

Relevant Extracts from the Town Planning Board Guidelines
No. 25D on Use/Development within “Industrial” Zone

6.2. For a proposed commercial use in an industrial building or on the upper floors of an industrial-office (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 areas¹ 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

¹ In calculating the floor area, staircases, common circulation areas, lift landings, lavatories, water closets and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building may be excluded.

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.

Previous Application covering the Application Premises

Approved application

Application No.	Application Site/Premises	Applied Use	Date of Consideration by the RNTPC	Approval Conditions
A/ST/988	2 Yuen Shun Circuit (i.e. the entire site where the building sits)	Office, Eating Place (Canteen only) and Shop and Services	14.1.2022	(a) – (f)

Approval Conditions

- (a) The design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (b) The submission of a sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (c) In relation to approval condition (b) above, the implementation of the sewerage upgrading/connection works identified in the sewerage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (d) The submission of a land contamination assessment and implementation of the remediation measures identified therein prior to the commencement of development at the site to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (e) The submission of a water supply impact assessment and the implementation of the connection works to the satisfaction of the Director of Water Supplies or of the Town Planning Board.
- (f) The provision of fire service installations and water supplies for firefighting to the satisfaction of the Director of Fire Services or of the Town Planning Board.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Shi Tin, Lands Department (DLO/ST, LandsD) that:
- under the established procedure for this case relating to G/F of industrial building, the owner of the Premises is advised to apply to this office for a waiver for the uses under the planning application at this stage. The waiver application will then be processed by Lands Department (LandsD) to allow the applied use. However, there is no guarantee that the waiver application will be approved. Such application, if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion and any approval for the waiver given would be subject to such terms and conditions including, inter alia, payment of waiver fee and administrative fee as may be imposed by LandsD. Moreover, even if such waiver is granted for the Premises under the Application, LandsD will continue to accord priority to handle the breach of the remaining premises of the subject building.
- (b) to note the comments of the Director of Fire Services (D of FS) that:
- (i) detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) the applicant's attention is drawn to the "*Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises*".
- (c) to note the following comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (CBS/NTE2&Rail, BD) that:
- (i) before any new building works (save for exempted works and minor works) are carried out, prior approval and consent from the Building Authority (BA) should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person must be appointed to coordinate all new building works in accordance with the Buildings Ordinance (BO). However, the carrying out of minor works can follow the provision laid down under the Minor Works Control System;
 - (ii) for UBW erected on leased land, enforcement action may be taken by the Buildings Department (BD) to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the application site under the BO;
 - (iii) if the proposed use under application is subject to the issue of a licence, any existing structures on the application site intended to be used for such purposes are required

to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and

- (iv) the applicant is also reminded that the conversion works shall be with full compliance with the BO and its allied regulations, including but not limited to the provisions of means of escape and fire resisting construction complying with the Code of Practice for Fire Safety 2011 and the provisions for persons with a disability in accordance with the Design Manual: Barrier Free Access 2008.

2024年 12月 24日

Appendix I of RNTPC
Paper No. A/ST/1035

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

24 DEC 2024

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2402914

6/12/2024

By Hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/ST/1035
	Date Received 收到日期	24 DEC 2024

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

1. Name of Applicant 申請人姓名/名稱

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

Koon Ngai Company 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)

Townland Consultants Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (STTL 275)
(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455.763.....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)N/A.....sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Sha Tin Outline Zoning Plan No. S/ST/38
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial (1)"
(f) Current use(s) 現時用途	Shop and Services/ Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{##}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」^{##}。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 名「現行土地擁有人」^{##}的同意。

Details of consent of "current land owner(s)" ^{##} obtained 取得「現行土地擁有人」 ^{##} 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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

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

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	455.763 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	'Shop and Services' (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	22
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分....455.763..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計455.763..... sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Shop and Services/ Vacant	Shop and Services

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

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

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

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

(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

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

number of Units 單位數目

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

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分☐ 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)

Q1 2025

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

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

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

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

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N/A</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 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"/>																														

10. Justifications 理由

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

Please refer to the attached Supplementary 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



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

LAU, VINCENT CHI KING

Associate Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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

Townland Consultants Limited



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

Date 日期

6/12/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

Ash interment capacity 骨灰安放容量[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <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)		
Location/address 位置／地址	G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (STTL 275) 沙田圓洲角源順圍2號(沙田市地段第275號)冠華大廈地下(部分)		
Site area 地盤面積	- sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)		
Plan 圖則	Approved Sha Tin Outline Zoning Plan No. S/ST/38 沙田分區計劃大綱核准圖編號S/ST/38		
Zoning 地帶	"Industrial (1)" 「工業(1)」		
Applied use/ development 申請用途／發展	Proposed Shop and Services 擬議商店及服務行業		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	455.763 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	- <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

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

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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Services Plan 消防裝置圖		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Certificate of Fire Service Installation and Equipment (FS 251) 消防裝置及設備證書 (FS 251)</u>		
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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SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CAP. 131)

**PROPOSED 'SHOP AND SERVICES' USE AT G/F (PART), KOON WAH BUILDING,
2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)**

- Supplementary Planning Statement -

PROPOSED 'SHOP AND SERVICES' USE AT G/F (PART), KOON WAH BUILDING, 2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)

SECTION 16 PLANNING APPLICATION

Supplementary Planning Statement

Applicant

Koon Ngai Company Limited

Planning Consultant & Submitting Agent

Townland Consultants Limited

File Reference: YSCYCK/3

For and on behalf of Townland Consultants Limited

Approved by : 

Position : Associate Director

Date : 6/12/2024

6 December 2024

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EXECUTIVE SUMMARY

This Section 16 Planning Application is submitted on behalf of Koon Ngai Company Limited (the “**Applicant**”) to seek permission from the Town Planning Board (“**TPB**”/ “**the BOARD**”) for the Proposed Shop and Services use (hereafter referred to as “the **Proposed Use**”) at G/F (part) of an existing industrial building (“**IB**”) (Koon Wah Building) at No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin in the Siu Lek Yuen Industrial Area (“**SLYIA**”) (the “**Application Premises**”).

The Application Premises falls within a Site currently zoned “Industrial (1)” (“**I(1)**”) on the Approved Sha Tin Outline Zoning Plan No. S/ST/38 (“**Approved OZP**”). ‘Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)’ is a Column 2 use which may be permitted with or without conditions on Planning Application to the TPB.

The Application Premises has a total floor area of approx. 455.763m² and fronts Ngau Pei Sha Street or is accessible via the main entrance of the existing IB. The existing IB is equipped with sprinkler system.

The Proposed Use at the Application Premises is justified on the following grounds:

- The Proposed Use at the Application Premises, located in the SLYIA and near high-density residential developments, will support the transformation of the area by offering essential retail facilities aligning with government policies on industrial revitalization and local development needs;
- The Proposed Use is in line with Town Planning Board Planning Guidelines for Use/ Development within “I” Zone (TPB PG-No. 25D) and will not exceed the maximum commercial floor area of 460m² at ground floor of an IB equipped with sprinkler system;
- The Proposed Use is considered compatible with the locality and is conveniently located to serve the daily needs of the residents and workers in the vicinity;
- The Proposed Use will contribute to address the need for retail facilities in the Area; and
- The Proposed Use is minor in terms of scale and will not result in fire safety concerns or adverse impacts.

Based on the above justifications and as detailed in this Supplementary Planning Statement (“**SPS**”), we respectfully request the BOARD to give favourable consideration to this Application.

行政摘要

(內文如有差異，僅以英文版本為準)

根據城市規劃條例第十六條，我司僅以代表冠藝有限公司（下稱「**申請人**」）向城市規劃委員會（下稱「**城規會**」）呈交規劃申請書，請求批准於沙田圓洲角小瀝源工業區源順圍 2 號的現有工業大廈（下稱「**工廈**」）（冠華大廈）地下（部分）（下稱「**申請處所**」）作擬議商店及服務行業用途（下稱「**擬議用途**」）。

申請處所現時坐落於《沙田分區計劃大綱核准圖編號 S/ST/38》（以下簡稱「**核准圖**」）中被劃為「工業（1）」地帶的地盤。商店及服務行業（未另有列明者）（只限設於地面一層，但在經大規模改建的現有建築物則無此限制；附屬陳列室可能獲准設於任何一層，亦不在此限）屬第二欄用途，須先向城規會申請，可能在有附帶條件或無附帶條件下獲准。

申請處所的總樓面面積為約 455.763 平方米並面向牛皮沙街或能經現有工廈的主入口進入。現有工廈已設有噴灑系統。

位於申請處所的擬議用途具備以下充分理據的支持：

- 位於申請處所的擬議用途座落於小瀝源工業區並鄰近高密度住宅發展，將能透過提供所需的零售設施支持政府活化工廈措施下的地區轉型和當區的發展需要；
- 擬議用途與城市規劃委員會規劃指引在「工業」地帶內進行的用途／發展（規劃指引編號 25D）一致，在現有工業大廈設有噴灑系統的地面層的最高商用樓面面積將不會超過 460 平方米；
- 擬議用途與當區環境兼容，並能方便地解決周邊居民和工作人員的日常需要；
- 擬議用途將有助於滿足當區零售設施的需要；及
- 擬議用途規模較小，將不會造成消防安全等其他不良影響。

基於上述支持理據及此補充規劃文件內的詳述資料，懇請城規會委員對是項申請作出正面的考慮。

Reference: YSCYCK/3/ERIC/01

Date: 6 December 2024

TO THE TOWN PLANNING BOARD:

**SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED 'SHOP AND SERVICES' USE
AT G/F (PART), KOON WAH BUILDING,
2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)**

1. INTRODUCTION

- 1.1 We are instructed by Koon Ngai Company Limited (the **"Applicant"**) to submit this Section 16 Planning Application to seek permission from the Town Planning Board (**"TPB"** / **"the BOARD"**) for the Proposed Shop and Services use (hereafter referred to as **"the Proposed Use"**) at G/F (part) of an existing Industrial Building (**"IB"**) (Koon Wah Building) at No. 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin in the Siu Lek Yuen Industrial Area (**"SLYIA"**) (the **"Application Premises"**).
- 1.2 The Application Premises falls within a Site currently zoned "Industrial (1)" (**"I(1)"**) on the Approved Sha Tin Outline Zoning Plan No. S/ST/38 (**"Approved OZP"**) gazetted on 07 June 2024. 'Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)' is a Column 2 use which may be permitted with or without conditions on Planning Application to the TPB.
- 1.3 The Proposed Use will serve the daily needs of the industrial workers of the Subject Building and those at SLYIA as well as nearby residents and is in line with planning criteria as set out in the *Town Planning Board Planning Guidelines for Use/ Development within "Industrial" Zone* (**"TPB PG-No. 25D"**).
- 1.4 This Supplementary Planning Statement (**"SPS"**) provides relevant information on the Application to facilitate the BOARD's consideration. The following Sections will provide a description of the Application Premises and its surroundings, the planning context, details of the Proposed Shop and Services and justifications in support of the Application.

2 SITE CONTEXT

2.1 Site Location and Existing Uses

- 2.1.1 The Application Premises is located at the G/F of an Existing IB (Koon Wah Building) at No. 2 Yuen Shun Circuit and is bounded by Yuen Shun Circuit, Ngau Pei Sha Street and Yuen On Street at the western fringe of the SLYIA in Sha Tin (**Figure 2.1** refers). The Existing Building is a 5-storey IB completed in 1987.
- 2.1.2 The Application Premises covers 22 existing units (*Units 1, 2, 3, A3, A5, A6, A7, A8, A9, A10, A11, A12, A13, A15, A16, A17, A19, A20, A29, A30, A31 and B1*) at G/F with a total floor area of 455.763m². Ten (10) existing units (*Units 1, 2, 3, A3, A5, A6, A7, A8, A9 and B1*) abut Ngau Pei Sha Street and enjoy direct street frontage, while the remaining 12 units within the Application Premises are located on the G/F of the Existing Building accessible via the building's main entrance (with barrier-free access ("BFA")) at Ngau Pei Sha Street. There is an existing sprinkler system within the Application Premises.

2.2 Surrounding Land Uses

- 2.2.1 The area surrounding the Existing Building is characterized by a mix of land uses, including industrial, residential, open space and, government, institution and community ("GIC"). A Summary of the surrounding area is provided below (**Figure 2.2** refers):
- Areas to the north to southeast of the Site are various IBs (e.g. Shatin Industrial Centre, Chiaphua Industries Building, Chiaphua Centre, Swire Coca-Cola HK, Crown Worldwide Building and Ever Gain Building), Sha Tin KMB Depot, commercial buildings (e.g. Goldlion Holdings Centre, Town Health Technology Centre and Citimark) and the ALVA Hotel by Royal. While Chiaphua Industries Building and Chiaphua Centre are existing IBs, they are subject to a planning approval for Proposed Wholesale Conversion for Proposed Shop and Services, Eating Place, Motor-vehicle Showroom (Ground Floor), Art Studio, Information Technology and Telecommunications Industries, Office (Office Related to Industrial Use/Cultural Industry only) and Research, Design and Development Centre (TPB Ref: A/ST/982). A site (STTL 625) to the further northeast of the Site is planned for private residential development and included in the 2024-25 Land Sale Programme by the Government
 - Abutting the Site to the southeast are an open-air car park and the Ngau Pei Sha Street Playground that accommodates various recreational and leisure activities. The Sinopec-Siu Lek Yuen Petrol and LPG Filling Station and the Hong Kong Police Siu Lek Yuen Operational Base are located to the further southeast of the Site.
 - Clusters of high-density residential developments are located from the south to the further north of the Site, including Yu Chui Court, Prima Villa, Yue Tin Court, City One Shatin, Sunshine Grove and various schools. A public transport interchange ("PTI") is located in Yu Chui Court across Ngau Pei Sha Street to the southwest of the Site.
 - Immediately to the northwest of the Site across the Yuen Shun Circuit are the Siu Lek Yuen Fire Station and a temporary open-air car park which is planned for private residential development and recently disposed by Government through land sale (STTL 623). The MTR City One Station of the Tuen Ma Line is also located to the northwest of the Site.

2.3 Land Status

- 2.3.1 The Existing Building is registered as Sha Tin Town Lot No 275 and is wholly owned by the Applicant. The total area of the Site is approx. 4915.00m².

2.4 Accessibility

- 2.4.1 The Existing Building is conveniently served by various modes of public transportation including buses, minibuses, taxis and railway. The MTR City One station is located within walking distance (approx. 110m) from the Site. A cycle track that forms part of the larger cycling network in Shatin is also abutting the Site at Ngau Pei Sha Street.



SCALE 1 : 1,000

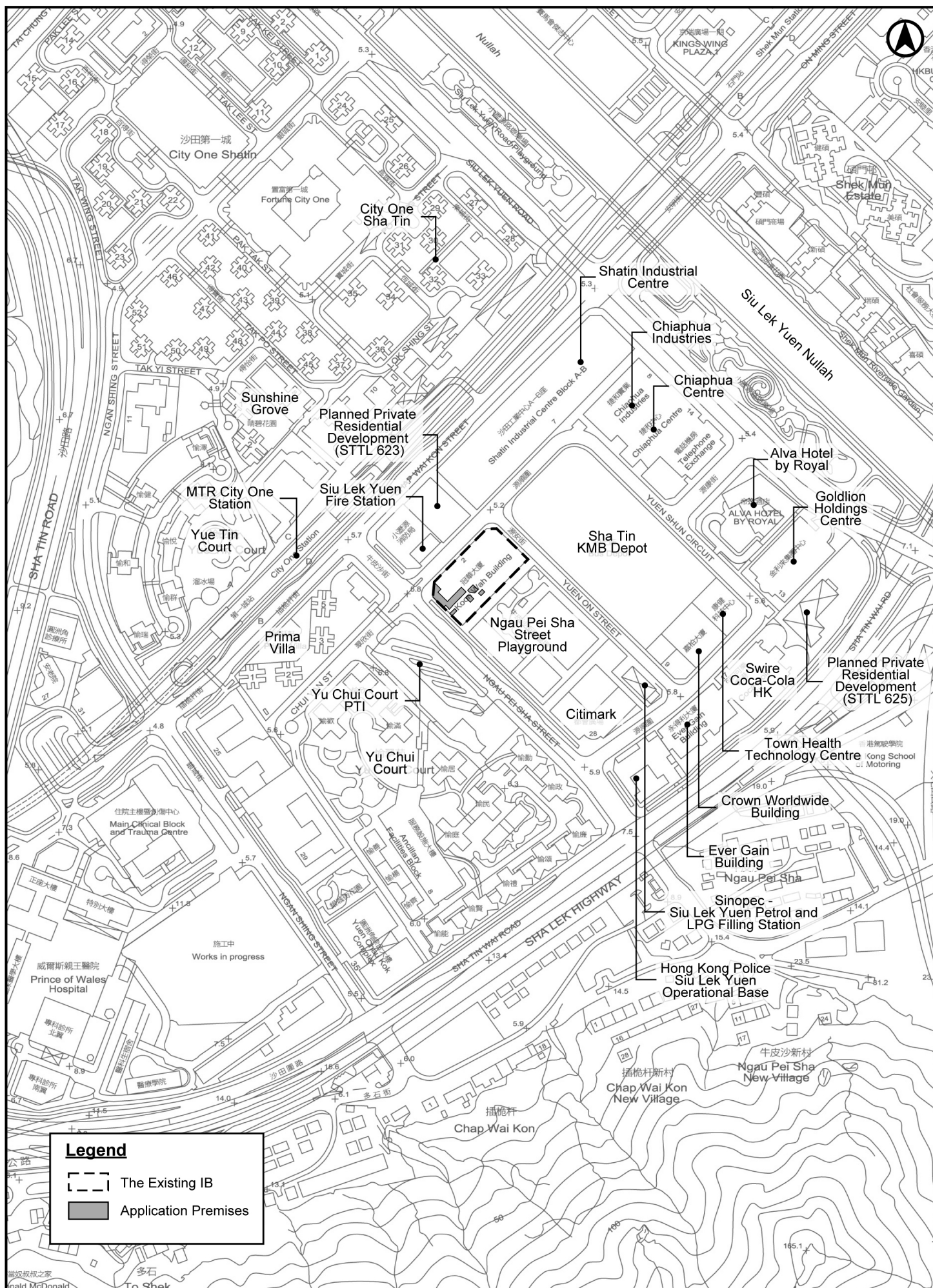


FIGURE 2.2 SITE LOCATION PLAN
SCALE 1 : 5,000

3 PLANNING CONTEXT

3.1 Statutory Planning Context

Approved Sha Tin Zoning Plan No. S/ST/38

- 3.1.1 The Application Premises is located with a Site currently zoned “I(1)” zone on the Approved Sha Tin Outline Zoning Plan No. S/ST/38 gazetted on 07 June 2024 (**Figures 3.1** and **3.2** refer). ‘*Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)*’ is a Column 2 use that may be permitted with or without conditions on application to the TPB under Section 16 of the Town Planning Ordinance (“**TPO**”).
- 3.1.2 According to 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*”.

3.2 Non-Statutory Planning Context

Town Planning Board Planning Guidelines for Use/ Development within “I” Zone (TPB PG-No. 25D)

- 3.2.1 Town Planning Board Planning Guidelines for Use/ Development within “I” Zone (TPB PG-No. 25D) sets out the main planning criteria for assessing planning applications for office buildings and commercial uses in industrial or industrial-office (“**I-O**”) buildings within the “I” zone, including demonstrating genuine need, suitability of location and scale, and not resulting in adverse effect of the traffic conditions in the local road network. (*Para. 6.2 of TPB PG-25D refers*).
- 3.2.2 The Fire Services Department (“**FSD**”) should also be satisfied on the risks likely to arise or increase from the proposed commercial use under application. As stated in TPB PG-No.25D, “*the aggregate commercial floor areas¹ 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.*” (*Para. 6.2 of TPB PG-25D refers*).

Report on Area Assessments 2020 of Industrial Land in the Territory

- 3.2.3 In December 2021, Planning Department (“**PlanD**”) published the “Report on 2020 Area Assessments of Industrial Land in the Territory (“**Area Assessment 2020**)”, the latest assessment on industrial land utilisation in Hong Kong, which recognised the active transformation and changes in planning circumstances with a number of redevelopment/conversion proposals in the area and in view that there are mature residential neighbourhoods in the surroundings well-served by public transport including the MTR City One Station, opportunity could be given to rezone the SLYIA from “I” to “R(E)” to facilitate the future transformation of the area.

3.3 Planning History

- 3.3.1 The Site was subject to various planning approvals for commercial uses at G/F of which Application No. A/ST/632 (“**TPB No. A/ST/632**”), involving Approved ‘Shop and Services’/ ‘Office’ (District Council Member’s Office) at Unit A3 (23m²) approved on 17 March 2006, had been implemented and is accounted for in the current aggregate commercial floor area of the Existing Building.
- 3.3.2 Notwithstanding the Approved TPB No. A/ST/632, Unit A3 has been included under this S16 Planning Application and as such the total Floor Area under Application (i.e. 460m²) is within the maximum permissible limit under TPB PG-No. 25D.

¹ In calculating the Commercial Floor Areas, staircases, common circulation areas, lift landings, lavatories, water closets and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building may be excluded.



SCALE 1 : 5,000

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Bus Depot	Concrete Batching Plant
Cargo Handling and Forwarding Facility (not elsewhere specified)	Dangerous Goods Godown
Eating Place (Canteen, Cooked Food Centre only)	Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only)
Government Refuse Collection Point	Educational Institution (in wholesale conversion of an existing building only)
Government Use (not elsewhere specified)	Exhibition or Convention Hall
Industrial Use (not elsewhere specified)	Hotel (on land designated "Industrial (1)" only)
Information Technology and Telecommunications Industries	Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only)
Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only)	Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only)
Public Convenience	Off-course Betting Centre
Public Transport Terminus or Station	Offensive Trades
Public Utility Installation	Office (not elsewhere specified)
Public Vehicle Park (excluding container vehicle)	Petrol Filling Station
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	Pier
Recyclable Collection Centre	Place of Entertainment (in wholesale conversion of an existing building only)
Research, Design and Development Centre	Place of Recreation, Sports or Culture (not elsewhere specified)
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	Private Club
Utility Installation for Private Project	Public Clinic (in wholesale conversion of an existing building only)
Vehicle Repair Workshop	Religious Institution (in wholesale conversion of an existing building only)
Warehouse (excluding Dangerous Goods Godown)	Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom [#] which may be permitted on any floor)
	Training Centre (in wholesale conversion of an existing building only)
	Wholesale Trade

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application To the Town Planning Board
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

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

Planning Intention

This zone is intended primarily for general 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.

4 THE PROPOSED USE

4.1 The Proposed 'Shop and Services' Use

- 4.1.1 The Applicant intends to enable the use of part of the G/F of the Existing Building for 'Shop and Services' for commercial use. The Proposed Use will serve the nearby workers and residents, and also enhance the vibrancy of street activities along Ngau Pei Sha Street.
- 4.1.2 The Application Premises covers 22 units (*Units 1, 2, 3, A3, A5, A6, A7, A8, A9, A10, A11, A12, A13, A15, A16, A17, A19, A20, A29, A30, A31 and B1*) at G/F with a total floor area of about 455.763m². (The Floor Plan and Layout Plan of the Application Premises in **Appendix 1** refer).

4.2 Fire Safety Considerations

- 4.2.1 According to Para. 6.2 of TPB PG-No.25D, "the aggregate commercial floor areas 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", and for any application "which would result in a slightly 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". As demonstrated above, the Application Premises do not exceed the permissible aggregate commercial floor area on G/F of the Existing Building.
- 4.2.2 Furthermore, the Application Premises are easily accessible from the streets, and occupants or visitors could easily evacuate from the Subject Building. The means of escape are also separated from the industrial portion of the Subject Building. A fire services plan (**Appendix 2** refers) is prepared to demonstrate the means of escape and provision of fire services installation ("FSI") (including sprinkler systems). The Certificate of Fire Service Installation and Equipment (FS251) is also attached in **Appendix 3**. The Proposal is considered acceptable from fire safety perspective.

5 PLANNING JUSTIFICATIONS

5.1 In Line with Relevant Policies/ Guidelines

5.1.1 The Area Assessment 2020 acknowledged that the SLYIA is undergoing active transformation with a number of redevelopment/conversion proposals in the area and in view that there are mature residential neighbourhoods in the surroundings well-served by public transport including the MTR City One Station, opportunity could be given to rezone the SLYIA from “I” to “R(E)” to facilitate the future transformation of the area. Not only would the Proposed Use provided needed retail facilities and serve workers and residents of the area, it is in line with Government’s policy of optimising and encouraging revitalisation of industrial buildings to serve other economic /service oriented activities and conforms to the ongoing transformation of the SLYIA in the long run. In this regard, approval of this S16 Planning Application would not jeopardise the supply of industrial floor space in the SLYIA in view of the long term transformation of the Area.

5.1.2 The Proposed Use is also fully in line with TPB PG-No. 25D. There is a genuine demand for commercial facilities, especially in the area near City One MTR Station, to serve local workers and residents of the surrounding residential developments. The Application Premise is small in scale and only accounts for about 2.66% of the total GFA of the Subject Building. More importantly, the Application Premise does not exceed the total aggregate commercial floor areas of 460m² for the ground floor of an existing IB with sprinkler system and would not result in fire safety concerns.

5.2 Not Incompatible with the Surrounding Area

5.2.1 The Proposed Use at the Application Premises is considered compatible with the locality. The Proposed Use not only serve the workers of the IB but also nearby residents. The Application Premises is located in a convenient location for Shop and Services use, being within 2-minute walking distance from City One MTR Station. Furthermore, the Application Premises is well serviced by bus and GMB routes, reflecting the convenience of the Application Premises. Retail activity at the G/F will also enhance the vibrancy at street level.

5.3 Meeting Demand for Retail Facilities in the Area

5.3.1 The Application Premises is located amongst a number of IBs and various high-density residential developments (i.e. Yu Chui Court and Prima Villa etc.). The Proposed Use provides a needed and diverse source of retail space to meet the daily needs of the residents and workers in the vicinity of the Site and contribute to addressing possible demand arising from nearby planned residential developments. Its central location near City One MTR station makes it well-positioned to meet the growing retail needs of the community.

5.4 No Adverse Technical Impacts

5.4.1 As indicated in Section 4.2, the Application Premises is provided with sprinkler system and sufficient means of escape and do not exceed the permissible aggregate commercial floor area on G/F of the building. No fire safety concerns are expected. Furthermore, The Proposed Use is minor in terms of scale and is unlikely to result in adverse infrastructural impacts. The Proposed Use is anticipated to serve the residents and workers in the immediate surroundings, who would access the Application Premises by foot. On-site L/UL facilities are also available within the IB if required as necessary. It is unlikely the Proposed Use would result in any adverse impacts.

5.5 Established Planning Precedent

5.5.1 The Proposed Use is supported by many similar precedent planning approvals for ‘Shop and Services’ within existing IBs under the Approved OZP. Approval of the Proposed Use at the Application Premises will not set an undesirable precedent.

6 CONCLUSION

6.1 This Section 16 Planning Application seeks planning permission for the Proposed Use at the Application Premises of an Existing IB. It has been demonstrated in this SPS that the Proposed Use is justified by the following grounds:

- The Proposed Use at the Application Premises, located in the SLYIA and near high-density residential developments, will support the transformation of the area by offering essential retail facilities aligning with government policies on industrial revitalization and local development needs;
- The Proposed Use is in line with TPB PG-No. 25D and will not exceed the maximum commercial floor area of 460m² at ground floor of an IB equipped with sprinkler system;
- The Proposed Use is considered compatible with the locality and is conveniently located to serve the daily needs of the residents and workers in the vicinity;
- The Proposed Use will contribute to address the need for retail facilities in the Area; and
- The Proposed Use is minor in terms of scale and will not result in fire safety concerns or adverse impacts.

6.2 In light of the justifications put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this Application.

Edited &

Approved by: Vincent Lau

Prepared by: Eric Chan



Date: 6 December 2024

File Ref: YSCYCK/3

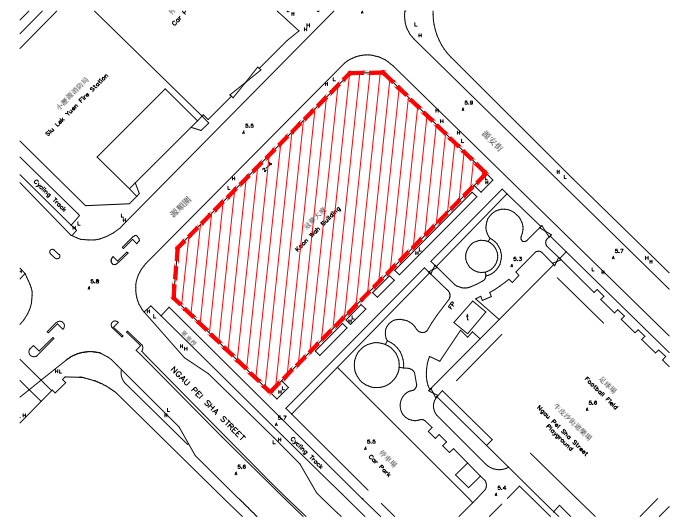


GROUND FLOOR PLAN

SCALE: 1:400@A3

 APPLICATION PREMISES

TOTAL GROSS FLOOR AREA = 455.763 sq.m.

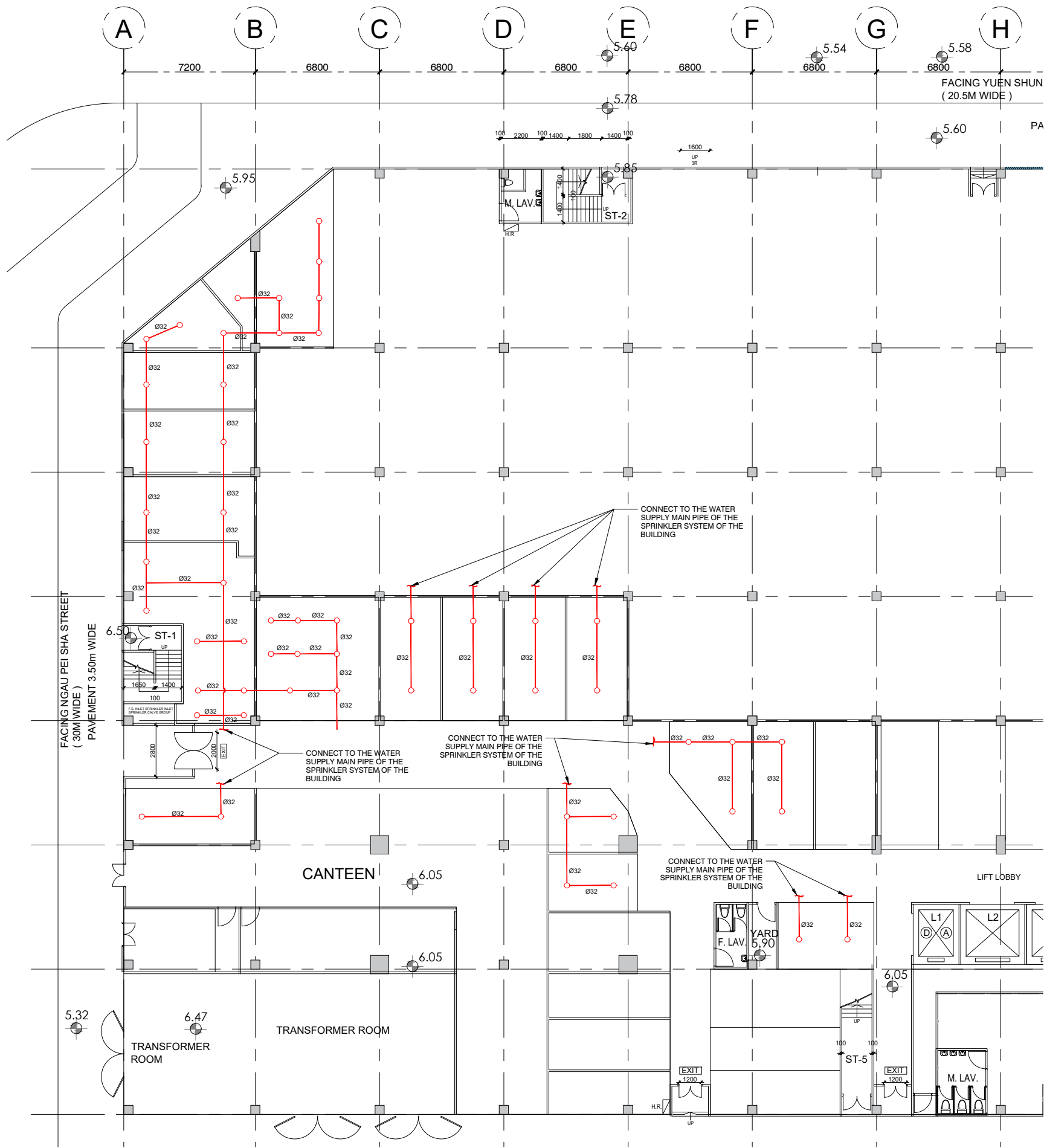


BLOCK PLAN



SCALE: NOT TO SCALE

LOCATION OF THE APPLICATION
PREMISES:
G/F, KOON WAH BUILDING, 2 YUEN SHUN
CIRCUIT, SHA TIN, NEW TERRITORIES

CHENG WAI LUN
AUTHORIZED PERSON



LOCATION OF THE APPLICATION
PREMISES:
G/F, KOON WAH BUILDING, 2 YUEN SHUN
CIRCUIT, SHA TIN, NEW TERRITORIES

- LEGENDS:
-  AUTO SPRINKLER HEAD 68°C PENDENT GLASS BULB TYPE
 -  Ø32 SPRINKLER PIPE

EXISTING SPRINKLER LAYOUT PLAN
SCALE: 1:400 @ A3

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 8118098

Name of Client:

顧客姓名

Name of Building:

樓宇名稱

Street No./Town Lot:

門牌號數/市地段

Street/Road/Estate Name:

街道/屋苑名稱

Block:

座

District:

分區

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

In accordance with Regulation 8(b) of 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/YY)	Next Due Date 下次到期日(DD/MM/YY)
			不適用		

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	5KG CO2滅火筒-1支	4/F 冷氣機房	更換5KG CO2滅火筒-1支	符合消防處規定	22/11/2023

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
			不適用	

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

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

Telephone:

聯絡電話

Date:

日期

秦禮明

RC 3/731

迅誠工程服務有限公司

24798552

23/11/2023

For FSD
use only:

Inspected

Key-in

Verified

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)

A 9264006

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

冠華鏡廠集團

Name of Building:

樓宇名稱

冠華鏡廠集團大廈

Street No./Town Lot:

門牌號碼/市地段

2號

Street/Road/Estate Name:

街道/屋苑名稱

圓洲角源順圍

Block:

座

District:

分區

沙田

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

In accordance with Regulation 8(b) of 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/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher 2 x 2kg CO2 F.E. 14 x 5kg CO2 F.E.	1樓管理處 地下發電機房, 地下制櫃房, 商場管理處, 天台x2, 1樓氣水機x2, 1樓6號梯x1, 2樓電錶 3樓x2, 4樓x2	Conforms with FSD requirements Conforms with FSD requirements (Defects see Part 3)	19/10/2023 19/10/2023	18/10/2024 18/10/2024
25	Portable Hand-operated Approved Appliance 2 x Sand Buckets		Conforms with FSD requirements	19/10/2023	18/10/2024

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
24	Portable Fire Extinguisher	4/F 冷氣機房	5kg CO2 F.E. x 1 no. (expired)	need to replacement

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

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 Wah, Tony

RC3/623

Global Engineering
Consultants Limited

3188 1924

19/10/2023

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 9353642

Name of Client:

顧客姓名

冠華鏡廠集團

Name of Building:

樓宇名稱

冠華鏡廠集團大廈

Street No./Town Lot:

門牌號數/市地段

2號

Street/Road/Estate Name:

街道/屋苑名稱

圓洲角源順圍

Block:

座

District:

分區

沙田

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

In accordance with Regulation 8(b) of 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/YY)	Next Due Date 下次到期日(DD/MM/YY)
12	Exit Sign	Whole Building	Conforms with FSD requirements	19/10/2023	18/10/2024
13	Fire Alarm System (MFA)	Whole Building	Conforms with FSD requirements	19/10/2023	18/10/2024
16	Fire Hydrant / Hose Reel System	Whole Building	Conforms with FSD requirements	19/10/2023	18/10/2024
28	Sprinkler System	Whole Building	Conforms with FSD requirements	19/10/2023	18/10/2024

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 -	

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

Chiu Tsz Wai

FSD/RC No.:

消防處註冊號碼

RC1/512, RC2/684

Company Name:

公司名稱

Global Engineering Consultants Limited

Telephone:

聯絡電話

3188 1924

Date:

日期

19/10/2023

For FSD use only:

Inspected

Key-in

Verified



Our Ref YSCYCK/3/ERIC/02
Date 27 January 2025

By EMAIL & FAX

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED 'SHOP AND SERVICES' USE
AT G/F (PART), KOON WAH BUILDING,
2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)
(TPB REF: A/ST/1035)**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 6 December 2024. Further to the comments received from Lands Department ("LandsD"), Fire Services Department ("FSD"), Transport Department ("TD") and Sha Tin District Office ("STDO") of Home Affairs Department ("HAD"), please find our responses provided in the enclosed Responses to Comments ("R-to-C") table at **Attachment 1** which has fully addressed the comments from the above-mentioned Government Departments. Please note that all responses are clarifications only and there are no changes to the Proposal.

Please also be clarified that in addition to the Application Premises, a canteen and about 14 units (vacant or to be vacated) are located within the G/F of the Existing Building. The Applicant will further study the future use of these units, if appropriate, and shall seek planning permission, if required, prior to their use according to the prevailing OZP and relevant planning guidelines.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Eric Chan.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

Vincent Lau
Associate Director

VIN/ERIC

Enc Attachment 1 – R-to-C Table

cc Client / Team

城
市
規
劃
顧
問

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

Appendix 1

	R-TO-C TABLE
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Section 16 Planning Application for Proposed 'Shop and Services' Use at G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (STTL 275) [Application No.: A/ST/1035]

Responses to Comments Table

Comments/ Suggestions		Applicant's Responses
A.	Comments from Lands Department received from Planning Department on 20.1.2025: (Contact person: Mr. Sean WU, Tel no.: 2158 4847)	
1.	The application premises fall within STTL 275 held under New Grant No. 11919 ("the New Grant"). Under the New Grant, the lot and any building erected thereon shall not be used for any purposes other than for industrial or godown purposes or both, excluding offensive trade. No building or buildings 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 on the lot as may in the opinion of the Director of Lands be necessary and also such quarters as may be required for watchmen or caretakers who, in the opinion of the Commissioner for Labour, are essential to the safety and security of the building or buildings erected or to be erected on the lot.	Noted.
2.	The proposed "Shops and Services" uses at the application premises is not permitted under the New Grant. According to our records, not only the premises under the Application but also other premises within the subject building have been used for shops and services purposes in breach of the aforesaid lease restriction. Warning letter dated 21.5.2024 has been registered in the Land Registry to require the owner to rectify the aforesaid breach.	Noted.
3.	Under the established procedure for this case relating to G/F of industrial building, the owner of the subject premises is advised to apply to this office for a waiver for the uses under the planning application at this stage. If the planning application is approved by the Town Planning Board, the waiver application will then be processed by Lands Department to allow the applied use. However, there is no guarantee that the waiver application will be approved. Such application, if received, will be considered by Lands Department acting in its capacity as the landlord at its sole discretion and any approval for the waiver given would be subject to such terms and conditions including, inter alia, payment of waiver fee and administrative fee as may be imposed by Lands Department. Moreover, even if such waiver is granted for the premises under the Application, LandsD will continue to accord priority to handle the breach of the remaining premises of the subject building.	Noted.

Section 16 Planning Application for Proposed 'Shop and Services' Use at G/F (Part), Koon Wah Building, 2 Yuen Shun Circuit, Yuen Chau Kok, Sha Tin (STTL 275) [Application No.: A/ST/1035]

Responses to Comments Table

Comments/ Suggestions		Applicant's Responses
B.	Comments from Fire Services received from Planning Department on 20.1.2025: (Contact person: Mr. LO Hin-fan (Tel no.: 3971 4625))	
1.	He has no objection in principle to the application subject to the Fire service installations and equipment being provided to the satisfaction of this Department. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans. The applicant's attention is drawn to the "Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises" if the application is approved. The building is fully protected with sprinkler system so that the maximum permissible aggregated commercial floor area on G/F is 460 m ² in accordance with TPB PG-No. 25D. The applied use should be counted up to the aggregated commercial floor area.	Noted.
C.	Comments from Transport Department received from Planning Department on 20.1.2025: (Contact person: Ms. Rebecca PANG, Tel no.: 2399 6966)	
1.	Please justify the parking or loading and unloading demand generated by the proposed application will not cause adverse traffic impact to the road network in the vicinity.	The Proposed Use is anticipated to serve the residents and workers in the immediate surroundings, who would access the Application Premises by foot. The MTR City One station and a public transport interchange at Yu Chui Court are also located within close walking distance (approx. 110m and 40m respectively) from the Application Premises. Shoppers from other districts, if any, may utilise the public transport to access the Application Premises. The existing industrial building also consists of 10 nos. of loading/ unloading ("L/UL") bays which the Proposed Use can use for L/UL activities, if any. In this regard, adverse traffic impact is not anticipated given there are sufficient existing transport facilities and the Proposed Use is minor in terms of scale.
D.	Comments from Sha Tin District Office of Home Affairs Department received from Planning Department on 20.1.2025: (Contact person: Ms. Zoe LAM, Tel no.: 2158 5384)	
1.	This office has no specific comment.	Noted.

Date: January 2025
File Ref: YSCYCK/3



Our Ref YSCYCK/3/ERIC/03
Date 4 February 2025

By EMAIL & FAX

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sirs

**SECTION 16 PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)**

**PROPOSED 'SHOP AND SERVICES' USE
AT G/F (PART), KOON WAH BUILDING,
2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)
(TPB REF: A/ST/1035)**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 6 December 2024. Further to our letter (our ref: YSCYCK/3/ERIC/02) dated 27 January 2025, please find enclosed an updated G/F Plan with unit number (Appendix 1 of the Supplementary Planning Statement) for your information (**Attachment 1** refers).

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Eric Chan.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED

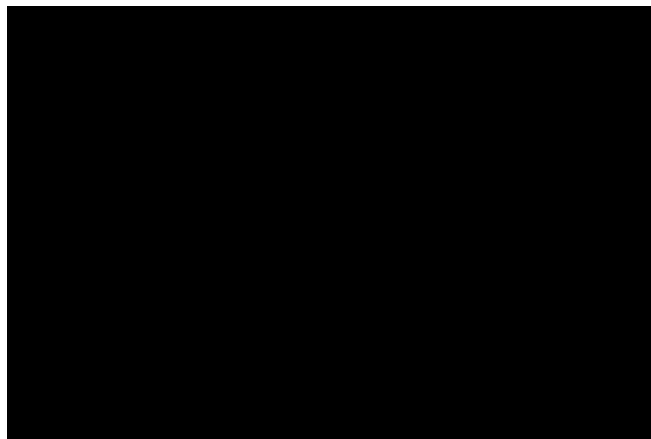
Vincent Lau
Associate Director

VIN/ERIC

Enc Attachment 1 – Updated G/F Plan

cc Client / Team

城
市
規
劃
顧
問



ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)

TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)

TOWNLAND CONSULTANTS PVT. LIMITED (India)

PT TOWNLAND INTERNATIONAL (Indonesia)

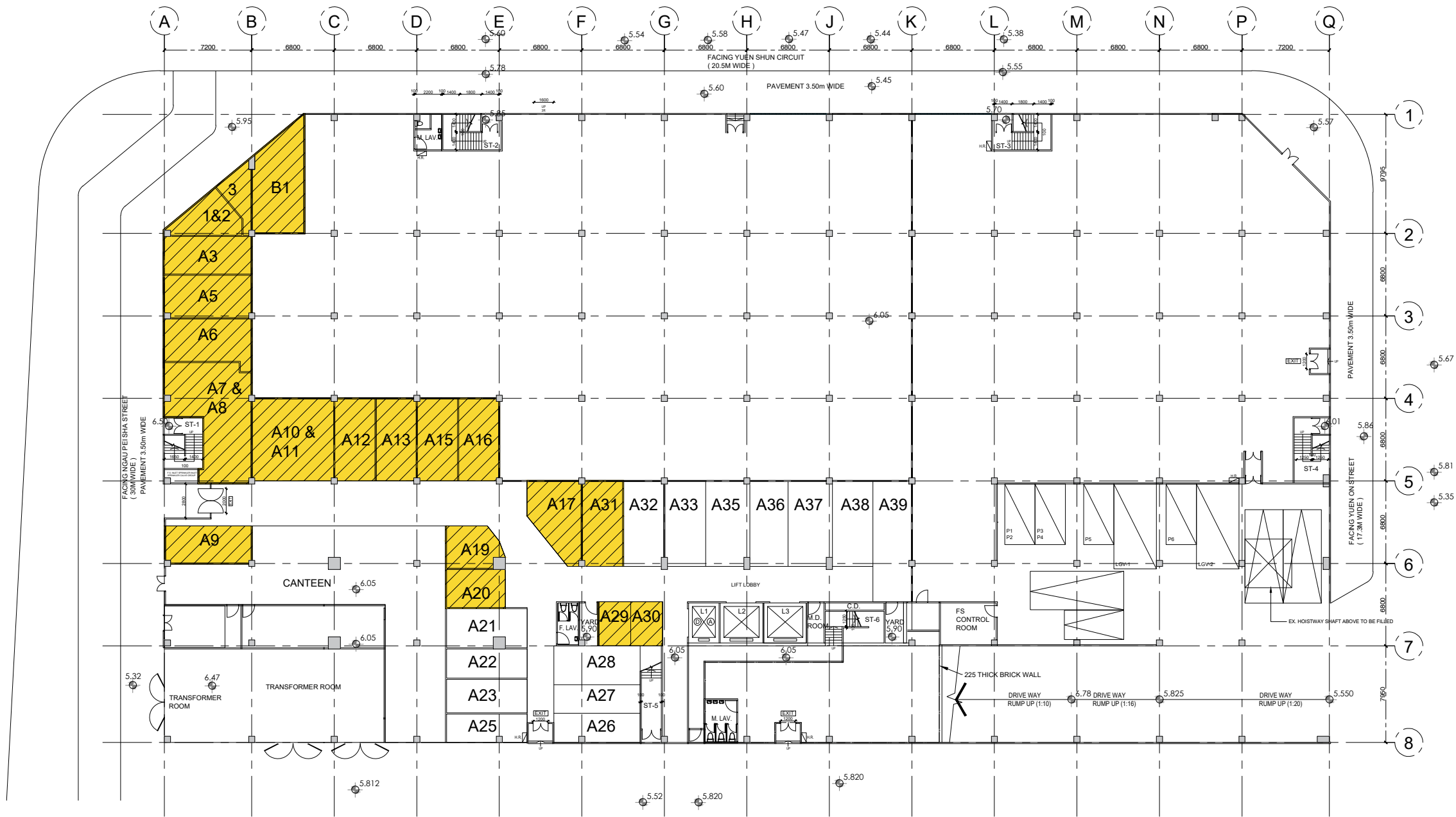
HOWARD & SEDDON PARTNERSHIP (United Kingdom)



ISO 9001: 2015
Certificate No.: CC844

Attachment 1

UPDATED G/F PLAN



GROUND FLOOR PLAN

SCALE: 1:400@A3

 APPLICATION PREMISES

TOTAL GROSS FLOOR AREA = 455.763 sq.m.



BLOCK PLAN

SCALE: NOT TO SCALE

LOCATION OF THE APPLICATION
PREMISES:
G/F, KOON WAH BUILDING, 2 YUEN SHUN
CIRCUIT, SHA TIN, NEW TERRITORIES

CHENG WAI LUN
AUTHORIZED PERSON