

2023年10月18日

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

Appendix I of RNTPC
Paper No. A/TM/588

This document is received on 18 OCT 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas 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

2302569

28/9

By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM/588
	Date Received 收到日期	18 OCT 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件（倘有），送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會（下稱「委員會」）秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.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)

Hoi Wai Industrial Company Limited 海威實業香港有限公司

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

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

Multiple Surveyors 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）	10th Floor, Hanway Factory Building 17 San On Street, Tuen Mun, New Territories, Hong Kong
(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 423sq.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 Tuen Mun Outline Zoning Plan No. S/TM/37
(e) Land use zone(s) involved 涉及的土地用途地帶	Industrial
(f) Current use(s) 現時用途	Factory (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	423 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Office (not elsewhere specified) (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 423 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 423 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

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

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

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

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

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

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

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

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

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

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

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

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

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

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

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

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

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

March 2024

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)) San 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。

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?	Yes 是 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																													
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。)	Yes 是 No 否	<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) <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 <input checked="" type="checkbox"/>																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<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 checked="" type="checkbox"/></td> </tr> </table>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
	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)																														

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。

This application is subject to a previous application (Application No. A/TM/580) for permission of temporary use of office (back office) approved on 11.11.2022.

The proposed change of use and the implementation respective of the required fire safety measures under the previous approval could not be proceeded within the dedicated timeframe owing to the leasing arrangement with the current occupier of the premises. With the arrangement now being sorted out, the applicant wishes to re-apply the permission and to resume the proposed change of use.

All planning conditions under the previous approvals will be satisfied before the operation after obtaining the planning approval and respective waiver.

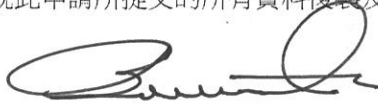
The justification in supporting the application and the layout plan of the proposed change of use remains identical to that submitted along with the previous application.

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

WONG SAI NING

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表 Multiple Surveyors Limited



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

Date 日期

27/09/2023

..... (DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 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 as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	10th Floor, Hanway Factory Building 17 San On Street, Tuen Mun, New Territories, Hong Kong 香港新界屯門新安街17號滙恒工業大廈10樓		
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 Tuen Mun Outline Zoning Plan No. S/TM/37 屯門分區計劃大綱核准圖編號 S/TM/37		
Zoning 地帶	Industrial 工業		
Applied use/ development 申請用途/發展	Office (not elsewhere specified) 辦公室(未另有列明者)		
(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	423 <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 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	1	
(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 checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

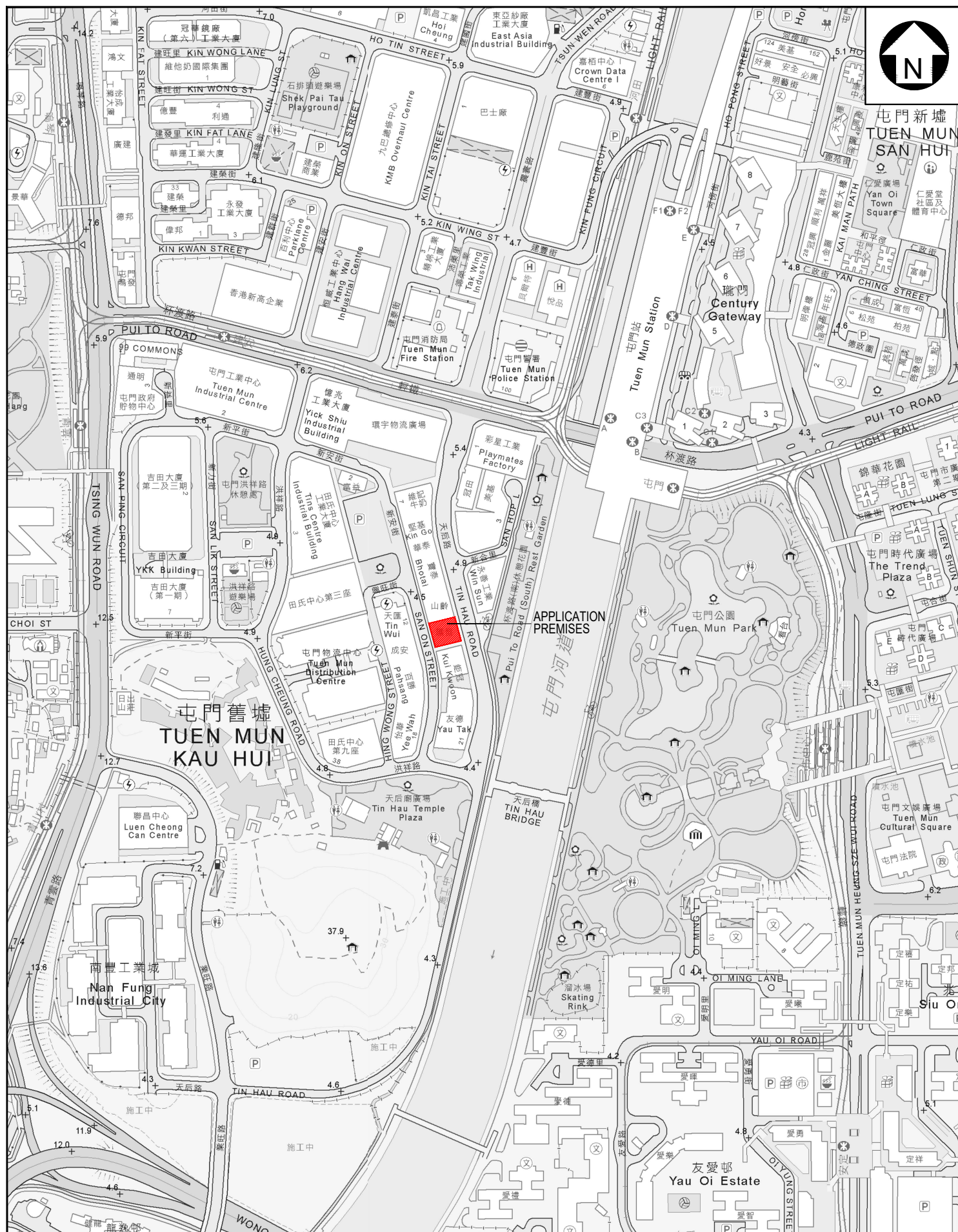
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input 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

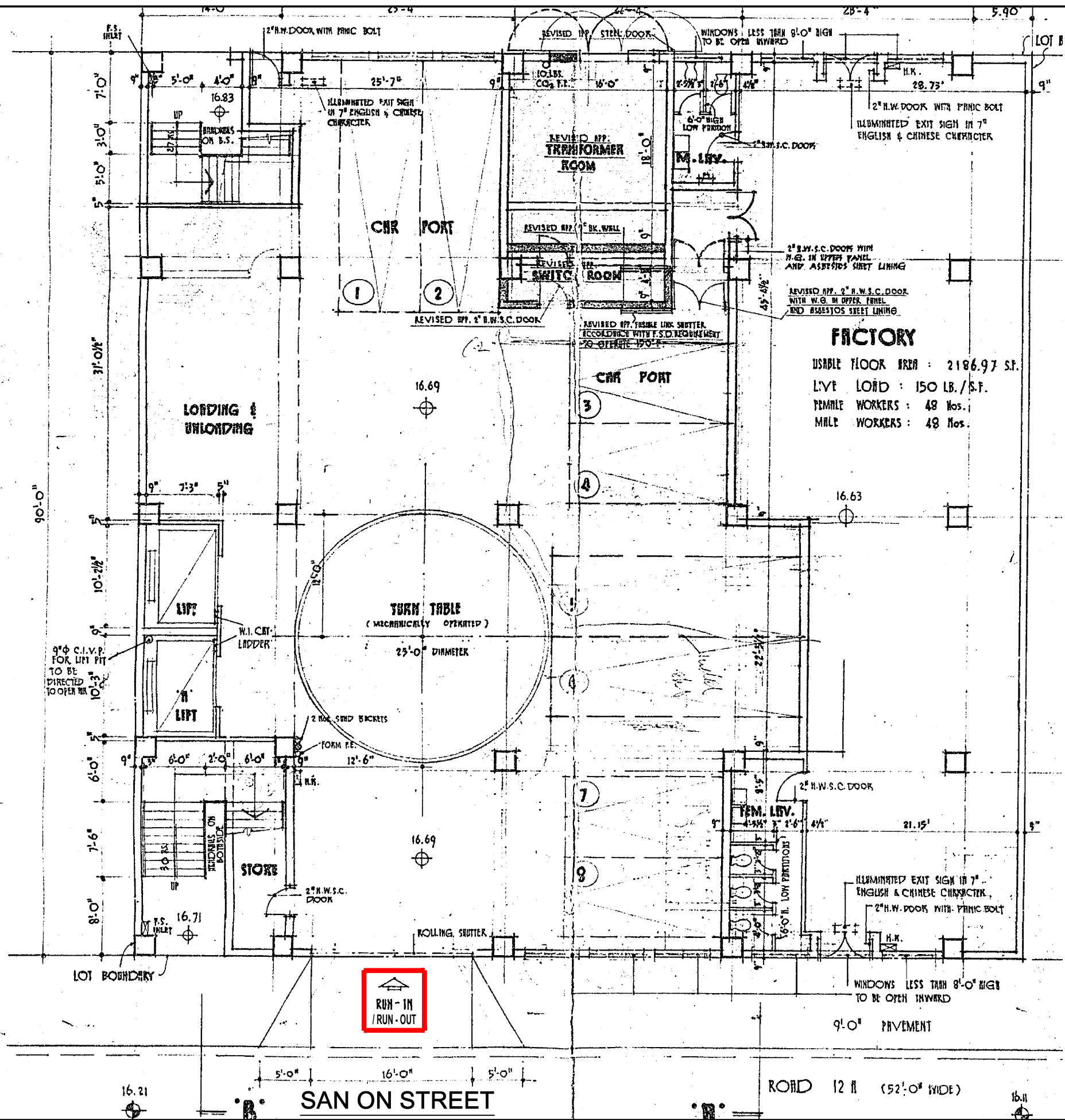
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

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Tel : 2840 1022
Fax : 2877 2811



G/F LAYOUT PLAN

Project Name:
APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
FACTORY ON 10TH FLOOR, HANWAY FACTORY BUILDING
17 SAN ON STREET, TUEN MUN, N.T. (C.P.T.L. NO. 22)

Drawing Title:
GROUND FLOOR LAYOUT PLAN SHOWING EXISTING RUN-IN/RUN-OUT

NOTES:
1. This drawing is the property of Multiple Surveyors Ltd. and is not to be copied in whole or part.
It is only to be used for the project stated and is to be returned upon request.
2. This drawing is for information only, to be used as general arrangement of site conditions.
All measurements stated herein are to be verified on site before construction of same.

Drawing No.:
G-TPB-02

Revision No.: Date:

Project No.:
BS/1462

Date:
21-06-2019

Scale:
1:100

Prepared by:
T.T.

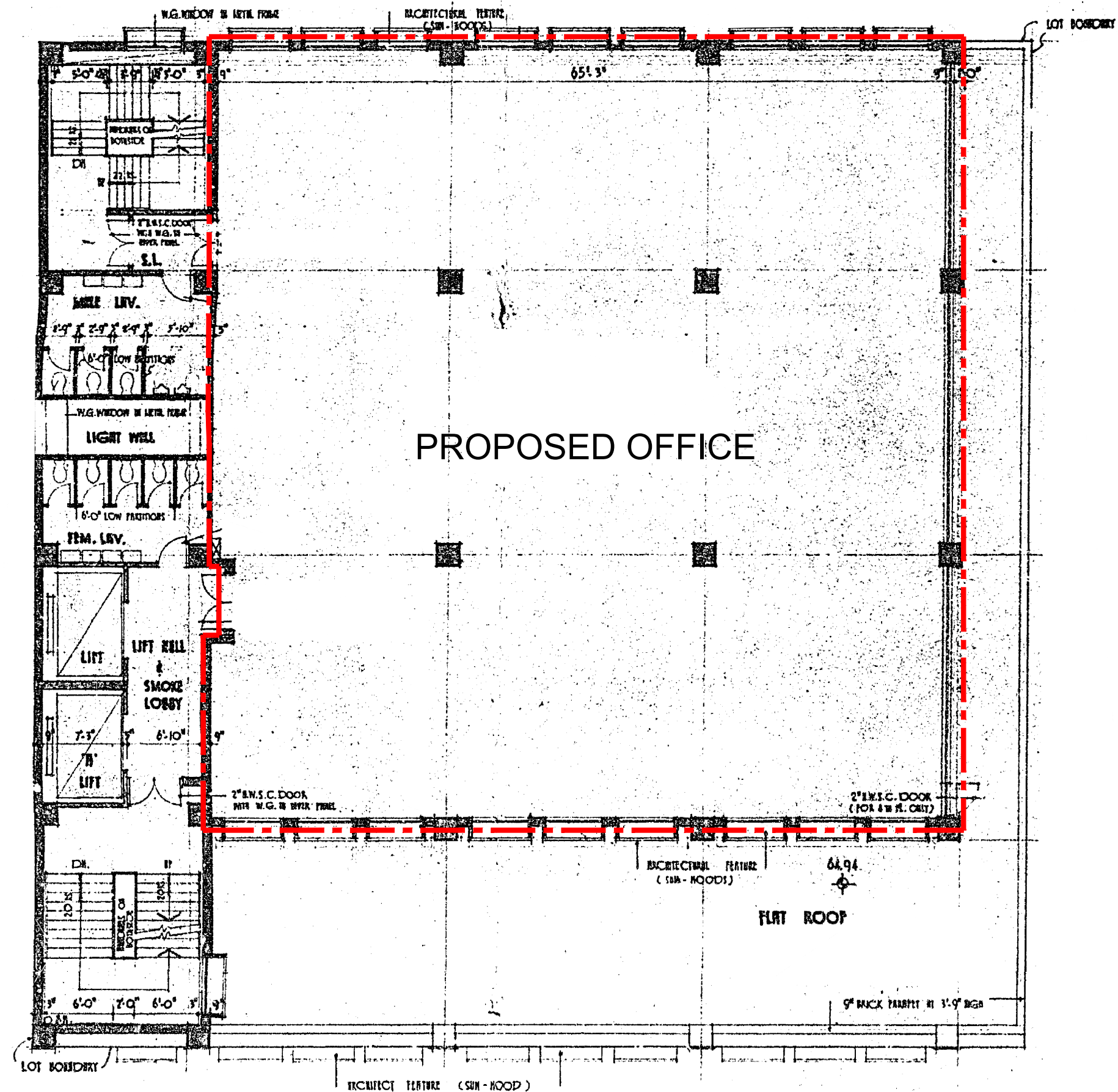
Checked by:
S.L.

Approved by:
B.W.



萬邦測量師行有限公司
Multiple Surveyors Ltd.
Property Consultants . Chartered Surveyors . Valuers

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--- EXTENT OF SUBMISSION

10/F LAYOUT PLAN

Project Name:
APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
FACTORY ON 10TH FLOOR, HANWAY FACTORY BUILDING
17 SAN ON STREET, TUEN MUN, N.T. (C.P.T.L. NO. 22)

NOTES:
1. This drawing is the property of Multiple Surveyors Ltd. and is not to be copied in whole or part.
It is only to be used for the project stated and is to be returned upon request.
2. This drawing is for information only, to be used as general arrangement of site conditions.
All measurements stated herein are to be verified on site before construction of same.

Drawing No.:
G-TPB-03

Revision No.: Date:

Project No.:
BS/1462

Date:
15-06-2022

Scale:
1:100

Prepared by:
T.T.

Checked by:
S.L.

Approved by:
B.W.

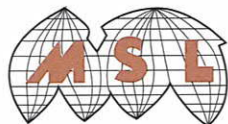


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Drawing Title:
10/F LAYOUT PLAN



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Appendix Ia of RNTPC Paper No. A/TM/588



ISO 9001 : 2015
Certificate No.: CC 1033

Building Consultancy Dept.

Surveyors	測量師
Architects	建築師
Engineers	工程師
Project Managers	策劃經理
Development Consultants	發展顧問

Our Ref.: BS/1462/B/01/Submission/TPB
Your Ref.: A/TM/588

20th October 2023

By Hand Delivery

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

Dear Sirs,

Application for Permission under Section 16 of the Town Planning Ordinance
Factory on 10th Floor, Hanway Factory Building, 17 San On Street, Tuen Mun, N.T.
(C.P.T.L. No. 22) [Application No. A/TM/588]

I write to submit herewith additional information in supporting the captioned application as further information for the consideration of the Town Planning Board.

This letter also serves as a clarification that the proposed use under the captioned application is Office (Back Office).

Please feel free to contact our Mr Simon LEUNG at 2840 1022 [REDACTED] should you require further information.

Yours truly,
For and on behalf of
MULTIPLE SURVEYORS LTD.

WONG Sai-ning
Director

Encl.

BW/SL

c.c. Hoi Wai Industrial Company Limited

Application for Permission under Section 16 of the Town Planning Ordinance
Factory on 10th Floor, Hanway Factory Building,
17 San On Street, Tuen Mun, N.T. (C.P.T.L. No. 22)
[Application No. A/TM/580]

Further Information

1. Issues relating to Town Planning

- a. The proposed change of use remains identical to that of the previously approved application (No. A/TM/580) for a proposed use as Office (Back Office) use with no direct provision of customer service.
- b. The applicant acquired the subject premises for a number of years and has been leasing out it for general industrial activities. Seeing an increasing demand of spaces for supporting offices for different kind of businesses in the neighbourhood in the recent years especially after a more convenient and developed transportation network is available, the applicant wishes to have a better use of her only property in the vicinity.
- c. The current uses of the remaining floors (other than the floor under application) based on a survey at each floor without verification with the owners/occupiers, are listed below: -

<i>G/F – carpak, loading/unloading and garage</i>	<i>1/F – chemicals supplier</i>
<i>2/F – warehouse</i>	<i>3/F – warehouse</i>
<i>4/F – laundry</i>	<i>5/F – laundry</i>
<i>6/F – mini-storage</i>	<i>7/F – food factory</i>
<i>8/F – laundry</i>	<i>9/F – laundry</i>
<i>11/F – laundry</i>	

- d. As limited by the original design of the subject building, there is currently no clearly demarcated path to separate people from the carpark, loading/unloading areas and temporary storage of goods and laundry carts at G/F.

However, as the proposed conversion will generate no noticeable increase in the flow of workers as demonstrated (further demonstration to be provided in the later paragraph), the manoeuvring of people and loading/unloading activities after the conversion is expected not to become worsen as compared with the present arrangement.

Furthermore, the proposed conversion is for back-office use with no direct provision of customer service, no large crowd of people will be expected. Taking into consideration of the nature of use, the movement of people will involve merely the office workers and is only expected to happen during a short period of time during morning, lunch time and evening where no overlapping with the usual loading/unloading schedules/activities as observed on site.

Dedicated passenger lift is also provided for the building to separate the vertical transportation of people and goods/carts.

2. Issues relating to Fire Safety

- a. The proposed use of the premises does not involve direct provision of any customer services or goods and will be used as back office purposes.
- b. The proposed setup and operation of the premises will only involve the handling of general office works and no large crowd of people will be expected. The premises will mainly be a working place for in-house staff.
- c. Existing fire service installations will be altered to suit the new fitting out with applications made to all concerned authorities where necessary.

3. Issues relating to Transport

- a. The proposed conversion will not cause adverse traffic impact to the road network in the vicinity. According to the Hong Kong Planning Standards and Guidelines (HKPSG), worker densities for the purposes of infrastructure and facilities planning at district planning level for “industrial” use and “industrial/office” use are determined by a factor of 25m²/worker and 20m²/worker respectively. The change in worker density for the subject premises under the current application for conversion from factory to office with a floor area of 423m² shall only be increased slightly from 17 workers to 22 workers. The increase of 5 workers in total for this particular conversion is considered as minimal and shall have no adverse impact to the overall traffic and road network of the vicinity.
- b. The existing parking and loading/unloading provision will also remain sufficient to cater for additional parking and loading/unloading demand generated from the proposed office use. The applicant currently holds 2 numbers of the existing parking spaces at G/F and these spaces will be allocated for the proposed change in use to meet the increased demand generated from this application.

In addition, the change in parking demand arose from the slight increase of expected workers after the proposed conversion as mentioned in Paragraph (b) above could also be compensated by:

- i. Availability of public transport services in the vicinity - The subject building is easily accessible by public transport facilities such as public buses along Pui To Road as well as various railway systems. Public bus stops, MTR Light Rail stops (Kin On Stop) and MTR West Rail Line station (Tuen Mun Station) are all available within 5-8 minutes walking distance via established pedestrian network to and from the subject building, and;
- ii. “Park-and-ride Scheme” – A Park-and-ride Scheme is currently provided by the MTR Corporation at Tuen Mun Station with a very convenient walking distance to and from the subject building as mentioned in Paragraph (ii)(a) above.

The applicant has already utilized the recourses where she has control under her sole ownership to support the application. Consideration should be taken into account that there will be certain hardship for the applicant, being only one of the owners of this multi-ownership building to fulfil the parking standards of the current HKPSG under an application for a partial but not wholesale conversion of the building built in accordance with regulations and standards of the 1970s.

4. Issues relating to Highways Structures and Facilities

- a. No alteration to the existing access arrangement of the application site from San On Street will be proposed under the current application.
- b. No road improvement works for the proposed use of the premises will be proposed under the current application.
- c. No alteration of existing drainage provisions of the application site would be affected by the proposed use under the application.

5. Issues relating to Environmental and Hygiene

- a. The proposed setup and operation of the premises will involve the handling of general office works only and no catering services/activities regulated under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislations will be involved.
- b. No commercial and/or trading activities and all operations conducted in the premises will not post any nuisance or injurious or dangerous to health and surrounding environment.
- c. Pest control measures to avoid infestation of pest including mosquitos and rodents at the site and its surroundings will be conducted.
- d. All associated works and operations conducted at the premises will not cause any environmental nuisance, pest infestation and obstruction to the surrounding. All waste generated from the operations and works conducted at the premises will be disposed properly.



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ISO 9001 : 2015

Certificate No.: CC 1033

Building Consultancy Dept.

Appendix Ib of RNTPC Paper No. A/TM/588

Surveyors	測量師
Architects	建築師
Engineers	工程師
Project Managers	策劃經理
Development Consultants	發展顧問

Our Ref.: BS/1462/B/01/Submission/TPB
Your Ref.: A/TM/588

24th November 2023

By Hand Delivery and By Email

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

Dear Sirs,

Application for Permission under Section 16 of the Town Planning Ordinance
Factory on 10th Floor, Hanway Factory Building, 17 San On Street, Tuen Mun, N.T.
(C.P.T.L. No. 22) [Application No. A/TM/588]

I write to submit herewith the List of Responses in response to the request for clarifications and comments received between on 10th November 2023 regarding the captioned application as further information for the consideration of the Town Planning Board.

Please feel free to contact the undersigned at 2840 1022/ [REDACTED] should you require further information.

Yours truly,
For and on behalf of
MULTIPLE SURVEYORS LTD.

WONG Sai-ning
Director

Encl.

BW/SL

c.c. Hoi Wai Industrial Company Limited

Application for Permission under Section 16 of the Town Planning Ordinance
Factory on 10th Floor, Hanway Factory Building,
17 San On Street, Tuen Mun, N.T. (C.P.T.L. No. 22)
[Application No. A/TM/588]

List of Responses

Comments: a. The Applicant is required to advise the estimated trip generation and attraction to/from the development

Responses: *The worker density for the proposed use will be 22 workers according to the factor of 20m²/worker under the Hong Kong Planning Standards and Guidelines (HKPSG).*

Taking into consideration that the proposed use of the premises does not involve the direct provision of any customer services or goods and will be used as back office, i.e. a working place for in-house staff only, the trip generation/ attraction rates for the proposed use with a GFA of 423m² are estimated based on 22 workers and 2 trips of delivery per day and shown below: -

	AM Peak Hours		PM Peak Hours	
	Generation	Attraction	Generation	Attraction
<i>Estimated Trip</i>	<i>1</i>	<i>23</i>	<i>23</i>	<i>1</i>
<i>Estimated Rate (ped/hr/100m² GFA)</i>	<i>0.12</i>	<i>2.72</i>	<i>2.72</i>	<i>0.12</i>

Note: The AM and PM peak hours of Mondays to Saturdays shall be 7:30am to 9:30am and 5:00pm to 7:00pm respectively

Comments: b. Please also advise the parking and/ or loading and unloading demand generated by the proposed use with justifications; and

Responses: *1 no. of parking space demand will be generated by the proposed use according to the HKPSG and the demand will be supported by 2 of the existing parking spaces at G/F under the same ownership of the Applicant.*

Comments: c. Please provide the Level of Service (LOS) assessment of the existing footpath for our further consideration.

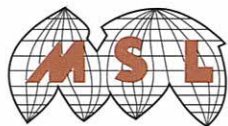
Responses: *A pedestrian survey of the portion of pavement at San On Street immediately outside the subject Building was conducted and the results are summarized as follows: -*

	AM Peak Hours		PM Peak Hours	
	Generation	Attraction	Generation	Attraction
<i>Hanway Factory Building</i>	<i>42</i>	<i>54</i>	<i>53</i>	<i>36</i>
	<i>96</i>		<i>89</i>	

Note: The AM and PM peak hours of Mondays to Saturdays shall be 7:30am to 9:30am and 5:00pm to 7:00pm respectively

Taking the higher total trip figure (i.e. the AM peak period), the flow rate of the portion of pavement immediately outside the subject Building is about 0.30ped/min/m² and is equivalent to the pedestrian walkway level of service (LOS) of A under the Highway Capacity Manual.

The proposed use under the current submission will generate an additional of 5 workers (original 17 workers vs proposed 22 workers) and the estimated flow rate will slightly be increased to 0.32ped/min/m² and still within the upper limit of LOS A.



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Building Consultancy Dept.

Appendix Ic of RNTPC
Paper No. A/TM/588

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Engineers	工程師
Project Managers	策劃經理
Development Consultants	發展顧問

Our Ref.: BS/1462/B/01/Submission/TPB
Your Ref.: A/TM/588

30th November 2023

By Hand Delivery and By Email

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

Dear Sirs,

Application for Permission under Section 16 of the Town Planning Ordinance
Factory on 10th Floor, Hanway Factory Building, 17 San On Street, Tuen Mun, N.T.
(C.P.T.L. No. 22) [Application No. A/TM/588]

I write to submit herewith further clarifications to support the captioned application for the consideration of the Town Planning Board.

Please feel free to contact the undersigned at 2840 1022/ [REDACTED] should you require further information.

Yours truly,
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Application for Permission under Section 16 of the Town Planning Ordinance
Factory on 10th Floor, Hanway Factory Building,
17 San On Street, Tuen Mun, N.T. (C.P.T.L. No. 22)
[Application No. A/TM/588]

List of Clarifications

Comments: a. The Applicant is required to advise the estimated trip generation and attraction to/from the development

Responses: *The estimated population for the proposed use shall be 14 staff members with 2 visitors per day. Taking into consideration the above estimated population, the trip generation/attraction rates for the proposed use with a GFA of 423m² are shown below: -*

	AM Peak Hours		PM Peak Hours	
	Generation	Attraction	Generation	Attraction
<i>Estimated Trip</i>	<i>1</i>	<i>15</i>	<i>15</i>	<i>1</i>
<i>Estimated Rate (ped/hr/100m² GFA)</i>	<i>0.12</i>	<i>1.77</i>	<i>1.77</i>	<i>0.12</i>

Note: The AM and PM peak hours of Mondays to Saturdays shall be 7:30am to 9:30am and 5:00pm to 7:00pm respectively

The combined estimated trip rate for both AM peak hours and PM peak hours will be 1.89 ped/hr/100m² GFA.

Comments: b. Please also advise the parking and/ or loading and unloading demand generated by the proposed use with justifications; and

Responses: *The demand for parking generated by the proposed use will be supported by 2 existing parking spaces at G/F under the same ownership of the Applicant.*

Comments: c. Please provide the Level of Service (LOS) assessment of the existing footpath for our further consideration

Responses: *A pedestrian survey of the portion of pavement at San On Street immediately outside the subject Building was conducted and the results are summarized as follows: -*

	AM Peak Hours		PM Peak Hours	
	Generation	Attraction	Generation	Attraction
<i>Hanway Factory Building</i>	<i>42</i>	<i>54</i>	<i>53</i>	<i>36</i>
	<i>96</i>		<i>89</i>	

Note: The AM and PM peak hours of Mondays to Saturdays shall be 7:30am to 9:30am and 5:00pm to 7:00pm respectively

Taking the higher total trip figure (i.e. the AM peak period), the flow rate of the portion of pavement immediately outside the subject Building is about 0.30ped/min/m[^] and is equivalent to the pedestrian walkway level of service (LOS) of A under the Highway Capacity Manual.

In adopting a more prudent assessment by including all 16 estimated trips generated by the proposed use without deducting actual trips before the change of use, the estimated flow rate will slightly be increased to 0.35ped/min/m and still within the upper limit of LOS A.

[^] Width of the portion of San On Street outside the subject is 2.68m.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD):

No adverse comment on the application.

2. Fire Safety

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

No objection in principle to the application provided that:

- (i) the proposed office does not involve direct provision of customer services or goods;
- (ii) the proposed office does not attract unreasonably large number of persons who are not prepared to face the potential risks inside and outside industrial building and not familiar with the situation in case of emergency; rendering their escape materially much more difficult; and
- (iii) fire service installations and water supplies for firefighting being provided to his satisfaction. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

3. Traffic

- (a) Comments of the Commissioner for Transport (C of T):

No adverse comment on the application from the traffic engineering point of view provided that the applicant can allocate two existing parking spaces under his ownership for the proposed office use.

- (b) Comments of the Chief Highways Engineer/New Territories West of Highways Department (CHE/NTW, HyD):

No adverse comment on the application.

4. Environment

Comments of the Director of Environmental Protection (DEP):

No objection to the application from the environmental planning point of view.

5. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

No in-principle objection to the application.

6. District Officer's Comments

Comments of the District Officer (Tuen Mun), Home Affairs Department (DO(TM), HAD):

His office has not received any comment from the public.

7. Other Departments

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

- (a) Commissioner of Police;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Engineer/Mainland North, Drainage Services Department; and
- (d) Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the proposed 'office (back office) use at the Premises does not comply with the lease conditions governing Castle Peak Town Lot No. 22 (the Lot) including but not limited to restrictions relating to the user and type of building. The applicant, being the registered owner of the Premises, needs to apply to his office for a temporary waiver for implementation of the proposal. The proposal will only be considered upon receipt of formal application from the registered owner. However, there is no guarantee that the application, if received by LandsD, will be approved. 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, including amongst others, payment of a waiver fee and administrative fee as may be imposed by LandsD; and
 - (ii) 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;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) adequate fire protection/separation between uses should be installed and adequate exits should be provided for the office in compliance with Code of Practice for Fire Safety in Buildings 2011;
 - (ii) adequate number of toilets should be provided in compliance with Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
 - (iii) adequate natural lighting and ventilation for the areas for office use should be provided in accordance with Regulation 30 and 31 of the Building (Planning) Regulations;
 - (iv) before any new building works are to be carried out on the Premises, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO); and
 - (v) the granting of the planning approval should not be construed as an acceptance of the unauthorised structures on site under the BO. Enforcement action may be taken to effect the removal of all unauthorised works in the future.