

24 JUN 2019

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

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM/542
	Date Received 收到日期	24 JUN 2019

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

1. Name of Applicant 申請人姓名/名稱	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Bagnols Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)	
<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構) Llewelyn-Davies Hong Kong Ltd	
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)	Castle Peak Town Lot No. 26, No. 1 Tin Hau Road, Tuen Mun
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 2,840 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 30,996.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	Nil 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. A/TM/35
(e) Land use zone(s) involved 涉及的土地用途地帶	"Industrial" zone
(f) Current use(s) 現時用途	The Application Site is currently occupied by an industrial building known as the Playmates Factory Building. (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

N/A

- (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	About 30,996.86 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Commercial Uses (including Office cum Shop and Services / Eating Place / Place of Recreation, Sports or Culture / Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre) in Wholesale Conversion of an Existing Building (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	18 ⁽¹⁾	Number of units involved 涉及單位數目	N/A
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N/A sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 30,996.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 30,996.86 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) ⁽¹⁾ 不同樓層的擬議用途(如適用) <small>(Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)</small>	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F ⁽²⁾	Entrance Lobby, Industrial, Ancillary car park and loading/unloading areas	Entrance Lobby, Eating Place/ Shop and Services, Ancillary car park and Loading/unloading areas
	1/F - 4/F ⁽²⁾	Industrial	Eating Place/ Shop and Services
	5/F - 9/F ⁽²⁾	Industrial	Office, Shop and Services, Place of Recreation, Sports and Culture, Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre
	10/F ⁽²⁾	Industrial	Office
11/F-17/F ⁽³⁾	Industrial	Office	

Remarks:

(1) The existing Playmates Factory Building consists of a podium with two towers on top, namely the 11-storeys eastern tower and the 18-storeys western tower.

(2) Refers to the floors on both the eastern and western tower.

(3) Refers to the floors on the western tower only.

(ii) For Type (ii) application 供第(ii)類申請		N/A
(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		N/A												
(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>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	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)													

(iv) For Type (iv) application 供第(iv)類申請	N/A
<p>(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 –</p>	
<input type="checkbox"/> Plot ratio restriction 地積比率限制	From 由 to 至
<input type="checkbox"/> 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
<input type="checkbox"/> Site coverage restriction 上蓋面積限制	From 由% to 至 %
<input type="checkbox"/> 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
<input type="checkbox"/> Non-building area restriction 非建築用地限制	From 由m to 至 m
<input type="checkbox"/> Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請	N/A
(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)
<p>(b) Development Schedule 發展細節表</p>	
Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率 <input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積 % <input type="checkbox"/> 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 <input type="checkbox"/> include 包括.....storeys of basements 層地庫 <input type="checkbox"/> 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) <input type="checkbox"/> About 約 m 米 <input type="checkbox"/> About 約

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)

The Proposed Development is tentatively scheduled for completion in 2022.

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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</p> <p>No 否</p>	<p><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))</p> <p>San Hop Lane</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 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</p> <p>No 否</p>	<p><input checked="" 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> <table border="0"> <tr> <td>Private Car Parking Spaces 私家車車位</td> <td style="text-align: right;">30</td> </tr> <tr> <td>Motorcycle Parking Spaces 電單車車位</td> <td style="text-align: right;">6</td> </tr> <tr> <td>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Medium Goods Vehicle Parking Spaces 中型貨車泊車位</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Parking spaces for the disabled</td> <td style="text-align: right;">1</td> </tr> </table> <p><input type="checkbox"/></p>	Private Car Parking Spaces 私家車車位	30	Motorcycle Parking Spaces 電單車車位	6	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0	Others (Please Specify) 其他 (請列明)	0	Parking spaces for the disabled	1
Private Car Parking Spaces 私家車車位	30															
Motorcycle Parking Spaces 電單車車位	6															
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0															
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0															
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0															
Others (Please Specify) 其他 (請列明)	0															
Parking spaces for the disabled	1															
<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</p> <p>No 否</p>	<p><input checked="" 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> <table border="0"> <tr> <td>Taxi Spaces 的士車位</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Coach Spaces 旅遊巴車位</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Light Goods Vehicle Spaces 輕型貨車車位</td> <td style="text-align: right;">15</td> </tr> <tr> <td>Medium Goods Vehicle Spaces 中型貨車車位</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Heavy Goods Vehicle Spaces 重型貨車車位</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td style="text-align: right;">_____</td> </tr> </table> <p><input type="checkbox"/></p>	Taxi Spaces 的士車位	0	Coach Spaces 旅遊巴車位	0	Light Goods Vehicle Spaces 輕型貨車車位	15	Medium Goods Vehicle Spaces 中型貨車車位	0	Heavy Goods Vehicle Spaces 重型貨車車位	0	Others (Please Specify) 其他 (請列明)	_____		
Taxi Spaces 的士車位	0															
Coach Spaces 旅遊巴車位	0															
Light Goods Vehicle Spaces 輕型貨車車位	15															
Medium Goods Vehicle Spaces 中型貨車車位	0															
Heavy Goods Vehicle Spaces 重型貨車車位	0															
Others (Please Specify) 其他 (請列明)	_____															

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



Applicant 申請人 / Authorised Agent 獲授權代理人

Wu Wan Yin Winnie

Associate Director

Name in Block Letters
姓名 (請以正楷填寫)

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
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

MRTPI
Llewelyn-Davies

on behalf of
代表

Llewelyn-Davies Hong Kong Ltd.

Hong Kong Limited

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

Date 日期

10 June 2019

(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：

N/A

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 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	Castle Peak Town Lot No. 26, No. 1 Tin Hau Road, Playmates Factory Building, Tuen Mun 青山市地段26號, 屯門天后路1號, 彩星工業大廈		
Site area 地盤面積	2,840	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	0	sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tuen Mun Outline Zoning Plan No. S/TM/35 屯門分區計劃大綱核准圖編號S/TM/35		
Zoning 地帶	Industrial 工業		
Applied use/ development 申請用途/發展	Proposed Commercial Uses (including Office cum Shop and Services / Eating Place / Place of Recreation, Sports or Culture / Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre) 擬議商業用途(包括辦公室暨商店及服務行業/食肆/康體文娛場所/藝術工作室/影音錄製 室/設計及媒體製作/研究所、設計及發展中心)		
(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	N/A	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	30,996.86	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		About 67.516	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		18	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	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	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	77.3 % <input checked="" type="checkbox"/> About 約		
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	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	30
	Motorcycle Parking Spaces 電單車車位	6
	Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
	Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
	Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
	Others (Please Specify) 其他 (請列明)	
	<u>Parking space for the disabled</u>	1
	<hr/>	
	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	0
	Coach Spaces 旅遊巴車位	0
	Light Goods Vehicle Spaces 輕型貨車車位	15
	Medium Goods Vehicle Spaces 中型貨車車位	0
	Heavy Goods Vehicle Spaces 重型貨車車位	0
	Others (Please Specify) 其他 (請列明)	
	<hr/>	
	<hr/>	

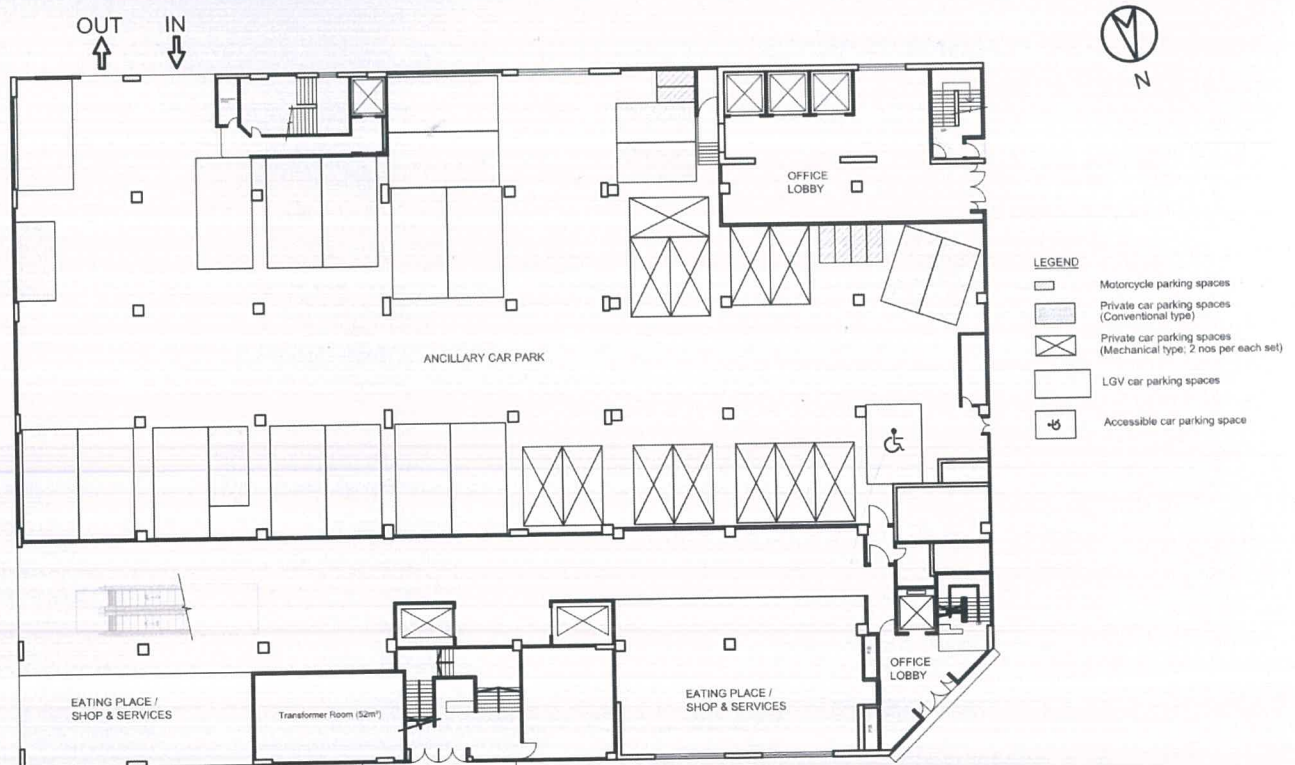
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及 或 水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" 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 checked="" 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"/>
<hr/>		
<hr/>		
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。

Section 16 Planning Application for Proposed Commercial Uses
(including Office cum Shop and Services / Eating Place /
Place of Recreation, Sports or Culture) in
Wholesale Conversion of an Existing Building
(i.e. Playmates Factory Building at
Castle Peak Town Lot No. 26),
No. 1 Tin Hau Road, Tuen Mun, N.T.



June 2019

**llewelyn
davies**

in association with

AHL Project Management (Int'l) Co. Ltd.

CTA Consultants Limited

Ramboll Hong Kong Limited

Savills (Hong Kong) Limited

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

21 June 2019

By Post and Fax
(2877 0245)

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

2019年 6月 24日
此文件在_____收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 24 JUN 2019.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Dear Sir

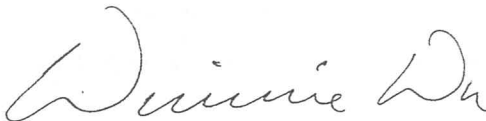
Section 16 Planning Application for Proposed Commercial Uses (including Office cum Shop and Services / Eating Place / Place of Recreation, Sports or Culture / Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre) in Wholesale Conversion of an Existing Building (i.e. Playmates Factory Building at Castle Peak Town Lot No. 26), No. 1 Tin Hau Road, Tuen Mun, N.T.

Reference is made to the captioned application submitted the Town Planning Board (the Board) on 10 June 2019 and our subsequent tele-con (Chan/ Tang) with the Board on 21 June 2019. The Applicant now wishes to submit replacement pages for p. 3 and p. 9 of the planning statement to rectify typos.

As the enclosed information only serves as clarification with no changes to proposed development parameters submitted on 10 June 2019, the Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

Encl
WW/st

S:\13402 Tuen Mun Playmates Factory Bldg\Submission\Planning
Statement\20190621_Clarifications\20190621_letter to TPB_S16 submission_clarifications_r.doc

cc
SO/TPB6

Attn: Ms. Chan

(by email)

2 SITE AND PLANNING CONTEXTS

2.1 Site Location and Existing Uses

- 2.1.1 The Application Site, covering an area of about 2,840m², is bounded by Pui To Road to the north, Pui To Road (South) Rest Garden to the east, San Hop Lane to the south and Tin Hau Road to the west. It is currently occupied by an industrial building known as Playmates Factory Building, which is over 38 years in age. It consists of a podium with two towers on top, namely the 11-storeys eastern tower and the 18-storeys western tower.
- 2.1.2 The Application Site is located at the eastern fringe of the existing Tuen Mun Industrial Area and is right adjacent to the town centre of Tuen Mun. The Application Site is highly accessible, with the West Rail Tuen Mun Station and Light Rail Station located within 100m to the northeast of the Application Site across the Tuen Mun River Channel. Above the West Rail Tuen Mun Station, it is a commercial and residential mixed used development with a shopping mall named V City and residential development named Century Gateway.
- 2.1.3 To the north of the Application Site across Pui To Road, the areas have already been transformed into a non-industrial cluster, mainly occupied by some "Government, Institution or Community" ("G/IC"), "OU(Business)" ("OU(B)"), "Commercial" ("C") and "Comprehensive Development Area" ("CDA") sites. To the south and west of the Application Site, the areas are still falling within the "Industrial" zone, but some of the surrounding industrial buildings (such as 1 San Hop Lane and 3 San Hop Lane) have already undergone wholesale conversion into commercial uses with office, shop and services, private club and eating place.
- 2.1.4 To the immediate east of the Application Site is the Pui To Road (South) Rest Garden, which forms part of the riverside open space along the Tuen Mun River Channel. To the further east across the Tuen Mun River Channel is the Tuen Mun Park.
- 2.1.5 **Figures 2.1 and 2.2** show the site and surrounding context of the Application Site.

Table 3.1 Indicative Development Schedule

Development Parameters	Existing Building	Proposed Indicative Scheme
Site Area	About 2,840 m ²	About 2,840m ²
Total Non-domestic GFA	About 30,996.86 m ²	About 30,996.86 m ²
Plot Ratio	About 10.914	About 10.914
Site Coverage	About 77.3%	About 77.3%
No. of Storeys	18	18
Building Height (to the main roof)	About 67.516 mPD	About 67.516 mPD

Table 3.2 Schedule of Uses by Floors ⁽¹⁾

	Proposed Uses
G/F ⁽²⁾	Entrance Lobby; Eating Place/ Shop and Services; Ancillary car park and loading/unloading areas
1/F – 4/F ⁽²⁾	Eating Place/ Shop and Services
5/F – 9/F ⁽²⁾	Office; Shop and Services; Place of Recreation, Sports and Culture; “Designated Portion” for “Specified Uses”
10/F ⁽²⁾	Office
11/F-17/F ⁽³⁾	Office

Remarks:

(1) The existing Playmates Factory Building consists of a podium with two towers on top, namely the 11-storeys eastern tower and the 18-storeys western tower.

(2) Refers to the floors on both the eastern and western tower.

(3) Refers to the floors on the western tower only.

3.2 Access, Parking and Servicing Facilities

Access

3.2.1 The vehicular access of the Application Site will generally follow the existing vehicular access location which is located at San Hop Lane.

Parking and Servicing Facilities

3.2.2 Since the revitalization of the existing industrial building will be through in-situ wholesale conversion of the existing building, the provision of car parking and servicing facilities will be constrained by the existing bulk and layout of the building. Table 3.3 below indicates the provision of car parking and servicing facilities of the

**llewelyn
davies**ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

4 July 2019

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong KongBy Fax and Post
(2877 0245)

Dear Sir

Section 16 Planning Application for Proposed Commercial Uses (including Office cum Shop and Services / Eating Place / Place of Recreation, Sports or Culture / Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre) in Wholesale Conversion of an Existing Building (i.e. Playmates Factory Building at Castle Peak Town Lot No. 26), No. 1 Tin Hau Road, Tuen Mun, N.T. (Application No. A/TM/542)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 10 June 2019. In response to the comments from the Tuen Mun and Yuen Long West District Planning Office of the Planning Department (DPO/TM&YLW, PlanD) received on 26 June 2019, we wish to provide the following clarifications for the Board's consideration:

- The indicative GFA breakdown of the proposed commercial uses are as follows:

Total Non-Domestic GFA	About 39,996.86
• Office	About 7,623 m ²
• Eating Place; Shop and Services; Place of Recreation Sports and Culture; "Designated Portion" for "Specific Uses" ⁽¹⁾	About 22,849 m ²
• Covered Roof Area ⁽²⁾	About 525 m ²
Remarks:	
(1) Not less than 10% of the converted GFA (i.e. not less than 3,099.69 m ²) will be designated, reserved and restricted as "Designated Portion" for "Specified Uses", including small-scale studios for arts and cultural practitioners (i.e. 'Art Studio' use), workshops for young entrepreneurs in the creative industries (i.e. 'Office' and 'Audio-visual Recording Studio' and 'Design and Media Production' uses), sports and recreational uses (i.e. 'Place of Recreation, Sports or Culture' use), as well as incubation space for innovation and technology start-ups (i.e. 'Office' and 'Research, Design and Development Centre' use). Details of the Designated Portion and Specified Uses will be subject to detailed design and arrangement during the subsequent application for the grant of the special waiver for wholesale conversion.	
(2) Based on the record plans of the existing building, a covered roof area of about 525m ² on the Western Tower was earmarked for industrial workshop and was included in the GFA calculation. After wholesale conversion, the covered roof area is proposed for ancillary uses (e.g. E/M and plant rooms). Detailed design and arrangement of the covered roof area will be provided during the subsequent detailed design stage in accordance with relevant requirements/regulations and the satisfaction of relevant government department(s).	

- The indicative location of the "Designated Portion" for "Specific Uses", among which includes 'Place of Recreation, Sports or Culture' uses to support the development of the art and cultural sector, creative industries and sports and recreation sector in Hong Kong, has been indicated on "Figure 3.6 – Indicative Floor Plan: 5/F – 9/F" in the Planning Statement submitted on 10 June 2019. To allow flexibility in future, subject to detailed design and future tenants' mix, there may also be 'Place of Recreation, Sports or Culture' uses in the remaining portion of 5/F – 9/F, apart from the "Designated Portion".

.../2

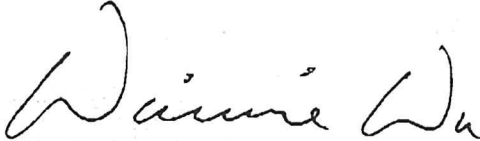
**Llewelyn
davies**

Town Planning Board
Page 2 of 2
4 July 2019

As the above information only serves as clarifications with no changes to the proposed development parameters as submitted on 10 June 2019, the Applicant sincerely requests that the captioned application be processed and considered by the Board at the soonest.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/st

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cc
DPO/TM&YLW

Attn: Ms. Maggie Wu

(by email)

RECEIVED

13 September 2019

2019 SEP 13 P 3:55

TOWN PLANNING BOARD *By Hand*

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

Dear Sir

**Section 16 Planning Application for Proposed Commercial Uses (including Office cum Shop and Services / Eating Place / Place of Recreation, Sports or Culture / Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre) in Wholesale Conversion of an Existing Building (i.e. Playmates Factory Building at Castle Peak Town Lot No. 26), No. 1 Tin Hau Road, Tuen Mun, N.T.
(Application No. A/TM/542)**

Reference is made to the captioned application, the consideration of which was deferred by the Town Planning Board (the Board) at its meeting on 16 August 2019 as requested by the Applicant to allow time for the preparation of Further Information to address the comments received from relevant government departments.

The Applicant would like to reactivate the subject planning application by submitting herewith 70 copies of Further Information for the Board's consideration. In particular, in response to the comments from the Transport Department, the Applicant has made her best effort to increase the provision of car parking spaces by modifying the layout of G/F and converting the whole floor of 4/F of the Proposed Development to ancillary car park so as to meet the requirements as stipulated under the Hong Kong Planning Standards and Guidelines.

Please refer to **Attachment 1** for the Revised Car Parking and Servicing Facilities Provision Table for details. Correspondingly, the Indicative Floor Plans of G/F to 4/F (with new car lifts added on 1/F, 2/F and 3/F too), Indicative Section Plan, Indicative Development Schedule, Schedule of Uses by Floors and Indicative GFA breakdown of the Proposed Commercial Uses have also been updated (see **Attachment 2**) to reflect the aforesaid changes. For our responses to other departmental comments, please refer to **Attachment 3** (including the revised SIA and TIA reports in **Attachments 4 and 5** respectively).

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**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

Town Planning Board
Page 2 of 2
13 September 2019

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

Llewelyn-Davies
Hong Kong Limited
Authorized Signature

WW/st
Encl

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cc (w/ encl)
DPO/TM&YLW

Attn: Ms Maggie Wu

(by email)

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

8 November 2019

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

RECEIVED

2019 NOV -8 P 4: 38

By Hand

TOWN PLANNING BOARD

Dear Sir

Section 16 Planning Application for Proposed Commercial Uses (including Office cum Shop and Services / Eating Place / Place of Recreation, Sports or Culture / Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre) in Wholesale Conversion of an Existing Building (i.e. Playmates Factory Building at Castle Peak Town Lot No. 26), No. 1 Tin Hau Road, Tuen Mun, N.T. (Application No. A/TM/542)

Reference is made to the captioned application, the consideration of which was deferred by the Town Planning Board (the Board) at its meeting on 1 November 2019 as requested by the Applicant to allow time for the preparation of Further Information to address the comments received from relevant government departments.

The Applicant would like to reactivate the subject planning application by submitting herewith 70 copies of Further Information to provide responses to substantiate the captioned planning application.

Please note that the current submission only serves for **technical clarification purpose** and provides responses to relevant departmental comments. The proposed layout and all the development parameters of the Proposed Development also remain unchanged from those submitted to the Board on 13 September 2019.

Thank you for your kind attention. We cordially request the captioned application be processed and considered by the Board at the soonest. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

WW/st
Encl

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cc (w/ encl)
DPO/TM&YLW

Attn: Ms Maggie Wu

(by email)

**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

16 December 2019

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

By Hand

Dear Sir

Section 16 Planning Application for Proposed Commercial Uses (including Office cum Shop and Services / Eating Place / Place of Recreation, Sports or Culture / Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre) in Wholesale Conversion of an Existing Building (i.e. Playmates Factory Building at Castle Peak Town Lot No. 26), No. 1 Tin Hau Road, Tuen Mun, N.T. (Application No. A/TM/542)

Reference is made to the Further Information of the subject planning application submitted to the Town Planning Board (the Board) on 8 November 2019.

In order to address the comments from the Transport Department (TD) received via the Tuen Mun and Yuen Long West District Planning Office (DPO/TM&YLW) of the Planning Department on 12 December 2019, we submit herewith 70 copies of the Further Information to provide responses to substantiate the captioned planning application.

Please note that the current submission only serves for **technical clarifications purpose** and providing responses to comments from TD. The proposed scheme and all of the development parameters of the Proposed Development also remain unchanged from those submitted to the Town Planning Board (the Board) on 13 September 2019 and 8 November 2019. The Applicant therefore sincerely requests that the captioned application be processed and considered by the Board at the RNTPC Meeting scheduled on 3 January 2020.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

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cc (w/ encl)
DPO/TM&YLW

Attn: Ms. Maggie Wu

(by email)

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

23 December 2019

By Hand

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

Dear Sir

Section 16 Planning Application for Proposed Commercial Uses (including Office cum Shop and Services / Eating Place / Place of Recreation, Sports or Culture / Art Studio / Audio-visual Recording Studio & Design and Media Production / Research, Design and Development Centre) in Wholesale Conversion of an Existing Building (i.e. Playmates Factory Building at Castle Peak Town Lot No. 26), No. 1 Tin Hau Road, Tuen Mun, N.T. (Application No. A/TM/542)

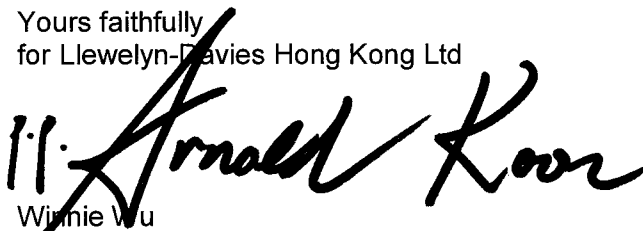
We refer to the Further Information of the subject planning application submitted on 16 December 2019.

In order to address the comments from Transport Department (TD) received on 20 December 2019 requiring provision of technical clarifications on the westbound traffic flows between junctions A and J of the Traffic Impact Assessment report submitted on 16 December 2019, we submit herewith 70 copies of the Further Information including replacement pages of the Traffic Impact Assessment report to provide responses to substantiate the captioned planning application.

Please note that the current submission only serves for technical clarifications purpose and providing responses to comments from TD. The proposed scheme and all of the development parameters of the Proposed Development also remain unchanged from those submitted to the Town Planning Board (the Board) on 13 September 2019 and 8 November 2019. The Applicant therefore sincerely requests that the captioned application be processed and considered by the Board at the RNTPC Meeting scheduled on 3 January 2020.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Miss Simone Tang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Associate Director

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WW/st
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cc (w/ encl)
DPO/TM&YLW

Attn: Ms. Maggie Wu

(by email)

TPB PG–NO. 25D

**TOWN PLANNING BOARD GUIDELINES FOR
USE/DEVELOPMENT WITHIN “INDUSTRIAL” ZONE**

(Important Note:

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Secretariat of the Town Planning Board (15th Floor, North Point Government Offices (NPGO), 333 Java Road, Hong Kong – Tel. 2231 4810 or 2231 4835) or the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17th Floor, NPGO and 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin).

The Guidelines are subject to revision without prior notice.)

1. Introduction

1.1 The Town Planning Board (the Board) recognizes that with the structural changes in the industrial sector, industrial activities in Hong Kong are shifting from manufacturing and production-oriented to more diverse management/service-oriented and information-based. In recent years, there is particularly rapid development of information technology (IT) and telecommunications industries. The “Other Specified Uses (Business)” zone has been introduced by the Board to allow maximum flexibility in the use of existing industrial and industrial-office (I-O) buildings¹, as well as in the development of new buildings for both commercial and clean industrial uses. To further facilitate development of IT and telecommunications industries, the Board sees the need to expand the scope of uses to be permitted in the “Industrial” (“I”) zone to accommodate such industries. Although the planning intention of the “I” zone is to reserve land primarily for general industrial uses to ensure an adequate supply of industrial floor space, IT and telecommunications industries are considered compatible with industrial uses. Owing to their special requirements, such as uninterrupted power supply, heavy floor loading and high ceiling, there is a need for such industries to be located in industrial or I-O buildings in the “I” zone.

1.2 With the migration of manufacturing industries to the Mainland, there is also a need to cater for supporting industrial-related non-manufacturing activities which have an important role to play in Hong Kong’s economy. To this end, the Board sees the need

¹ An I-O Building is defined as a dual-purpose building in which every unit of the building, other than that in the purpose-designed non-industrial portion, can be used flexibly for both industrial and office purposes. In terms of building construction, the building must comply with all relevant building and fire regulations applicable to both industrial and office buildings, including floor loading, compartmentation, lighting, ventilation, provision of means of escape and sanitary fittings.

to relax the control on offices related to industrial uses and trading firms which require large storage space and frequent loading/unloading. These uses are already permitted in I-O buildings, and will now be permitted as of right in the “I” zone. However, general commercial and office uses will still be subject to planning control in the “I” zone.

2. **Scope and Application**

- 2.1 This set of Guidelines is intended to set out the revised definitions of some of the industrial and industrial-related use terms listed in the User Schedule of the “I” zone and explain in detail the uses that are permitted as of right within the “I” zone. It also sets out the main planning criteria for assessing planning applications for office buildings and commercial uses in industrial or I-O buildings within the “I” zone.

3. **Definition of Terms**

Industrial Use

- 3.1 **Industrial Use** means the use of any place, premises or structure for the manufacture, alteration, cleansing, repairing, ornamenting, finishing, adaptation for sale, breaking up, or demolishing or transformation of goods and materials; for the storage, loading, unloading or handling of goods and cargo; or for the training, research, design and development, quality control and packaging in relation to the above processes.
- 3.2 Heavy and obnoxious industries, which have special locational requirements and different traffic and environmental impacts from general industrial uses, should be directed to specially designated sites. The industrial uses permitted in the “I” zone therefore exclude uses of such nature which are large-scale and/or require free-standing purpose-designed premises, such as aircraft maintenance and repair plant, chemical and biochemical plant, cement manufacturing plant, electric power station, gas works, material recovery/recycling facility, mining and quarrying, oil depot, oil refinery and petrol-chemical plant, refuse disposal installation, resource recovery park and sand depot. These uses should be accommodated in special industrial areas or “Other Specified Uses” zones specifically designated for such uses.

Office Related to Industrial Use

- 3.3 **Office Related to Industrial Use** means any premises where the activities of a firm are in direct support of and complementary to an associated industrial operation, which may or may not be located in the same premises or building, or in the same general industrial

area.

IT and Telecommunications Industries

3.4 **IT and Telecommunications Industries** generally refers to establishments involved in the manufacture, design, development, production, operation, processing or assembly of, or research into, any of the following :

- (a) electronic and micro-electronic systems, goods and components;
- (b) IT products and services including any computer hardware and software, contents and applications; and
- (c) telecommunications facilities and telecommunications services².

3.5 For the avoidance of doubt, activities involving direct provision of customer services, retail services or goods related to IT and telecommunications uses are excluded. General commercial/office uses are also excluded notwithstanding that these uses may adopt, in their process of working or operation, equipment or facilities that fall within those set out in paragraph 3.4.

Research, Design and Development Centre

3.6 **Research, Design and Development Centre** means any premises used for research and design of new or substantially modified products or industrial processes, and research and development of IT and telecommunications.

4. Permitted Uses/Developments in the “I” Zone

4.1 In general terms, in addition to general industrial uses, IT and telecommunications industries, office related to industrial use, research, design and development centre are permitted as of right in the “I” zone. However, because of fire safety consideration, only activities that do not attract a large number of visiting members of the public to the premises due to the direct provision of customer services or goods will be permitted.

4.2 IT and telecommunications facilities and equipment, such as gateways, exchanges, switching centres, radio base stations, paging centres, data centres, data processing/computer centres, telesites or carrier hotels are considered suitable to operate in industrial and I-O buildings. Hence, these uses are permitted as of right within the

² “telecommunications” and “telecommunications services” having the same definitions as defined in the

“T” zone. However, any activities involving direct provision of customer services or goods related to IT and telecommunications uses are excluded.

- 4.3 Office related to industrial use is always permitted in both industrial and I-O buildings. There is no requirement for the related industrial operation to be located within the same premises or building, or in the same industrial area. Trading firm requiring frequent loading/unloading and large storage space of not less than 30% of the total usable floor area (UFA) of the firm within the same premises or building, which cannot normally be accommodated in conventional commercial/office buildings, will also be permitted.
- 4.4 Other commercial uses (such as eating place, office, and shop and services) as specified in the Notes will be permitted in the purpose-designed non-industrial portion on the lower floors of an existing building, provided that such uses are separated from the industrial uses located above by a buffer floor of non-hazardous occupancy, such as a parking or loading/unloading floor. For fire safety reason, no industrial uses will be permitted to co-exist with the commercial uses in the non-industrial portion.
- 4.5 Ancillary showroom use of up to 20% of the total UFA of an industrial firm in the same premises or building will be permitted without application. Motor-vehicle showroom use is also permitted as of right on the ground floor of an industrial building.
- 4.6 In accordance with the covering Notes to outline zoning plans, all uses ancillary and directly related to a permitted use, other than ancillary showroom use exceeding the 20% UFA threshold, are always permitted and no separate planning permission will be required.

5. Requirement for Planning Permission

- 5.1 Pure office building and commercial uses in an industrial building or on the upper floors of an I-O building, other than those specified in Column 1 of the Notes, will require planning permission from the Board under section 16 of the Town Planning Ordinance. Each application will be considered on its individual merits. These include general office use such as consultant firms and various types of agencies, and showroom use unrelated to any industrial operation in the same premises/building or exceeding the 20% UFA threshold.

6. Main Planning Criteria

6.1 The following main planning criteria are relevant in the consideration of proposed development of office building:

- (a) Any proposal for the development of office building should demonstrate that there is a shortfall in the provision of office and other commercial floor space to serve the industrial activities in the area, and there are no suitable alternative sites to accommodate the proposed office building in the vicinity.
- (b) The location of the proposed office building should be easily accessible to public transport facilities, in particular railway stations, to minimize the potential traffic generation.
- (c) Favourable consideration may be given to proposed office development on sites within the part of an industrial area requiring renewal or restructuring, and the proposed development will induce significant improvement to the general amenity and environment of the area, or will alleviate existing interface problems by providing an environmental buffer between existing industrial and residential or other environmentally sensitive uses, such as school and community facilities.
- (d) There should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department.

6.2 For a proposed commercial use in an industrial building or on the upper floors of an I-O building, the following main planning criteria are relevant:

- (a) It should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds.
- (b) Depending on the circumstances of individual cases and the availability of I-O or 'business' buildings in the vicinity at the time of application, the Board may grant temporary permission for ancillary showroom use exceeding 20% of the total UFA of an industrial firm in industrial buildings.
- (c) Provided that other criteria could be met and with good justifications, favourable consideration would be given to applications for showrooms requiring large floor

area for the display of bulky goods and provision of adequate on-site loading/unloading facilities, which could not normally be accommodated in conventional commercial/office buildings.

- (d) There should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network.

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

³ In calculating the floor area, staircases, common circulation areas, lift landings, lavatories, water closets and any space occupied by machinery for any lift, air-conditioning system or similar service provided for the building may be excluded.

7. Modification/Change of Use in Existing Industrial or I-O Buildings

7.1 Where there is a modification/change of use, say, from one type of industrial use to another, or from industrial to non-industrial, the proposed use must be permitted in terms of the extant statutory plan. Where partial conversion of an industrial or I-O building to any use requiring planning permission is proposed, it must be demonstrated that the proposed use would be acceptable in terms of fire safety, land use, traffic and environmental considerations.

7.2 There is no provision for planning application for partial conversion of an industrial building for place of entertainment, educational institution and religious institution due to fire safety and other planning considerations. Conversion of an industrial building in whole for these and other compatible uses may be permitted on application to the Board based on individual merits.

8. Other Statutory and Non-statutory Requirements

8.1 For all new development, redevelopment, conversion and modification/change of use, all other statutory and non-statutory requirements of relevant Government departments must also be met. These include the building structure, means of escape and fire safety requirements, which will be considered at the building plan submission stage.

TOWN PLANNING BOARD

September 2007

**Similar s.16 Application within the same “I” zone and
“I” zone of the same industrial core of Tuen Mun
on the approved Tuen Mun Outline Zoning Plan No. S/TM/35 since 2010**

Approved applications

Application No.	Proposed Uses	Date of Consideration (RNTPC/TPB)	Approval Conditions
A/TM/403	Proposed wholesale conversion of all industrial floor spaces to ‘Shop and Services’ use	18.3.2011 Approved with conditions By RNTPC	(1) and (2)
A/TM/413	Proposed wholesale conversion for office, eating place, and shop and services	20.5.2011 Approved with conditions by RNTPC	(1) to (3)
A/TM/420	Proposed wholesale conversion for office, eating place, and shop and services	19.8.2011 Approved with conditions by RNTPC	(1) to (3)
A/TM/424	Proposed wholesale conversion of all industrial floor spaces to office use	20.1.2012 Approved with conditions by RNTPC	(1) and (2)
A/TM/464	Proposed office cum shop & services/ private club/ eating place (Wholesale conversion of existing industrial building)	19.6.2015 Approved with conditions by RNTPC	(1), (2) and (4)
A/TM/478	Proposed office cum shop & services/ private club/ eating place (Wholesale conversion of existing industrial building)	20.11.2015 Approved with conditions by RNTPC	(1), (2), (5) to (7)
A/TM/481	Proposed eating place/shop and services and office (Wholesale conversion of existing building)	5.2.2016 Approved with conditions by RNTPC	(1), (2), (10) and (11)
A/TM/482	Proposed eating place / shop & services (Wholesale conversion of existing building)	5.2.2016 Approved with conditions by RNTPC	(1), (2), (10) and (11)
A/TM/483	Proposed shop and services, office and eating place (Wholesale conversion of an existing building)	8.1.2016 Approved with conditions by RNTPC	(1), (2), (8), (9) and (10)

Approval Conditions

- (1) the submission and implementation of fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB;
- (2) the design and provision of parking facilities, loading/unloading spaces and lay-bys for the proposed development to the satisfaction of the Commissioner for Transport or of the TPB;
- (3) the submission of an assessment on the public sewerage system and implementation of proposed mitigation measures identified in the assessment to the satisfaction of the Director

of Drainage Services or of the TPB;

- (4) the submission and implementation of an upgrading proposal for the existing 225mm sewer at the applicants' cost, as proposed by the applicants, to the satisfaction of the Director of Drainage Services or of the TPB.
- (5) the submission of revised traffic impact assessment and implementation of the proposed junction improvement scheme at the applicants' own costs as proposed by the applicants to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (6) the submission of revised sewerage impact assessment and the implementation of mitigation measures identified therein to the satisfaction of the Director of Environmental Protection or of the Town Planning Board;
- (7) the submission and implementation of the drainage proposal for the site to the satisfaction of the Director of Drainage Services or of the Town Planning Board.
- (8) the submission of revised traffic impact assessment to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (9) the submission of revised sewerage impact assessment and the implementation of the proposed sewerage improvement works identified therein at the applicant's own costs as proposed by the applicant to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (10) the submission and implementation of landscape proposal to the satisfaction of the Director of Planning or of the Town Planning Board; and
- (11) the submission and implementation of sewerage improvement proposal at the applicant's own costs as proposed by the applicant to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Detailed Departmental Comments

Comments of the Director of Food and Environmental Hygiene

- (a) Proper licence and/or permit issued by his Department is required if any food business and/or activities related to place of entertainment is involved:
 - (i) For the operation of any types of food business, relevant food licence(s) and/or permit(s) should be obtained from his Department in accordance with the Public Health and Municipal Services Ordinance (Cap. 132).
 - (ii) Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance of other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement. A Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from his Department irrespective of whether the members of the public are admitted with or without payment.
- (b) If any commercial/trading activities are involved, it should not cause nuisance, be injurious, or hazardous to health and surrounding environment. Also, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses.

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

參考編號

Reference Number:

190730-175904-02706

提交限期

Deadline for submission:

30/07/2019

提交日期及時間

Date and time of submission:

30/07/2019 17:59:04

有關的規劃申請編號

The application no. to which the comment relates:

A/TM/542

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Karmen Chan

意見詳情

Details of the Comment :

荔枝角工業區有D2 Place, 將很多小店帶到區內, 又有很多食肆. 本人很贊同這類工業大廈轉型, 因為跟一般一式一樣的大型商場不同, 希望屯門工業區有多些同類型的發展出現.

Advisory Clauses

- (a) the approval of the application does not imply that the proposed building design elements could fulfil the requirements under the relevant requirements under the lease, and that the proposed GFA concession for the proposed development will be approved/ granted by the Building Authority (BA). The applicant should approach the Buildings Department and the Lands Department direct to obtain necessary approval. If the building design elements and the GFA concession are not approved/ granted by BA and the Lands Authority and major changes to the current scheme are required, a fresh section 16 application to the Town Planning Board may be required;
- (b) the approval should be for the lifetime of the building. Upon redevelopment, the subject site would need to conform with the zoning and development restrictions on the Outline Zoning Plan in force at the time of redevelopment which may not be the same as those of the existing building;
- (c) to note the comments of the Secretary for Development, Development Bureau that the exact designated use(s) and parameters about the 10% designated floor space will be determined by his Bureau in consultation with relevant parties after Lands Department has received the industrial building owner's application for a special waiver for wholesale conversion. The approved designated use(s) must fall within the uses to be covered by the planning permission;
- (d) to note the comments of District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) and the Chief Estate Surveyor/ Special Duties, LandsD that:

the proposed uses do not comply with the lease conditions. If the applicant wishes to apply for a special waiver for wholesale conversion of the existing building, he should note and observe the Lands Department Practice Note No. 6/2019 for the prerequisites, no change to the existing building structure/ bulk, requirements of the Designated Portion, Specified Uses for application of a special waiver. The proposal would only be considered upon receipt of formal application from the applicant. The applicant should note that there is no guarantee that the application, if received by his department, will be approved and he reserves comment on such. The application will be considered by his department 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, among others, charging of administrative fee;
- (e) to note the comments of Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):
 - i. carparking spaces, loading & unloading lay-by may be disregarded from GFA subject to the compliance with the requirements in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-2 & 111, otherwise, it will be counted as non-domestic GFA;

- ii. before any building works are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorised building works (UBW). An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - iii. for UBW erected on the leased land, enforcement action may be taken by the BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under BO;
 - iv. if the proposed use under application is subject to the issue of a licence, the area intended for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - v. detailed comments under the BO will be provided at the building plan submission stage.
- (f) to note the comments of the Director of Fire Services (DFS) that:
- i. detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
 - ii. the arrangement of emergency vehicular access shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the BD;
- (g) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- i. for the operation of any types of food business, relevant food licence(s) and/or permit(s) should be obtained from the Food and Environmental Hygiene Department (FEHD) in accordance with the Public Health and Municipal Services Ordinance (Cap. 132);
 - ii. any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance of other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement. A Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment;

- iii. if any commercial/trading activities are involved, it should not cause nuisance or injurious or dangerous to health and surrounding environment. Besides, for any waste generated from the commercial/trading activities, the applicant should handle on their own/at their expenses; and
- (h) to note the comments of Chief Highway Engineer/ New Territories West, Highways Department (CHE/ NTW, HyD) that if any traffic improvement works are considered necessary by Transport Department (TD) (including but not limited to widening of footpath, addition/ modification to crossing facilities, etc.) due to applicant's proposal, they should be implemented by the applicant at his own costs to the satisfaction of TD and HyD.