

This document is received on **27 APR 2023**
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 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/1018
	Date Received 收到日期	27 Apr 2023

- 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)

Ferticore Industries Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱（如適用）

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

KTA Planning 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）	Room 08, 10/F, Shing Chuen Industrial Building, No 25-27 Shing Wan Road, Sha Tin
(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 93.98sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積（倘有）	NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tin Outline Zoning Plan No. S/ST/36
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial"
(f) Current use(s) 現時用途	Temporary Back Office (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. 如上述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 93.98 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Renewal of Planning Approval for Temporary Back Office for a period of 3 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	NA	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 NA sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 93.98 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 93.98 sq.m 平方米 <input 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
	NA	NA	NA
	NA	NA	NA
	NA	NA	NA

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

<p>(a) Operation involved 涉及工程</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>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="502 1366 1452 1870"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

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

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

政府、機構或社區設施

.....
.....
.....☐ 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)

NA

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)) Shing Wan Road & Shing Chuen Road <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input 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 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 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 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 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> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input 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>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														

10. Justifications 理由

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

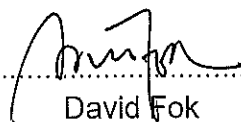
Please refer to the Supporting Planning Statement

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 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



David Fok

Name in Block Letters
姓名（請以正楷填寫）

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

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

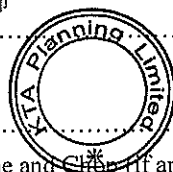
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

KT Planning Limited



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

Date 日期

21 April 2023

(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打道 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 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)		
	A/ST/1018		
Location/address 位置／地址	Room 08, 10/F, Shing Chuen Industrial Building No. 25-27 Shing Wan Road, Sha Tin		
Site area 地盤面積	NA sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Outline Zoning Plan No. S/ST/36		
Zoning 地帶	"Industrial"		
Applied use/ development 申請用途／發展	Renewal of Planning Approval for Temporary Office for a period of 3 years		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	93.98 <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 block 幢數	Domestic 住用	NA	
	Non-domestic 非住用	NA	
	Composite 綜合用途	NA	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	NA	m 米 <input type="checkbox"/> (Not more than 不多於)
		NA	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		NA	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	NA % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	1		
(vi) Open space 休憩用地	Private 私人	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	NA	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

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

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

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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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(This part will not be made available for public inspection)
(這部分不會公開予公眾查閱)

Checklist of Documents 文件核對表

Please indicate if you have enclosed the following documents with this application.

請說明你有否在這宗申請夾附下列文件

- ☒ A signed original copy of the application form^{**}.
一份已簽署的申請表格正本^{**}。
- ☒ Plans/drawings (e.g. location plan and site plan) and supplementary information (e.g. planning statement, report on technical assessments such as traffic impact assessment, and report on environmental assessment, etc.):
圖則／繪圖(例如：位置圖及地盤平面圖)及補充資料(例如：規劃綱領、技術評估報告如交通影響評估及環境評估報告等)：

For hard copy submission only 適用於只提交硬複本的申請：

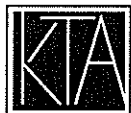
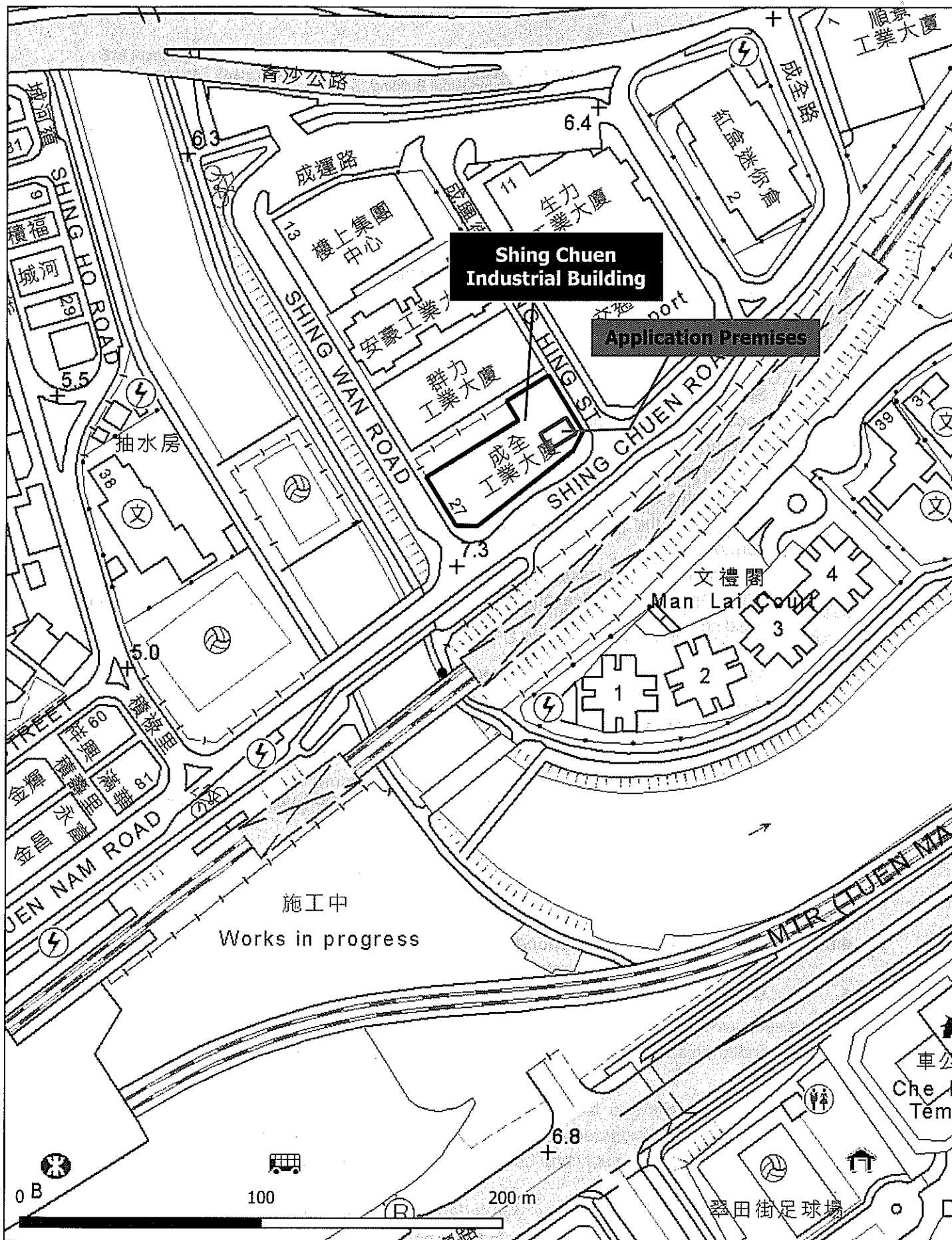
- ☐ 4 copies each of the plans/drawings accompanying the application (if all are in black and white and not larger than A3 size).
一式四份連同申請的圖則／繪圖（如圖則／繪圖皆為黑白及不超過 A3 大小）。
- ☒ 70 copies each of the plans/drawings accompanying the application (if containing any plan/drawing in colour or larger than A3 size), and supplementary information. 一式 70 份連同申請的圖則／繪圖（如當中有任何彩色或大小超過 A3 的圖則／繪圖）及補充資料。

For hard copy submission supplemented by soft copy 適用於提交硬複本及輔以軟複本的申請：

- ☐ 4 hard copies and 1 soft copy each of the plans/drawings accompanying the application, and supplementary information.
連同申請的圖則／繪圖及補充資料，一式四份硬複本及一份軟複本。
- ☐ Particulars of a development proposal
擬議發展計劃的細節。
- ☒ Original authorisation letter signed by the applicant[#], if the application is submitted by an authorised agent on the applicant's behalf.
申請人簽署的授權書正本[#] (如申請是由申請人授權的代理人遞交)。
- ☒ Documentary proof of land ownership[#] (e.g. copy/copies of ownership record(s) issued by the Land Registry) (only applicable to application of which the applicant is the sole or one of the "current land owner(s)").
土地業權的證明文件[#] (例如：由土地註冊處發出的業權記錄副本) (只適用於申請人是唯一或其中一名「現行土地擁有人」的申請)。
- ☐ Copy/copies of consent(s) obtained from the "current land owner(s)"[#] (not applicable to application of which the applicant is the sole "current land owner").
「現行土地擁有人」的同意書副本[#] (不適用於申請人是唯一「現行土地擁有人」的申請)。
- ☐ Copy/Copies of notification given to the "current land owner(s)"[#] (not applicable to application of which the applicant is the sole "current land owner").
已發給「現行土地擁有人」的通知書副本[#] (不適用於申請人是唯一「現行土地擁有人」的申請)。
- ☒ Particulars of applicant and authorised agent in the application form^{*}.
申請表格內申請人及獲授權代理人的詳細資料^{*}。

* Documents which must be submitted with the application. 必須連同申請一併遞交的文件。

Soft copy not accepted. 不接受軟複本。



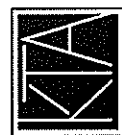
Site Location Plan

1 : 2 000

Topographic Survey Sheet No. 7-SW-D

Renewal of Planning Approval for Temporary
Back Office for a Period of 3 Years in Rm 08,
10/F, Shing Chuen Industrial Building, No. 25-27
Shing Wan Road, Sha Tin

Date: 16 April 2023



Floor Plan
Existing 10/F Plan of Shing Chuen Industrial Building (Part)

Renewal of Planning Approval for Temporary Back Office for a
Period of 3 Years in Rm 08, 10/F, Shing Chuen Industrial
Building at No. 25-27 Shing Wan Road, Sha Tin
- S16 Planning Application -

Not to scale

16 April 2023

**S.16 PLANNING APPLICATION
APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/36**

**Renewal of Planning Approval
for Temporary Back Office for a Period of 3 Years
in Rm 08, 10/F, Shing Chuen Industrial Building,
No. 25-27 Shing Wan Road, Sha Tin**

Supporting Planning Statement

April 2023

**Applicant:
Ferticore Industries Limited**

**Consultancy Team:
KTA Planning Ltd.**



S3086_PS_V01



PLANNING LIMITED
規 劃 顧 問 有 限 公 司

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5. CONCLUSION

EXECUTIVE SUMMARY

This S.16 application is submitted on behalf of Ferticore Industries Limited ("the Applicant") to seek renewal of planning permission no. A/ST/985 for the temporary back office for a period of further 3 years till June 2026 from the Town Planning Board ("TPB") under section 16 of the Town Planning Ordinance in Room 08, 10/F, Shing Chuen Industrial Building at No. 25-27 Shing Wan Road, Sha Tin ("The Premises"). The Premises falls within an area zoned "Industrial" ("I") on the Approved Sha Tin Outline Zoning Plan ("Approved OZP") No. S/ST/36.

The Premises has a total usable floor area of about 93.98m². Both the Premises and Shing Chuen Industrial Building are well-equipped with existing up-to-standard fire safety implementations. In particular, there are regularly checked and maintained sprinkler system and fire emergency lighting luminaires at the Premises as well as well-maintained fire safety provisions within the Industrial Building.

The renewal of planning permission of the proposed temporary back office at The Premises proposed is fully justified in accordance to TPB PG-No. 34D for the following main reasons:

- There is no material change in the planning circumstances and the land-uses of the surrounding area since the previous temporary approval;
- The proposed temporary back office is not incompatible with the prevailing planning intention;
- The time period sought for the renewal of temporary back office use is considered as reasonable;
- The Applicant has fully complied with the approval conditions imposed on the previous approval to maintain the implemented fire safety installations;
- The proposed use would not impose any adverse impact to the Premises and the surroundings from fire safety, traffic, and environmental considerations; and
- The proposed temporary back office situated at a workshop premises in an industrial building would continue to meet the operational need of the Applicant's industrial business which is closely related and vital to the manufacturing sector.

With the justifications and merits presented above, we sincerely request the TPB to give favourable consideration to this planning application.

行政摘要

此規劃申請書是代表申請人 Ferticore Industries Limited (下稱「申請人」) 根據城市規劃條例第 16 條, 向城市規劃委員會(下稱「城規會」)就臨時用途規劃許可 A/ST/985 申請續期, 為於沙田成運路 25-27 號的成全工業大廈 10 樓 8 室(「申請處所」)的擬議臨時後勤辦公室申請續期 3 年。申請處所位於沙田分區計劃大綱圖編號 S/ST/36 的「工業」地帶內。

申請處所總實用樓面面積約 93.98 平方米, 申請處所及其所在的工業大廈已裝設合規格消防安全設備包括灑水系統, 而成全工業大廈內亦已裝置消防安全設備, 並且狀況維持良好。

就 TPB PG-No. 34D, 是次擬議臨時辦公室續期申請是有充份理據支持的, 其原因如下:

- 目前的規劃狀況和周圍土地利用的模式與之前申請的狀況相同;
- 長遠來說, 擬議臨時後勤辦公室並不與「工業」地帶的規劃意向不協調;
- 是次的臨時規劃許可續期期限合理;
- 申請人充分地履行了就上次臨時規劃許可的附帶條件;
- 擬議的臨時後勤辦公室並不會對申請單位和周圍環境帶來有害的影響; 及
- 申請人的業務與製造業有密切關係, 並對該行業十分重要, 因此是次申請為處於工業大廈內的工場處所內的擬議臨時後勤辦公室可滿足申請人業務營運需要。

基於上述種種理由, 我們懇請城市規劃委員會批准是次規劃申請。

**S.16 Planning Application
Approved Sha Tin OZP No. S/ST/36**

**Renewal Application for Temporary Back Office
in Rm 08, 10/F, Shing Chuen Industrial Building
at No. 25-27 Shing Wan Road,
Sha Tin**

Supporting Planning Statement

1. INTRODUCTION

- 1.1 This Application is prepared and submitted on behalf of Ferticore Industries Limited (“the Applicant”) to seek approval of the Town Planning Board (“TPB”) under section 16 of the Town Planning Ordinance for the renewal of planning permission no. A/ST/985 for a period of further 3 years for the temporary back office in Room 08, 10/F, Shing Chuen Industrial Building at No. 25-27 Shing Wan Road, Sha Tin (“The Premises”). The Premises falls within area zoned “Industrial” (“I”) on the Approved Sha Tin Outline Zoning Plan (“Approved OZP”) No. S/ST/36. This Supporting Planning Statement is to provide the TPB with necessary information to facilitate consideration of this Application.



Photo 1.1 Existing Photo of Shing Chuen Industrial Building

2. SITE AND PLANNING CONTEXT

2.1 Location of the Premises and Existing Uses

2.1.1 The Premises with a total usable floor area of about 93.98m² is located in Room 08, 10/F, Shing Chuen Industrial Building, No. 25-27 Shing Wan Road, Sha Tin (**Figure 2.1** refers). It is currently used as the back office for Ferticore Industries Limited, the floor plan of the Premises is enclosed in **Appendix 1**. Shing Chuen Industrial Building is an 11-storey industrial building (including G/F), which was completed in 1988. It is conveniently located within 5 minutes walking distance from Tai Wai MTR Station.

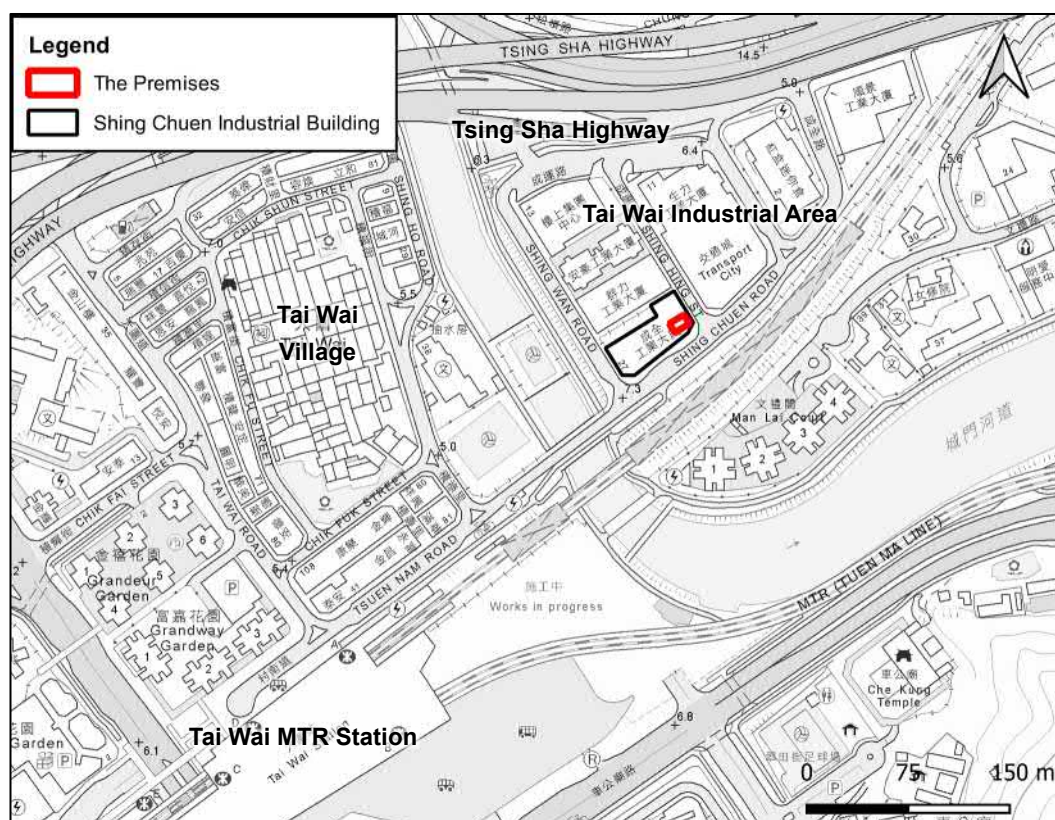


Figure 2.1 Site Location Plan

2.2 Surrounding Land Use Pattern

2.2.1 Shing Chuen Industrial Building is located at the southern portion of Tai Wai Industrial Area ("Industrial Area"), which consists of 8 industrial buildings in total. The Industrial Area accommodates mainly of warehouse, storage, manufacturing and workshop uses in import/export, wholesale and retail trades as well as transportation and storage business natures. Vehicle repair workshops are commonly found on ground floor of these Industrial Buildings ("IBs"). It is therefore considered the Industrial Area is relatively diverse and mixed-use Industrial Area, which a balance between it and the residential neighborhoods in Tai Wai is well-maintained.

2.2.2 To the south-east of Shing Chuen Industrial Building across the railway track (East Rail Line) is Man Lai Court and a cluster of schools zoned “Government, Institution or Community”. As separated by the Shing Mun River Channel to the west of Shing Chuen Industrial Building, Tai Wai Village and clusters of residential developments are found in the further west. To the further north of the Industrial Area across Shing Mun Tunnel Road and Tsing Sha Highway is Tung Lo Wan Village and some low-rise residential developments.

2.2.3 Shing Cheun Industrial Building enjoys high accessibility to Tai Wai MTR Station, which is located to its south-west, a recently completed comprehensive residential and commercial development named The Pavilia Farm is found atop the station. The surrounding land use context remains similar as it was in 2020 when the previous permission is granted while there is also no change in the surrounding statutory land use context

2.3 Statutory Land Use Context

2.3.1 The Premises falls within area zoned “I” on the Approved Sha Tin Outline Zoning Plan (“Approved OZP”) No. S/ST/36. According to the Statutory Notes of the Approved OZP, the “I” zone 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.”* ‘Office (not elsewhere specified)’ belongs to a Column 2 use, which requires planning permission from the TPB.

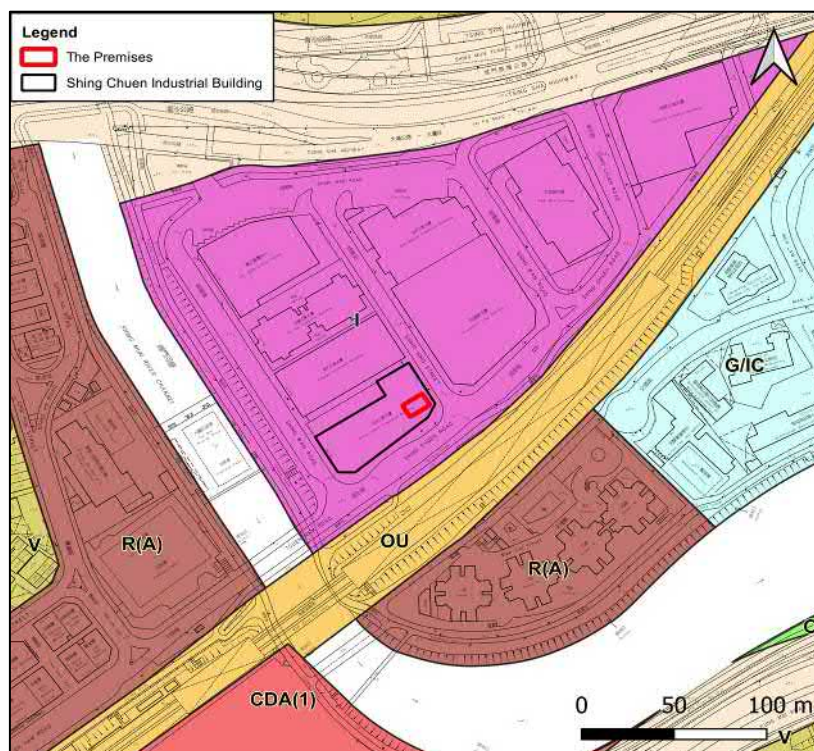


Figure 2.2 Zoning Context Plan (Extracted from OZP No. S/ST/36)

2.4 Land Status and Lease Conditions

2.4.1 Shing Chuen Industrial Building was developed in 1988 at Sha Tin Town Lot No. 42. The subject lot is governed under New Grant No. 11835. Under the lease, Shing Chuen Industrial Building is subject to the following restrictions:

- (i) The lot shall not be used for any purpose other than industrial or godown purposes or both excluding any trade that is now or may hereafter be declared to be an offensive trade under the Public Health and Urban Services Ordinance.
- (ii) No building shall be erected on the lot except a factory or factories or a godown or godowns or both, ancillary offices and such canteen and other welfare facilities (but excluding residential quarters) for workmen employed and also such quarters as may be required for watchmen or caretakers.

2.4.2 As the proposed office use of the Premises is not permitted under lease, the Applicant have applied for a waiver, while a temporary waiver was granted by Lands Department to allow the use of the Premises for 'Office' purpose with a fixed term of three years and thereafter quarterly commencing from 1st May 2016.

2.5 Findings of the "Report on 2020 Area Assessments of Industrial Land in the Territory"

2.5.1 According to the findings of the "Report on 2020 Area Assessments of Industrial Land in the Territory", Tai Wai Industrial Area remains as an active industrial area which warehouse and storage uses continue to be largest uses, recorded with about 60.8% of the total GFA, though there were less share of floorspace occupied as compared with 2014. The observed vacancy rate of Tai Wai Industrial Area was about 3.2%, which was lower than the average of New Territories (5.6%). Taking into consideration of the prime location of the industrial area, being physically isolated from the residential neighborhood while being near MTR Station with low vacancy rate, it should and would be retained as "I" zone for the time being.

2.6 Last Planning Permission of No. A/ST/985

2.6.1 The previous planning application of the Premises (i.e. TPB Ref: A/ST/985) was approved by the Rural and New Town Planning Committee ("RNTPC") on 12th June 2020 for the renewal of a planning permission (i.e. granted under planning application no. A/ST/921) for a temporary office for a period of 3 years with condition(s) (please refer to **Appendix 2** for your information). The approval was subject to the compliance of the following planning condition:

- (a) The existing fire service installations implemented at the application premises should be maintained in efficient work order at all times.

2.6.2 Regular maintenance and check-ups on the fire service installations within the Premises were carried out annually, relevant FS 251 certificates showing their up-to-standard conditions from 2021 to 2023 are enclosed in **Appendix 3** for your reference.

2.7 Other Approved Applications for Office-related Uses in Shing Chuen Industrial Building

2.7.1 There were altogether six planning applications for office-related uses were approved with conditions on a temporary basis by the TPB in Shing Chuen Industrial Building including the previously approved application of the Premises (**Table 2.1** refers). As noted from **Table 2.1**, planning application no. A/ST/990 is the most recent approved application for the renewal of planning permission for temporary office use at Workshops 5&7 on the 10/F right opposite to the Premises. It was approved with condition(s) by the TPB on 20th November 2020 on the ground that the temporary office use was considered in compliance with TPB PG-No. 25D as there was no adverse impact on the area from fire safety, traffic and environmental considerations and the applied use was not incompatible with the industrial and industrial-related uses within Shing Chuen Industrial Building and in its vicinity.

Table 2.1 Details of the Previously Approved Planning Applications for Office-related Uses of Shing Chuen Industrial Building

	Case No.	Decision Date	Applied Use	Decision
3.2.1	A/ST/990	20/11/2020	Renewal of Planning Approval for Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis
3.2.2	A/ST/985 (the renewal application for the Premises)	12/06/2020	Renewal of Planning Approval for Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis
3.2.3	A/ST/939	22/12/2017	Proposed Office	Approved with condition(s) on a temporary basis
3.2.4	A/ST/921 (the approved application for the Premises)	23/06/2017	Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis
3.2.5	A/ST/811	26/07/2013	Proposed Office	Approved with condition(s) on a temporary basis
3.2.6	A/ST/177	15/03/1991	Converting 50% of the Company's Premises to Office Use	Approved with condition(s) on a temporary basis

3. PROPOSED USE OF THE PREMISES

3.1 Background of the Applicant

3.1.1 Ferticore Industries Limited is a refractory metals mining company, headquartered in Hong Kong. The company's business involves the purchasing, sampling and selling of ore minerals. The Applicant supplies many plants in PRC for the feedstock necessary to produce high-tech electronics and component of jet engine and industrial gas turbine blades.

3.1.2 Regarding the business flow of the Applicant, ore minerals originated from Africa are often shipped and imported via Hong Kong for sale into China as many of the Applicant's customers are in Mainland China. Part of those ore minerals would be retained by the Applicant at the back office of Hong Kong. A certain amount of ore minerals would then be sampled and inspected by an independent sampling company in Hong Kong. Ore minerals may have to be stored at the back office for a considerable period of time due to the analysis of the samples. Examples of ore minerals of Columbite and Wolframite stored in the Premises are illustrated at **Photo 3.1**. Therefore, workshop premises in industrial buildings with an adequate provision of goods lifts, corridor space as well as the loading and unloading areas is required to facilitate the transportation and storage of the samples.



**Photo 3.1 Photos of Columbite (Left) and Wolframite (Right) –
Examples of Ore Minerals to be Stored in Premises**

3.1.3 In addition to the sampling and analysis, the Applicant also needs to maintain administrative staff to support the sampling process, logistics and sale of the ore minerals in Hong Kong. Therefore, the back office in Hong Kong plays an important role in Applicant's business.

3.2 Existing Use of the Premises

- 3.2.1 Apart from the back office in Hong Kong, Fericore Industries Limited has supporting offices / factories / warehouses in Africa and Malaysia. The Applicant has been using the Premises as the back office, which is again complementary to the industrial operation of the business including sales and logistic support services for years.
- 3.2.2 Fericore Industries Limited used to have a warehouse in Tuen Mun in the past, however, with more effective logistic arrangement, it is no longer necessary to dedicate a warehouse to facilitate the operation in recent years. The layout of the Premises is stays unchanged as it was in 2020, the floorplan is shown in **Appendix 1**.
- 3.2.3 Moreover, administrative staff has to frequently commute to cities in China for operational needs. Therefore, there is a need to find premises in buildings that are with adequate loading/unloading facilities and conveniently accessible to China. The renewal application for the temporary back office is considered appropriate to further meet the business need of the Applicant.

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 No major changes in the planning circumstances and surrounding land-use patterns

4.1.1 Under similar policy directives and same land-use pattern in Tai Wai Industrial Area, there has been no material change in the planning circumstances within Shing Chuen Industrial Building and in the vicinity. Tai Wai Industrial Area is reported to still be an active industrial area with active industrial and non-polluting industrial activities, which has been recommended to retain as “I” zone to support the employment in the Sha Tin.

4.1.2 Under this context, the temporary back office is considered not incompatible with the neighboring units within Shing Chuen Industrial Building, which is equipped with well-maintained fire safety installations and internal transport facilities.

4.2 The Extension Time Period Sought is Reasonable

4.2.1 This submission is prepared to seek for the TPB’s approval for a further 3 years for the temporary back office at the Premises. The time period of 3 years is considered reasonable as it conforms with the maximum period of temporary use allowed in urban areas and new towns and would not jeopardize the long-term planning intention of industrial use and would allow the TPB to monitor the supply and demand of industrial floor space in the industrial area.

4.3 Full Compliance with the Planning Conditions attached to A/ST/985

4.3.1 The Applicant has fully complied with the planning approval condition attached to the previous renewal permission which requires effective maintenance of the fire safety installations implemented at the Premises.

4.3.2 The Applicant has carried out regular maintenance and check-ups on the fire safety installations, including the sprinkler system and emergency lights, with full sets of FS 251 certificates from 2021 – 2023 attached in **Appendix 3**. The certificates can confirm the installations are up-to-standard and well-maintained.

4.4 No Adverse Impact within the Building and to the Surrounding

a) Fire Safety Concern

The temporary back office is designated for the administrative staff only without direct customer services or retail of goods, hence, it would not attract visitors who could be exposed to fire risks which they were not aware of to the building. Only about 7 employees will work in the Premises and all storage goods will be handled by the supporting staff.

Moreover, there is a set of well-maintained FSIs at the Premises and fire safety provisions are installed and well maintained within the industrial building, such as sprinklers, alarms, smoke doors and fire hydrants (**Figure 4.4** refers). Therefore, adequate means of escape is provided in Shing Chuen Industrial Building.



Figure 4.1 Fire Safety Provisions at the Premises and within Shing Chuen Industrial Building

b) Environmental Impacts

The Premises is equipped with an air conditioning system. In addition, no polluting industries are found within Shing Chuen Industrial Building and interface issue is not anticipated with reference to the current uses by floor of the industrial building (**Table 4.1** and **Photo 4.1** refer). It is expected that the workers of the Premises would not be subject to receiving unacceptable air quality and noise impact from the nearby industrial activities. Hence, no adverse environmental impact is anticipated.

Table 4.1 The Current Uses by Floor of Shing Chuen Industrial Building

Floor	Current Uses
G/F	Vehicle repair workshop, retail shop and light manufacturing workshop
1/F	Workshop, carparking and loading & unloading bays, studio, and office
2/F	Office and godown
3/F	Locked premises
4/F	Office, godown, workshops and locked premises
5/F	Office, locked premises and mini storage
6/F	Godown, workshop and office
7/F	Offices, godown and private club
8/F	Godownss and locked premises
9/F	Printing house, office and locked premises
10/F	The Premises , offices and godown



Photo 4.1 Directory Board of Shing Chuen Industrial Building

c) Traffic Impacts

Carparking spaces and loading/unloading bays are still adequately provided on 1/F of Shing Chuen Industrial Building. The existing public transport services would be able to serve the daily commuting needs of the supporting staff of the temporary back office which the Premises is highly accessible to the MTR Tai Wai Station. Again, no additional traffic is expected as the temporary back office would not attract visitors and generate additional traffic flow. Hence, no adverse traffic impact would be resulted.

4.5 Applicant's Business is Closely Related and Vital to Manufacturing Industries

- 4.5.1 Ferticore Industries Limited as a supplier of ore minerals and ore minerals are closely related to the manufacturing of high-tech electronics and the components of jet engines. The Applicant's business highly contributes to the manufacturing industries for taking up a key role in the early supply and manufacturing chain of various electronic gadgets including mobile phones and computers. The temporary back office partially for sample storage is highly associated with the manufacturing and industrial activities taken place in Tai Wai Industrial Area.

4.6 Locational Requirements for Applicant's Business

The Need to Locate Applicant's Business in Industrial Premises

- 4.6.1 The company's business operations remain to involve the purchasing, sampling and selling of ore minerals. Given the nature of the ore minerals as a raw material for industrial use, transporting and storing a large number of samples of ores in a premises requires an adequate provision of goods lifts, corridor space as well as the loading and unloading areas. Therefore, workshop premises in industrial buildings like the Application Premises would be an appropriate location for accommodating the Applicant's back office to handle the ore minerals.

Convenient Location for the Proposed Use

- 4.6.2 The Premises is highly accessible as well served by various public transport modes. It is within 5-minute walking distance to MTR Tai Wai Station and Tai Wai Station Public Transport Interchange.

5. CONCLUSION

5.1 This Supporting Planning Statement is prepared on behalf of Ferticore Industries Limited (the “Applicant”) to seek planning permission from the Board under section 16 of the Town Planning Ordinance for the renewal of approval for planning permission no. A/ST/985, for a temporary back office for a further 3 years in Rm 08, 10/F, Shing Chuen Industrial Building at No. 25-27 Shing Wan Road, Sha Tin.

5.2 The temporary back office in Shing Chuen Industrial Building is fully justified for the following main reasons:

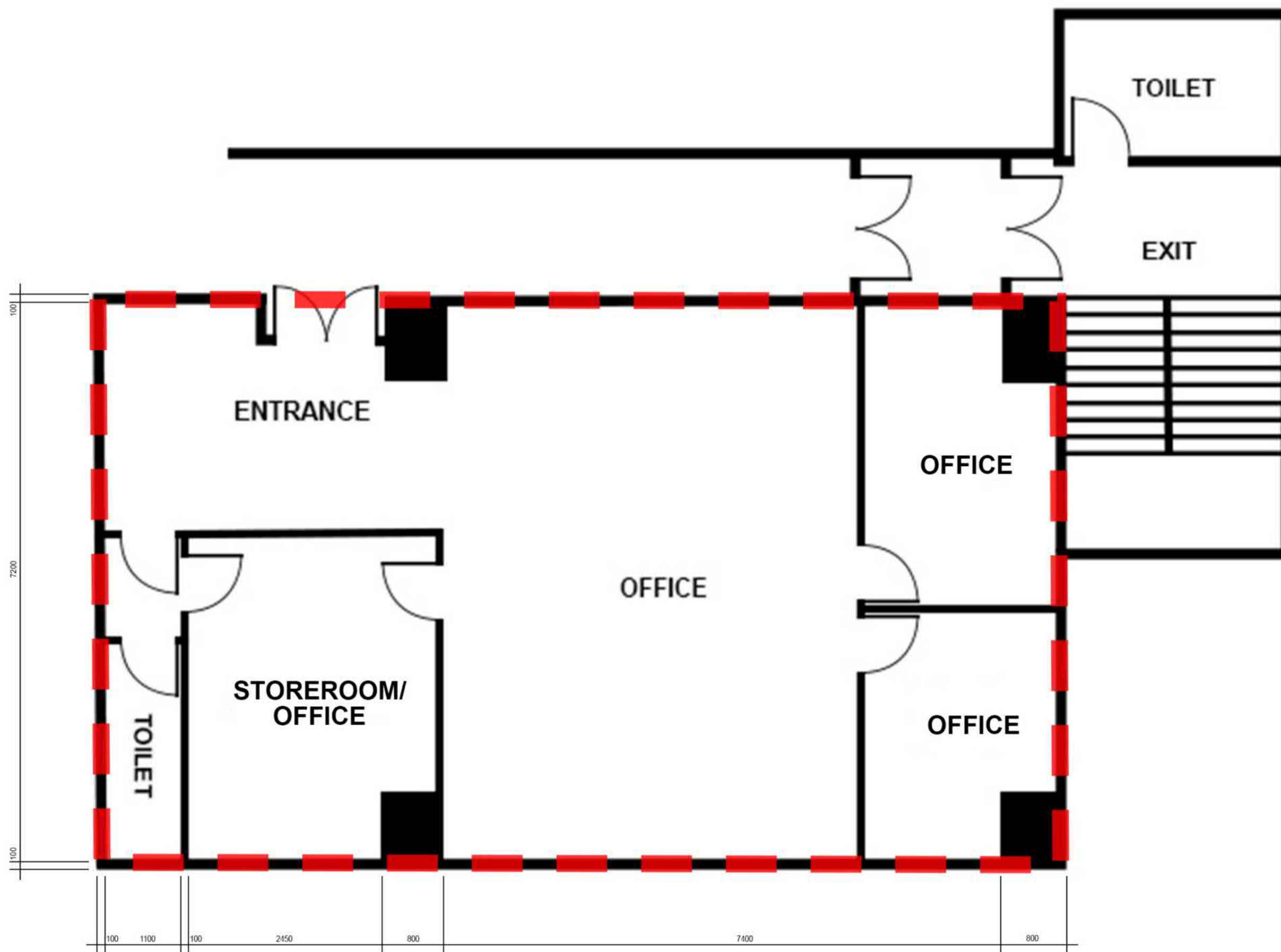
- There is no material change in the planning circumstances and the land-uses of the surrounding area since the previous temporary approval;
- The proposed temporary back office is not incompatible with the prevailing planning intention;
- The time period sought for the renewal of temporary back office use is considered as reasonable;
- The Applicant has fully complied with the approval conditions imposed on the previous approval to maintain the implemented fire safety installations;
- The proposed use would not impose any adverse impact to the Premises and the surroundings from fire safety, traffic, and environmental considerations; and
- The proposed temporary back office situated at a workshop premises in an industrial building would continue to meet the operational need of the Applicant’s industrial business which is closely related and vital to the manufacturing sector.

5.3 The Applicant has fully complied with the planning approval conditions attached from the previous application and have satisfied the submission requirement of the application of renewal of planning approval as stated in TPB PG-No. 34D.

5.4 With the justifications and merits presented above, we sincerely request the TPB to give favorable consideration to this renewal application.

Appendix 1

Existing Floorplan of the Premises



Floor Plan
Existing 10/F Plan of Shing Chuen Industrial Building (Part)

Renewal of Planning Approval for Temporary Back Office for a
 Period of 3 Years in Rm 08, 10/F, Shing Chuen Industrial
 Building at No. 25-27 Shing Wan Road, Sha Tin
 - S16 Planning Application -

Not to Scale

16 April 2023

Appendix 2

Approval Documents of Planning Application No. A/ST/985
(Previous Renewal Approval of the Premises)

城 市 規 劃 委 員 會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/ST/985

By Post & Fax (3426 9737)

26 June 2020

Kenneth To & Associates Ltd.
Unit K, 16/F, MG Tower
133 Hoi Bun Road
Kwun Tong, Kowloon
(Attn: Kenneth To / David Fok)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Office
for a Period of 3 Years in “Industrial” Zone, Room 08, 10/F,
Shing Chuen Industrial Building, No. 25-27 Shing Wan Road, Sha Tin**

I refer to my letter to you dated 15.5.2020.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 3 years and be renewed from 24.6.2020 to 23.6.2023 and is subject to the following condition :

- the existing fire service installations implemented at the application premises should be maintained in efficient working order at all times.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix II of the TPB Paper.

This temporary permission will lapse on 24.6.2023. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-I). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 12.6.2020 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 17.7.2020). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

If you have any queries regarding this planning permission, please contact Mr. Kenny Lau of Sha Tin, Tai Po & North District Planning Office at 2158 6221.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

Appendix 3

FSI 251 Certificates from 2021 - 2023

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防（裝置及設備）規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10278021576

Name of Client 顧客姓名

Ferticore Industries Ltd.

Address 地址

新界沙田 大圍 成運路門牌 25-27 成全工業大廈

Type of Building 樓宇類型: ☐ Industrial 工業 ☒ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
28	花洒系統	10/F. 1008室	符合消防處規定	17/04/2023	16/04/2024
11	8個緊急照明燈	10/F. 1008室	符合消防處規定	17/04/2023	16/04/2024

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

Our Ref. : MD/2208024/Ten-03.

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗，證明性能良好，符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格，損壞事項列於第三部。

如證書涉及年檢事項，應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

Wong Chi Wa

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

RC1 / 0278 RC2 / 0422

Pyrofoe Contractors Limited

Telephone:

聯絡電話

Date:

日期

27701078

17/04/2023

For FSD use only

Inspected

Key-in

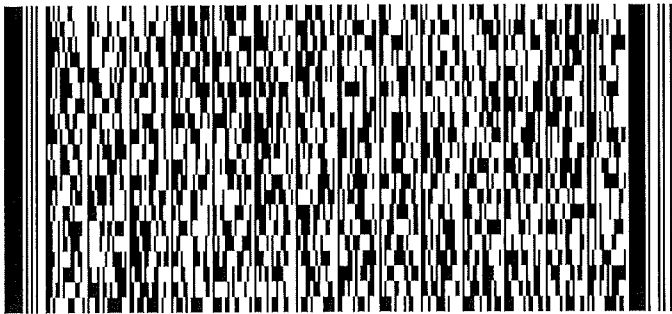
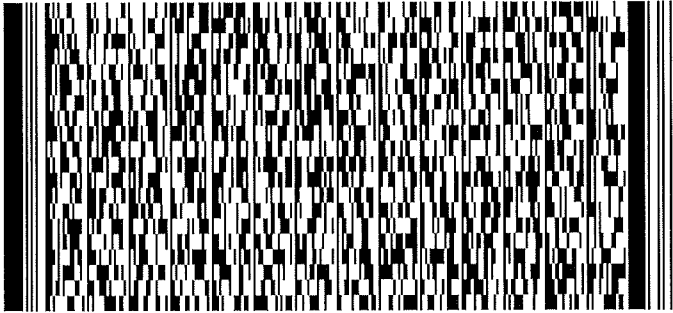
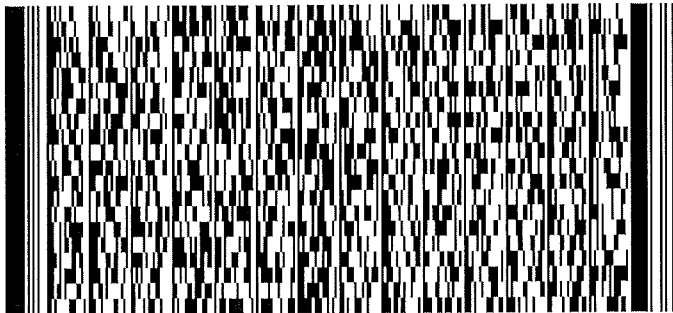
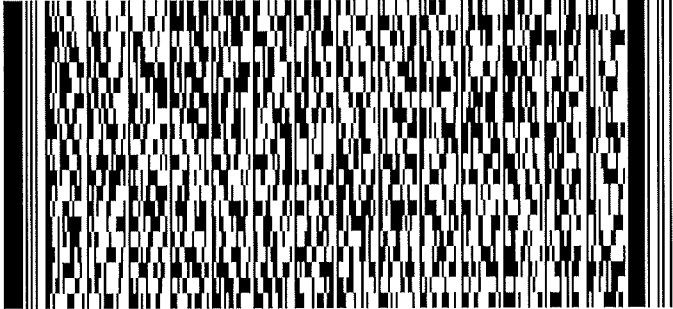
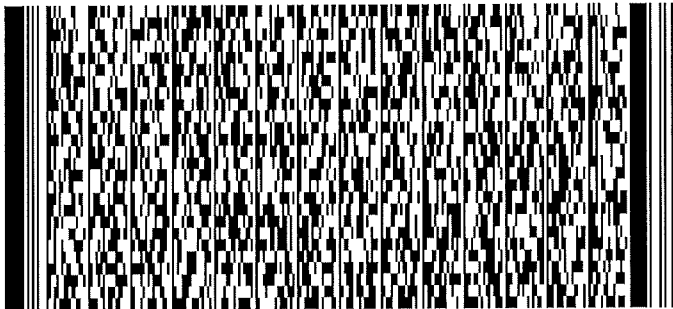
Verified



Serial Number
10278021576

Name of Client 顧客姓名
Ferticore Industries Ltd.

Part 1 Annual Maintenance ONLY 第一部 只適用於年檢事項		In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款，擁有裝置在任何處所內的任何消防裝置或設備的人，須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。			
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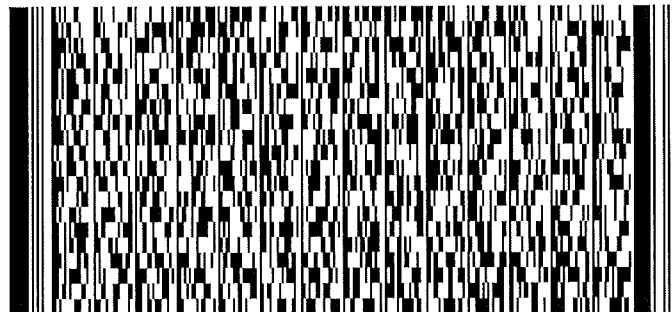
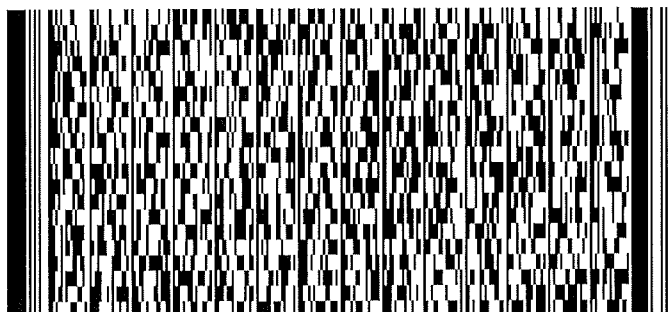
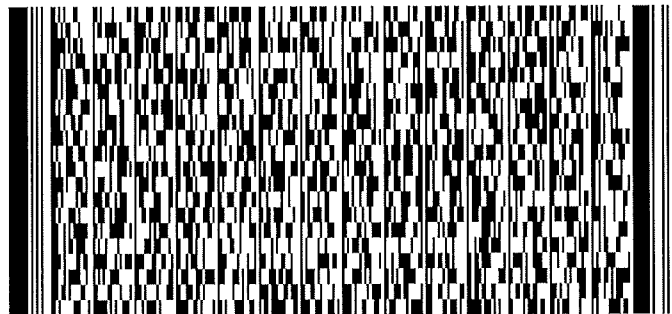
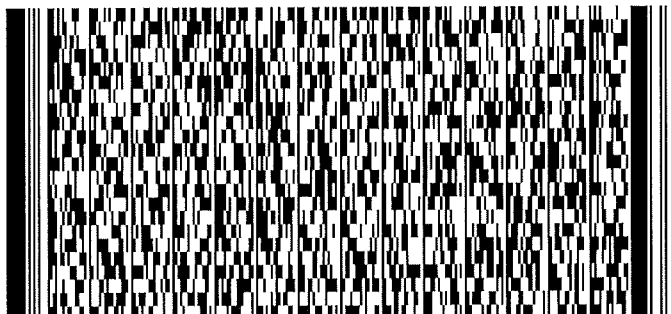
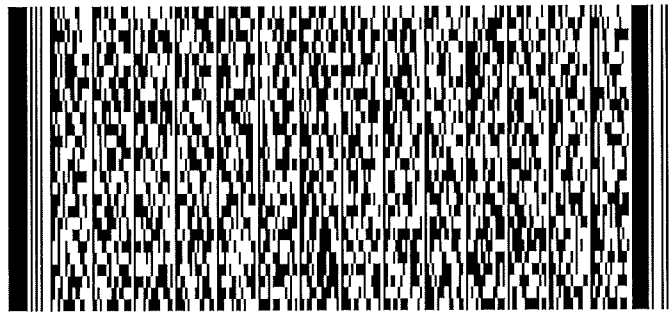
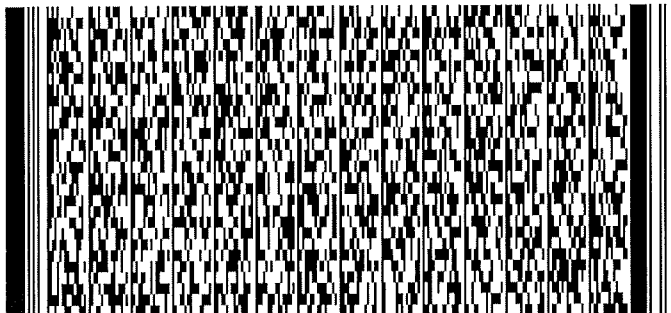
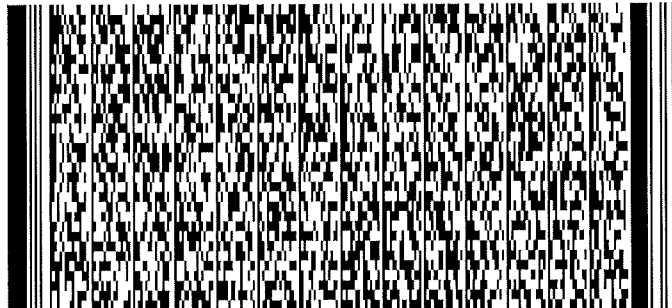
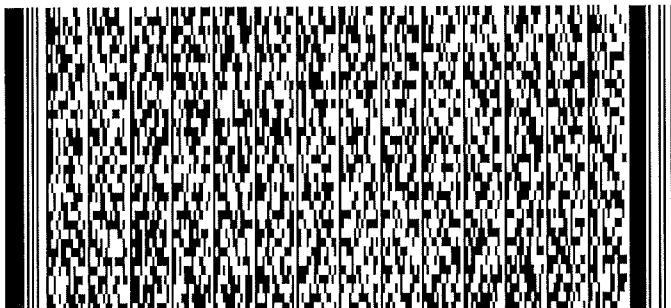


Serial Number

10278021576

Name of Client 顧客姓名

Ferticore Industries Ltd.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10278018911

Name of Client 顧客姓名

Ferticore Industries Ltd.

Address 地址

新界沙田大圍成運路門牌25-27 成全工業大廈

Type of Building 樓宇類型: ☒ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
28	花灑系統	10/F. 1008室	符合消防處規定	19/04/2022	18/04/2023
11	8個緊急照明燈	10/F. 1008室	符合消防處規定	19/04/2022	18/04/2023

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

Our Ref.: MD/2008019/Ten-02/VO-01.

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

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Authorized

Signature:

受權人簽署

Name:

姓名

Wong Chi Wa

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

RC1 / 0278 RC2 / 0422

Pyrofoe Contractors Limited

Telephone:

聯絡電話

27701078

Date:

日期

28/04/2022

For FSD
use only

Inspected

Key-in

Verified



Serial Number

10278018911

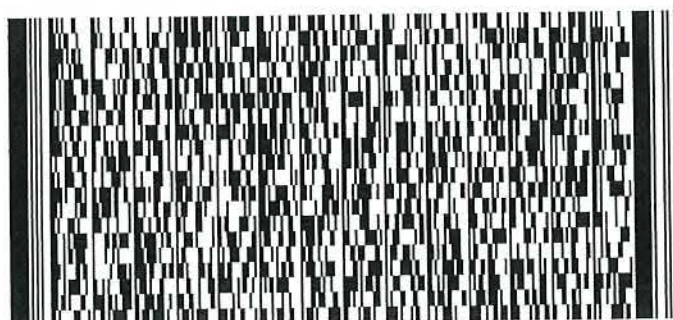
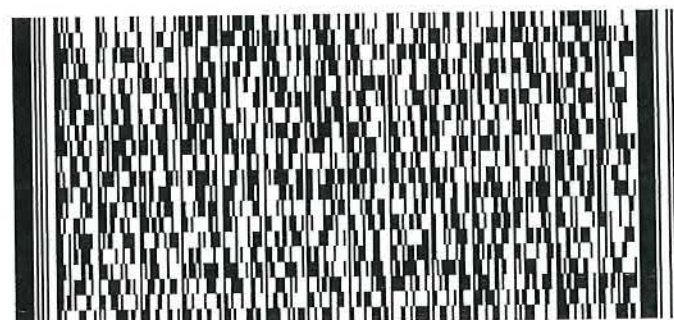
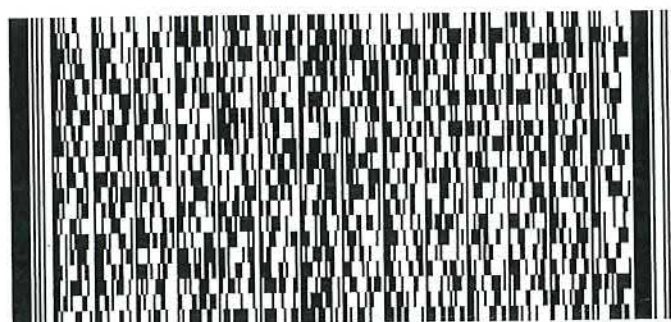
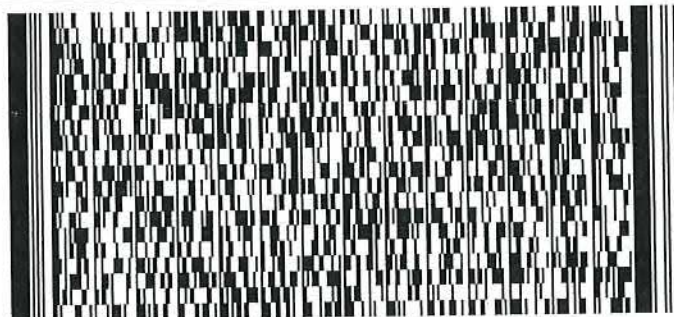
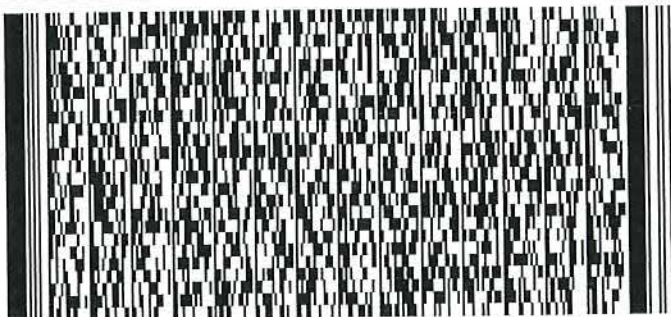
Name of Client 顧客姓名

Ferticore Industries Ltd.

Part 1 Annual Maintenance ONLY**第一部 只適用於年檢事項**

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12	1個出口指示牌	10/F. 1008室	符合消防處規定	19/04/2022	18/04/2023

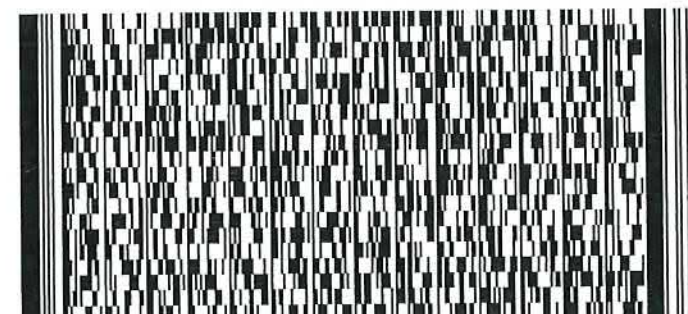
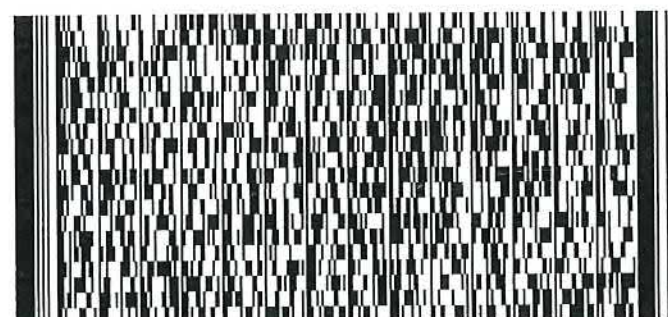
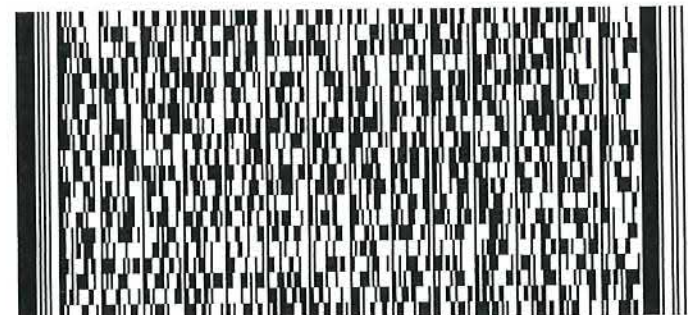
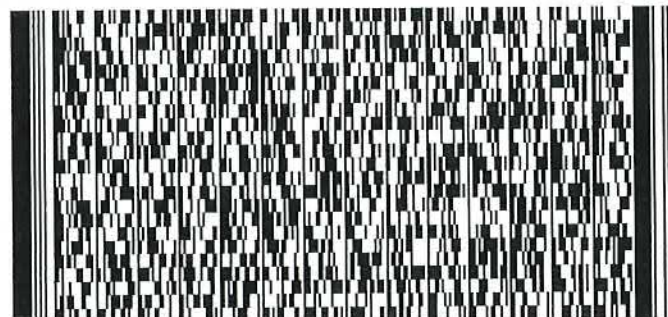
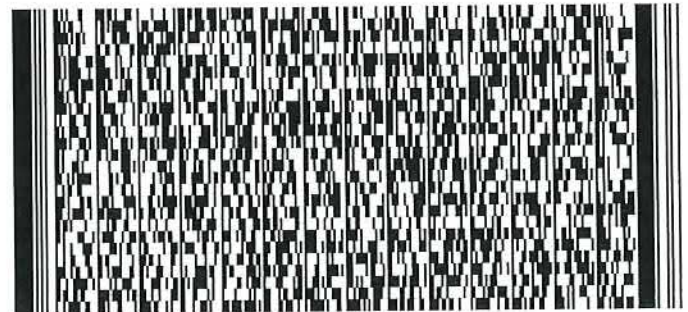
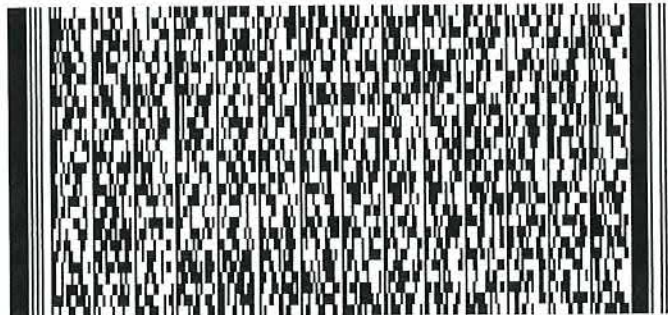
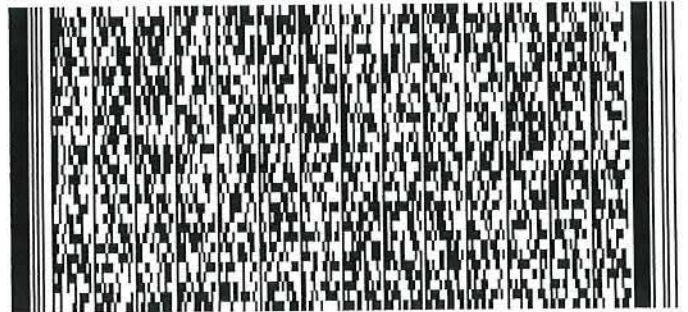
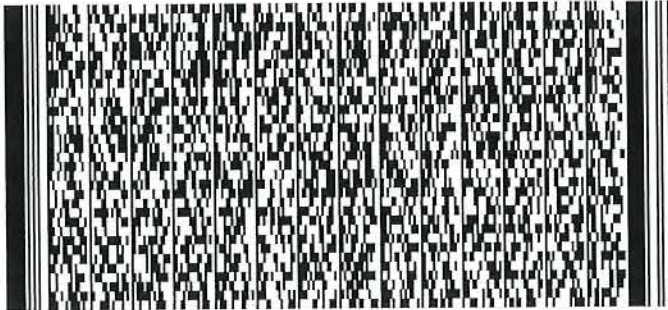


Serial Number

10278018911

Name of Client 顧客姓名

Ferticore Industries Ltd.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

10278 019094

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

Ferticore Industries Ltd.

Address 地址

新界沙田 大圍 成運路 門牌 25-27 成全工業大廈

Type of Building 樓宇類型: ☒ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Maintenance
ONLY

第一部 只適用於年檢事項

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Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
11	應急照明系統	10/F. 1008室	供應及更換 "a&b" 型號: TS-EL2053 掛牆式緊急照明燈1個。	符合消防處規定	16/05/2022

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

Our Ref.: MD/2008019/Ten-02/VO-02.

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本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或

處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
受權人簽署Name:
姓名

Wong Chi Wa

FSD/RC No.:
消防處註冊號碼

RC1 / 0278 RC2 / 0422

Company Name:
公司名稱Pyrofoe Contractors
LimitedTelephone:
聯絡電話

27701078

Date:
日期

24/05/2022

For FSD
use only

Inspected

Key-in

Verified

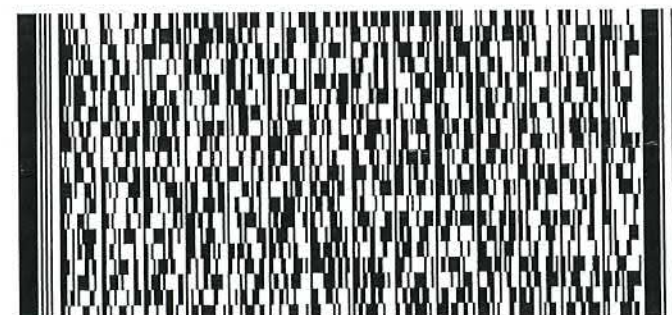
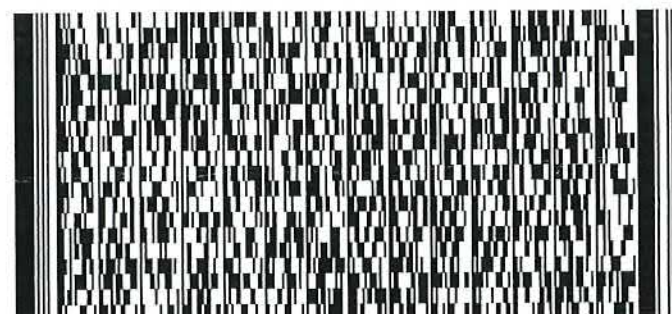
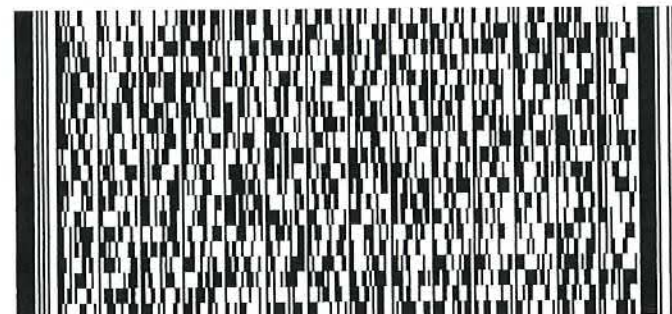
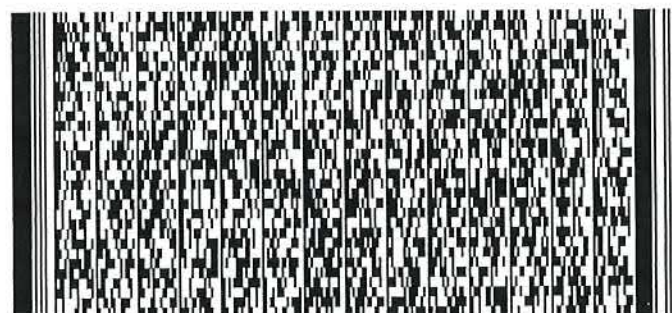
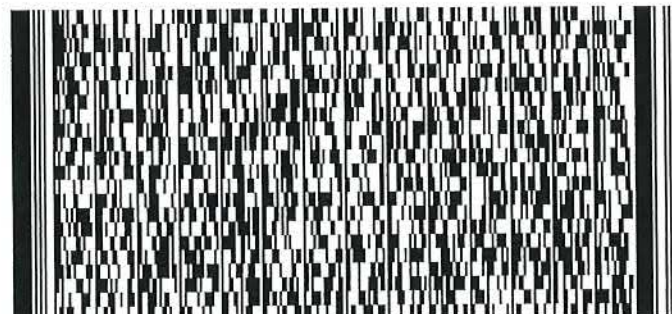
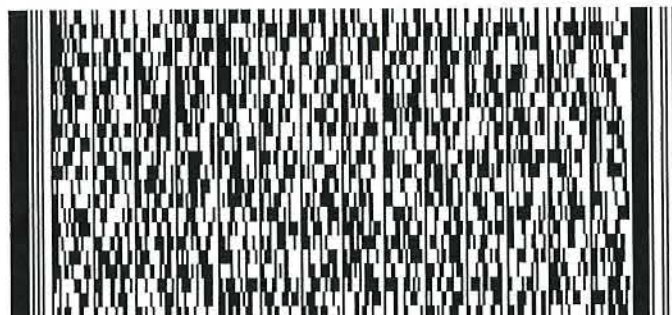
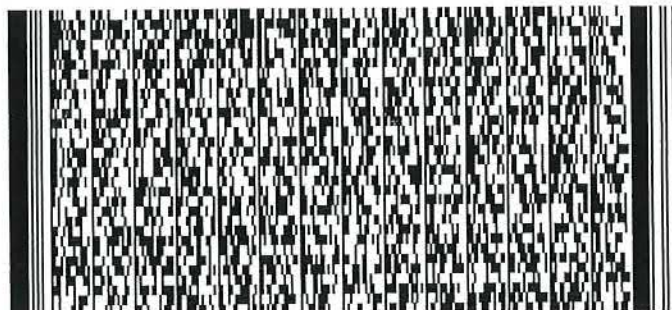
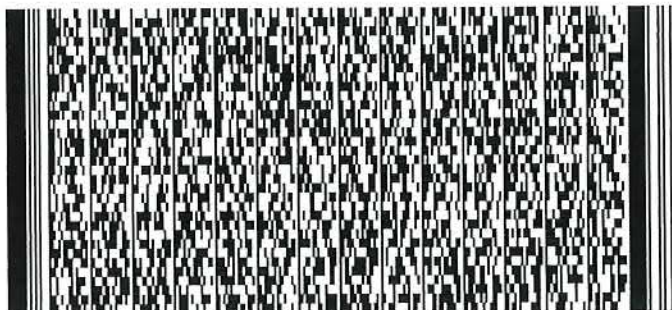


Sérial Number

10278019094

Name of Client 顧客姓名

Ferticore Industries Ltd.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

10278016134

FSD Ref.:
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

Ferticore Industries Ltd.

Address 地址

新界沙田大圍成運路門牌25-27 成全工業大廈

Type of Building 樓宇類型: ☐ Industrial 工業 ☒ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
28	花洒系統	10/F. 1008室	符合消防處規定	14/04/2021	13/04/2022
11	8個緊急照明燈	10/F. 1008室	符合消防處規定	14/04/2021	13/04/2022

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

Our Ref.: MD/2008019/Ten-02.

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized

Signature:

受權人簽署

Name:

姓名

Wong Chi Wa

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

RC1 / 0278 RC2 / 0422

Pyrofoe Contractors Limited

Telephone:

聯絡電話

Date:

日期

27701078

27/04/2021



For FSD use only

Inspected

Key-in

Verified



Serial Number

10278 016134

Name of Client 顧客姓名

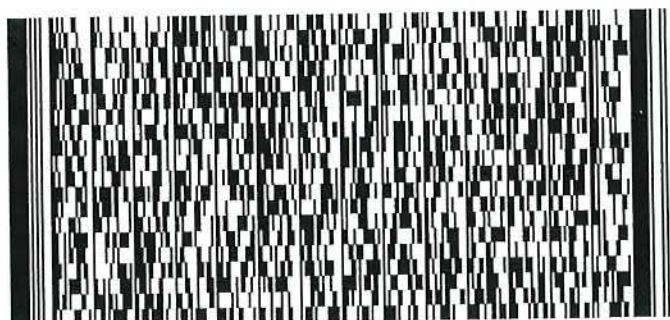
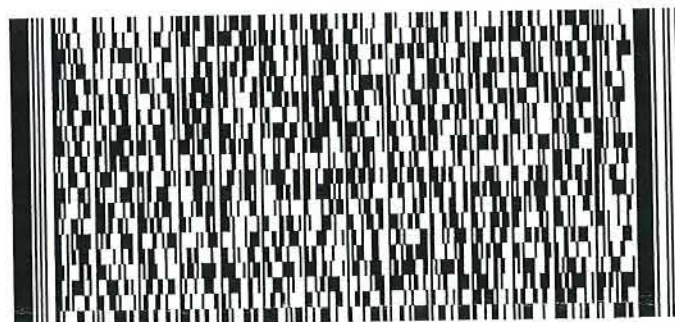
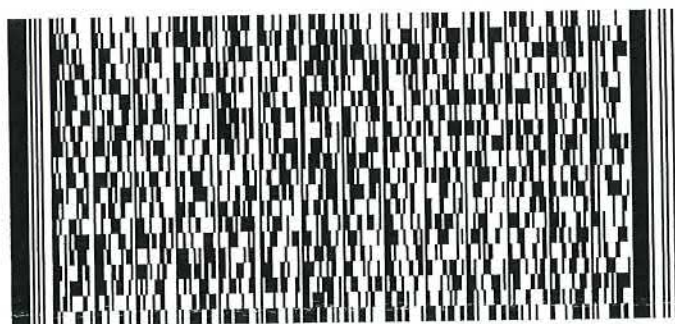
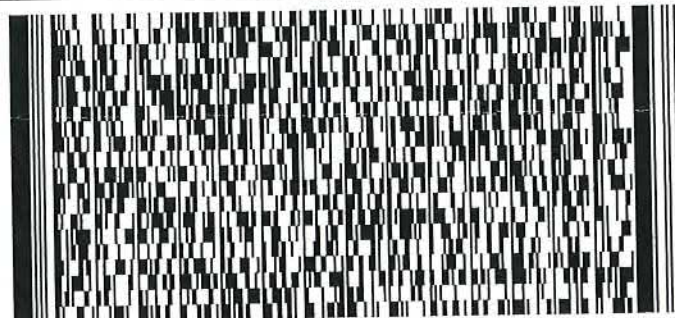
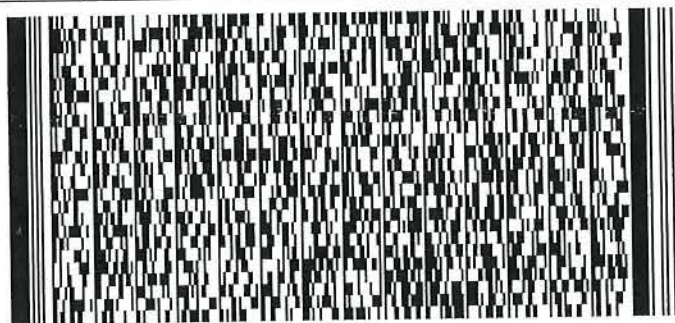
Ferticore Industries Ltd.

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
12	1個出口指示牌	10/F. 1008室	符合消防處規定	14/04/2021	13/04/2022

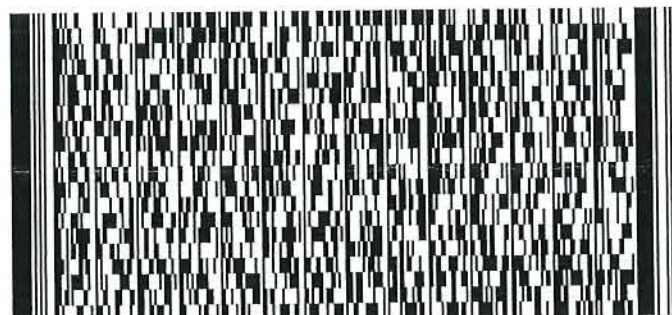
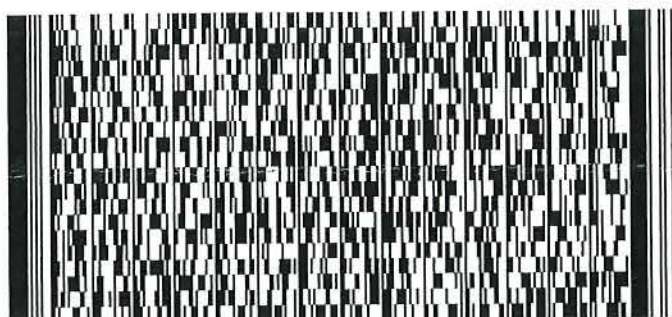
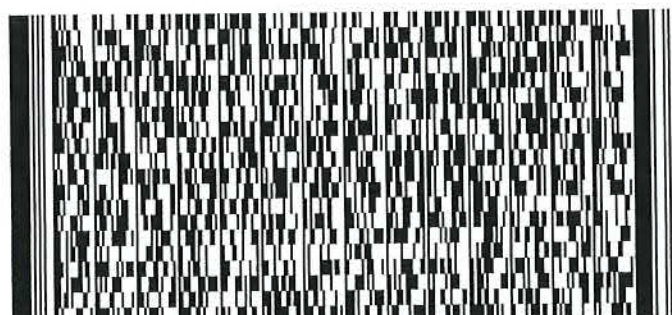
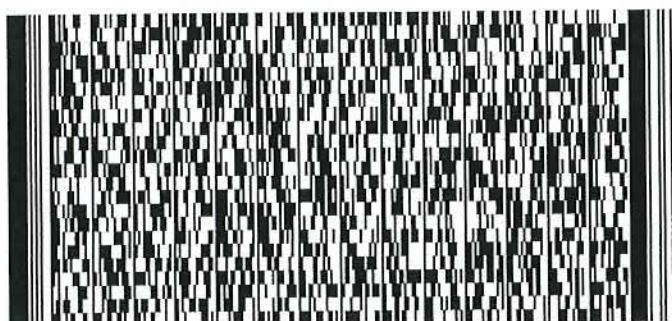
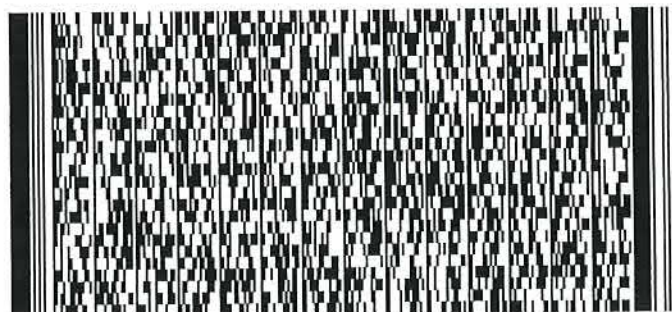
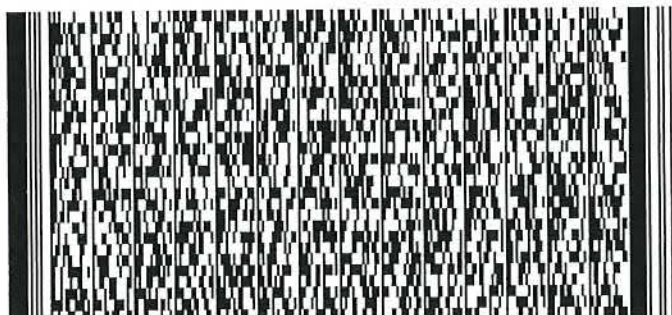
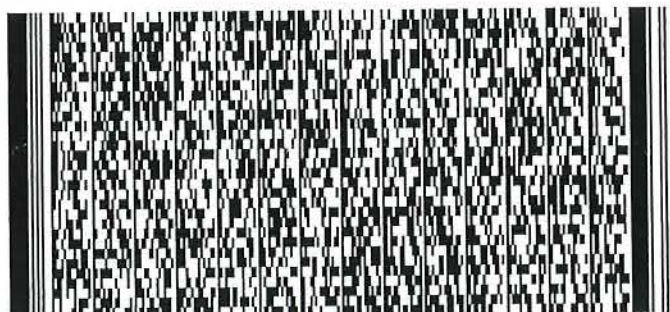
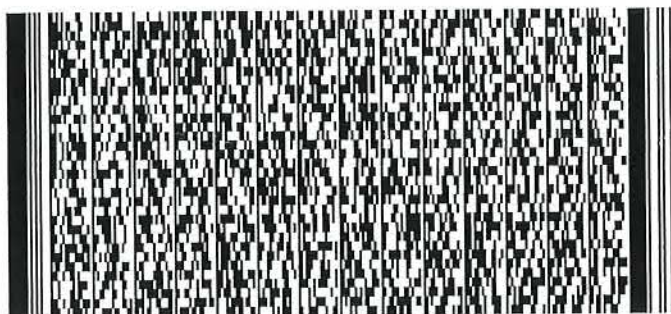


Serial Number

10278016134

Name of Client 顧客姓名

Ferticore Industries Ltd.



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A8289795

FSD Ref.: _____

消防處檔號

Name of Client:

顧客姓名

Ferticore Industries Limited

Name of Building:

樓宇名稱

成全工業大廈

Street No./Town Lot:

門牌號數/市地段

25-27

Street/Road/Estate Name:

街道/屋苑名稱

成運路

Block:

座

District:

分區

大圍

Area:

地區

☐ HK☐ 香港☐ K☐ 九龍☒ NT☒ 新界Type of Building 樓宇類型: ☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1no 2-kg Dry Powder F.E.	10 樓 8A 室	Conforms with F.S.D. Requirements	28-Nov-2022	27-Nov-2023

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

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**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

Lo Kin Lun

RC3/666

Success Eng. Co. Ltd.

2394 8554

2-December-2022

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

A 8488952

FSD Ref.: _____
消防處檔號

Name of Client:

顧客姓名

Ferticore Industries Limited

Name of Building:

樓宇名稱

成全工業大廈

Street No./Town Lot:

門牌號數/市地段

25-27

Street/Road/Estate Name:

街道/屋苑名稱

成運路

Block:

座

District:

分區

大圍

Area:

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			NIL		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Ino 2-kg Dry Powder F.E.	10 樓 8A 室	Supply & Replace	Conforms with F.S.D. Requirements	25/Nov-2021

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

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Authorized
Signature:
授權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期


Wong Kin Long

RC3/841

Success Eng. Co. Ltd.

2394 8554

26-November-2021

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號A 7639687
Supersede: A8160167Name of Client:
顧客姓名

Ferticore Industries Limited

Name of Building:
樓宇名稱

成全工業大廈

Street No./Town Lot:
門牌號數/市地段

25-27

Street/Road/Estate Name:
街道/屋苑名稱

成運路

Block:
座District:
分區

大圍

Area:
地區☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☒ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
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Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	1no 2-kg Dry Powder F.E.	10 樓 8A 室	Conformed with F.S.D. Requirement	26-Nov-2020	25-Nov-2021

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

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**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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Authorized
Signature:
受權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Lo Kin Lun

RC3/666

Success Eng. Co. Ltd.

2394 8554

27/November/2020

For FSD
Use only:

Inspected

Key-in

Verified

**Relevant Extracts from the Town Planning Board Guidelines
For Use/Development Within “Industrial” Zone
(TPB PG–NO. 25D)**

- 6.2 For a proposed commercial use in an industrial building or on the upper floors of an I-O building, the following main planning criteria are relevant:
- (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) Depending on the circumstances of individual cases and the availability of I-O or ‘business’ buildings in the vicinity at the time of application, the Board may grant temporary permission for ancillary showroom use exceeding 20% of the total UFA of an industrial firm in industrial buildings.
 - (c) Provided that other criteria could be met and with good justifications, favourable consideration would be given to applications for showrooms requiring large floor area for the display of bulky goods and provision of adequate on-site loading/unloading facilities, which could not normally be accommodated in conventional commercial/office buildings.
 - (d) 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.

- (e) The Fire Services Department (FSD) should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas³ on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively. For any application which would result in a slight exceedance of the relevant floor area limit, the applicant has to demonstrate that the fire safety concern can be satisfactorily addressed, and each case will be considered by the Board on its own merits. The above limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use. Any prospective applicant may check with the Planning Department on the aggregate commercial floor area figure in the concerned industrial or I-O building. Moreover, the 230m²/460m² criteria do not apply to cases involving conversion of the low zone of an existing industrial or I-O building for commercial uses if the commercial portion is completely separated from the industrial or I-O portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion. Also, FSD will not support commercial uses in the basement(s) of an industrial or I-O building as the basement(s) are more susceptible to fire risk and pose more serious hazards when involved in fire.

Relevant Extracts from the Town Planning Board Guidelines
Extension Of Time For Compliance With Planning Conditions
For Temporary Use Or Development
(TPB PG–NO. 34D)

- 4.1 The criteria for assessing applications for renewal of planning approval include:
- (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
- 4.2 Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Board is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

**Appendix III of
RNTPC Paper No. A/ST/1018**

**Previous Applications for Shop and Services at
Room 08, 10/F, Shing Chuen Industrial Building,
No. 25-27 Shing Wan Road, Sha Tin**

No.	Application No.	Application Premises	Applied Use	Decision (Date of Consideration)
1	A/ST/921	Room 08, 10/F	Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis (23.6.2017)
2	A/ST/985	Room 08, 10/F	Renewal of Planning Approval for Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis (12.6.2020)

Appendix IV of
RNTPC Paper No. A/ST/1018

Similar Applications for ‘Office’ Use in Shing Chuen Industrial Building
in the past 10 years

No.	Application No.	Application Premises	Applied Use	Decision (Date of Consideration)
1	A/ST/811	Workshop 6 and 8, 9/F	Proposed Office	Approved with condition(s) upon review (26.7.2013) (revoked on 26.1.2014)
2	A/ST/939	Room 5 and 7, 10/F	Proposed Office	Approved with condition(s) on a temporary basis (22.12.2017)
3	A/ST/990	Room 5 and 7, 10/F	Renewal of Planning Approval for Temporary Office for a Period of 3 Years	Approved with condition(s) on a temporary basis (20.11.2020)

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Shia Tin, Lands Department (DLO/ST, LandsD):

- (a) the Premises is situated on 10/F of Shing Chuen Industrial Building, erected on Sha Tin Town Lot No. 42 and are governed under New Grant No 11835 ("the New Grant"). Under the New Grant, the lot shall not be used for any purpose other than industrial or godown purposes or both excluding offensive trade; and
- (b) please refer to advisory clause (a) in **Appendix V**.

2. Environment

Comments of Director of Environmental Protection (DEP):

he has no objection to the current renewal application in view that the office use is not incompatible with other uses in the subject industrial building and there is no change in the proposed use and nature of current uses in the subject industrial building since the previous approval.

3. Traffic

Comments of Commissioner for Transport (C for T):

he has no in-principle objection to the renewal application from traffic engineering point of view.

4. Fire Safety

Comments of the Director of Fire Services (D of FS):

he has no in-principle objection to the renewal application provided that the existing fire service installations implemented at the Premises is maintained in efficient working order at all times;

5. Building Matters

Please refer to **Appendix IV** for the comments of the Chief Building Surveyor/ New Territories East 2 and Rail, Buildings Department.

6. Other Departments

The following Government departments have no objection to/comment on the application:

- (a) District Officer/Shau Tin, Home Affairs Department;
- (b) Chief Engineer/Mainland South, Drainage Services Department;
- (c) Director-General of Trade and Industry;
- (d) Chief Engineer/Construction, Water Supplies Department; and
- (e) Project Manager/New Territories East, Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Shah Tin, Lands Department that a temporary waiver was granted to allow the use of the Premises with an internal area of 89.6m² for 'Office' purpose with a fixed terms of three years and thereafter quarterly commencing from 1.5.2016. Should there be any deviation from the waiver conditions, the owner of the Premises is required to apply for a new temporary waiver from the Lands Department. There is no guarantee that the application, if received, will be approved by the Lands Department. The application will be considered by Lands Department 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 Lands Department; and
- (b) to note the comments of the Chief Building Surveyor/ New Territories East 2 and Rail, Buildings Department that:
 - (i) all unauthorized building works/structure should be removed;
 - (ii) all building works are subject to compliance with Buildings Ordinance (BO);
 - (iii) authorised person (AP) must be appointed to coordinate all building works, if any;
 - (iv) the granting of the planning approval should not be construed as an acceptance of the unauthorized structures in the Premises under BO. Enforcement action may be taken to effect the removal of all unauthorized works in future; and
 - (v) the provision of natural lighting and ventilation of the proposed office should comply with Building (Planning) Regulation 30.