

This document is received on 25 MAR 2021.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

FORM NO. S16-1  
表格第 S16-1 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地段的擁有人的人
- \* Please attach documentary proof 請夾附證明文件
- ^ Please insert number where appropriate 請在適當地方註明編號
- Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」
- Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明
- Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17M/561
	Date Received 收到日期	25 MAR 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道333號北角政府合署15樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載(網址:<http://www.info.gov.hk/tpb/>);亦可向委員會秘書處(香港北角渣華道333號北角政府合署15樓-電話:2231 4810或2231 4835)及規劃署的規劃資料查詢處(熱線:2231 5000)(香港北角渣華道333號北角政府合署17樓及新界沙田上禾輋路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)

溢丰磁磚公司 YAT FUNG TILE COMPANY

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

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

### 3. Application Site 申請地點

(a) Full address / location / demarcation district, and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	屯門建泰街6號, 恒威工業中心地下 17A及17B WORK SHOP UNIT 17A, 17 ON 4/F HANG WAI INDUSTRIAL CENTRE NO. 6 KIN TAI STREET, Tuen Mun, N.T.
(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 約 65 ..... sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	不適用 ..... 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	S/TM/35
(e) Land use zone(s) involved 涉及的土地用途地帶	OU (Business)
(f) Current use(s) 現時用途	批發及零售商店服務行業 連附屬貨倉 <small>(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)</small>

#### 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 2021 年 3 月 24 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)
1	屯門建泰街6號恒威工業中心地下 17A/B/17室	16-2-2021

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

- ☐ has 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: 如發展涉及骨灰安置所用途，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	約 65 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	批發及零售商店服務行業及附屬貨倉 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米		<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 約 65 sq.m 平方米		<input checked="" type="checkbox"/> About 約
	Total 總計 ..... 約 65 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

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

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

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

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th data-bbox="486 1310 805 1489">Name/type of installation 裝置名稱/種類</th> <th data-bbox="805 1310 981 1489">Number of provision 數量</th> <th data-bbox="981 1310 1522 1489">Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td data-bbox="486 1489 805 1612"></td> <td data-bbox="805 1489 981 1612"></td> <td data-bbox="981 1489 1522 1612"></td> </tr> <tr> <td data-bbox="486 1612 805 1736"></td> <td data-bbox="805 1612 981 1736"></td> <td data-bbox="981 1612 1522 1736"></td> </tr> <tr> <td data-bbox="486 1736 805 1870"></td> <td data-bbox="805 1736 981 1870"></td> <td data-bbox="981 1736 1522 1870"></td> </tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

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

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

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

不適用

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

**(b) Development Schedule 發展細節表**

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

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約

number of Units 單位數目 .....

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

estimated number of residents 估計住客數目 .....

☐ Non-domestic part 非住用部分

## GFA 總樓面面積

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

☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 ..... sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)

政府、機構或社區設施

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

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

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

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....



## 7. Anticipated Completion Time of the Development Proposal

### 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)  
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))  
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

現有用途

## 8. Vehicular Access Arrangement of the Development Proposal

### 擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?</p>	<p>Yes 是          No 否</p>	<p><input 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))</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</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><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是          No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴士位 _____</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> <p><input checked="" type="checkbox"/></p>

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

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

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

[illegible]

**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。

因屯門區內現時沒有磁磚行業的商店。  
所以為了提供區內街坊及裝修師傅的方便。  
而在2012年度本公司已成功申請在區內經營。  
當時申請編號是A/TM/431 業已獲處方批准。  
本公司在屯門區內已有13年歷史的磁磚店。  
更得到區內的街坊多年的愛戴。所以以後  
本公司會盡我們的努力繼續服務屯門區內  
的街坊居民。  
更請規劃處多多考慮。另申請成功。

敬謝支持

**11. Declaration 聲明**

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

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

Signature  
簽署

李超英

Name in Block Letters  
姓名（請以正楷填寫）

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

負責人

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

Others 其他

on behalf of  
代表

溢豐磁磚公司

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

Date 日期

16-2-2021

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.  
委員會會向公眾披露申請人所提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，就這宗申請提出有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>⑥</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

⑥ Ash interment capacity in relation to a columbarium means -

就靈灰安置所而言，骨灰安放容量指：

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

# Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士，上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	屯門建泰街6號, 恆威工業中心1地下17A及17室 WORK SHOP UNIT 17A, 17 ON G/F HANG WAI INDUSTRIAL CENTRE NO. 6 KIN TAI STREET, Tuen Mun, N.T.		
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	S / Tm / 35		
Zoning 地帶	OU (BUSINESS)		
Applied use/ development 申請用途/發展	批發及零售商店服務行業 及附屬貨倉		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	不適用 <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	65 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	不適用	
	Non-domestic 非住用	不適用	
	Composite 綜合用途	不適用	

(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)	不適用
	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 旅遊巴士車位 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)	不適用

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

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<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) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

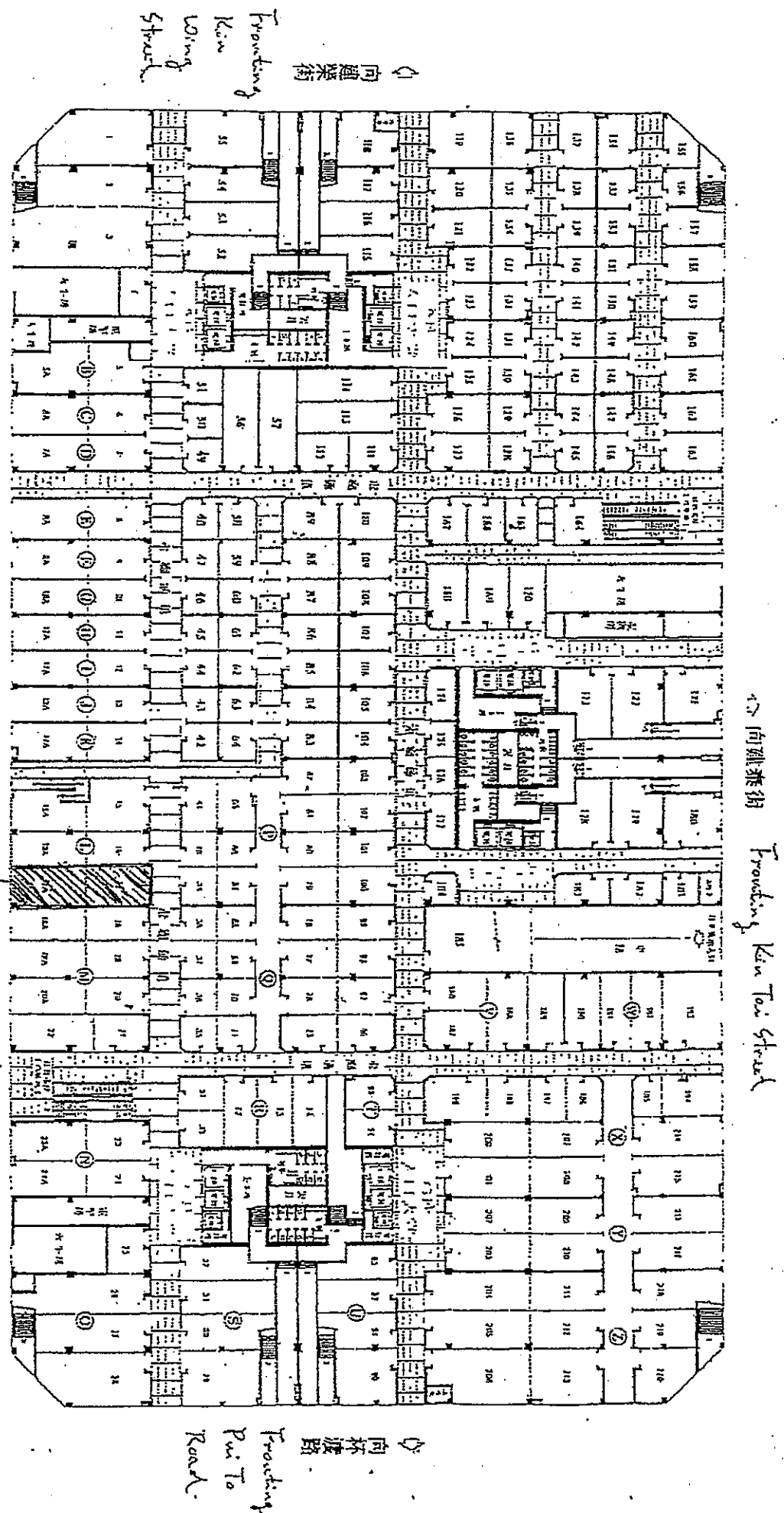
Note: May insert more than one '✓'. 註：可在多於一個方格內加上 '✓' 號



Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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

恒 茂  
HANG MAI INDUSTRIAL CENTRE



Facing Kin On Street

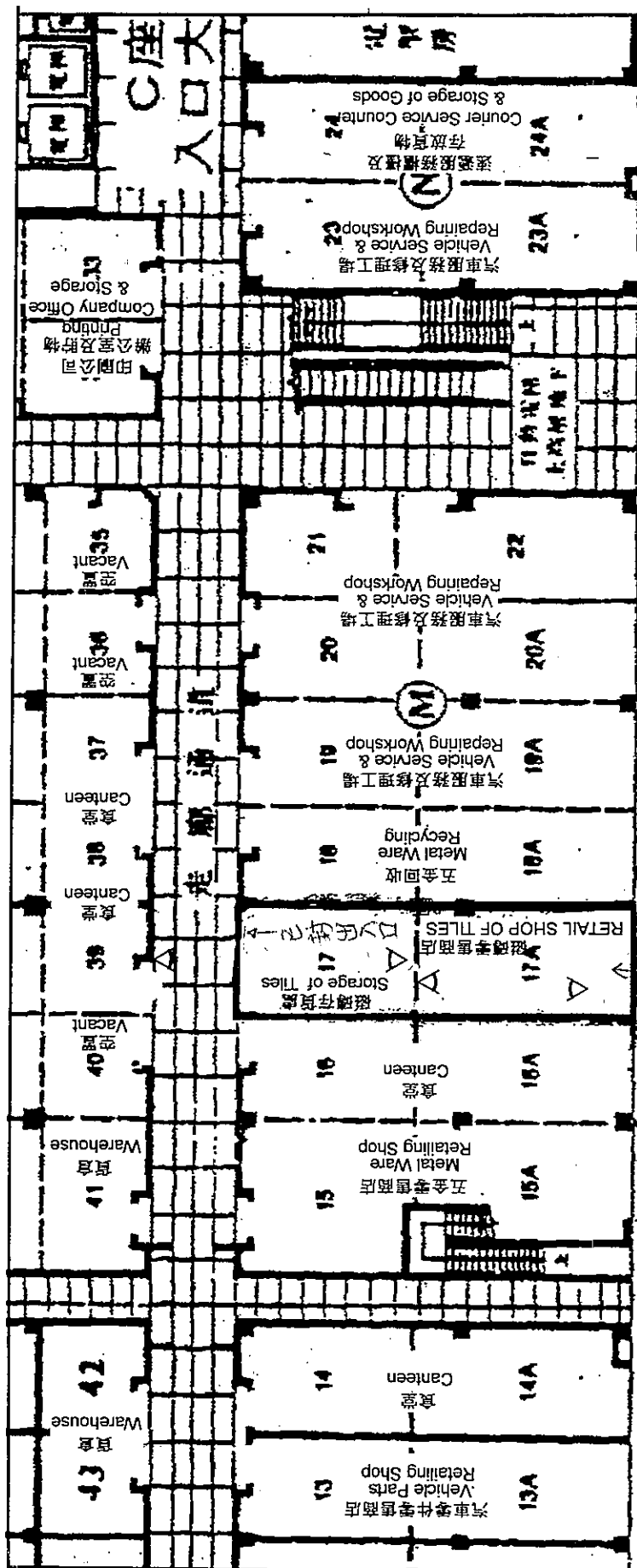
申請地 17.17A

Application Premises

Facing Kin Wai Street

Facing Pui To Road

Facing Kin Tai Street



恆威工業中心

申請地點 17A及17室

向建安街

約 65 m<sup>2</sup>  
Application Premises

KIN ON STREET  
建安街

致城市規劃處：黎先生 21586331

申請編號：A/TM/561

交進一步資料，應對消防、運輸處、地政處部門  
意見，並取消6月18日提交資料。另外澄清說面積  
為62.89m<sup>2</sup>。

①有平面圖份

②應對運輸處1份



2021年6月22日

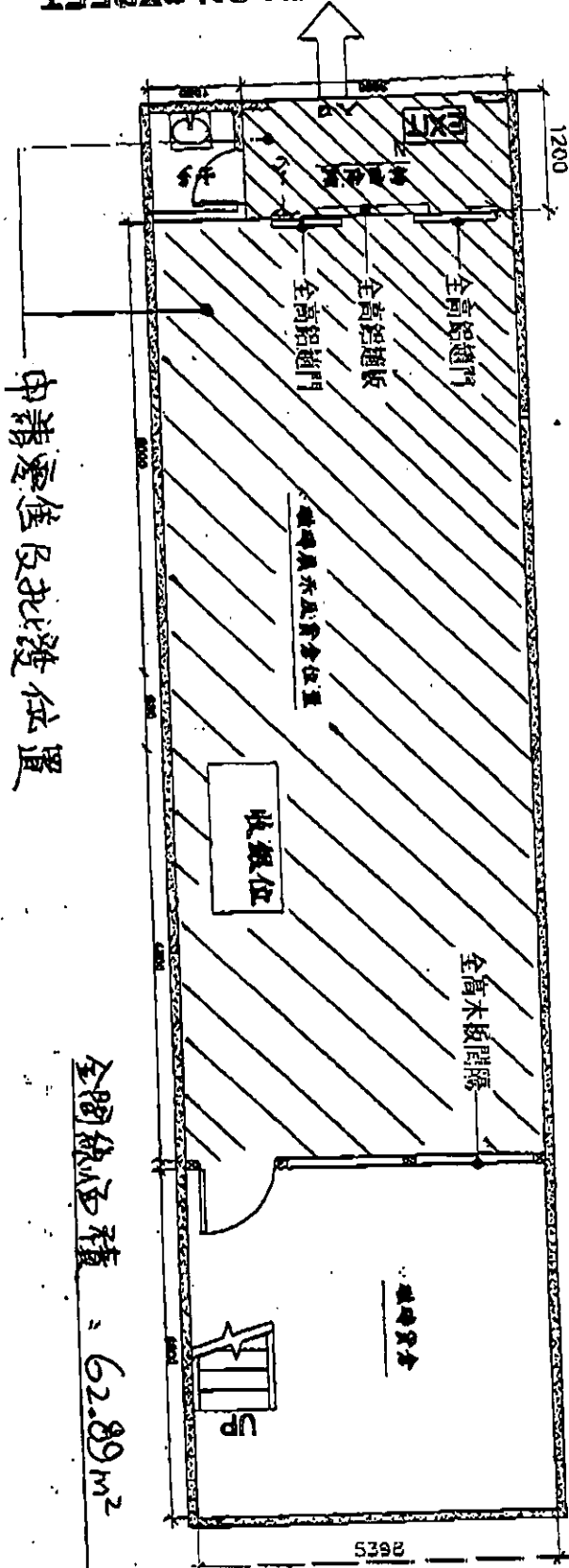
更正補充資料

煩交黎先生

FAX: [REDACTED]

致城市規劃處  
 提交編號: A/TM/561

恒慶工業中心17號-17A號店舖  
 ESCAPE TO KIN ON STREET



申請遷位及批發位置

全間舖位面積 = 62.89m<sup>2</sup>

1 LAYOUT PLAN  
 SCALE: 1:100

*Handwritten signature: JOSHUA CHUNG*  
 Cheung Yue Ping Joshua  
 Authorized Person APP/2104/14

LEGEND :

EXISTING EXISTING F/R WALL  
 EXIST EXIST SPR

TEL: 53313948 FAX: 35851162  
 www.oneshop.com.hk  
 Email: info@oneshop.com.hk

SHOP FOR OFF, CHEUNG HUI LANSUCK, 30A KONG  
 F/W GROUND, 30A KONG, NEW TERRITORIES

批發方規劃處  
 提交編號: A/TM/561

NL

CHECKED BY:

DRAWING NO.:

LP-02

2021-06-10

致城市規劃處：

有關 Our Ref : A/TM/561 澄清事項，消防跟進事項

運輸署的意見：

(a) 本司對現有公共行人路不會受到擬議用途的影響，及  
沒有車輛進入該地點

(b) 本司對車路不會產生停泊及裝卸需求

(c) 本司擬議用途不會產生/招引額外運輸行程

地政總署的意見：

有關存儲在建築物後部的瓷磚塊，只作存儲貨辦用

途，並不作零售用

根據貴署通知有關消防處要求封閉後門一事已安排完成，現

提交最新之消防平面圖予貴署

上述澄清事項如有疑問可致電 [REDACTED] 與何先生聯絡

溢豐磁磚公司



2021年6月22日

致城市規劃處：黎姓 21586331

申請編號：A/TM/561

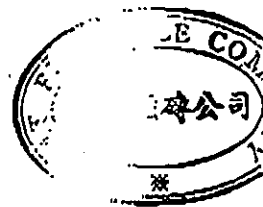
TM4

交進一步資料

- ① 更正平面圖 1份
- ② 增加消防圖 1份

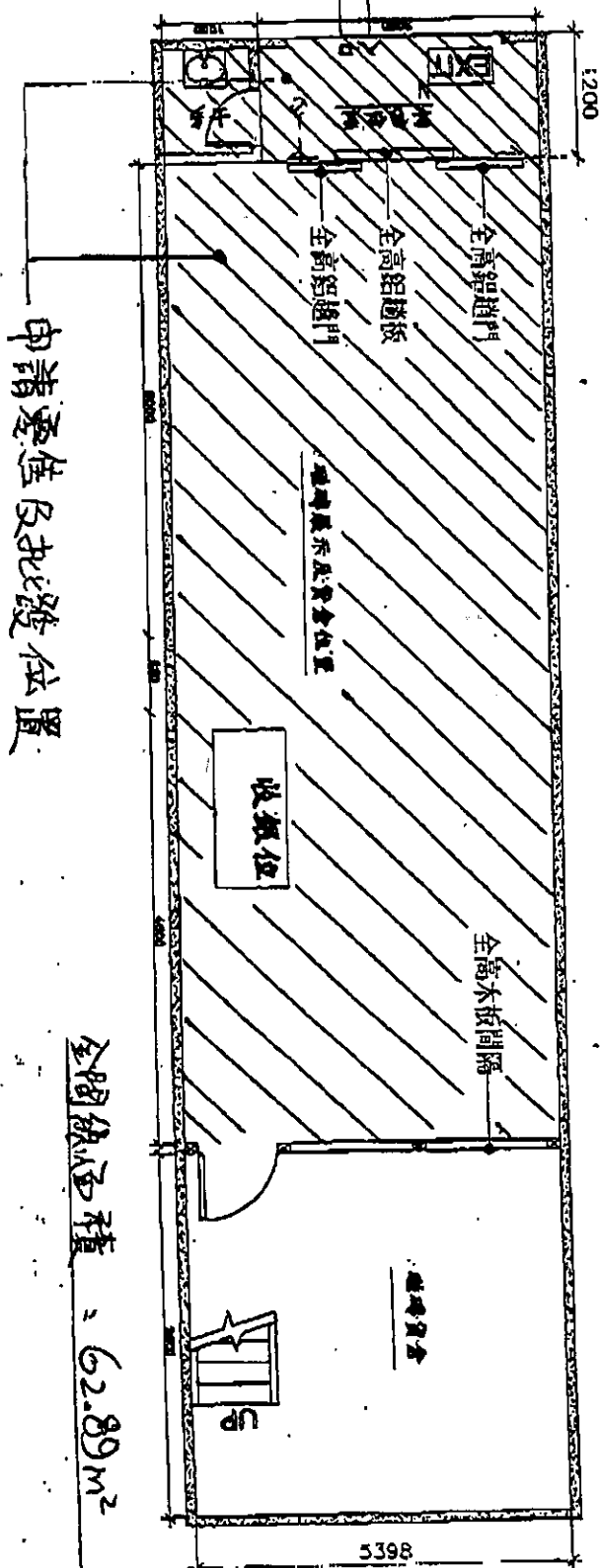


2021年6月29日



致城市規劃處  
 提交編號: A/TM/561

恒威工業中心17號-17A號地舖  
 ESCAPE TO KIN ON STREET



全間舖面積 = 62.89m<sup>2</sup>

1 LAYOUT PLAN  
 SCALE: 1:100

*Joseph Yue Pang Joshua*  
 Authorized Person APD 2104/14

LEGEND :

EXISTING EXISTING C/P IN WALL  
 (Dotted line) DOTT SIGN

地門連安街6號,  
 恒威工業中心地下1717A室

NL

CHECKED BY:

DRAWING NO.:

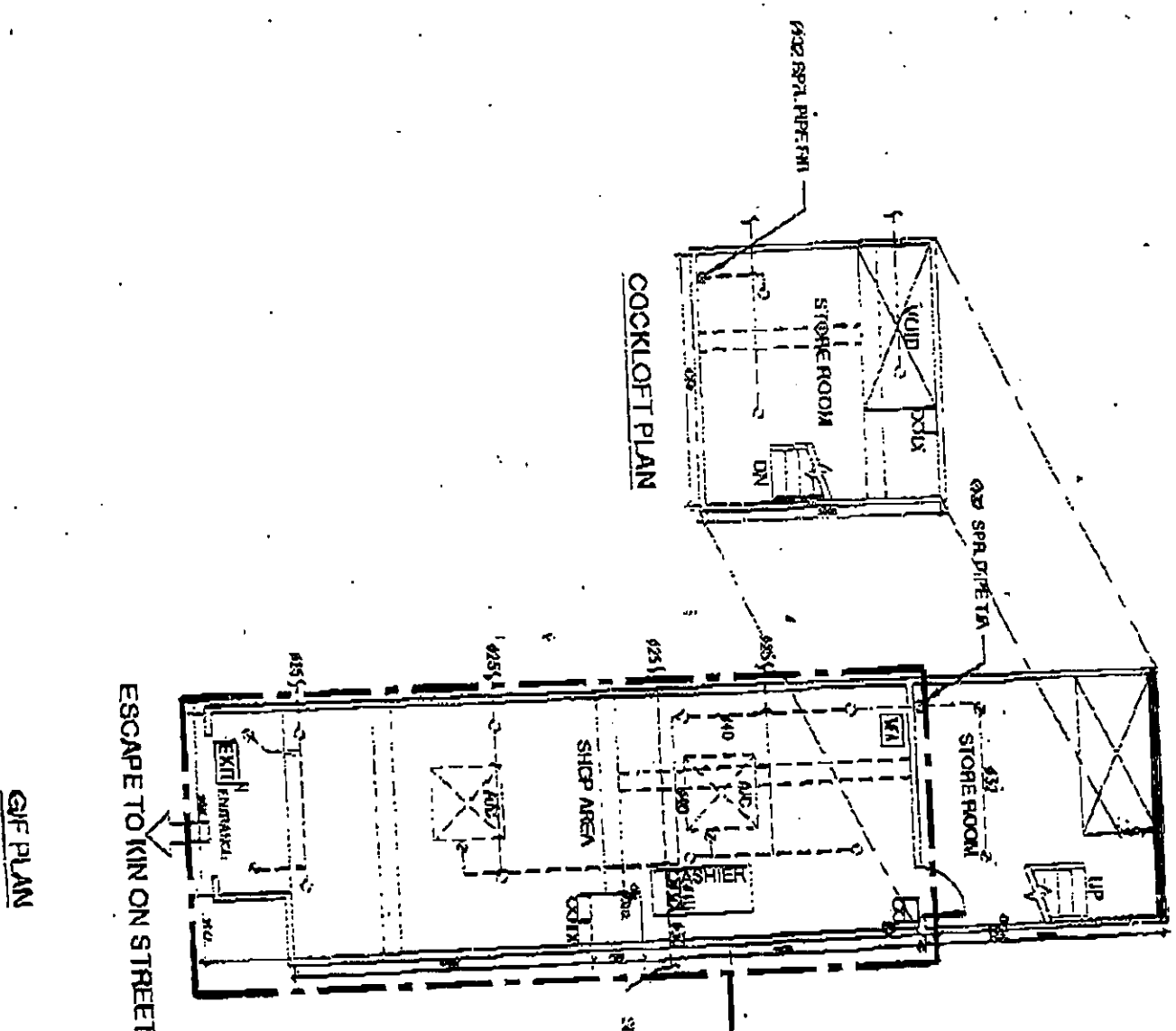
LP-02

2021-06-10

TEL: 53313948 FAX: 35851162  
 WWW.ONESTOP.COM.HK  
 EMAIL: INFO@ONESTOP.COM.HK

致城市規劃處  
 提交編號: A/TM/561





**1.5. NOTES**

1. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
2. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
3. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
4. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
5. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
6. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
7. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
8. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
9. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.
10. THE PROPOSED SHOP OF TILES IS TO BE LOCATED AT THE CORNER OF THE STREET AND THE STREET.

**PROPOSED RETAIL SHOP OF TILES  
(FOR THIS APPLICATION)**

**PROPOSED RETAIL SHOP OF TILES**

**1.1. GENERAL INFORMATION**

1.1.1. PROJECT NAME: PROPOSED RETAIL SHOP OF TILES

1.1.2. PROJECT ADDRESS: CORNER OF THE STREET AND THE STREET

1.1.3. PROJECT OWNER: [Name]

1.1.4. PROJECT CONTACT: [Name]

1.1.5. PROJECT PHONE: [Number]

1.1.6. PROJECT FAX: [Number]

1.1.7. PROJECT EMAIL: [Address]

1.1.8. PROJECT WEBSITE: [Address]

1.1.9. PROJECT SOCIAL MEDIA: [Address]

1.1.10. PROJECT OTHER: [Address]

1.2. PROJECT DESCRIPTION

1.2.1. PROJECT TYPE: RETAIL SHOP OF TILES

1.2.2. PROJECT SIZE: [Area]

1.2.3. PROJECT FLOOR: [Floor]

1.2.4. PROJECT MATERIAL: [Material]

1.2.5. PROJECT COLOR: [Color]

1.2.6. PROJECT FINISH: [Finish]

1.2.7. PROJECT EQUIPMENT: [Equipment]

1.2.8. PROJECT FURNITURE: [Furniture]

1.2.9. PROJECT LIGHTING: [Lighting]

1.2.10. PROJECT SOUND: [Sound]

1.2.11. PROJECT SECURITY: [Security]

1.2.12. PROJECT OTHER: [Other]

1.3. PROJECT LOCATION

1.3.1. PROJECT SITE: CORNER OF THE STREET AND THE STREET

1.3.2. PROJECT SURROUNDING: [Surrounding]

1.3.3. PROJECT ACCESS: [Access]

1.3.4. PROJECT PARKING: [Parking]

1.3.5. PROJECT TRAFFIC: [Traffic]

1.3.6. PROJECT ENVIRONMENT: [Environment]

1.3.7. PROJECT CLIMATE: [Climate]

1.3.8. PROJECT SOIL: [Soil]

1.3.9. PROJECT WATER: [Water]

1.3.10. PROJECT AIR: [Air]

1.3.11. PROJECT NOISE: [Noise]

1.3.12. PROJECT VIBRATION: [Vibration]

1.3.13. PROJECT OTHER: [Other]

1.4. PROJECT LEGAL INFORMATION

1.4.1. PROJECT ZONING: [Zoning]

1.4.2. PROJECT PERMIT: [Permit]

1.4.3. PROJECT TAX: [Tax]

1.4.4. PROJECT INSURANCE: [Insurance]

1.4.5. PROJECT CONTRACT: [Contract]

1.4.6. PROJECT AGREEMENT: [Agreement]

1.4.7. PROJECT DEED: [Deed]

1.4.8. PROJECT WILL: [Will]

1.4.9. PROJECT TRUST: [Trust]

1.4.10. PROJECT OTHER: [Other]

1.5. PROJECT FINANCIAL INFORMATION

1.5.1. PROJECT BUDGET: [Budget]

1.5.2. PROJECT COST: [Cost]

1.5.3. PROJECT REVENUE: [Revenue]

1.5.4. PROJECT PROFIT: [Profit]

1.5.5. PROJECT LOSS: [Loss]

1.5.6. PROJECT BREAK-EVEN: [Break-Even]

1.5.7. PROJECT ROI: [ROI]

1.5.8. PROJECT NPV: [NPV]

1.5.9. PROJECT IRR: [IRR]

1.5.10. PROJECT OTHER: [Other]

1.6. PROJECT OTHER INFORMATION

1.6.1. PROJECT HISTORY: [History]

1.6.2. PROJECT FUTURE: [Future]

1.6.3. PROJECT RISK: [Risk]

1.6.4. PROJECT OPPORTUNITY: [Opportunity]

1.6.5. PROJECT CHALLENGE: [Challenge]

1.6.6. PROJECT SOLUTION: [Solution]

1.6.7. PROJECT CONCLUSION: [Conclusion]

1.6.8. PROJECT RECOMMENDATION: [Recommendation]

1.6.9. PROJECT ACTION: [Action]

1.6.10. PROJECT OTHER: [Other]

A/TM/561

2021年6月29日

致城市規劃局： 黎生 FAX: 2877 0245

申請編號： A/TM/561

提交進一步資料及進一步澄清：

申請零售及批發總面積

(包括平面圖顯示的士多)為  $62.89 m^2$

特此澄清

2021年7月15日

溢豐磚磚公司



何玉萍

致城市規劃處

TM4

申請編號: A/TM/561

28770245

提交進一步資料

進一步澄清申請面積為約  $65 \text{ m}^2$ (實際面積為  $62.89 \text{ m}^2$  有待向地政總處  
申請豁免時確認)

溫豐磁磚

12



2021年7月29日

**Previous Applications**

***Approved applications***

<b>Application No.</b>	<b>Zoning on OZP at the time of application</b>	<b>Proposed Use/Development</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
A/TM/362	I	Shop and Services (Retail Shop)	28.9.2007 (Approved with condition(s) on a temporary basis for a period of 3 years) (Revoked on 28.3.2008)	(1)
A/TM/375	I	Shop and Services (Retail Shop)	19.9.2008 (Approved with condition(s) on a temporary basis for a period of 3 years) (Revoked on 19.7.2009)	(1)
A/TM/382	I	Shop and Services (Retail Shop)	17.4.2009 (Approved with condition(s) on a temporary basis for a period of 3 years)	(1)
A/TM/431	OU(B)	Renewal of Planning Approval for Temporary "Shop and Services (Retail Shop)" under Application No. A/TM/382 for a Period of 3 Years	30.3.2012 (Approved with condition(s) on a temporary basis for a period of 3 years)	(2), (3)

**Approval Conditions**

- (1) The submission and implementation of fire service installations in the subject premises within 6 months from the date of the planning approval.
- (2) The submission of fire service installations and equipment proposal for the application premises within 6 months from the date of commencement of the renewed planning approval.
- (3) The provision of fire service installations and equipment in the application premises within 9 months from the date of commencement of the renewed planning approval.

**Similar s.16 Applications for Shop and Services Use  
within the Ground Floor of Hang Wai Industrial Centre**

***Approved applications***

No.	Application No.	Application Premises (G/F)	Proposed Use/ Development	Date of Consideration	Approval Condition(s)
<i>Applications approved when the site was zoned "I"</i>					
1.	A/TM/25	116-118	Iron-mongery Retail Trade	2.8.1985	No conditions were imposed
2.	A/TM/26	136	Iron-mongery Retail Trade	2.8.1985	No conditions were imposed
3.	A/TM/30	190-193	Iron-mongery Retail Trade	18.10.1985	No conditions were imposed
4.	A/TM/46	55	Metal/ Hardware Shop	12.2.1988	No conditions were imposed
5.	A/TM/70	20, 20A	Metalware Retail Shop	9.9.1988	(a)
6.	A/TM/73	90 (Part)	Retail Shop for Industrial Spare Parts and Equipment	25.11.1988	No conditions were imposed
7.	A/TM/74	94 (Part) and 95 (Part)	Local Provisions Store	25.11.1988	No conditions were imposed
8.	A/TM/75	124 (Part)	Retail Shop for Electrical Spare Parts	25.11.1988	No conditions were imposed
9.	A/TM/78	13-13A	Retailing of Vehicle Spare Parts	27.1.1989	No conditions were imposed
10.	A/TM/79	52	Wholesaling and retailing of packaging materials and stationery	27.1.1989	No conditions were imposed
11.	A/TM/80	51	Retailing of Electrical Spare Parts	27.1.1989	No conditions were imposed
12.	A/TM/81	121	Wholesaling and retailing of packaging materials and stationery	27.1.1989	No conditions were imposed
13.	A/TM/82	154	Retailing of Spare Parts for Sewing Machines	27.1.1989	No conditions were imposed
14.	A/TM/83	14, 14A	Metal Hardware Shop	24.2.1989	No conditions were imposed
15.	A/TM/103	12 & 12A	Retail Shop for Electrical Spare Parts	8.2.1991	No conditions were imposed
16.	A/TM/104	15 & 15A	Retail Hardware Shop	8.2.1991	No conditions were imposed
17.	A/TM/105	19 & 19A	Ironmongery Retail Shop	1.3.1991	No conditions were imposed
18.	A/TM/146	1B	Retailing of Packaging Materials and Stationery	19.6.1992	(a), (b)

No.	Application No.	Application Premises (G/F)	Proposed Use/ Development	Date of Consideration	Approval Condition(s)
19.	A/TM/155	3 (Portion)	Retailing of plastic bags and stationery	23.10.1992	No conditions were imposed
20.	A/TM/197	1A	Local Provision Store	23.6.1995	No conditions were imposed
21.	A/TM/269	1A (Part)	Convenience Store/ Cake Shop	27.10.2000	No conditions were imposed
22.	A/TM/271	3 (Portion)	Local Convenience Store	24.11.2000	No conditions were imposed
23.	A/TM/304	119	Metal Hardware Workshop and Retail Shop	25.7.2003	No conditions were imposed
24.	A/TM/308	28 (Part)	Electrical Hardware Retail Shop	29.9.2003	No conditions were imposed
25.	A/TM/345	10A (Part)	Shop and Service and Wholesale Trade	17.2.2006 (Revoked on 17.11.2007)	(b), (c)
26.	A/TM/355	214 (Part) and 215 (Part)	Shop and Services (Real Estate Agency)	23.2.2007 (Approved on a temporary basis for three years) (Lapsed)	(b), (c)
27.	A/TM/393	1A	Shop and Services (Fast Food Shop and Real Estate Agency)	5.3.2010 (Approved on a temporary basis for three years) (Lapsed)	(c)
<i>Applications approved when the site was zoned "OU(B)"</i>					
28.	A/TM/479	161	Shop and Services (Real Estate Agency)	4.9.2015 (Lapsed)	(b), (d)
29.	A/TM/559	1A	Shop and Services	30.4.2021 (Approved)	(e)

#### Approval Conditions

- (a) Provision of separating walls with the adjoining units
- (b) The permission shall cease to have effect on specific date
- (c) The submission and implementation of fire services installations/ fire safety measures of the application premises within 6 months from the date of planning approval.
- (d) The submission and implementation of fire safety measures including the provision of a separate means of escape for and provision of fire service installations in the application premises.
- (e) The submission and implementation of a fire service installations and equipment proposal for the application premises within 6 months from the date of planning approval.

***Rejected applications***

No.	Application No.	Application Premises (G/F)	Proposed Use/ Development	Date of Consideration	Rejection Reason(s)
<i>Applications rejected when the site was zoned "I"</i>					
1.	A/TM/107	1A-1B	Restaurant	10.5.1991	(1), (2)
2.	A/TM/108	1A	Commercial Uses: (a) Selling/ Exchange/ Rental of Taxis, (b) Real Estate Agents	27.9.1991 (Rejected on Review)	(3), (4)
3.	A/TM/301	4	Temporary Barber Shop for a Period of 5 Years	28.5.2004 (Appeal Dismissed)	(5), (6), (7)
4.	A/TM/377	164 (Part)	Shop and Services (Real Estate Agency)	7.11.2008	(7)
<i>Applications rejected when the site was zoned "OU(B)"</i>					
5.	A/TM/472	183	Shop and Services (Real Estate Agency)	3.7.2015	(8)
6.	A/TM/473	111 (Part)	Shop and Services	3.7.2015	(8)
7.	A/TM/474	126 (Part)	Shop and Services	17.7.2015	(8)
8.	A/TM/475	114 (Part)	Shop and Services	17.7.2015	(8)
9.	A/TM/476	51 (Part)	Shop and Services	13.11.2015 (Rejected on Review)	(8)

**Rejection Reasons**

- (1) Visitors would be susceptible to high fire risk.
- (2) There was no justification for the loss of industrial floor space for the proposed use.
- (3) The office is used for general commercial activities not directly related to any industrial operations in the building or the area.
- (4) There is no justification for the proposed uses not to be accommodated in a commercial building.
- (5) The proposed use was not in line with the planning intention of the "Industrial" ("I") zone which was to reserve land primarily for general industrial uses.
- (6) The proposed use was not in line with the relevant Town Planning Board Guidelines for Use/Development within "I" Zone in that there was no genuine need for the proposed use to be located at the application premises.
- (7) The proposed use at the application premises was considered not acceptable from fire safety point of view.
- (8) The proposed use at the premises does not comply with the Town Planning Board (TPB) Guidelines for Development within "Other Specified Uses (Business)" Zone (TPB PG-No. 22D) in that means

of escape separated from the industrial portion is not available for the application premises. The proposed use is unacceptable from fire safety point of view.



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/TM/561

意見詳情 (如有需要，請另頁說明)

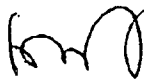
Details of the Comment (use separate sheet if necessary)

同意申請

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

馬旗

簽署 Signature



日期 Date

14/4/2021

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

參考編號

Reference Number:

210426-152649-23058

提交限期

Deadline for submission:

30/04/2021

提交日期及時間

Date and time of submission:

26/04/2021 15:26:49

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/561

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lam Ka Hing

意見詳情

Details of the Comment :

反對，鄉郊設商店及服務行業及批發行業連附屬貨倉將會增加附近車輛出入流量，引至附近交通阻塞、環境污染，增加引發火警危機，影響村民安全及生活質數

**Advisory Clauses**

- (a) to note the comments of District Lands Officer/ Tuen Mun, Lands Department (DLO/TM, LandsD) that:
- (i) the proposed 'Shop and Services' and 'Wholesale Trade' with Ancillary Warehouse uses do not comply with the lease conditions. The applicant will need to apply to LandsD for a temporary waiver for the proposal. The proposal will only be considered upon receipt of formal application from the registered owner. There is no guarantee that the application, if received by LandsD, will be approved and he reserves his comments on such. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit to do so, including, amongst others, charging of waiver fee and administrative fee;
  - (ii) the applicant should note that in applying for a temporary waiver, the applicant should provide floor plans prepared by an Authorised Person (AP) showing clearly the extent of the Premises and specify the internal floor area of the Premises with breakdown for respective uses. If the temporary waiver area is found to be greater than the area approved by the Board under the planning permission, the applicant may need to obtain approval from the Board on the revised area; and
  - (iii) in the event that any breach of the lease conditions or any change of use of the Premises without any prior approval from LandsD is detected, the Government reserves the right to take any enforcement action as may be considered appropriate;
- (b) to note the comments of the Director of Fire Services (D of FS) that:
- (i) fire service installations and equipment shall be provided to the satisfaction of the Fire Services Department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
  - (ii) the means of escape of the Premises should be totally separated from the industrial portion of the subject building;
  - (iii) regarding the matters related to fire resisting construction of the Premises, the applicant is reminded to comply with the 'Code of Practice for Fire Safety in Buildings' which is administered by the Building Authority; and
  - (iv) applicant's attention should be drawn to the 'Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises'; and
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that before any new building works are to be carried out at the Premises, the prior approval and consent from BD should be obtained, otherwise they are Unauthorised Building Works. An AP should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO). Detailed comments under the BO will be provided at building plan submission stage.