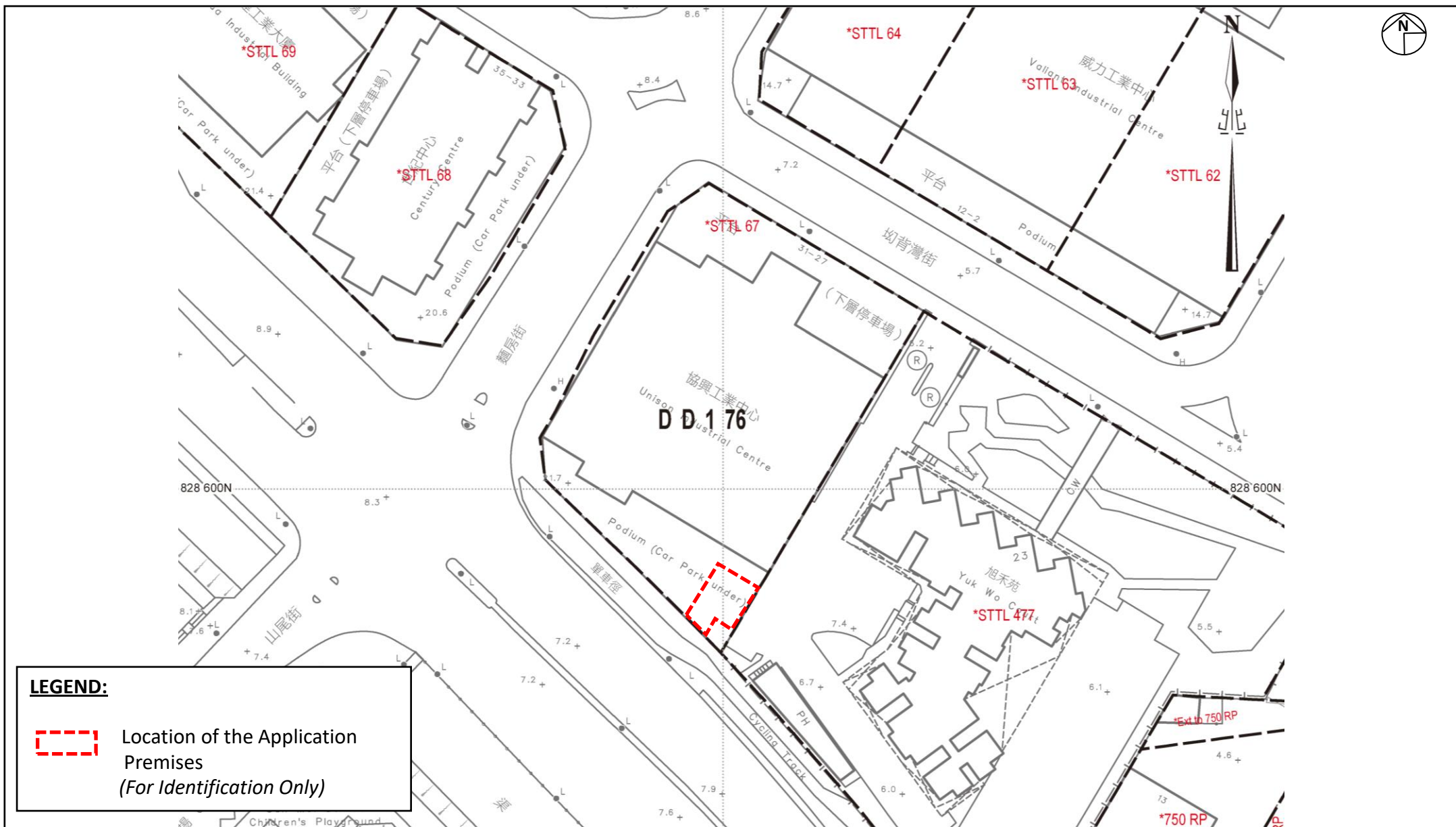
Title:
The Location Plan

Figure:
1

Scale:
Not to scale

Date:
Jul 2021

Ref.: ADCL/PLG-10227-R001/F001



Project:
 Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

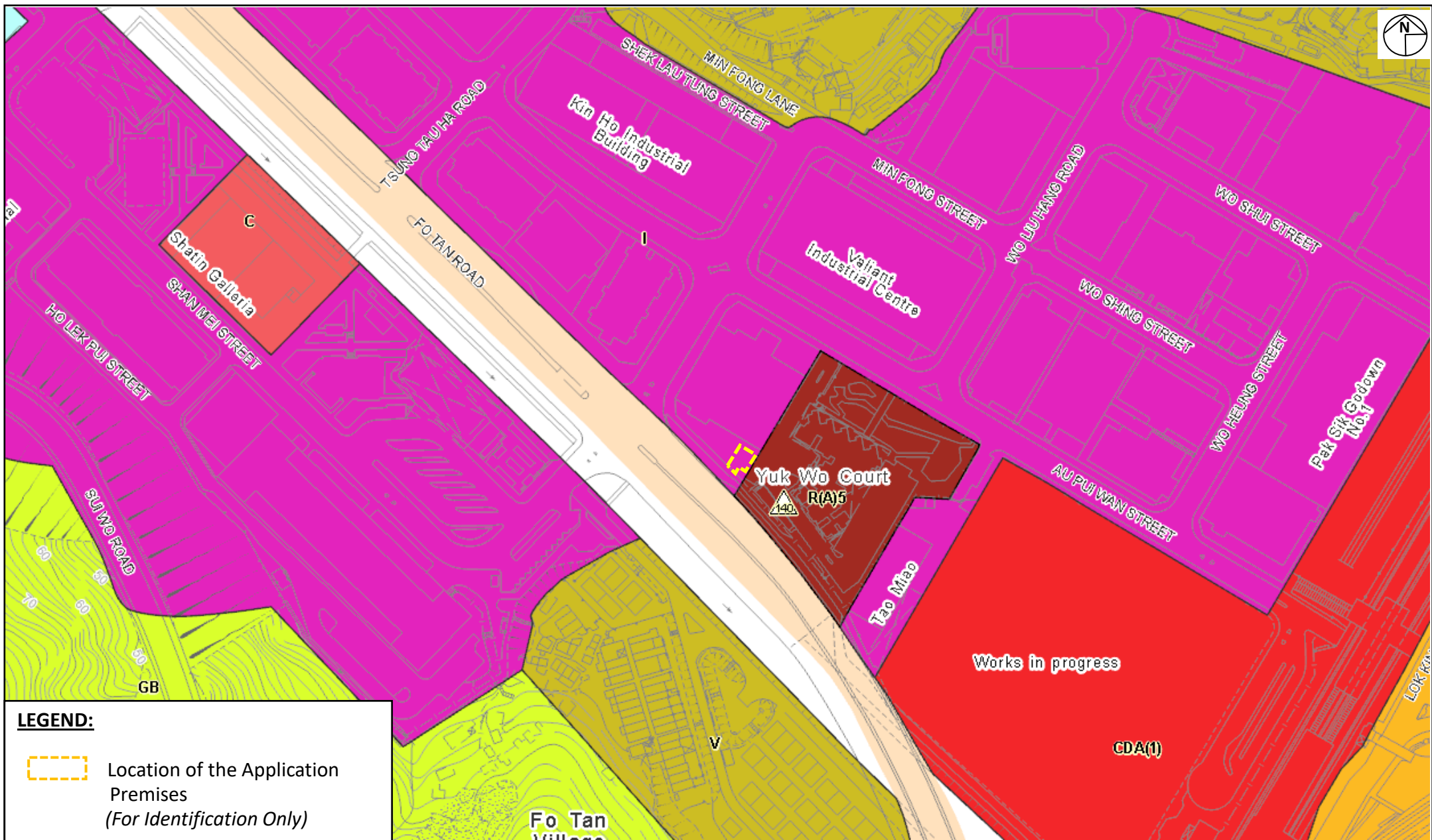
Title:
 Extract of Lot Index Plan No. ags_S00000076003_0001

Ref.: ADCL/PLG-10227-R001/F002

Figure:
 2

Scale:
 Not to scale

Date:
 Jul 2021



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

Title:

Extract of Approved Sha Tin Outline Zoning Plan No. S/ST/34

Figure:

3

Scale:

Not to scale

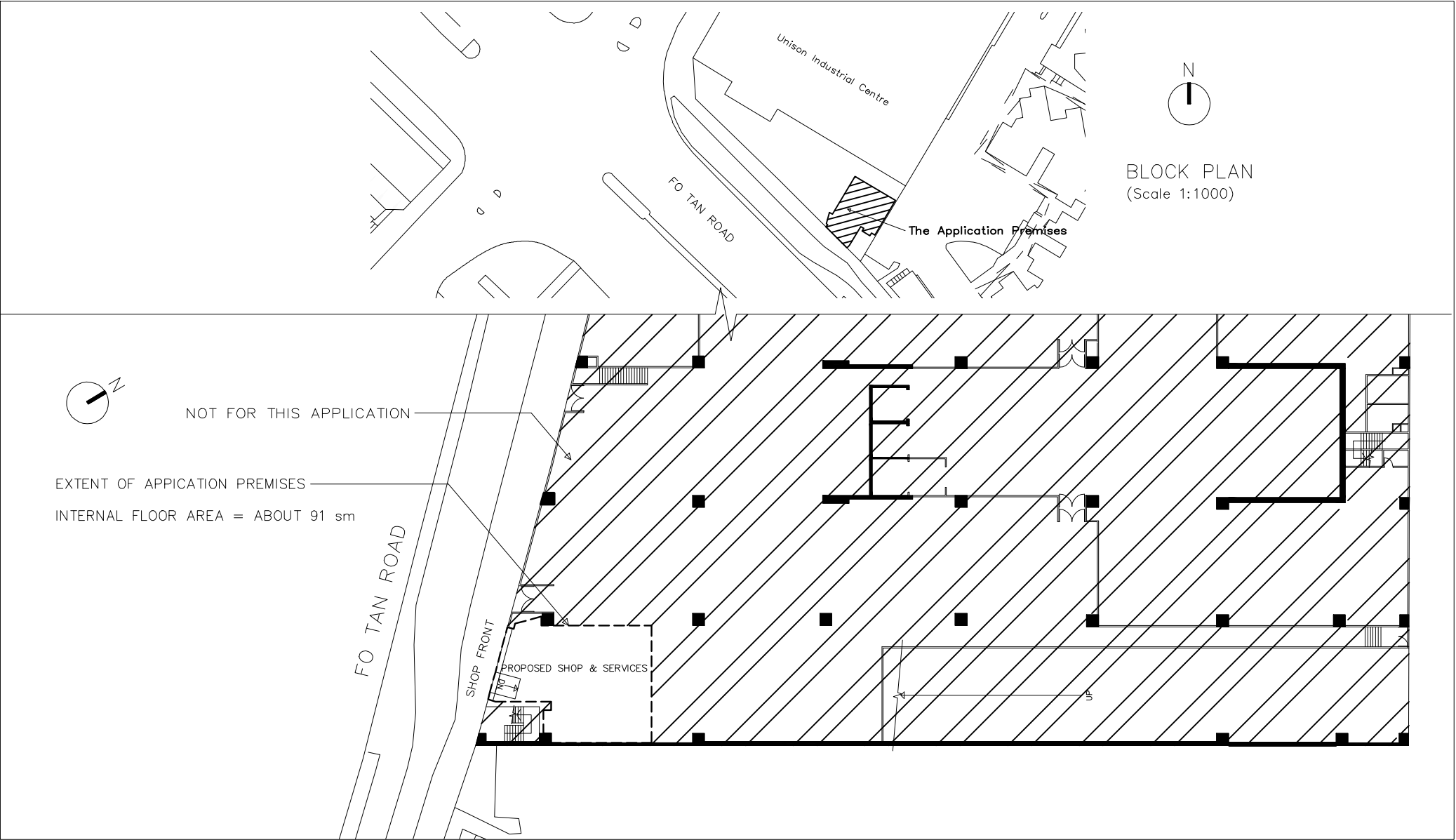
Date:

Jul 2021



AIKON DEVELOPMENT CONSULTANCY LTD.

Figure 4



Rev	Drawn	Checked	Approved	Date
-	RC	DY	DY	02/07/21

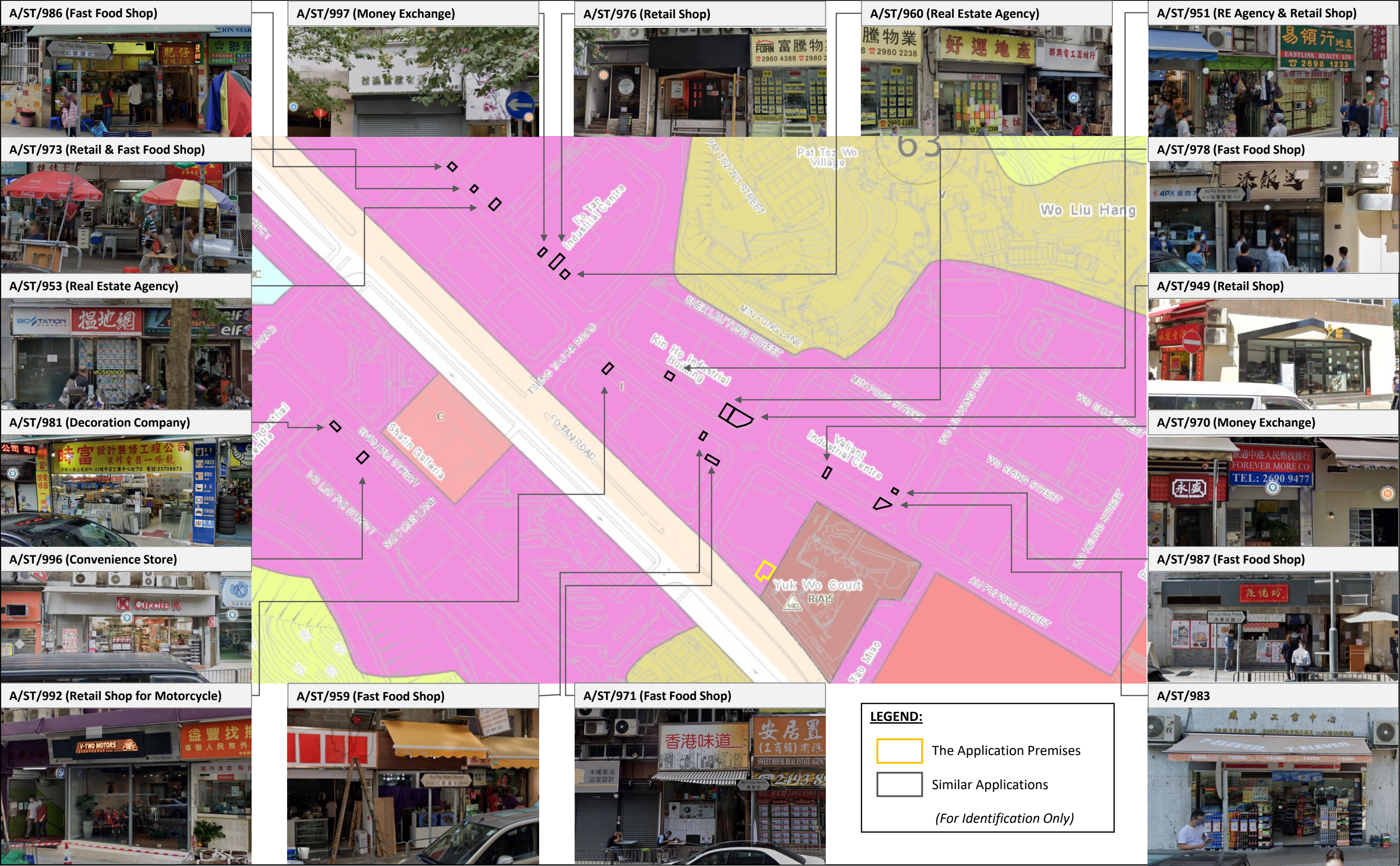


MG DESIGN H.K. LTD.
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Kowloon Bay, Kowloon, H.K.
Telephone : (852) 22 345 647
Facsimile : (852) 22 345 648
Website : www.mgdesignhk.com

Project Title	Drawing Title	Project No.	Issue Date.
PROPOSED SHOP AND SERVICES PORTION OF G/F AT UNISON INDUSTRIAL CENTRE NO. 27-31 AU PUI WAN STREET, FO TAN, N.T.	Ground Floor Plan	21A/HK/FT01	02/07/2021
		Cad File No.	
		Layout plan.dwg	
		SCALE.	1:400 (A4)
		Drawing No.	
		A-P-101 (-)	

List of Illustrations

Illustration 1	Locations of Various Shop and Services Uses with Valid Planning Permission in the Surrounding Areas of the Application Site
Illustration 2	Current Condition of the Application Site
Illustration 3	Surrounding Land-use Characteristics



Project:
Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

Title:
Locations of Various Shop and Services Uses with Valid Planning Permission in the Surrounding Areas of the Application Site

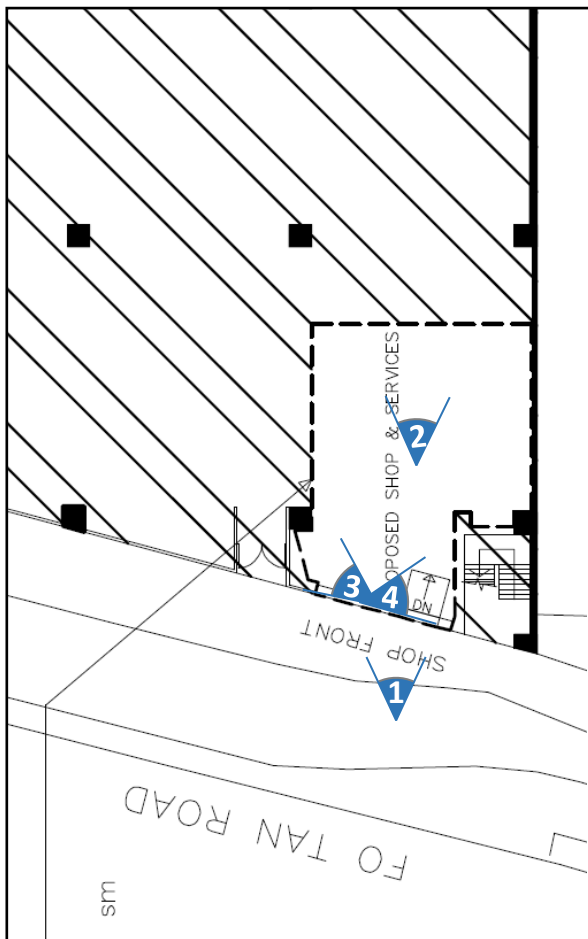
Illustration:
1

Scale:
N/A

Date:
Jul 2021




AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

 The Application Premises

 Viewing Points

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

Title:

Current Condition of the Application Premises

Illustration:

2

Scale:

Not to scale

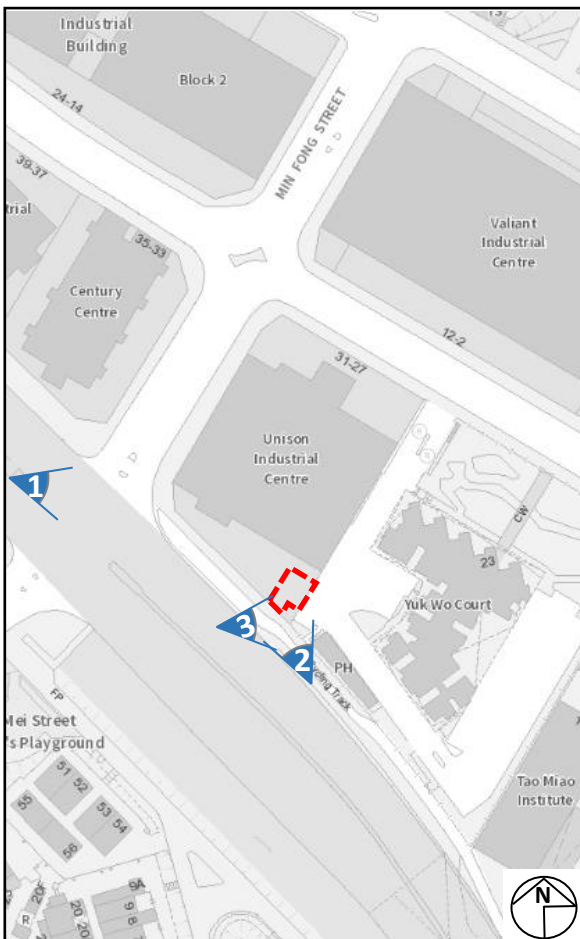
Date:

Jul 2021

Ref.: ADCL/PLG-10227-R001/I002



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:



The Application Premises



Viewing Points

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of 3 Years at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories

Title:

Current Condition of the Surrounding Areas

Illustration:

3

Scale:

Not to scale

Date:

Jul 2021

Ref.: ADCL/PLG-10227-R001/I003



AIKON DEVELOPMENT CONSULTANCY LTD.



毅勤發展顧問有限公司

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Fax 傳真：(852) 3180 7611

Email 電郵：info@aikon.hk

Web 網址：www.aikon.hk

Date : 7th September 2021

Our Ref. : ADCL/PLG-10227/L005

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

By Email and Fax

Dear Sir/Madam,



Re: Section 16 Planning Application for Proposed Temporary Shop and Services for a Period of Five Years at Unit B1 (Portion), G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories
(Planning Application No. A/ST/1000)

We refer to the comments from the Fire Services Department (FSD) dated 24.8.2021 regarding the captioned application.

We enclose herewith the revised layout plan (**Figure 1**) with a response-to-comment table in response to FSD's comments for consideration by relevant Government departments and the Board.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Miss Winnie AU at 3180 7811.

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



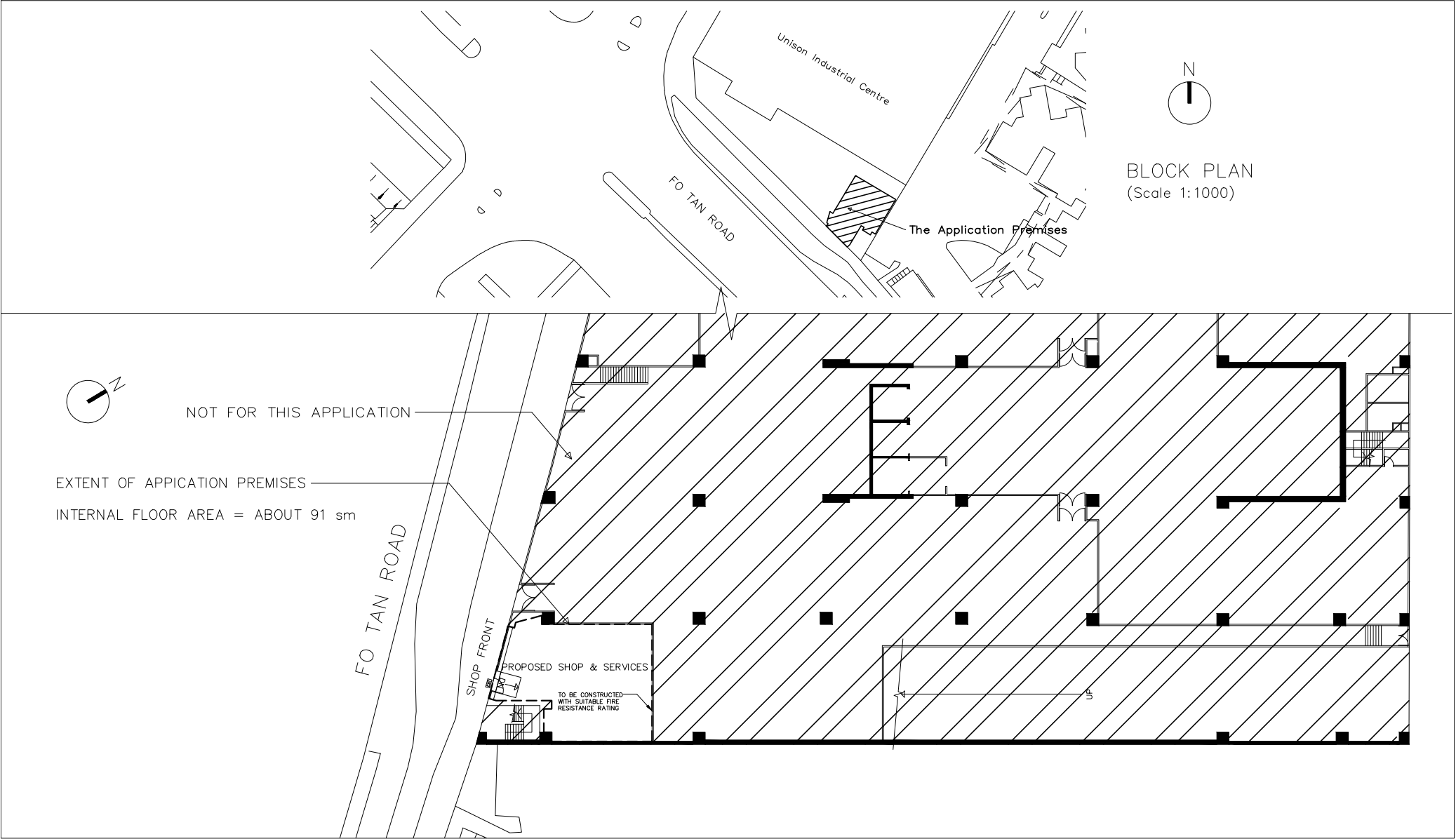
Encl.

Address 地址：

香港葵涌興芳路 223 號新都會廣場 2 期 13 樓 1310 室
Unit 1310, Level 13, Tower 2 Metroplaza,
223 Hing Fong Road, Kwai Chung, New Territories, Hong Kong

Date	Department	Comments	Responses to Departmental Comments
24.8.2021	FSD	Please clarify whether the area under this application is completely separated from the industrial portion. All exits and construction material/partition wall with fire resistance rating should be indicated on plans for our further consideration.	<p>Please refer to the revised layout plan (Figure 1) for your consideration.</p> <p>As illustrated in Figure 1, the exit for the proposed use at the application premises directly connects the application premises to the pedestrian walkway to the immediate southwest of the premises. Staff and visitors can enter/exit the application premises directly through the proposed exit. They do not require to pass through other portions including the industrial portion of Unison Industrial Centre in order to enter or exit the application premises.</p> <p>Upon approval of the current planning application, the application premises will be constructed with suitable fire resistance rating for the proposed use.</p>

Figure 1



Rev		Drawn	Checked	Approved	Date
-	LOCATION PLAN	RC	DY	DY	02 / 07 / 21
A	LOCATION PLAN	RC	DY	DY	03 / 09 / 21



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Telephone : (852) 22 345 647
Facsimile : (852) 22 345 648
Website : www.mgdesignhk.com

<div>Project Title</div> <div>PROPOSED SHOP AND SERVICES PORTION OF G/F AT UNISON INDUSTRIAL CENTRE NO. 27-31 AU PUI WAN STREET, FO TAN, N.T.</div>	<div>Drawing Title</div> <div>Ground Floor Plan</div>	<div>Project No.</div> <div>21/HK/FT01</div>	<div>Issue Date.</div> <div>02/07/2021</div>
		<div>Cad File No.</div> <div>Layout plan.dwg</div>	
		<div>SCALE.</div> <div>1 : 400 (A4)</div>	
		<div>Drawing No.</div> <div>A-P-101 (A)</div>	

**Appendix II of
RNTPC Paper No. A/ST/1000**

**Previous Applications at Unit B1(Portion),
G/F, Unison Industrial Centre, 27-31 Au Pui Wan Street,
Sha Tin, New Territories**

Applications approved by the RNTPC

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m²) (About)	Date of Consideration	Approval Condition(s)
1.	A/ST/515	B1	Shop and Services (Motor-vehicle Showroom)	946	14.4.2000 (expired)	(a)
2.	A/ST/794	B1A	Shop and Services (Selling and Maintenance of Bicycles)	208.9	19.10.2012 (revoked)	(a), (b), (c)

Approval Conditions

- (a) Approved on a temporary basis for a period of three years
- (b) The submission and implementation of the fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (c) If the above planning condition (b) was not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice

**Appendix III of
RNTPC Paper No. A/ST/1000**

**Similar Applications for ‘Shop and Services’ Use at
G/F, Union Industrial Centre**

Applications Approved by the RNTPC/TPB in the Past 10 Years

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Approval Condition
1	A/ST/796	B1B	Shop and Services (Bicycle Sale, Rental and Maintenance)	170	9.11.2012 (revoked)	(a), (b), (c)
2	A/ST/812	B1C (Portion)	Shop and Services (Showroom)	64	3.5.2013 (revoked)	(a), (b), (c)
3	A/ST/867	A (Portion)	Temporary Shop and Services (Bicycle Sale, Rental and Maintenance)	19.82	13.3.2015 (revoked)	(a), (d), (e), (f)
4	A/ST/936	B2C	Shop and Services (Bicycle Sale, Rental and Maintenance)	50	24.11.2017 (revoked)	(a), (b), (c)
				0 m² (No valid planning permission applicable for the maximum limit of 460m ² for aggregate commercial floor area)		

Approval Conditions

- (a) Approved on a temporary basis for a period of three years
- (b) The submission and implementation of the fire safety measures within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (c) If the above planning condition (b) was not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice
- (d) The submission of the fire service installations proposal within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (e) In relation to (d), the implementation of the fire service installations within 9 months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board
- (f) If any of the above planning conditions (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-102201-62264

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:22:01

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. T Chan

意見詳情
Details of the Comment :

翻查規劃署平台記錄 之前並沒有相同的申請被否決 顯示城規會是接受相關申請的 所以支持申請 請盡快通過

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-102237-94703

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 10:22:37

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 蔡先生

意見詳情

Details of the Comment :

火炭工業區全部都是這樣的設定，工廠大廈樓上是工業用途，地下是商鋪、食肆、便利店等等。如果之前也沒有相關申請被否決，請規劃署支持這申請，並考慮是不是需要把商鋪列作經常准許用途Column 1，減少規劃署工作量。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-102319-38421

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:23:19

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Li

意見詳情
Details of the Comment :

此申請只是臨時性質，只是做5年，就算遲d政府真係要收晒地黎做住宅發展(好似對面咁樣)又話姐重新振興香港工業，亦都無問題。

支持申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-102403-28675

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:24:03

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Mahunnop

意見詳情
Details of the Comment :

There will be no undesirable precedent by approving this case as there are already a substantial number of similar set-ups in Fo Tan (shops on ground floor). I SUPPORT the application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-102441-66574

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:24:41

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Winnie Young

意見詳情
Details of the Comment :

正如申請人所述,我支持有關申請:
第一,申請規模細 並沒有太大的影響 同時相信也會附合 防火 屋宇署條例等等
第二,此申請為臨時申請,5年後再改變態度都未遲
第三,規劃角度上,商店係一個係工業用地下可以申請的用途 而相同類型的申請全部都獲批
所以 請規劃署支持有關申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-102528-54783

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 10:25:28

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

市民A

意見詳情

Details of the Comment :

普遍火炭居民都會贊成建議。行人交通和停泊問題不嚴重。路面擠塞應該不會發生。支持有關規劃申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-102559-92510

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 10:25:59

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Veronica

意見詳情

Details of the Comment :**地舖當然要用來做店舖喇!!做工業冇意思, 支持申請快將通過。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-102623-68966

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:26:23

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. T F CHOI

意見詳情
Details of the Comment :

申請不會帶過嚴重的交通影響 我支持有關申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-102650-21781

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:26:50

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Lee

意見詳情
Details of the Comment :

近年多了年輕人和夫婦。多了商店才能滿足消費者選擇，增加良性競爭，符合經濟學。經濟層面，民生層面，方案值得讚成。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-102923-97939

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 10:29:23

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

Supporter

意見詳情

Details of the Comment :

實在沒有原因不支持。其實問題核心是交通和消防。既然專業交通建築顧問贊成這個發展，作為小市民實在沒有原因不支持，始終，人口真的越來多。

SUPPORT!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-103917-56889

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:39:17

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 居民

意見詳情
Details of the Comment :

旭禾苑味入晒伙已經感受到壓力。如果第時越來越多小朋友同家庭，衣食住行一定唔夠應付。火炭唔似沙田有大百貨公司。我地要靠小商店撐起衣食住行。我支持申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-104837-91727

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:48:37

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. LT Lee

意見詳情
Details of the Comment :

我支持申請
此規劃申請地點優越 雖然申請無寫明將來是什麼商鋪 但是申請地點貼近工業區大街 就近附近的新住宅發展 可以建食肆或便利店 同時貼近單車徑 又可以做單車鋪 所以多種商鋪都適合 批核了有關的規劃申請會帶動該區經濟

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-104911-67063

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 10:49:11

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LH LI

意見詳情

Details of the Comment :

我們需要更多商店，否則私樓家庭入伙後，商店將會嚴重不夠。火炭市民將要大排長龍。
支持申請！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-104943-94452

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 10:49:43

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 居民 張

意見詳情
Details of the Comment :

香港住宅已經係「貴，細，擠。」是否店舖也要供應不足，重度覆切？社區店舖有殷切需求，交通配套足夠。所以，我即時支持申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-105018-16647

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 10:50:18

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Vivian Li

意見詳情

Details of the Comment :

支持申請，令火炭加速發展。你批評拒絕發展要有理據，火炭區根本有得發展升值，發揮無限潛力，成為下一個成功市鎮。政府不應該只批准住宅發展而罔顧地區商業配套。不要雙重標準。

如果不是的話，就是破壞發展機會。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-110723-42176

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 11:07:23

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Tom

意見詳情
Details of the Comment :

香港已經全面進入科創年代，舊式工業即將被全面淘汰，被科學園全面取締，進入AI世紀。舊式工業存在價值不大。君不見星加坡深圳上海等超級城市已大力淘汰舊工業。傳統工業可搖身一變成為服務社群的用途，支撐小區全面發展！支撐申請發展！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-110746-49332

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:07:46

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 王安華

意見詳情

Details of the Comment :

請政府支持申請。

其一，火炭已店鋪林立。

其二，居民數量增加。

其三，交通容量充裕。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-110827-69234

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 11:08:27

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 林弛

意見詳情
Details of the Comment :

支持有關申請。全面提升火炭面貌和宜居性，令火炭人 安居樂業 安家立業。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-110904-78210

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 11:09:04

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Kwong KK

意見詳情
Details of the Comment :

支持小商鋪,保就業
支持有關申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-110929-83579

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:09:29

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. 蔡

意見詳情

Details of the Comment :

通過申請！附近居民其實成日投訴買嘢選擇唔太多，平時返放工又要排長龍，最弊就係唔係間間都好，最好就快啲大量增加商店，引入大品牌競爭。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-112042-52429

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:20:42

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Jay

意見詳情

Details of the Comment :

申請不會有交通，環境，防火等等影響，就算有，影響也不大，請快點通過有關申請，創造區內就業職位

我支持

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-112108-32470

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 11:21:08

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Jordan C

意見詳情
Details of the Comment :

火炭實在太少商舖啦! 呢邊得玻璃屋1個商場, 唔想行過去御龍山就要係工廠區地下搵野食/買野, 支持有關申請!!!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114041-29613

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:40:41

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Law

意見詳情

Details of the Comment :

火炭越來越多人，要轉型，支持. 創造就業!
支持申請!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114115-43344

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:41:15

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Winnie

意見詳情

Details of the Comment :**附近都有一堆工夏地鋪.....唔見依家呢個申請系有什麼問題.....支持有關申請**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114135-67114

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:41:35

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Isaac W

意見詳情

Details of the Comment :

我支持有關申請。

1. 現時，火炭工廠區並沒有足求的零售設施，打工仔往往要排長龍買飯買其他商品等等；
2. 附近有新樓盤落成，迫切需要零售設施。
3. 申請規模並不大，所以相對上，污水，交通，環境等等影響相對上比其他發展少。

因此，請 城規會 支持以上申請！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114205-79655

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:42:05

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

Lit

意見詳情

Details of the Comment :

商店不是商場 不會造成嚴重的交通問題 可以接受 支持申請!!!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-114228-55532

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 11:42:28

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 打工仔

意見詳情
Details of the Comment :

火炭人多,打工仔多,但商店卻嚴重不足!! 支持申請!!
打工仔上

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114251-48911

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:42:51

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Judy Lui

意見詳情

Details of the Comment :

The applied use of the application is a Column 2 use and there are similar accepted cases before.
 This application should be approved.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114322-15663

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:43:22

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 林

意見詳情

Details of the Comment :

其實近幾年來已經多了一些地鋪，生活真的方便了！增加商店食肆影響好有限，最重要是政府願意改善火炭小市民生活，增加商店供應，增加就業機會，保就業，撐住經濟！

支持

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-114347-68793

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 11:43:47

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 勤

意見詳情
Details of the Comment :

支持有關申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114415-97608

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:44:15

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Benjamin

意見詳情

Details of the Comment :

Industrial buildings in Hong Kong are phasing out anyway. We definitely need more uses that can address our daily needs. I don't think having new shops in the neighborhood is a problem at all. I don't want to travel a long way to get my groceries. I SUPPORT the application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114430-21529

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:44:30

有關的規劃申請編號

The application no. to which the comment relates:

A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LAW

意見詳情

Details of the Comment :**同區已經有好多差唔多既地鋪，有咩問題呢？？ 我支持以上申請！**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114457-04683

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:44:57

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss 市民

意見詳情

Details of the Comment :

附近交通情況OK，增加一個半個鋪位對行人路和路面交通應該不會太大。我覺得可以！支持有關申請！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

210810-114522-31951

提交限期

Deadline for submission:

27/08/2021

提交日期及時間

Date and time of submission:

10/08/2021 11:45:22

有關的規劃申請編號

The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 王

意見詳情

Details of the Comment :

火炭好多工廠大廈都已經係有地舖，比起工廠用途更加切合我哋日常需要。我支持。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 210810-114546-37312

提交限期
Deadline for submission: 27/08/2021

提交日期及時間
Date and time of submission: 10/08/2021 11:45:46

有關的規劃申請編號
The application no. to which the comment relates: A/ST/1000

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 李

意見詳情
Details of the Comment :

我是旭禾苑新入伙的居民。旭禾苑附近的店舖比我以前居住的地方少得多。我認為工業用途在火炭區日漸式微，加上有越來越多像我這樣的新居民，有必要增加店舖供應。其實這個申請只是短期性質，可以接受。我支持

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD) that owner of the premises is required to apply for a waiver from LandsD to implement this proposal. However, there is no guarantee that the waiver application will be approved. Such application, if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion and any approval given will be subject to such terms and conditions including, inter alia, payment of waiver fee and administrative fee as may be imposed by LandsD;
- (b) to note the following comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the proposed use shall comply with the requirements under the Buildings Ordinance. For instance, the shop shall be separated from the adjoining workshops by fire barriers with Fire Resistance Rating of 120 minutes and the means of escape of the existing adjoining premises shall not be adversely affected;
 - (ii) If the application results in reduction in the provisions of sanitary fitments in the building, such a reduction shall comply with Building (Standards of Sanitary Fitments, Plumbing, Drainage works and Latrines) Regulations;
 - (iii) adequate access facilities for persons with disability should be provided. Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008 are relevant;
 - (iv) if subdivision of the unit / premise is involved, it should comply with the provisions of Buildings Ordinance/ Building (Minor Works) Regulations. The applicant should engage a registered building professional under the Buildings Ordinance to co-ordinate the building works, if any; and
 - (v) the applicant is advised to engage an authorized person to co-ordinate the building works, if any; and
- (c) to note the comments of the Director of Fire Services that:
 - (i) fire service installations and equipment being provided to the satisfaction of Fire Services Department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
 - (ii) means of escape completely separated from the industrial portion is available for the subject unit;
 - (iii) the building is protected with a sprinkler system so that the maximum permissible aggregate commercial floor area on G/F is 460m² in accordance with TPB PG-No.25D. The applied use should be counted up to the aggregate commercial floor area;
 - (iv) the applicant should comply with the “Code of Practice for Fire Safety in Buildings” which is administered by the Building Authority; and

- (v) the applicant should pay attention to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises”.