

2023年 8月 2 8日

Appendix I of  
RNTPC Paper No. A/ST/1022

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

This document is received on **28 AUG 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](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](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<br>請勿填寫此欄 | Application No.<br>申請編號 | A/ST/1022   |
|                                 | Date Received<br>收到日期   | 28 Aug 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   |   |
| <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構 |   |
| Harvest Civil Engineering Company Limited<br>軒誠建築工程有限公司   |   |
| 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)   |   |
| <input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構            |   |
| 3. Application Site 申請地點  |   |
| (a) Full address / location / demarcation district and lot number (if applicable)<br>詳細地址/地點/丈量約份及地段號碼(如適用)   | Workshops 5 and 7, 10th Floor Shing Chuen Industrial Building, 25-27 Shing Wan Road, Tai Wai, Shatin, N.T.<br>新界沙田大圍成運路25-27號, 成全工業大廈10樓5號室及7號室   |
| (b) Site area and/or gross floor area involved<br>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<br><input type="checkbox"/> Gross floor area 總樓面面積 ..... 191 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積(倘有)   | Not Applicable 不適用 ..... sq.m 平方米 <input type="checkbox"/> About 約  |

|  |  |
|--|--|
| (d) Name and number of the related statutory plan(s)<br>有關法定圖則的名稱及編號 | Shatin Outline Zoning Plan No. S/ST/36<br>沙田分區計劃大綱圖 No. S/ST/36  |
| (e) Land use zone(s) involved<br>涉及的土地用途地帶                           | Industrial 工業  |
| (f) Current use(s)<br>現時用途   | Office 寫字樓<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(日/月/年) |
|   |  |  |
|   |  |  |
|   |  |  |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

| Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料 |  |   |
|---|--|---|
| No. of 'Current Land Owner(s)'<br>「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<br>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<br>(DD/MM/YYYY)<br>通知日期(日/月/年) |
|   |  |   |
|   |  |   |
|   |  |   |

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人之同意或向該人發給通知，詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人之同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)向每一名「現行土地擁有人」郵遞要求同意書<sup>\*</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)在指定報章就申請刊登一次通知<sup>\*</sup>
- ☐ posted notice in a prominent position on or near application site/premises on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知<sup>\*</sup>
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on ..... (DD/MM/YYYY)<sup>#</sup>  
於 ..... (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>\*</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

Note: May insert more than one "✓".  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one '✓'.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置用途, 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<br>涉及的總樓面面積   | 191 sq.m 平方米  |                                    |                       |
| (b) Proposed use(s)/development<br>擬議用途/發展  | Renewal of Planning Approval for Temporary Office for a Period of 3 years<br>臨時辦公室的規劃許可續期(為期3年)<br>(Renewal case of A/ST/990)<br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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<br>涉及層數  |   | Number of units involved<br>涉及單位數目 | 2                     |
| (d) Proposed floor area<br>擬議樓面面積   | Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約  |                                    |                       |
|   | Non-domestic part 非住用部分 ..... 191 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約  |                                    |                       |
|   | Total 總計 ... 191 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約   |                                    |                       |
| (e) Proposed uses of different floors (if applicable)<br>不同樓層的擬議用途(如適用)<br>(Please use separate sheets if the space provided is insufficient)<br>(如所提供的空間不足, 請另頁說明) | Floor(s)<br>樓層  | Current use(s) 現時用途                | Proposed use(s) 擬議用途  |
|   | N.A.<br>不適用   | Not Applicable<br>不適用              | Not Applicable<br>不適用 |
|   |   |                                    |                       |
|   |   |                                    |                       |

| (vi) For Type (vi) application 供第(vi)類申請   |  |
|--|--|
| (a) Operation involved<br>涉及工程             | <input type="checkbox"/> Diversion of stream 河道改道<br><input type="checkbox"/> Filling of pond 填塘<br>Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Filling of land 填土<br>Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約<br><input type="checkbox"/> Excavation of land 挖土<br>Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br>Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約<br><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)<br/>           (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p> |
| (b) Intended use/development<br>有意進行的用途/發展 |  |

| (vii) For Type (vii) application 供第(vii)類申請 |  |  |                           |  |  |  |  |  |  |  |  |  |  |
|---|--|--|---------------------------|--|--|--|--|--|--|--|--|--|--|
| (a) Nature and scale<br>性質及規模               | <input type="checkbox"/> Public utility installation 公用事業設施裝置<br><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置<br><p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate<br/>           請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation<br/>裝置名稱/種類</th> <th>Number of provision<br/>數量</th> <th>Dimension of each installation/<br/>building/structure (m) (LxWxH)<br/>每個裝置/建築物/構築物的尺寸<br/>(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<br>裝置名稱/種類   | Number of provision<br>數量 | Dimension of each installation/<br>building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(米)(長x闊x高) |  |  |  |  |  |  |  |  |  |
| Name/type of installation<br>裝置名稱/種類        | Number of provision<br>數量  | Dimension of each installation/<br>building/structure (m) (LxWxH)<br>每個裝置/建築物/構築物的尺寸<br>(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 地積比率限制 From 由 ..... to 至 .....
- ☐ Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- ☐ Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)  
From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由 .....m to 至 ..... m
- ☐ Others (please specify) 其他 (請註明) .....

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

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

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

**(b) Development Schedule 發展細節表**

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

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

..... sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

| [Block number]<br>[座數] | [Floor(s)]<br>[層數] | [Proposed use(s)]<br>[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)

.....

.....

.....

.....

.....

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

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

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.

[illegible]

|  |                                |   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
|--|--------------------------------|---|--------------------|--------------------------------|---|----------------|--------------------------------|---|---------------------|--------------------------------|---|-----------------|--------------------------------|---|---------------|--------------------------------|---|--------------------------|--------------------------------|---|-------------------------|--------------------------------|---|-------------------|--------------------------------|---|----------------------|--------------------------------|---|----------------------------------|--------------------------------|---|
| <p>Does the development proposal involve alteration of existing building?<br/>擬議發展計劃是否包括現有建築物的改動?</p>  | <p>Yes 是<br/>No 否</p>          | <p>Please provide details 請提供詳情</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Does the development proposal involve the operation on the right?<br/>擬議發展是否涉及右列的工程?<br/>(Note: where Type (ii) application is the subject of application, please skip this section.<br/>註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)</p> | <p>Yes 是<br/>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)<br/>(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<br/> Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/> Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土<br/> Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/> Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土<br/> Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約<br/> Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>  |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| <p>Would the development proposal cause any adverse impacts?<br/>擬議發展計劃會否造成不良影響?</p>   | <p>Yes 是<br/>No 否</p>          | <table border="0" style="width: 100%;"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>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)<br/>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> | On environment 對環境 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On traffic 對交通 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On water supply 對供水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On drainage 對排水 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | On slopes 對斜坡 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Affected by slopes 受斜坡影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Landscape Impact 構成景觀影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Tree Felling 砍伐樹木 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Visual Impact 構成視覺影響 | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> | Others (Please Specify) 其他 (請列明) | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/> |
| On environment 對環境   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On traffic 對交通   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On water supply 對供水  | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On drainage 對排水  | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| On slopes 對斜坡  | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Affected by slopes 受斜坡影響   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Landscape Impact 構成景觀影響  | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Tree Felling 砍伐樹木  | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Visual Impact 構成視覺影響   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |
| Others (Please Specify) 其他 (請列明)   | Yes 會 <input type="checkbox"/> | No 不會 <input checked="" type="checkbox"/>   |                    |                                |   |                |                                |   |                     |                                |   |                 |                                |   |               |                                |   |                          |                                |   |                         |                                |   |                   |                                |   |                      |                                |   |                                  |                                |   |

## 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。

We are a contractor in the construction business. Construction contracts are becoming more and more management intensive as more stringent and numerous requirements are progressively incorporated into the latest tender and contract documents. We need to have an adequate team of management staff in order to manage our contracts properly and more efficiently. These staff include not only the site personnels but also office personnels including clerical, accounting, estimating and contract management staff. As a result, we need more office space to accommodate these office staff in order to run our business properly.

Tai Wai has proven to be a very good location to hold an office for a contractor like our company which is mainly involved in civil engineering works, as the bulk of such works are spread over the New Territories. Tai Wai is a small town and a visit to the town will easily make it clear that there is little existence or development of commercial premises within the town. The buildings within the town are mainly residential buildings, village houses and industrial buildings. We are unable to find suitable alternative sites to locate our office.

The location of our office in Tai Wai is easily accessible to public transport facilities as it is very near to the Tai Wai Railway Station. This will minimize the potential traffic generation.

From time to time, when the works in a site have been completed, we may need to transport some equipment (e.g. survey equipment, computers & other I.T. equipment, photocopiers) and furniture (e.g. a few desks and chairs) from the site to be temporarily stored in the office premises until they are re-deployed to a new site. Siting our office in an industrial building like Shing Chuen Industrial Building will facilitate this activity as there is adequate provision of loading/unloading facilities within the building. Attached is a drawing showing the layout of the car park area within Shing Chuen Industrial Building.

**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. 本人現准許委員會的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

MAK KWUN YIU 麥焯堯

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

Director 董事

Name in Block Letters  
姓名 (請以正楷填寫)

Position (if applicable)  
職位 (如適用)

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /  
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /  
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師 MICE  
Others 其他 .....

on behalf of  
代表

Harvest Civil Engineering Company Limited 軒誠建築工程有限公司

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

Date 日期

21/8/2023

(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**

- 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。
- 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。
- An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

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

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means -

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

|   |   |  |   |
|---|---|--|---|
| Application No.<br>申請編號                                       | (For Official Use Only) (請勿填寫此欄)  |  |   |
| Location/address<br>位置/地址                                     | Workshops 5 and 7, 10th Floor Shing Chuen Industrial Building,<br>25-27 Shing Wan Road, Tai Wai, Shatin N.T.<br><br>新界沙田大圍成運路25-27號, 成全工業大廈10樓5號室及7號室 |  |   |
| Site area<br>地盤面積   | sq. m 平方米 <input type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)                         |  |   |
| Plan<br>圖則  | Shatin Outline Zoning Plan No. S/ST/36<br>沙田分區計劃大綱圖 No. S/ST/36   |  |   |
| Zoning<br>地帶  | Industrial 工業   |  |   |
| Applied use/<br>development<br>申請用途/發展                        | Renewal of Planning Approval for Temporary Office for a Period<br>of 3 years<br>臨時辦公室的規劃許可續期 (為期3年)<br>(Renewal case of A/ST/990)                     |  |   |
| (i) Gross floor area<br>and/or plot ratio<br>總樓面面積及/或<br>地積比率 |   | sq.m 平方米   | Plot Ratio 地積比率   |
|   | Domestic<br>住用  | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於                | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
|   | Non-domestic<br>非住用   | 191 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 | <input type="checkbox"/> About 約<br><input type="checkbox"/> Not more than<br>不多於 |
| (ii) No. of block<br>幢數                                       | Domestic<br>住用  |  |   |
|   | Non-domestic<br>非住用   |  |   |
|   | Composite<br>綜合用途   |  |   |

|  |   |   |
|--|---|---|
| (iii) Building height/No. of storeys<br>建築物高度/層數 | Domestic<br>住用  | <input type="checkbox"/> m 米<br>(Not more than 不多於)   |
|  |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括)<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Non-domestic<br>非住用   | <input type="checkbox"/> m 米<br>(Not more than 不多於)   |
|  |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括)<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
|  | Composite<br>綜合用途   | <input type="checkbox"/> m 米<br>(Not more than 不多於)   |
|  |   | mPD 米(主水平基準上)<br><input type="checkbox"/> (Not more than 不多於)   |
|  |   | Storeys(s) 層<br><input type="checkbox"/> (Not more than 不多於)<br>( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括)<br><input type="checkbox"/> Carport 停車間<br><input type="checkbox"/> Basement 地庫<br><input type="checkbox"/> Refuge Floor 防火層<br><input type="checkbox"/> Podium 平台) |
| (iv) Site coverage<br>上蓋面積                       | <input type="checkbox"/> % <input type="checkbox"/> About 約 |   |
| (v) No. of units<br>單位數目                         | 2   |   |
| (vi) Open space<br>休憩用地                          | Private 私人  | sq.m 平方米 <input type="checkbox"/> Not less than 不少於   |
|  | Public 公眾   | sq.m 平方米 <input type="checkbox"/> Not less than 不少於   |

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

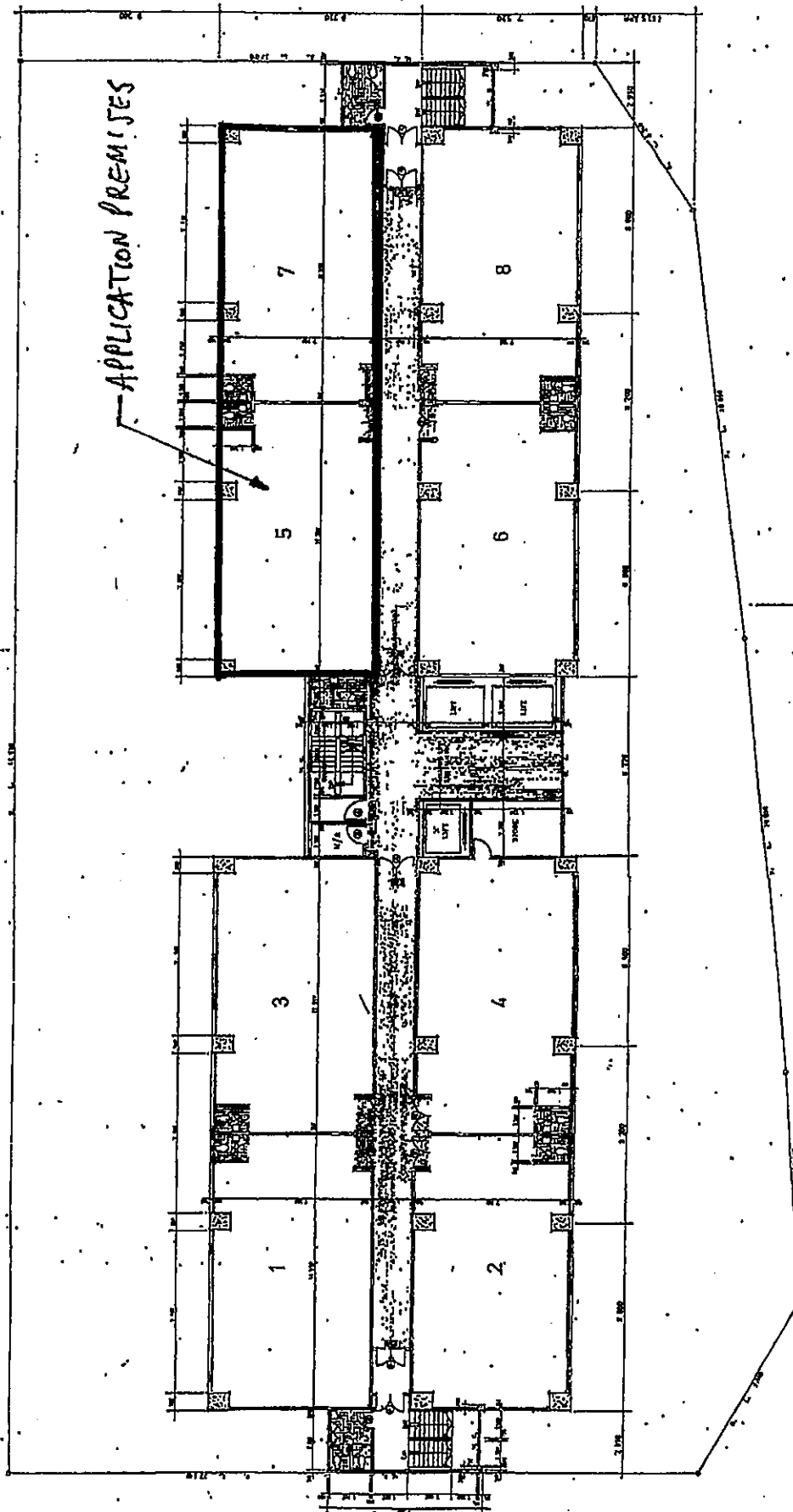
### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

|  | Chinese<br>中文            | English<br>英文                       |
|--|--------------------------|-------------------------------------|
| <b>Plans and Drawings 圖則及繪圖</b>  |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總網發展藍圖/布局設計圖                                    | <input type="checkbox"/> | <input checked="" 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)   |                          |                                     |
| <b>Reports 報告書</b>   |                          |                                     |
| Planning Statement/Justifications 規劃綱領/理據  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions)<br>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 checked="" type="checkbox"/> |
| Others (please specify) 其他 (請註明)   |                          |                                     |
| Certificates of Fire Services Installation and Equipment                             |                          |                                     |

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.

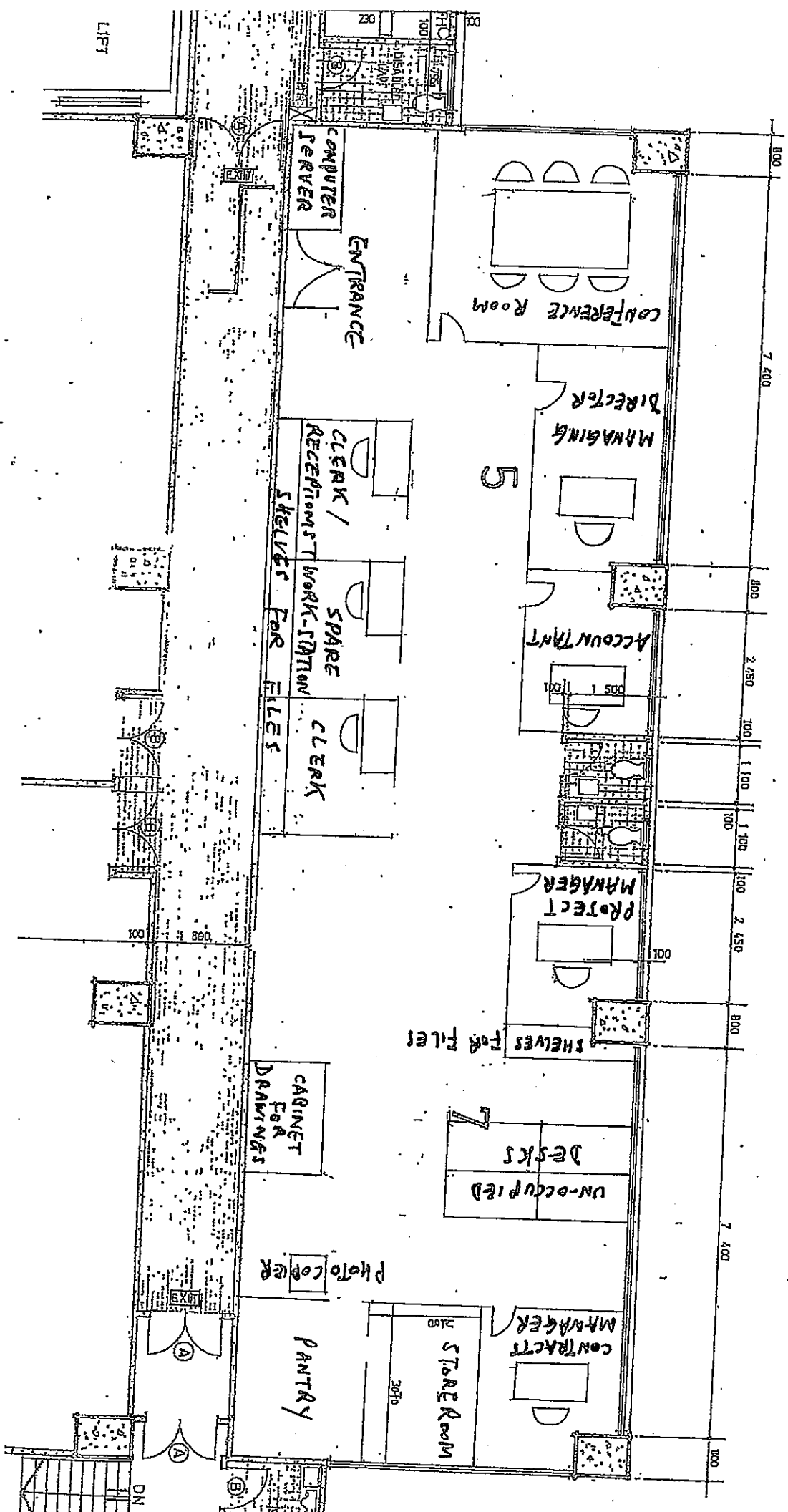
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



3rd - 10th FL. PLAN  
 LWS 1150' x 750' 100/44

LAYOUT PLAN SHOWING  
LOCATIONS OF WORKSHOPS 5 AND 7 ON 10TH FLOOR  
OF SHING CHUEN INDUSTRIAL BUILDING

USAMIZ FL AREA CALCULATION -  
 WORKSHOP 1150' x 750' 100/44  
 TOTAL 1150' x 750' 100/44



# PLAN SHOWING

INTERIOR LAYOUT OF WORKSHOPS 5 AND 7 ON 10TH FLOOR  
 OF SING CHEN INDUSTRIAL BUILDING



RUN-IN ON  
 GROUND LEVEL  
 FROM SHING  
 WAN ROAD

RAMP FOR  
 VEHICLES

CAR PARK

CARGO  
LIFTS

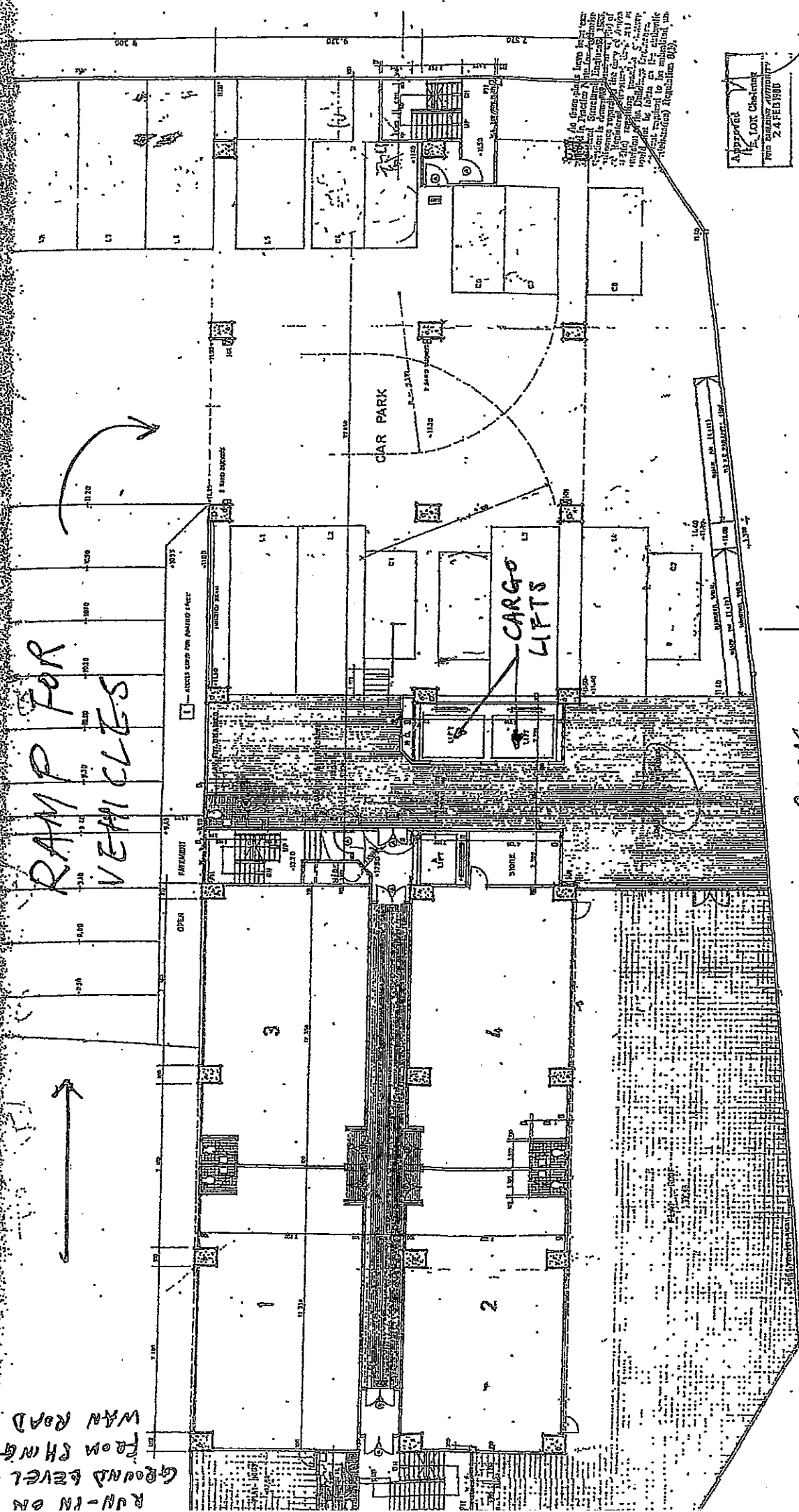
Approved  
 For Construction  
 24 FEB 1950

1st FL. PLAN

NO. OF CARPARK SPOTS: 11  
 TOTAL GROSS FLOOR AREA: 110,371 sq. ft. 250 sq. ft. 12. ME  
 NO. OF CARGO LIFTS: 1  
 CARGO LIFT: 1 (6 ft)  
 PARKING CUB: 2 (1.5 ft) CARPARK  
 17,103 (12 ft) 17,103

PLAN SHOWING CAR PARK LOADING  
 AND UNLOADING AREA  
 ON 1st FLOOR OF SHING-CHUEN INDUSTRIAL BUILDING

TABLE FL AREA CALCULATIONS  
 UNIT A  
 METRIC 1/2  
 MALE  
 FEMALE  
 TOTAL





## 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

10242230651

Name of Client 顧客姓名

軒誠建築工程有限公司

Address 地址

新界沙田大圍 成運路 門牌 25-27 成全工業大廈 10樓 1005室



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<br>編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s)位置 | Comment on Condition 狀況評述 | Completion Date<br>完成日期<br>(DD/MM/YYYY) | Next Due Date<br>下次到期日<br>(DD/MM/YYYY) |
|----------------------|------------------|---------------|---------------------------|---|--|
| 11                   | 應急照明系統           | 1005室         | 13支緊急照明燈<br>符合消防處要求       | 08/08/2023                              | 07/08/2024                             |
| 12                   | 出口指示牌            | 1005室         | 2支出口指示燈<br>符合消防處要求        | 08/08/2023                              | 07/08/2024                             |

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

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

## Part 3 第三部 Defects 損壞事項

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

Remark 備註

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:

授權人簽署

Name:

姓名

Lau Chun Pong

FSD/RC No.:

消防處註冊號碼

RC1

/ 0242

RC2

/ 0315

Company Name:

公司名稱

Shun Hing Engineering  
Contracting Company Limited

Telephone:

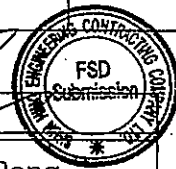
聯絡電話

24198282

Date:

日期

09/08/2023

For FSD  
use only

Inspected

Key-in

Verified

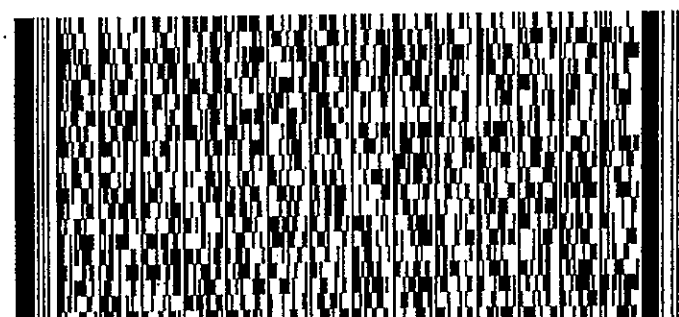
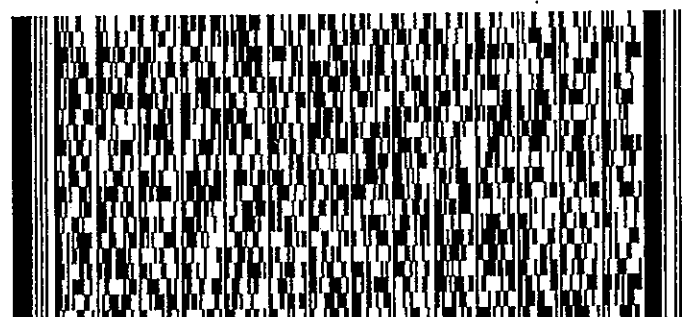
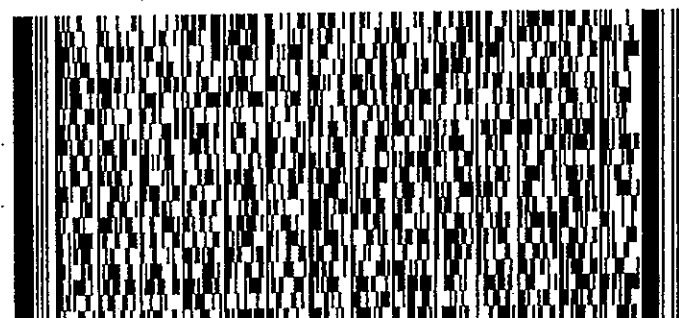
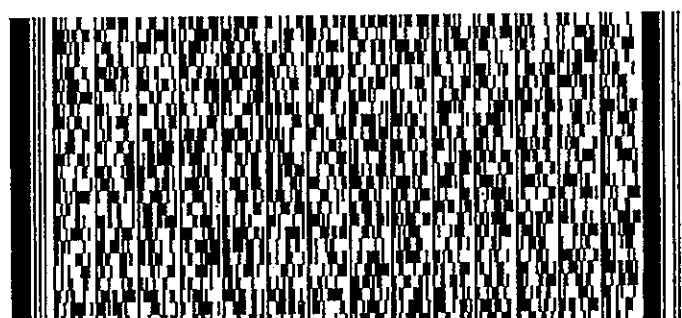
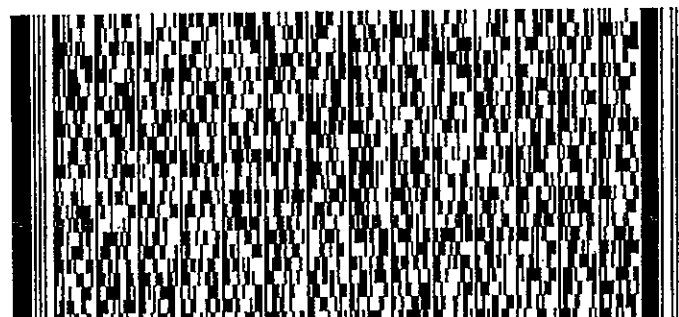
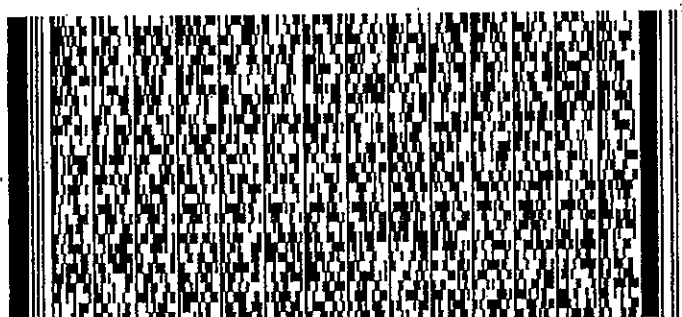
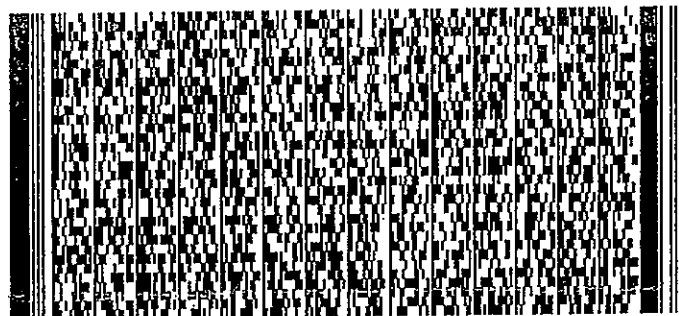
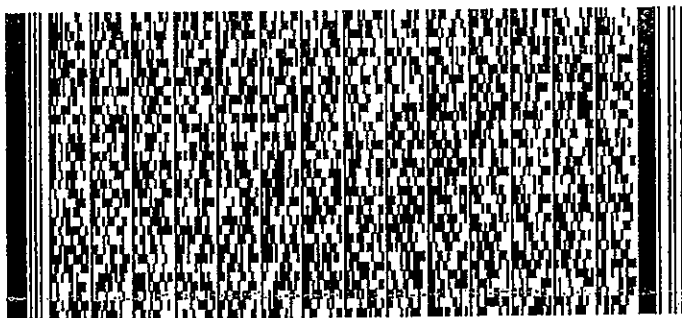


Serial Number

10242 230651

Name of Client 顧客姓名

軒誠建築工程有限公司



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
消防(裝置及設備)規例  
(Regulation 9(1))  
(第九條(1)款)

FSD Ref.:   
消防處編號

Serial Number  
30762 230390

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT  
消防裝置及設備證書

Name of Client 顧客姓名

軒誠建築工程有限公司

Address 地址

新界沙田大圍 成運路 門牌 25-27 成全工業大廈 10樓 1005室



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) |
|----------------|------------------|---------------|---------------------------|-----------------------------------|----------------------------------|
|                |                  |               |                           |                                   |                                  |
|                |                  |               |                           |                                   |                                  |

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) |
|----------------|------------------|---------------|------------------------------------|---------------------------|-----------------------------------|
| 24             | 1支5公斤二氧化碳滅火筒     | 1005室         | 已更換                                | 符合消防處要求                   | 16/08/2023                        |
| 24             | 1支2公斤乾粉滅火筒       | 1005室         | 已更換                                | 符合消防處要求                   | 16/08/2023                        |

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

Defect FS251 Certificate No. 30762230387

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之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

LAU Chun-pong

FSD/RC No.:

消防處註冊號碼

RC3 / 0762

Company Name:

公司名稱

LAU Chun-pong

Telephone:

聯絡電話

24198282

Date:

日期

16/08/2023



For FSD use only

Inspected

Key-In

Verified



Serial Number

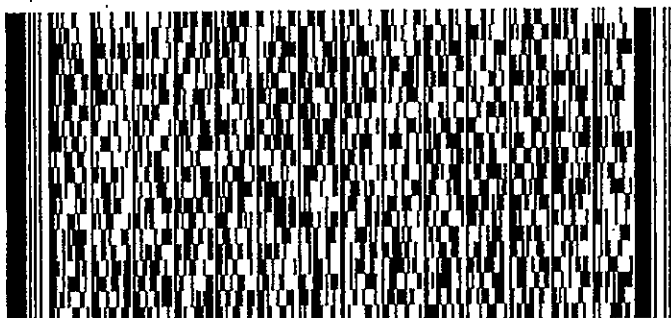
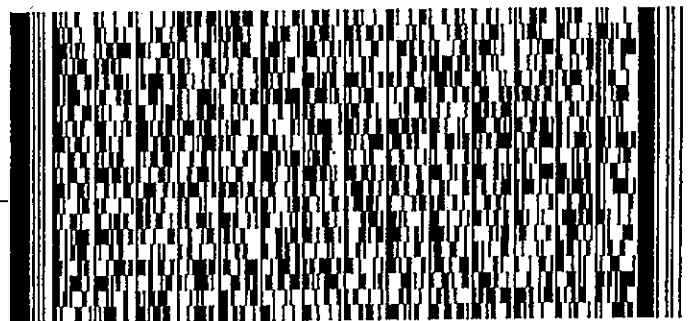
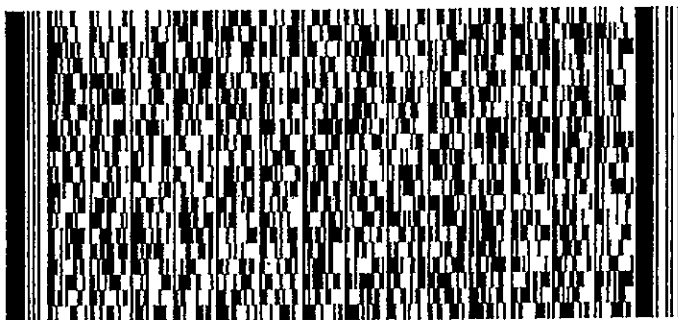
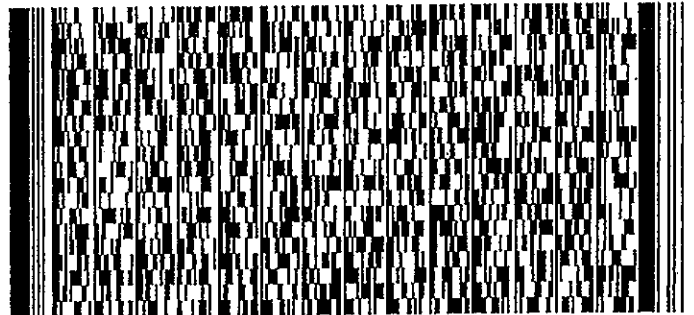
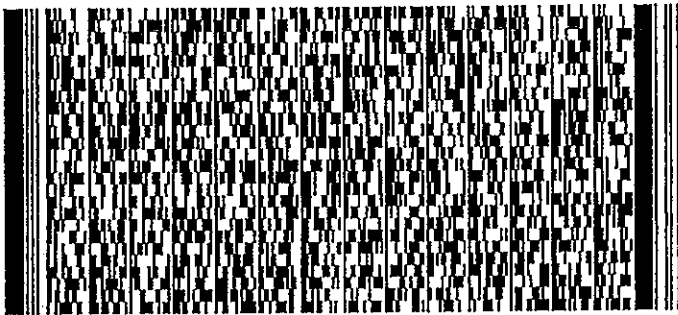
30762 230390

Name of Client 顧客姓名

軒誠建築工程有限公司

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

| Code<br>縮碼<br>(1-35) | Type of FSI 裝置類型 | Location(s)位置 | Nature of Work Carried out<br>完成之工作內容 | Comment on Condition<br>狀況評述 | Completion Date<br>完成日期<br>(DD/MM/YYYY) |
|----------------------|------------------|---------------|---------------------------------------|------------------------------|---|
| 24                   | 1支9升水劑滅火筒        | 1005室         | 已更換                                   | 符合消防處要求                      | 16/08/2023                              |
|                      |                  |               |                                       |                              |   |
|                      |                  |               |                                       |                              |   |
|                      |                  |               |                                       |                              |   |
|                      |                  |               |                                       |                              |   |

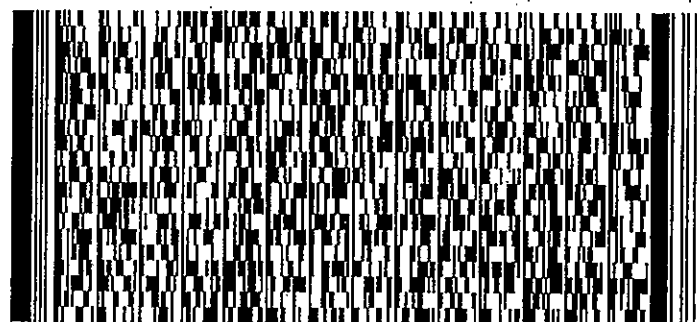
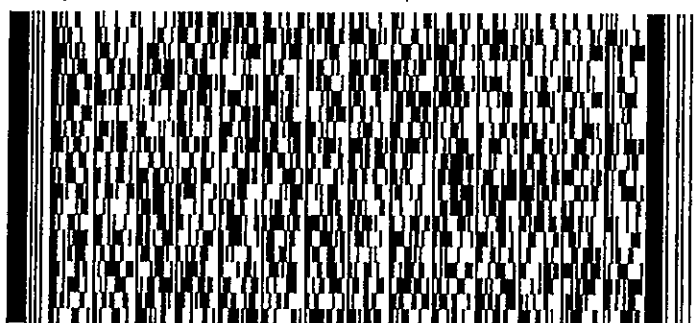
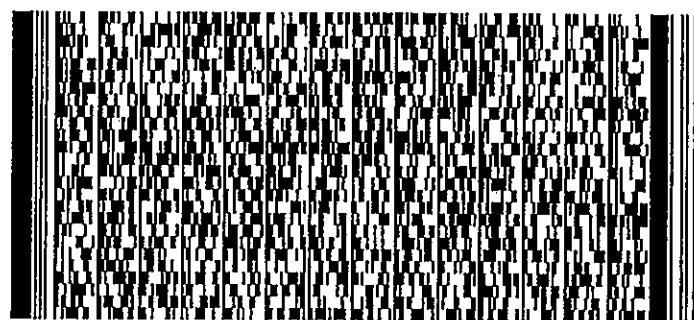
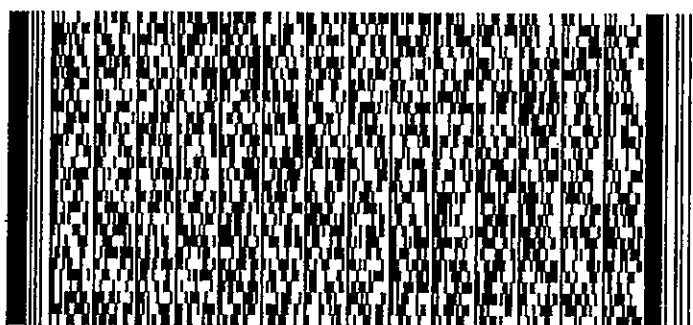
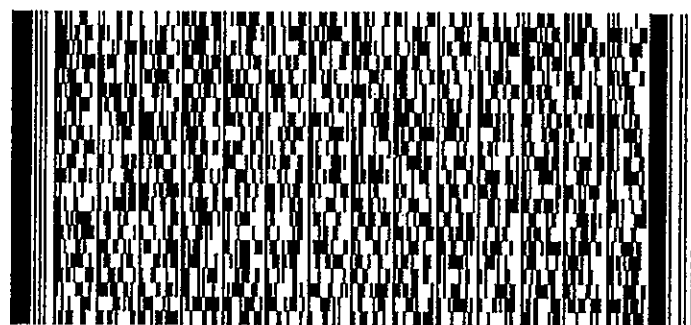
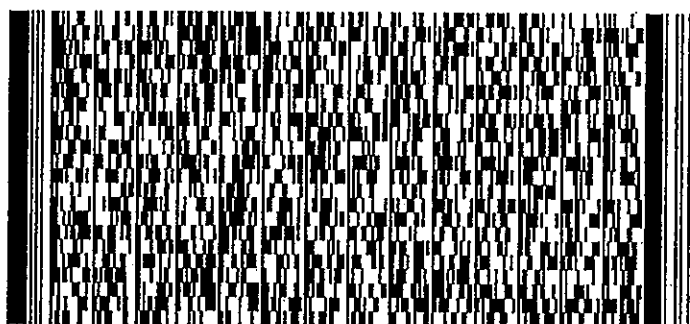
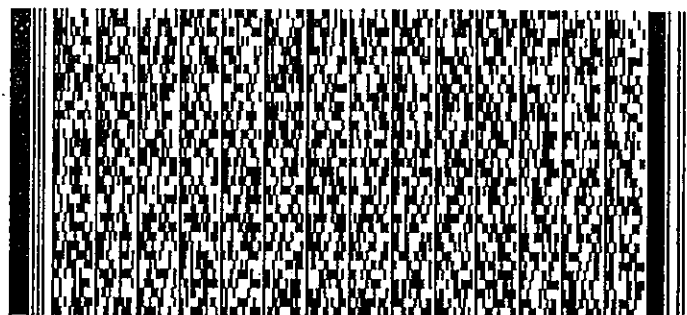
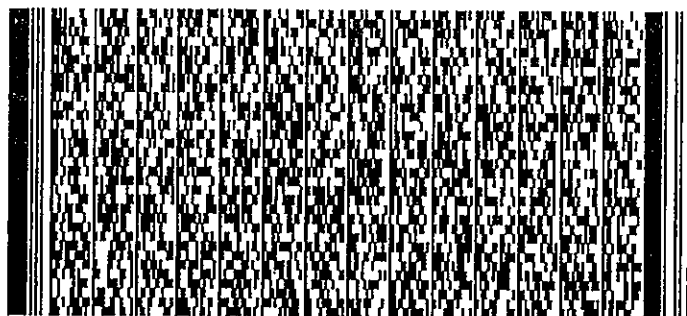


Serial Number

30762230390

Name of Client 顧客姓名

軒誠建築工程有限公司





FSD Ref.:    
消防處檔號

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

Serial Number  
30762230387

Name of Client 顧客姓名

軒誠建築工程有限公司

Address 地址

新界沙田大圍 成運路 門牌 25-27 成全工業大廈 10樓 1005室



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) |
|----------------|------------------|----------------|---------------------------|-----------------------------------|----------------------------------|
| 24             | 1支5公斤二氧化碳滅火筒     | 1005室          | 符合消防處要求<br>(見第三部份損壞事項)    | 08/08/2023                        | 07/08/2024                       |
| 24             | 2支2公斤乾粉滅火筒       | 1005室          | 符合消防處要求<br>(見第三部份損壞事項)    | 08/08/2023                        | 07/08/2024                       |

**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 |
|----------------|------------------|----------------|--------------------------|-------------------------|
| 24             | 1支5公斤二氧化碳滅火筒     | 1005室          | 超過五年使用期                  | 須更換或進行水壓測試              |
| 24             | 1支2公斤乾粉滅火筒       | 1005室          | 超過五年使用期                  | 須更換或進行水壓測試              |

Remark 備註

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 LAU Chun-pong

FSD/RC No.:  
消防處註冊號碼

RC3 / 0762 RC /

Company Name:  
公司名稱

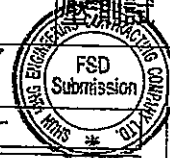
LAU Chun-pong

Telephone:  
聯絡電話

24198282

Date:  
日期

09/08/2023



For FSD use only

Inspected

Key-in

Verified



Serial Number

30762 230387

Name of Client 顧客姓名

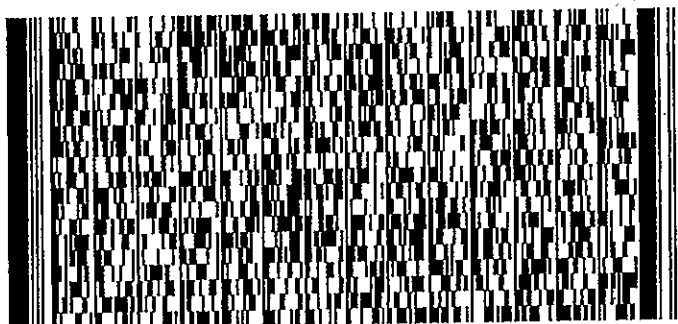
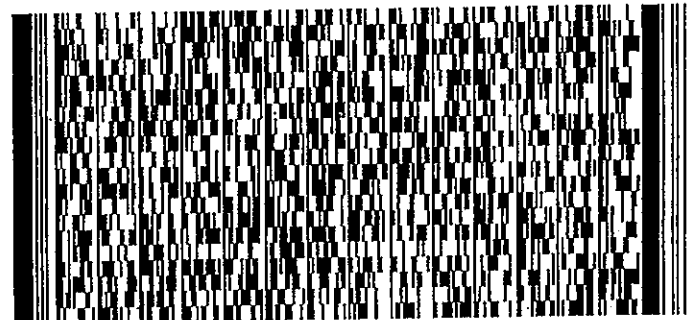
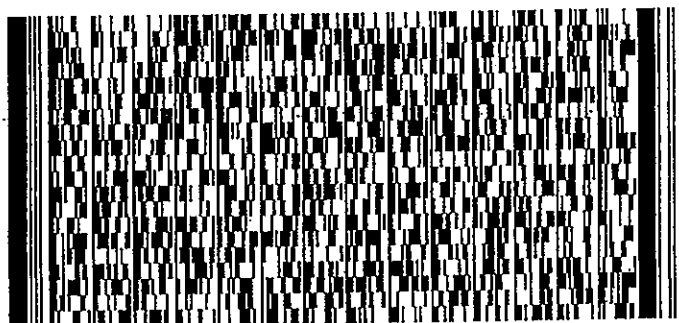
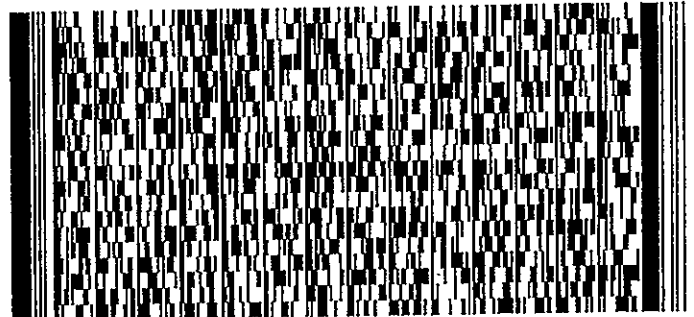
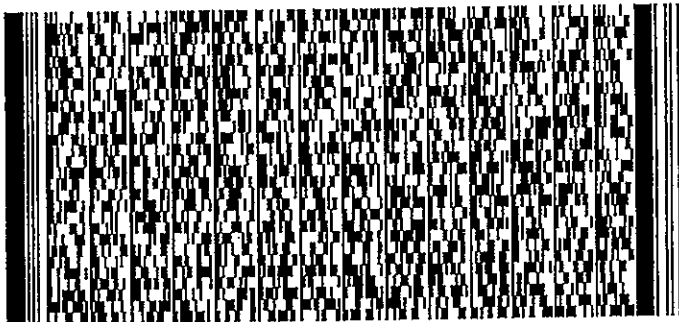
軒誠建築工程有限公司

**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<br>編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s)位置 | Comment on Condition 狀況評述 | Completion Date<br>完成日期<br>(DD/MM/YYYY) | Next Due Date<br>下次到期日<br>(DD/MM/YYYY) |
|----------------------|------------------|---------------|---------------------------|---|--|
| 24                   | 1支9升水劑滅火筒        | 1005室         | 符合消防處要求<br>(見第三部份損壞事項)    | 08/08/2023                              | 07/08/2024                             |
|                      |                  |               |                           |   |  |
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Serial Number

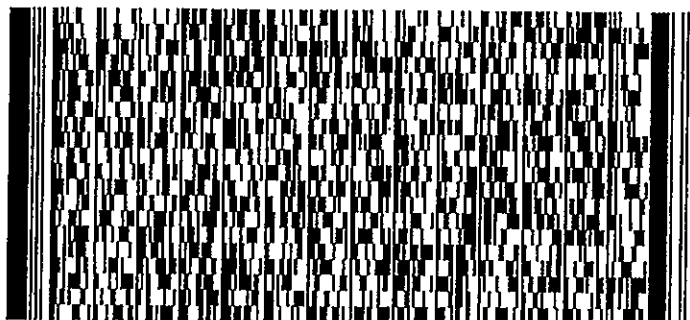
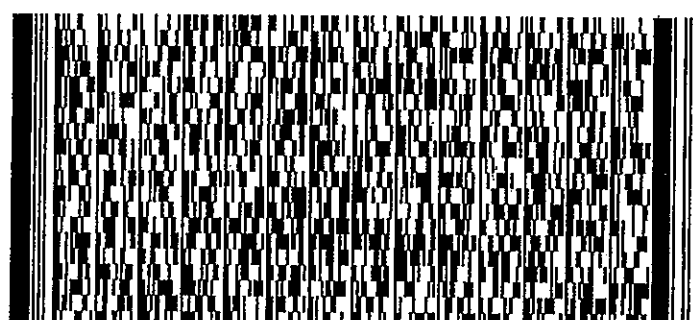
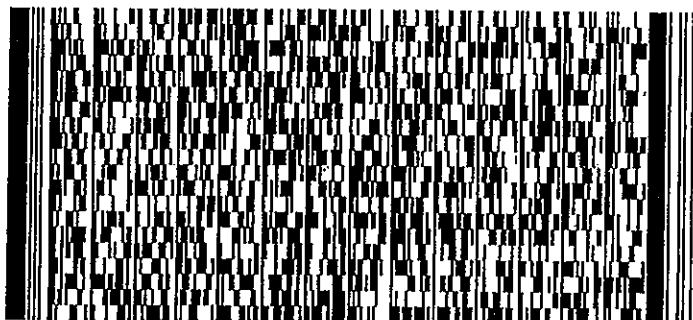
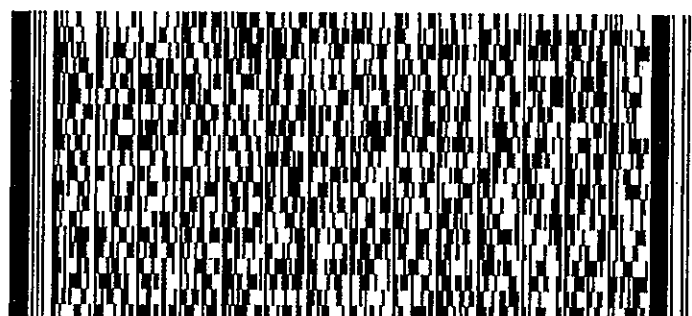
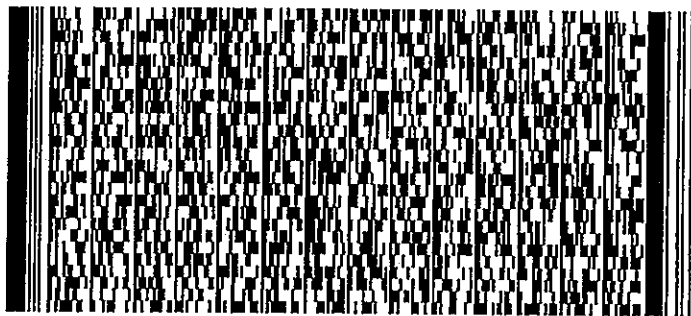
30762 230387

Name of Client 顧客姓名

軒誠建築工程有限公司

Part 3 第三部 Defects 損壞事項

| Code<br>編碼<br>(1-35) | Type of FSI 裝置類型 | Location(s)位置 | Outstanding Defects 未修缺點 | Comment on Defects<br>缺點評述 |
|----------------------|------------------|---------------|--------------------------|----------------------------|
| 24                   | 1支9升水劑滅火筒        | 1005室         | 超過五年使用期                  | 須更換或進行水壓測試                 |
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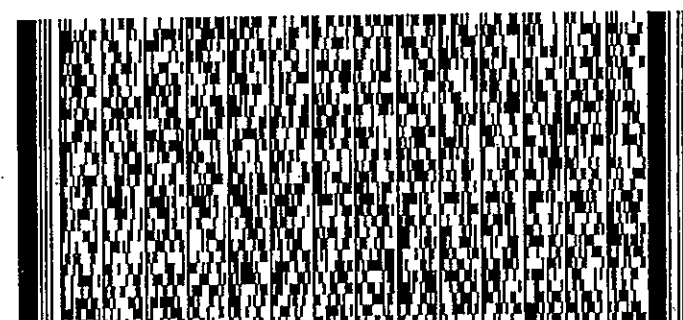
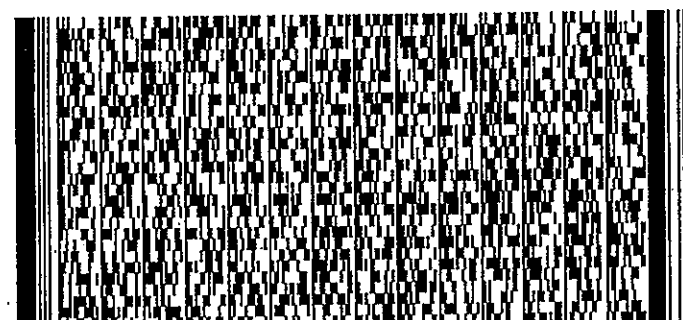
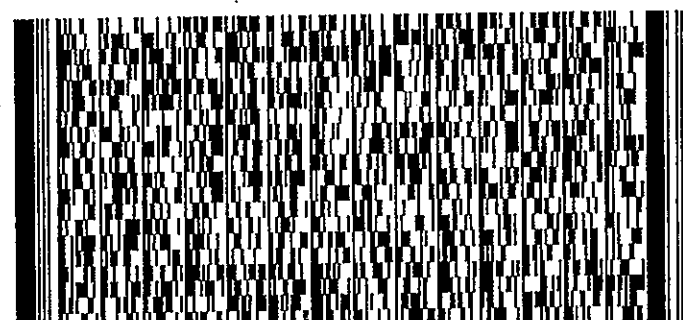
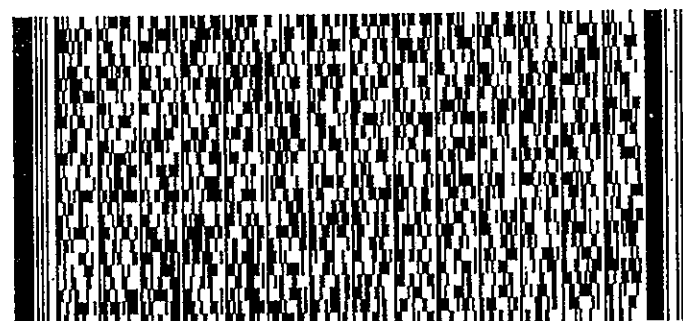
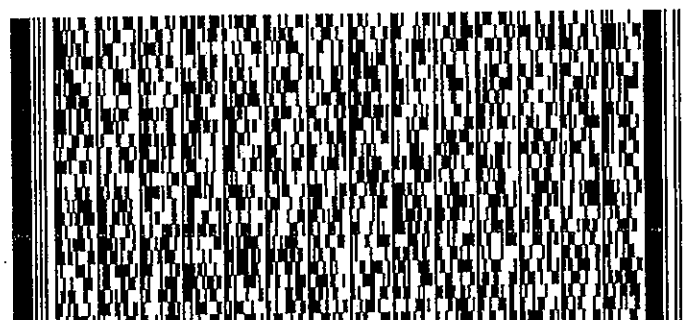
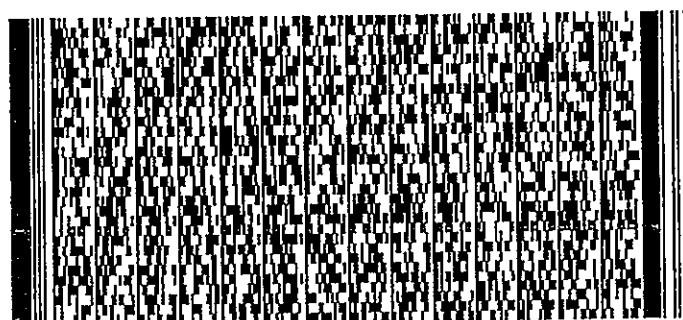
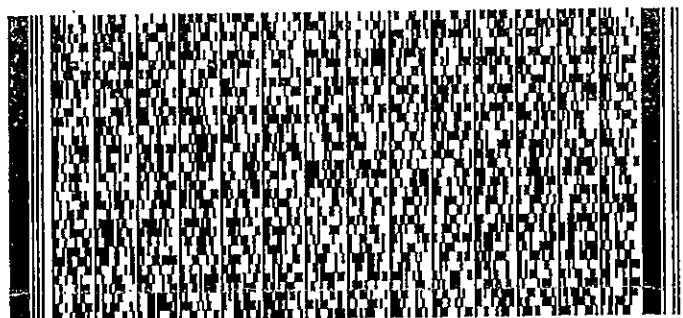
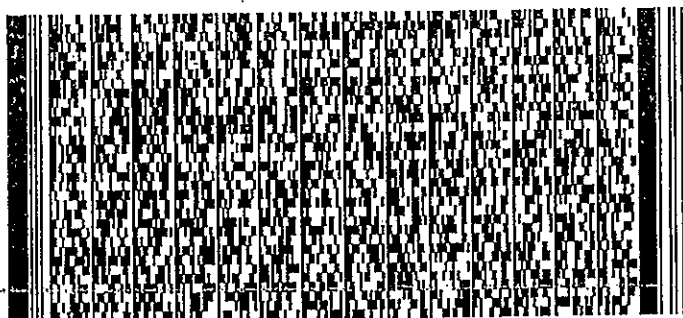


Serial Number

30762230387

Name of Client 顧客姓名

軒誠建築工程有限公司



☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&public g



**Renewal Case of A/ST/990**

15/09/2023 12:20

From: kymak <kymak@harvestcivil.com.hk>  
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>  
Cc: "emtli@pland.gov.hk" <emtli@pland.gov.hk>  
File Ref:

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History: This message has been forwarded.

Dear Sir/Madam,

I wish to clarify and confirm the following:

1. The internal area of the premises which is used in connection with the Short Term Waiver remains unchanged at 179.4 sq.m.
2. The Proposed Floor Area referred to in our renewal application is 191 sq.m. (GFA).

Best Regards,  
Richard K Y Mak  
Director/Harvest Civil Engineering Co. Ltd.

Sent from [Mail](#) for Windows

**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 areas<sup>3</sup> on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m<sup>2</sup> and 230m<sup>2</sup> 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 230m<sup>2</sup>/460m<sup>2</sup> 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/1022**

**Previous Applications at**  
**Workshops 5 and 7, 10/F, Shing Chuen Industrial Building,**  
**No. 25-27 Shing Wan Road, Sha Tin**

| <b>No.</b> | <b>Application No.</b> | <b>Application Premises</b> | <b>Applied Use</b>  | <b>Decision<br/>(Date of Consideration)</b>                     |
|------------|------------------------|-----------------------------|---|---|
| 1          | A/ST/939               | Workshops 5 and 7, 10/F     | Proposed Office   | Approved with condition(s) on a temporary basis<br>(22.12.2017) |
| 2          | A/ST/990               | Workshops 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<br>(20.11.2020) |

**Appendix IV of  
RNTPC Paper No. A/ST/1022**

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

| <b>No.</b> | <b>Application No.</b> | <b>Application Premises</b> | <b>Applied Use</b>  | <b>Decision<br/>(Date of Consideration)</b>   |
|------------|------------------------|-----------------------------|---|---|
| 1          | A/ST/811               | Workshop 6 and 8, 9/F       | Proposed Office   | Approved with condition(s) upon review (26.7.2013)<br><b>(revoked on 26.1.2014)</b> |
| 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)                         |
| 3          | A/ST/1018              | 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 (23.6.2023)                         |

**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 VI**.

**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 clause (b) in **Appendix VI** 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 about 179.4m<sup>2</sup> for 'Office' purpose with a fixed term of one year and thereafter quarterly commencing from 28.9.2011. There is no guarantee that the aforesaid temporary waiver will be extended by Lands Department. Subject to planning approval, if given, the extension of the waiver on quarterly basis 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.