

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Aiden Shing Pak CHU/PLAND

寄件者: Coke Fok <[REDACTED]>
寄件日期: 2025年03月31日星期一 15:07
收件者: tpbpd/PLAND
副本: Aiden Shing Pak CHU/PLAND
主旨: Re: Planning Application No. A/TM/596 - Shop and Services at Workshop Unit 2, G/F, Wah Wan Industrial Building, 2 Kin Fat Lane, Tuen Mun, New Territories
附件: Wah Wan GF Unit 2(E Exit).pdf
類別: Internet Email

Dear Sir /Madam,

Attached a layout to indicate the targeted emergency exit which to be removed.

在 2025 年 3 月 31 日週一 08:00，Coke Fok <[REDACTED]> 寫道：

Re: Application No.: TPB/A/TM/596 - Application to permit “Shop & Service in “Industrial” Zone, at Workshop Unit 2, G/F, at Wah Wan Industrial Building, 2 Kin Fat Lane, Tuen Mun

Further to FSD & TD comments received on 20 January 2025, please refer to below response to the comment.

Comment from Fire Services Department (Contact Person: Mr. Yeung Pui-lik, Te: 3971-4695)

Comment	Our Response
Based on the submitted information, please be informed that the application is <u>not</u> supported as the area under the application is not completely separated from the industrial portion of the building.	We propose to replace the existing emergency exit door with 2-hours fire-rated solid bricks, so that the application premises can be separated and considered as an individual unit.

Comment from Transport Department (Contact Person: Mr. Dicky Wong, Tel: 2399-2225)

Comment	Our Response
The applicant is required to advise the estimated trip generation and attraction to/from the proposed use.	The service hours of the shops will be normally from 0900hrs-1900hrs. The real estate agency premises will serve the general walk-in public, estimated around less than 10 visitors per day. For the small-scale convenience store, it will serve the local walk-in public in the

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	community but not target any extra visitor outside in the community. The estimated visitor for the convenience store will be less than 5 visitors per hour.
Please also advise the parking and/or loading and unloading demand generated by the proposed use with justifications.	No loading or unloading demand is necessary from the service shop. The goods will be delivered to the store by hand-held or manual handling. No parking is required.
Please provide the Level of Service (LOS) assessment of the existing footpath for further consideration.	With reference to the guideline in “Highway Capacity Manual 2010”, the Level of Service (LOS) for Walkway and Sidewalk. The estimated LOS will belong to Category A, there will be less than 16 pedestrians/min/m. The visual inspection reveals that it is not a busy walkway.
The applicant should remove any nonstandard ramp access from Kin Wing Street to the shop and reinstate the road kerb.	We will remove non-standard ramp from Kin Wing Street to the shops and reinstate the road kerb

Should you have any queries, please do not hesitate to contact Mr. MC FOK at [REDACTED].

Regards,

MC FOK (Mr.)

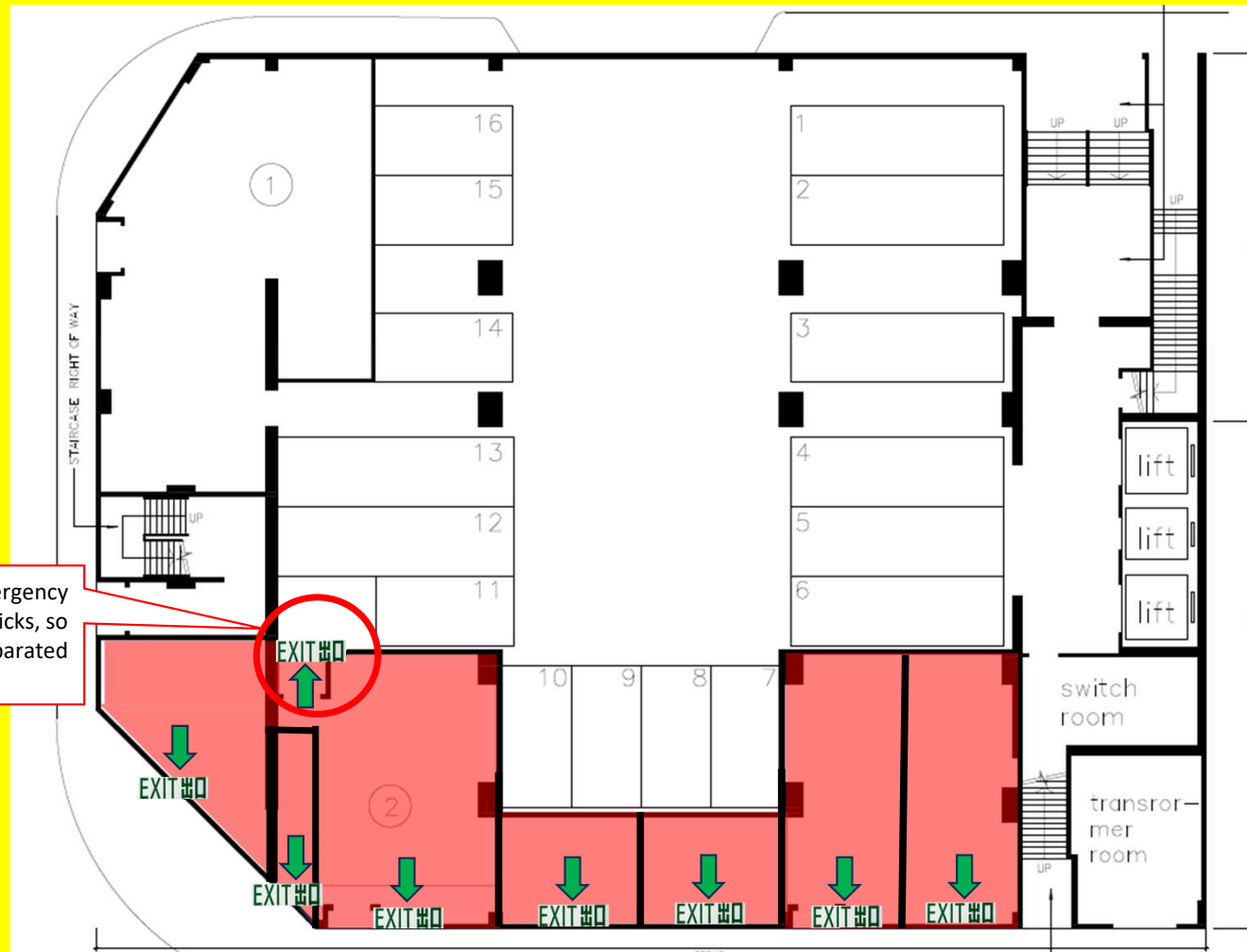
Property Owner

Mobile: [REDACTED]

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We propose to replace the existing emergency exit door with 2-hours fire-rated solid bricks, so that the application premises can be separated and considered as an individual unit.



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GROUND FLOOR PLAN
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