

This document is received on 23 MAY 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-1
表格第 S16-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

2200850 8/4 by hand.

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/KI / 264
	Date Received 收到日期	23 MAY 2022

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

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)Gorgeous Holdings (Hong Kong) Limited
佰帥集團有限公司

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)Senior Consultant Limited
卓高牌照顧問有限公司

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)	Unit 1 of 1 st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon 九龍尖沙咀東麼地道 65 號安達中心地庫一樓 1 號單位
(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 543.35 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)	Not Applicable 不適用 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28 尖沙咀分區計劃大綱核准圖編號 S/K1/28
(e) Land use zone(s) involved 涉及的土地用途地帶	商業(3) COMMERCIAL(3)
(f) Current use(s) 現時用途	空置 Vacant (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 -

- ☐ is the sole "current land owner"[#] (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」[#] (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"[#] (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」[#] (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 2022 年 3 月 28 日的記錄，這宗申請共牽涉 1 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 17/05/2022 (DD/MM/YYYY)[&]
於 17/05/2022 (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
17/05/2022 (DD/MM/YYYY)[&]
於 17/05/2022 (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	
<input checked="" type="checkbox"/> Type (i) 第(i)類	Change of use within existing building or part thereof 更改現有建築物或其部分內的用途
<input type="checkbox"/> Type (ii) 第(ii)類	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s) 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
<input type="checkbox"/> Type (iii) 第(iii)類	Public utility installation / Utility installation for private project 公用事業設施裝置／私人發展計劃的公用設施裝置
<input type="checkbox"/> Type (iv) 第(iv)類	Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 略為放寬於法定圖則《註釋》內列明的發展限制
<input type="checkbox"/> Type (v) 第(v)類	Use / development other than (i) to (iii) above 上述的(i)至(iii)項以外的用途／發展
<p>Note 1: May insert more than one 「✓」.</p> <p>註 1: 可在多於一個方格內加上「✓」號</p> <p>Note 2: For Development involving columbarium use, please complete the table in the Appendix.</p> <p>註 2: 如發展涉及靈灰安置所用途，請填妥於附件的表格。</p>	

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	543.35 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Commercial Bathhouse/Massage Establishment 商營浴室 / 按摩院 (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 543.35 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 543.35 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
	1 st	Vacant 空置	Commercial Bathhouse/ Massage Establishment 商營浴室 / 按摩院
	Basement 地庫一樓		

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

政府、機構或社區設施

(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)

.....

.....

.....

☐ 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

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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)
July 2022 2022 年 7 月

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排		
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)) MODY SQUARE 麼地廣場 <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.

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

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

10. Justifications 理由

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

申請擬議商營浴室 / 按摩院的理由如下：

此規劃報告書旨在支持尖沙咀東麼地道 65 號安達中心地庫一樓 1 號單位作商營浴室 / 按摩院用途。申請處所位於尖沙咀分區計劃大綱核准圖(圖則編號 S/K1/28) 上的

「商業 (3)」地帶。

發展方案擬申請處所 (面積約 543.35 平方米) 由商店改作商營浴室 / 按摩院行業用途。申請處所將會與有關建築物的商業部份以可接受的耐火時效建築物材料完全分隔。處所也將與其他店舖共用走火逃生路徑。處所內所有消防設備包括花灑及自動警報系將履行消防處處長或城規會的要求。以確保消防安全。

- 1) 擬議用途符合「商業 (3)」地帶的規劃意向。
- 2) 擬議用途與毗鄰租客相容。
- 3) 擬議用途可以滿足「商業 (3)」領域內的要求。
- 4) 擬議用途不會增加交通流量，亦不會產生環境污染及嘈音影響。
- 5) 分區計劃大綱圖內有類似規劃申請獲批 (包括本大廈地庫二樓)。

以此理據，此敬希 各城規會成員能批准本用途申請

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


.....
NG MAN I

.....
MANAGER

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

.....
SENIOR CONSULTANT LIMITED



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

Date 日期

28 MAR 2022

..... (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^②

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

^② 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.
在該靈灰安置所內，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	Unit 1 of 1 st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon 九龍尖沙咀東麼地道 65 號安達中心地庫一樓 1 號單位		
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 TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28 尖沙咀分區計劃大綱核准圖編號 S/K1/28		
Zoning 地帶	商業 (3) COMMERCIAL (3)		
Applied use/ development 申請用途/發展	Commercial Bathhouse/Massage Establishment 商營浴室 / 按摩院		
(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	543.35 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 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
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Extract of approved building plan, Location plan</u>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

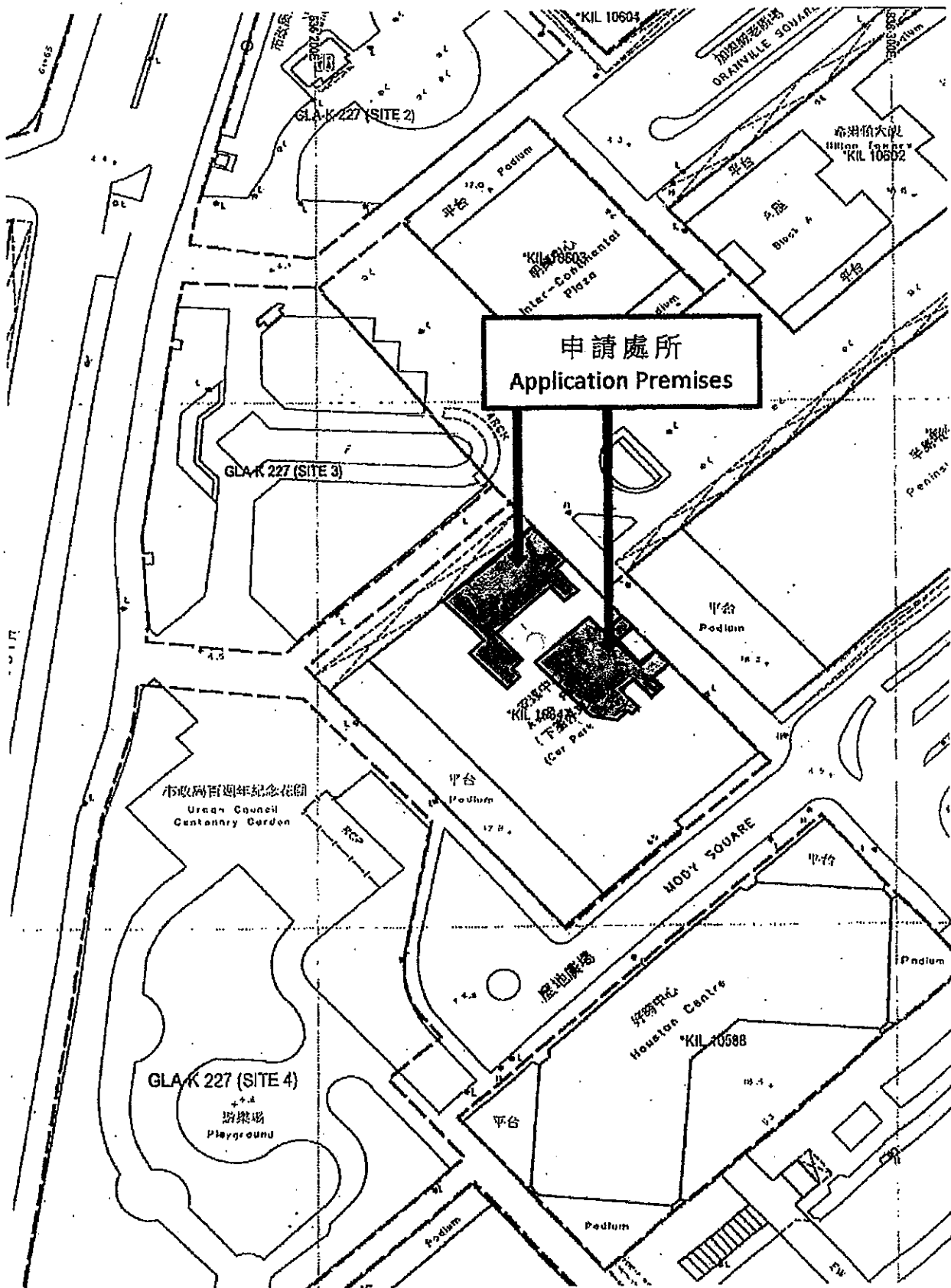
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP.131)
PROPOSED "Commercial Bathhouse/Massage Establishment" USE

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

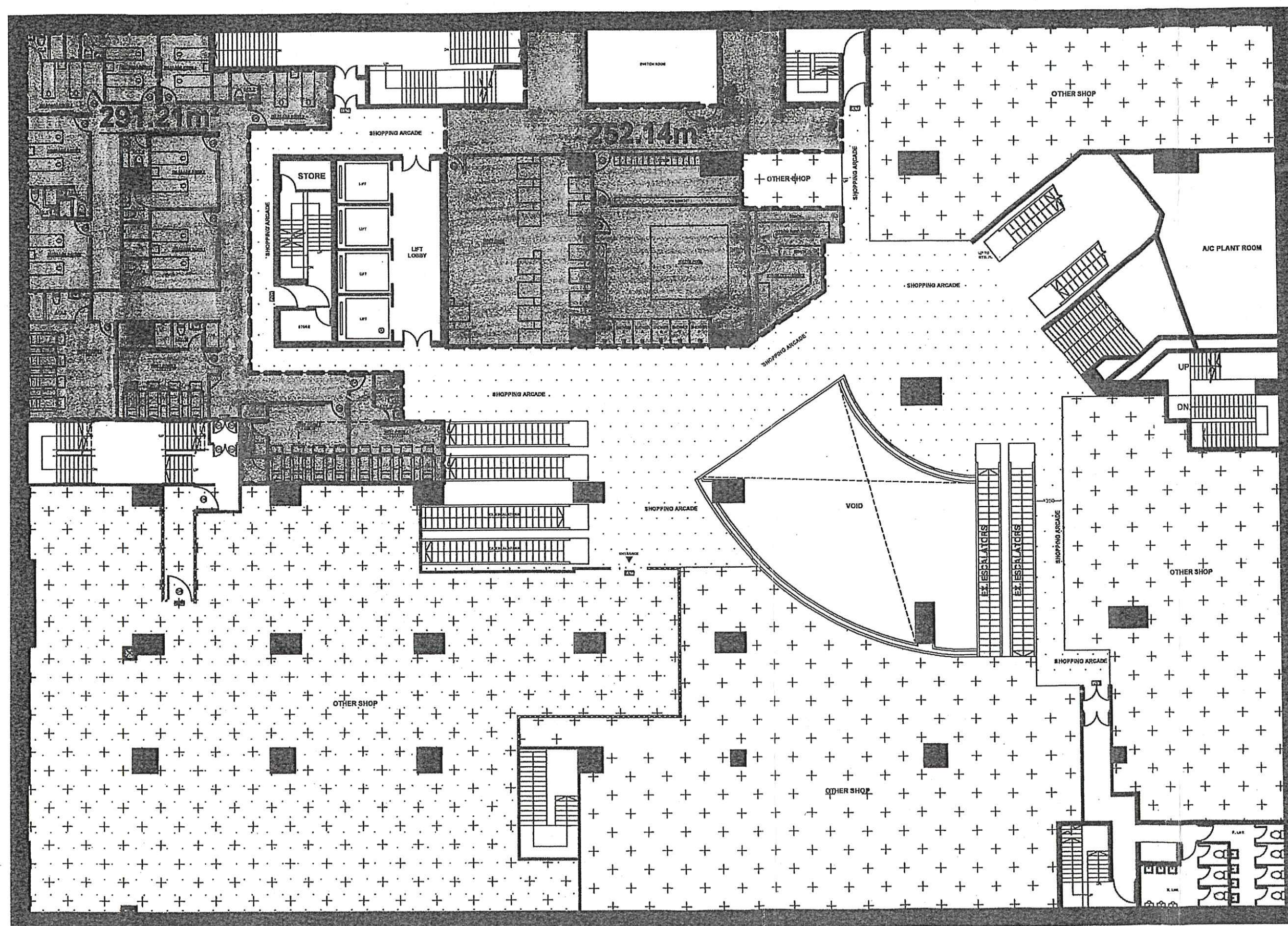
PLAN 1



位置圖 LOCATION PLAN

PLAN 2

NET AREA:
291.21m² + 252.14m²
= 543.35m²




SENIOR CONSULTANT LIMITED
 Room 401-5, 4/F, Wingfield Commercial Building
 405-412, Nathan Road, Causeway Bay, Hong Kong
 E-MAIL: sales@seniorconsultant.com
 TEL: 25401618 FAX: 25551034 MOBILE: 9990033

Project:
 UNIT 1 OF 1ST BASEMENT,
 AUTO PLAZA, NO. 65 MODY ROAD,
 TSIMSHATSUI EAST, KOWLOON

Drawing Title:
 PROPOSED LAYOUT PLAN

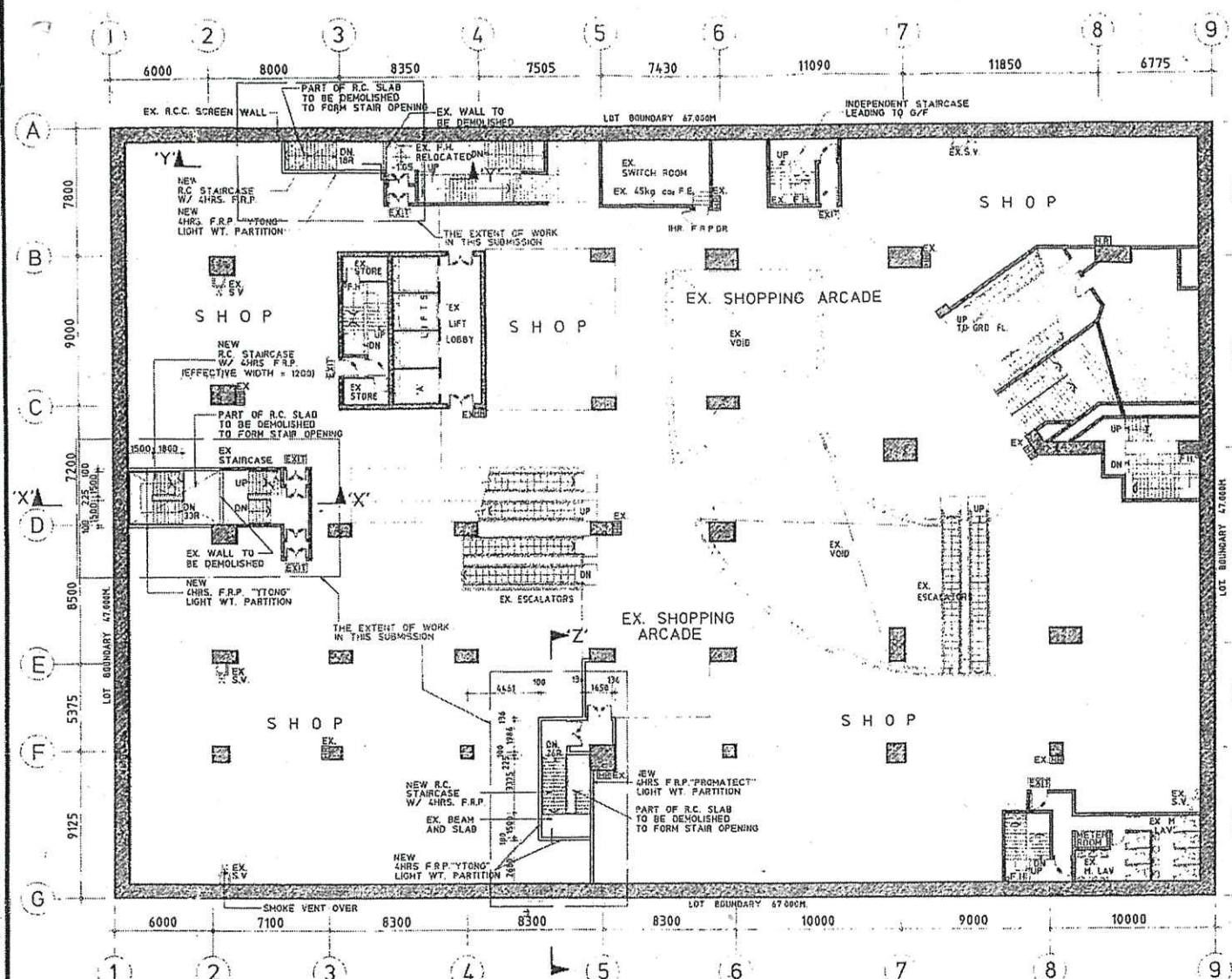
DRAWING NO.: LP-3131-1702-1 SCALE: 1:200(A3)

DATE: 6 APR 2022

Drawn By: EDWIN Check By: S.H.CHAN

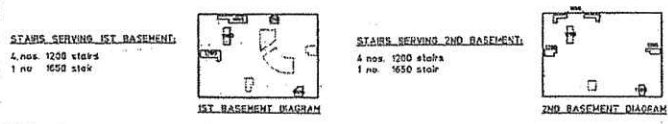
REMARK:
 MASSAGE ESTABLISHMENTS LICENCE

All dimension are measured to the centre line of the structure.
 COPYRIGHT 2022

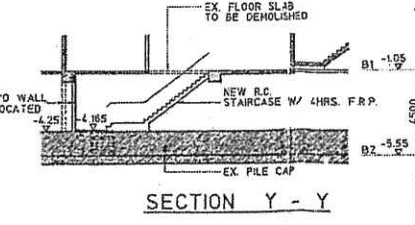


1ST BASEMENT

NOTE: EX. FIRE SERVICES INSTALLATION AND EQUIPMENT SHALL BE RETAINED.



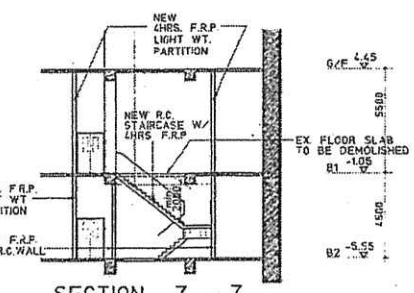
SECTION X - X



SECTION Y - Y

2ND BASEMENT

NOTE: EX. FIRE SERVICES INSTALLATION AND EQUIPMENT SHALL BE RETAINED.



SECTION Z - Z

PROVISIONS OF MEANS OF ESCAPE IN CASE OF FIRE							
LOCATION	NOS. OF STOREY BELOW GROUND STOREY	TOTAL USABLE FLOOR AREA OF EACH STOREY (SQ.M.)	FACTOR OF SQ.M. / PERSON	CAPACITY OF EACH STOREY	TOTAL CAPACITY OF BUILDING SERVED BY STAIRCASES	NOS. AND WIDTH OF STAIRCASE PROVIDED	TOTAL DISCHARGE VALUE OF STAIRS
2ND BASEMENT TO 1ST BASEMENT	2 STOREYS BELOW GROUND STOREY	2ND BASEMENT (SHOP) 1558.80sq.m. 1ST BASEMENT (SHOP) 1564.35sq.m.	4.5	347 PERSONS 335 PERSONS	(347+335) PERSONS = 682 PERSONS	1 NO. - 1650 2 NOS. - 1200 2 NOS. - 1500	0.75x505 = 378.75 x380 = 1520.00 = 930.00 1898.75p

FIGURES QUOTED FROM APPROVED GENERAL BUILDING PLAN

PROVISIONS OF EXIT DOORS AND EXIT ROUTES FROM ROOM OR STOREY							
LOCATION	CAPACITY OF ROOM OR STOREY	MIN. NO. OF EXIT DOORS (FROM ROOM) OR EXIT ROUTES (FROM STOREY)	MINIMUM TOTAL WIDTH OF EXIT DOORS		MINIMUM WIDTH OF EACH EXIT ROUTE		
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED
2ND BASEMENT TO 1ST BASEMENT	347 PERSONS (MAX.)	2	3000	2550-3150	3000	2550-3150	3-1050 2-1500 2-1500

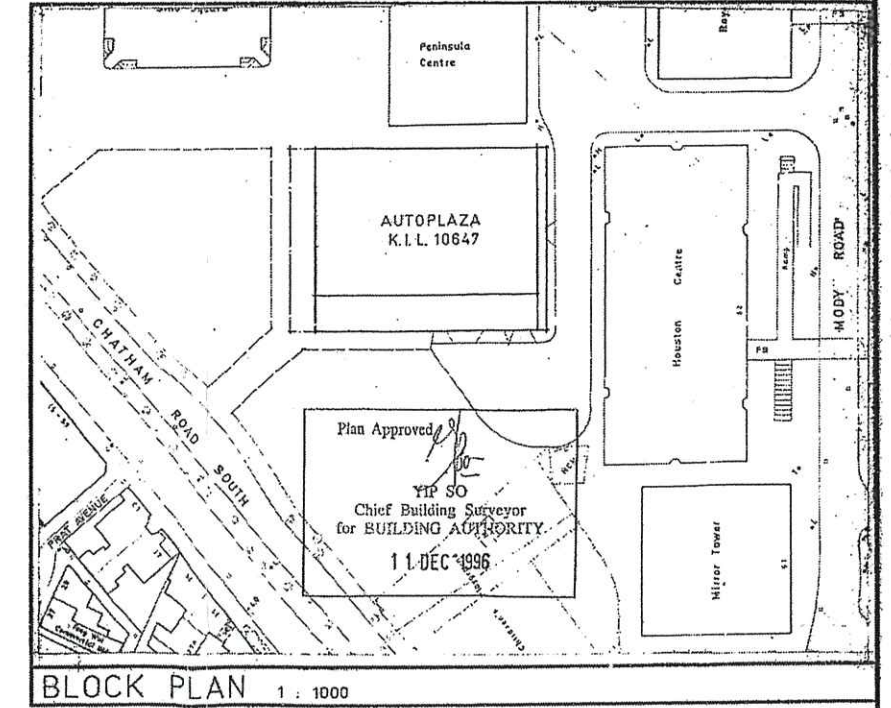
FIGURES QUOTED FROM APPROVED GENERAL BUILDING PLAN

GENERAL NOTES:

- ALL DIMENSIONS SHALL BE READ IN MILLIMETRES EXCEPT OTHERWISE STATED.
- NO CHANGE OF EXISTING GROSS FLOOR AREA AND SITE COVERAGE.
- ALL TREADS OF NEW STAIRCASES SHALL NOT LESS THAN 225mm IN WIDTH AND RISERS SHALL NOT EXCEED 175mm IN HEIGHT.
- MINIMUM CLEAR HEADROOM OF STAIRCASES SHOULD NOT BE LESS THAN 2000mm.
- NEW STAIRCASE TO HAVE HANDRAIL ON BOTH SIDES. EACH HANDRAIL SHALL NOT PROJECT SO AS TO REDUCE THE CLEAR WIDTH OF THE STAIR BY MORE THAN 90mm.
- EMERGENCY LIGHTING TO BE PROVIDED TO ALL EXIT ROUTES LEADING TO G/F. SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO ENSURE THAT ALL EXIT ROUTES ARE CLEARLY INDICATED.
- EMERGENCY LIGHTING TO BE COMPLIED WITH B.S.5266 PART 1 1975.
- EXIT SIGNS TO BE INTERNALLY ILLUMINATED BEARING THE WORD AND CHARACTERS "EXIT" IN BLOCK LETTERS AND CHARACTERS OF NOT LESS THAN 180mm HIGH WITH 15mm STROKES.
- R.C. DETAILS SHALL BE SUBMITTED SEPARATELY.

COLOUR LEGEND:

- EXISTING STRUCTURE
- NEW R.C. WORK WITH 4HRS. F.R.P. FIRE PROTECTION.
- LIGHT WEIGHT PARTITION WALL WITH 4HRS. F.R.P.
- (2 LAYERS OF 9mm "PROMATECT" BOARD FIXED TO EACH FACE OF 100x50x1.6THK. G.M.S. CHANNEL STUD, EACH CHANNEL SHOULD BE MAX. 610 CENTRE TO CENTRES. INTERNAL SPACE SHALL BE FILLED WITH "ROCKWOOL RWL" 80kg/m³ DENSITY WITH THICKNESS OF 100mm.) OR
- 100mm NON-LOADBEARING "YTONG AAC" BLOCK WALL WITH ADDITIONAL INTERNAL PLASTER ON BOTH SIDES.)
- NEW 1 HR. F.R.P. DOOR WITH WIRED GLASS UPPER PANEL.
- EX. FIRE RESISTING DOOR.



COPY

WONG Chun-ming

2 JAN 2020

A public officer authorized by the Building Authority in writing for the purpose of Section 36G(1) of the Buildings Ordinance

FOR B.D. APPROVAL

PROJECT: ALTERATION & ADDITION WORKS AT K.L.L. 10647, B1 & B2, AUTOPLAZA NO. 85 MOODY ROAD, TSIMSHATSUI EAST, TSIMSHATSUI, KOWLOON.

SCALE: 1:200

PLAN: GENERAL

REVISIONS: 12 NOV 1995

DRAWN: KS

DATE: 8535-95

OWG. NO.: 2091

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

PROPOSED MASSAGE ESTABLISHMENT AT :
UNIT 1 OF 1st BASEMENT, AUTO PLAZA,
NO. 65 MODY ROAD, TSIMSHATSUI EAST,
KOWLOON
(KOWLOON INLAND LOT NO. 10647)

SUPPLEMENTARY PLANNING STATEMENT

8 APRIL, 2022

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon
(The application premise)

Executive Summary

This Planning Statement is submitted by Gorgeous Holdings (Hong Kong) Limited ("the Applicant"), existing tenant, and is prepared in support of a planning application for Commercial Bathhouse/Massage Establishment use at the Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon ("the Application Premise"), to obtain planning approval from the Town Planning Board (the "TPB") for the prepared Commercial Bathhouse/Massage Establishment Use ("the Proposed Use") under Section 16 of the Town Planning Ordinance.

The application Premise is currently zoned "Commercial (3)" on the Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/28 gazetted on December 2013 (the "OZP"). The Application Premise situates at the Tsim Sha Tsui commercial area, with a frontage abuts Mody Road. It has a total floor area of about 543.35m².

Under the proposal, the application premise (with floor area of 543.35m²) will be converted from Shop to "Massage Establishment" use. It will be separated from the commercail portion of the subject building by buildings material with 1 hour fire resistance period (FRP). It will be provided with adequate Means of Escape (MOE) and share the exit routes with the buildings's of 5 exit staircase in total on 1st Basement. And all the building engineering works will be complied with Minor Work Regulation (MWCS), on the other hand, all the fire service installations including the fire sprinkler system in the premise will fulfill the requirements of Fire Service Department to ensure public safety of the new use.

Statements are demonstrated in support of the proposed use:

- (i) The proposed uses conform to the planning intention of commercial (3) zone.
- (ii) The proposed use is compatible to the adjoining uses.
- (iii) The proposed uses could fulfill the demand of Massage Establishment within the Tsim Sha Tsui commercial area.
- (iv) The proposed use comply with Town Planning Board Guidelines No. 8 & 14B) regarding development within industrial building in "Commercial (3)" zone.
- (v) There would be no traffic and environmental impact generated from the proposed use.
- (vi) "Massage Establishment" is non polluting general business which is in line with the planning intention of the "Commercial (3)" zone.
- (vii) There are similar planning approvals within the same OZP.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

(The application premise)

The Proposed Use is worth to be considered by the TPB, not only because of its non-polluting general business uses, which is in line with the planning intention of the "Commercial (3)" zone, but also satisfies the non-statutory planning requirements lay down on the Town Planning Board Guidelines for Development within "Commercial" Zone (TPB-PG-No, 8).

Further favorable consideration should be given to the Proposed Use, as it supports the commercial activities and the routine activities of the workers in the building. It is noteworthy that, the permission for shop and services use was well supported by precedent similar planning approvals. Moreover, no adverse environmental, traffic and infrastructure impacts will be generated by the Proposed Use.

In view of the justifications throughout this planning statement report, it is very much appreciated that the members of the Board will give favorable consideration and to approve this application in order to revitalize the Tsim Sha Tsui Commercial area for the benefit of our community.

PLANNING APPLICATION UNDER SECTION 16 THE TOWN PLANNING ORDINANCE (CAP. 131)

Proposed "Commercial Bathhouse/Massage Establishment" use at Unit 1 of 1st Basement,
Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon.

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-1st Basement layout plan	Plan 2
-Approved building plan	Plan 3

Appendices

-Extract of the Approved Tsim Sha Tsui Outline Zoning Plan (S/K1/28)	Appendix 1
-Town Planning Board Guidelines for Development within "Commercial" Zoning (TPB PG-No. 8) and Town Planning Board Guidelines for Commercial Bathhouse and Massage Establishment under Section 16 of The Town Planning Ordinance (TPB PG-NO. 14B)	Appendix 2

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

Proposed "Massage Establishment " is locating at

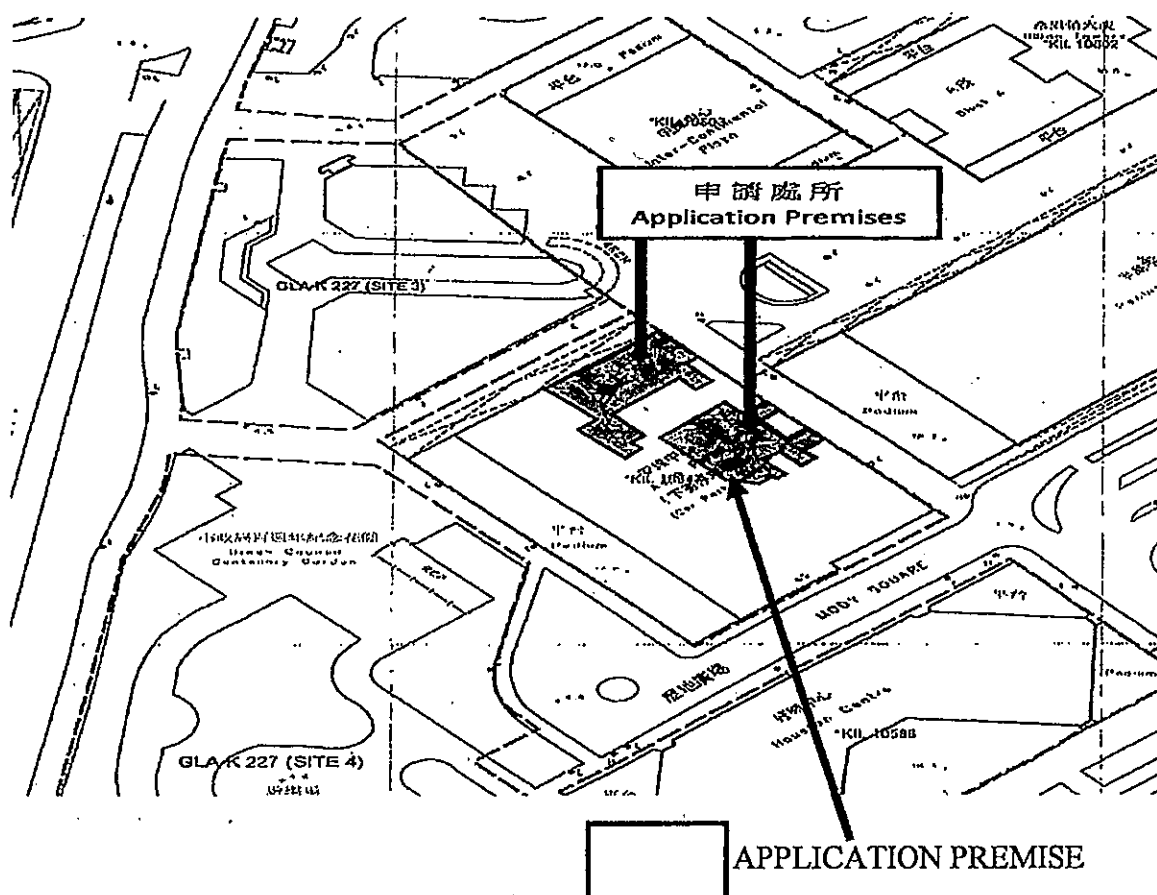
Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon
(Kowloon Inland Lot No. 10647)

In respect of "COMMERCIAL (3)" Zone under the approved Amendments Notes,
Schedule of Uses, Explanatory Statement of Tsim Sha Tsui Planning Areas No. Tsim Sha
Tsui outline zoning plan no. S/K1/28

1. INTRODUCTION

1.1 Site Location

Auto Plaza (13 storeys-commercial building) is sandwiched by Houston Centre, Mody Square, Inter-continental Plaza and the Urban Council Centenary Garden in Tsim Sha Tsui East District area. The size of the application premises is approximately 543.35 m² in total floor area and it is located on 1st Basement (the next floor below ground floor) of Auto Plaza, and ground floor frontage is facing open space of Mody Road.



Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

Proposed "Massage Establishment " now) is locating at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon
(Kowloon Inland Lot No. 10647)

In respect of "COMMERCIAL (3)" Zone under the approved Amendments Notes,
Schedule of Uses, Explanatory Statement of Tsim Sha Tsui Planning Areas No. Tsim Sha
Tsui outline zoning plan no. S/K1/28

2. SITE CONTEXT-DEVELOPMENT AND NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The application premise is a 13-storey commercial building including carparking spaces, shops, restaurant, karaoke accommodation for non-domestic use completed in 1982. The application premise is of reinforced concrete construction and maintained in a good exterior building condition.

The application premise is vacant at present.

According to the approved building plan of Building Authority,
the use of purposes as stated below:

2nd Basement Floor	Shops
1st Basement Floor (Application premise)	Shops
Ground Floor	Shops
1st to 12th Floor	Carparking spaces
13th Floor	Office

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

(The application premise)

3. Similar previous Planning Approvals (3 cases shown below) in the vicinity :

一般資料

個案編號	A/K1/254
申請用途	擬議商業浴室/按摩院
位置	九龍尖沙咀麼地道65號安達中心第二層地庫(部分)
摘要	地點

作出決定的會議

作出決定的日期 (日/月/年)	15/07/2016
考慮類型	規劃許可申請
決定	在有條件下批給許可
機構	都會規劃小組委員會
詳細資料	經商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗申請。這宗申請的規劃許可有效期至二零二零年七月十五日止；除非在該日期前，所批准的發展已展開或有關許可已屆期，否則有關許可會於該日期後停止生效。規劃許可須附加下列條件： 「提供消防裝置和滅火水源，而有關情況必須符合消防處處長或城規會的要求。」

top

一般資料

個案編號	A/K1/243
申請用途	擬議商業浴室/按摩院
位置	九龍尖沙咀彌敦道96號希閣大廈三樓
摘要	地點

作出決定的會議

作出決定的日期 (日/月/年)	07/02/2014
考慮類型	規劃許可申請
決定	在有條件下批給許可
機構	都會規劃小組委員會
詳細資料	經商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗申請。這項規劃許可有效期至二零一八年二月七日止，除非在該日期前，現時所批准的發展已展開或這項許可已屆期，否則這項許可會於該日期後停止生效。這項規劃許可另須附加以下條件： 「提供消防裝置和滅火水源，而有關情況必須符合消防處處長或城規會的要求。」

top

一般資料

個案編號	A/K1/241
申請用途	擬議商業浴室/按摩院
位置	九龍尖沙咀彌敦道96號希閣大廈一樓至三樓
摘要	地點

作出決定的會議

作出決定的日期 (日/月/年)	08/11/2013
考慮類型	規劃許可申請
決定	在有條件下批給許可
機構	都會規劃小組委員會
詳細資料	經商議後，小組委員會決定按照申請人向城市規劃委員會(下稱「城規會」)所提交申請的內容，批准這宗申請。這項許可的有效期至二零一七年十一月八日止，除非在該日期前，現時所批准的發展已展開或這項許可已屆期，否則這項許可會於該日期後停止生效。這項規劃許可另須附加以下條件： 「提供消防裝置及滅火水源，而有關情況必須符合消防處處長或城規會的要求。」

top

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

4. Planning Justification

4.1 Provision of Means of Escape

The applicant would provide suitable means of escape (MOE) on site to the satisfaction of Directors of Government Departments to ensure the business operation would not cause fire and escape hazard, so as to ensure the safety of the public and the staff.

4.2 Provision of Fire Safety Measures

The applicant would provide not only suitable MOE on site, but also suitable fire safety facilities to suit the new layout plan to the satisfaction of Director of Fire Services at the building plan submission stage to ensure any business operation at the premises would not arouse fire hazard.

4.3 Compliance to Town Planning Board Guideline No. 8 and 14B)

With reference to the Town Planning Board Guideline No. 8 and 14B, the application premise complied the definition of Massage Establishment as defined in the Massage Establishments Ordinance (Chapter 266).

4.4 Good Accessibility

The application premise is highly accessible, which is just 5 minutes walking distance from Tsim Sha Tsui East MTR station. Besides, the locality is served by extensive road networks. Public transport facilities are readily available in the vicinity, it is not envisaged that the proposed use is generating excessive traffic affecting the locality.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

4. Planning Justification

4.5 No adverse Impact on Environment

The application premises will not cause any adverse environmental impact on locality, since the operation will not generate any undesirable noise, sewerage, vibration, odour smell or dust. For the fact that locality has been transforming to a non-polluting industrial/commercial area, environment impact is therefore not a major concern.

4.6 Similar Planning Approvals

There are numerous similar massage establishments in vicinity of the application premise with the Board's approval. Please refer to this Planning Statement P.7 .

4.7 Compatibility

The proposed use, Massage Establishment, is compatible to the adjoining commercial uses.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

5. Conclusion

5.1 This planning application is to seek planning permission for proposed Massage Establishment use at
Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon.

5.2 Justifications are demonstrated in support of the proposed use:

- (i) The proposed use conforms to the planning intention.
- (ii) The proposed use is compatible to the adjoining uses.
- (iii) The proposed use could fulfill the demand of Massage Establishment within the Tsim Sha Tsui East area.
- (iv) The proposed use complies with Town Planning Board Guidelines No. 8 and 14B.
- (v) There would be no traffic and environmental impact generated from the proposed use.
- (vi) There are similar approvals with the same OZP.

5.3 In view of the above, the proposed use, Massage Establishment of the application premise would not contravene with the policy and statutory planning requirements and the fact that there have been many similar approved applications in the district, we sincerely hope that the Board will approve this application, thank you.

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)

Proposed "Commercial Bathhouse/Massage Establishment" Use at

Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

APPENDIX 1

EXTRACT OF THE APPROVED
TSIM SHA TSUI OUTLINE ZONING PLAN
NO. S/K1/28

KOWLOON PLANNING AREA NO. 1

APPROVED TSIM SHA TSUI OUTLINE ZONING PLAN NO. S/K1/28

Notes

Schedule of Uses

Explanatory Statement

COMMERCIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point (on land designated "C(2)" and "C(3)" only). Government Use (not elsewhere specified) Hotel Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Recyclable Collection Centre Religious Institution School Shop and Services Social Welfare Facility Training Centre Utility Installation for Private Project	Broadcasting, Television and/or Film Studio Commercial Bathhouse/Massage Establishment Flat Government Refuse Collection Point (other than on land designated "C(2)" and "C(3)") Hospital Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Residential Institution

Planning Intention

This zone is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as a territorial business centre and regional or district commercial/shopping centres. The areas under this zoning are major employment nodes.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks

- (1) Except as otherwise provided therein, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, or the plot ratio of the existing building, whichever is the greater.
- (2) On land designated "Commercial (7)" ("C(7)"), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 324 078m².
- (3) On land designated "C(10)", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum GFA of 99 588m². An at grade public open space of not less than 1 200m² shall be provided.
- (4) On land designated "C(1)", a minimum GFA of 930m² shall be provided for a private club for the use of 'The Sailors Home and Missions to Seamen'.
- (5) On land designated "C(2)", a refuse collection point of not less than 200m² shall be provided.
- (6) On land designated "C(3)", an electricity substation of not less than 1 012m², a refuse collection point of not less than 220m² and a total of not less than 980 public car parking spaces shall be provided.
- (7) On land designated "C(4)", a public transport terminus of not less than 3 215m², a library of not less than 650m², a public toilet of not less than 142m² and a total of not less than 350 public car parking spaces shall be provided.
- (8) On land designated "C(5)", an ambulance depot of not less than 2 383m² shall be provided.
- (9) On land designated "C(11)", a total of not less than 345 public car parking spaces and not less than 39 public motor cycle parking spaces shall be provided. For the purposes of plot ratio calculation, any floor space that is constructed or intended for use solely as public car/motor cycle parking spaces shall be included for calculation.
- (10) Except as otherwise provided therein, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(Please see next page)

COMMERCIAL (Cont'd)

Remarks (Cont'd)

- (11) On land designated "C(7)", "C(8)", "C(9)" and "C(10)", no new development (except minor addition, alteration and/or modification not affecting the building height of an existing building) or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of mPD as stipulated on the Plan.
- (12) On land designated "C(1)", "C(2)" and "C(6)", a minimum of 1.5m wide non-building area from the lot boundary abutting areas shown as 'Road' on the Plan, except Chatham Road South and Nathan Road, shall be provided. Under exceptional circumstances, minor relaxation of the non-building area restriction for a development or redevelopment proposal may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (13) In determining the relevant maximum plot ratio/GFA for the purposes of paragraphs (1) to (3) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (14) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/GFA for the building on land to which paragraph (1), (2) or (3) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/GFA specified in paragraphs (1) to (3) above may thereby be exceeded.
- (15) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions, the minimum GFA for private club and the minimum provision of public car/motor cycle parking spaces stated in paragraphs (1) to (4), (6), (7), (9) and (10), and any reduction in total GFA provided for Government, institution or community facilities as stated in paragraphs (5) to (8) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance, except the minor relaxation of building height restriction is not applicable on land designated "C(7)" and "C(10)" and on land stipulated with building height restrictions of 386.7mPD and 85mPD within the "C(8)" sub-zone.
- (16) Notwithstanding paragraph (15) above, relaxation of the building height restrictions may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance for sites with an area not less than 1 800m² on individual merits, except on land designated "C(7)" and "C(10)" and on land stipulated with building height restriction of 386.7mPD within the "C(8)" sub-zone.

九龍規劃區第 1 區

尖沙咀分區計劃大綱核准圖編號 S/K1/28

註釋

土地用途表

說明書

商業

第一欄 經常准許的用途	第二欄 須先向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准的用途
<p>救護站 食肆 教育機構 展覽或會議廳 政府垃圾收集站(只限在指定為「商業(2)」及「商業(3)」的土地範圍內) 政府用途(未另有列明者) 酒店 資訊科技及電訊業 機構用途(未另有列明者) 圖書館 場外投注站 辦公室 娛樂場所 康體文娛場所 私人會所 政府診所 公廁設施 公共車輛總站或車站 公用事業設施裝置 公眾停車場(貨櫃車除外) 可循環再造物料回收中心 宗教機構 學校 商店及服務行業 社會福利設施 訓練中心 私人發展計劃的公用設施裝置</p>	<p>播音室、電視製作室及／或電影製作室 商營浴室／按摩院 分層住宅 政府垃圾收集站(指定為「商業(2)」及「商業(3)」的土地範圍除外) 醫院 香港鐵路通風塔及／或高出路面的其他構築物(入口除外) 加油站 住宿機構</p>

規劃意向

此地帶的規劃意向，主要是作商業發展，以便把涵蓋範圍發展為本港的商貿中心及區域或地區的商業／購物中心，用途可包括辦公室、商店、服務行業、娛樂場所、食肆和酒店。劃作此地帶的地點，往往是重要的就業中心。

(請看下頁)

商業(續)

備註

- (1) 除另有條文規定外，任何新發展或現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高地積比率超過12.0倍，或超過現有建築物的地積比率，兩者中以數目較大者為準。
- (2) 在指定為「商業(7)」的土地範圍內，任何新發展或現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過324 078平方米。
- (3) 在指定為「商業(10)」的土地範圍內，任何新發展或現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最大總樓面面積超過99 588平方米。在有關土地範圍內須提供一塊面積不少於1 200平方米的地面公眾休憩用地。
- (4) 在指定為「商業(1)」的土地範圍內，須至少提供930平方米的總樓面面積供「海員俱樂部」用作私人會所。
- (5) 在指定為「商業(2)」的土地範圍內，須提供一個面積不少於200平方米的垃圾收集站。
- (6) 在指定為「商業(3)」的土地範圍內，須提供一個面積不少於1 012平方米的電力支站、一個面積不少於220平方米的垃圾收集站及總數不少於980個的公眾停車位。
- (7) 在指定為「商業(4)」的土地範圍內，須提供一個面積不少於3 215平方米的公共車輛總站、一個面積不少於650平方米的圖書館、一個面積不少於142平方米的公廁及總數不少於350個的公眾停車位。
- (8) 在指定為「商業(5)」的土地範圍內，須提供一個面積不少於2 383平方米的救護站。
- (9) 在指定為「商業(11)」的土地範圍內，須提供總數不少於345個的公眾停車位及不少於39個的公眾電單車停車位。在計算地積比率時，任何純粹建造為或擬用作公眾停車位／公眾電單車停車位的樓面空間均應計算在內。

(請看下頁)

商業(續)

備註(續)

- (10) 除本文件另有規定外，任何新發展或現有建築物的加建、改動及／或修改，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度(以米為單位從主水平基準起計算)超過該圖所指定的限制，或超過現有建築物的高度，兩者中以數目較大者為準。
- (11) 在指定為「商業(7)」、「商業(8)」、「商業(9)」及「商業(10)」的土地範圍內，任何新發展(不影響現有建築物的高度而進行的輕微加建、改動及／或修改除外)，或現有建築物的重建，不得引致整個發展及／或重建計劃的最高建築物高度(以米為單位從主水平基準起計算)超過該圖所指定的限制。
- (12) 在指定為「商業(1)」、「商業(2)」及「商業(6)」的土地範圍內，須從緊接圖則上顯示為「道路」用地(漆咸道南及彌敦道除外)的地段界線，提供至少闊1.5米的非建築用地。城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可在特殊情況下，就發展和重建計劃考慮略為放寬非建築用地的限制。
- (13) 為施行上文第(1)至(3)段而計算有關的最高地積比率／最大總樓面面積時，任何純粹建造為或擬用作停車位、上落客貨車位、機房和管理員辦事處的樓面空間，若是發展或重建計劃的附屬和直接有關用途和設施，可免計算在內。
- (14) 遇有《建築物(規劃)規例》第22(1)或(2)條所列的情況而獲准超過該規例界定的准許地積比率時，在第(1)、(2)或(3)段適用的土地範圍內的建築物的地積比率／總樓面面積可提高；提高的幅度為根據上述規例第22(1)或(2)條獲准超過准許地積比率的幅度，縱使提高後地積比率因而超過上文第(1)至(3)段所規定的有關最高地積比率／總樓面面積亦可。
- (15) 城市規劃委員會如接獲根據《城市規劃條例》第16條提出的申請，可按個別發展或重建計劃的情況，考慮略為放寬在上文第(1)至(4)、(6)、(7)、(9)和(10)段所述的略為放寬地積比率／總樓面面積／建築物高度限制、私人會所的最小總樓面面積及提供公眾停車位／公眾電單車停車位的下限，以及減少上文第(5)至(8)段所述用作提供政府、機構或社區設施的整體總樓面面積，但略為放寬建築物高度限制的規定不適用於指定為「商業(7)」和「商業(10)」的土地範圍，以及「商業(8)」支區內建築物高度限制訂為主水平基準上386.7米和85米的土地範圍。

(請看下頁)

商業(續)

備註(續)

- (16) 儘管有上文第(15)段的規定，城市規劃委員會如接獲根據《城市規劃條例》第16條就面積不少於1 800平方米的地盤提出的申請，可按個別情況考慮放寬建築物高度限制；但指定為「商業(7)」和「商業(10)」的土地範圍，以及「商業(8)」支區內建築物高度限制訂為主水平基準上386.7米的土地範圍除外。

Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)
Proposed "Commercial Bathhouse/Massage Establishment" Use at
Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon

APPENDIX 2

**TOWN PLANNING BOARD GUIDELINES FOR
DEVELOPMENT WITHIN "COMMERCIAL" ZONE
(TPB PG-NO. 8)**

AND

**TOWN PLANNING BOARD GUIDELINES FOR
COMMERCIAL BATHHOUSE AND MASSAGE ESTABLISHMENT
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE
(TPB PG-NO. 14B)**

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR
UNDERGROUND DEVELOPMENT OF
COMMERCIAL / CAR PARKING FACILITIES BENEATH OPEN SPACE,
GOVERNMENT / INSTITUTION / COMMUNITY ZONES AND ROAD UNDER
SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :

The guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17th Floor, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

These guidelines are liable to revision without prior notice. The Town Planning Board will only make reference to the guidelines current at the date on which it considers an application.)

1. Scope and Application

- 1.1 The introduction of underground development is to encourage a more efficient utilisation of land within the urban area where high concentration of activities occurs. Such development should be encouraged in areas where the public would experience significant planning gains, such as improvements to traffic and/or pedestrian circulation. Underground development should be located in areas where reasonable integration with neighbouring land and buildings could be achieved in terms of character and uses. Moreover, the development should demonstrate an enhancement to the quality of the surrounding areas. Underground development at suitable sites in major urban districts comprising Central, Wanchai, Causeway Bay, Tsim Sha Tsui, Yau Ma Tei and Mong Kok may be given sympathetic consideration.
- 1.2 The guidelines in this document refer to the consideration of underground development proposals for commercial (excluding hotel, general office and service apartment) and car parking facilities extending beyond private lot boundaries into areas beneath public roads, open space or government/institution/community (G/IC) zones.

2. Main Planning Criteria

- a. The scale and extent of the proposed underground development should be compatible with both the characteristics of the surrounding sites and the broad land use intention of the area from a wider planning viewpoint.

- b. The proposed development should not exceed 6 levels below ground. A higher intensity of development must be justified by special studies, on engineering feasibility, viability, security and fire safety considerations. Such applications will be considered on their individual merits.
 - c. The proposed development should not impose any adverse planning and development constraints on other surface and sub-surface land uses. The necessary railway protection measures and utility corridors should be respected.
 - d. Staircases, vehicular access points, ventilation shafts, glazed roofs, and ancillary structures associated with the proposed development that emerge above ground should be sensitively integrated with the existing and planned land uses. Also, the development should provide improvements to pedestrian circulation with the provision of sub-surface connections to neighbouring uses for example, mass transit railway, hotels, shopping areas and car parks.
 - e. The proposed development should demonstrate that there is sufficient consumer demand for the proposed commercial/car parking facility, taking due consideration of both the existing and planned developments in the area.
 - f. The proposed development should not have any adverse impact upon the business activities of neighbouring developments.
 - g. The proposed development should not have any adverse effect upon the local and strategic road network in terms of capacity, safety and circulation. Car parking and loading/unloading facilities should be sufficiently provided according to the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department.
 - h. The proposed development schemes should not have an adverse effect upon the surrounding environment either during construction or after completion.
 - i. The proposed development should also satisfy fire protection, emergency evacuation and other hazard control requirements administered by the relevant authorities.
3. To facilitate the Town Planning Board's consideration of the application, the applicant should submit the following supporting information :
- a. the proposed development should be illustrated by a Layout Plan together with necessary documentation and design consideration with due consideration to the suggested scheme design guidelines. The requirements of the Layout Plan and the suggested scheme design guidelines are outlined in Annexes 1 and 2;

- b. for developments proposed beneath open space, a Master Landscape Plan will be required to illustrate how the two would integrate with each other. The requirements for the Master Landscape Plan are outlined in Annex 3;
- c. a traffic impact study will be required to demonstrate that there is no adverse impact on the transportation network. The study should provide improvement measures including temporary traffic management measures that will be required during the construction stage of the scheme to the satisfaction of the Transport Department;
- d. an "Environmental Impact Statement" and an "Environmental Management Plan" (Annex 4) are required to identify the likely impacts and mitigation measures for the development; and
- e. an "Engineering Method Statement" (Annex 5) is required to demonstrate the engineering and geological feasibility of the proposed development.

TOWN PLANNING BOARD
DECEMBER 1992

ANNEX 1

Layout Plan (LP)

A Layout Plan together with supporting documents will be required to support the application. The LP shall comprise :

- a. plans illustrating the layout of each proposed level of development indicating the location of proposed uses, including Government/Institution/Community (G/IC) uses, alignment and widths of internal roads, parking/servicing areas, plant and machinery and all ingress/egress points for both pedestrians and vehicles;
- b. plans illustrating the relationship between underground spaces and surface land uses; for example, openings to the surface and points of access for pedestrians/vehicles;
- c. a pedestrian circulation plan. Where the developments provide pedestrian walkways connecting to commercial areas at street level, the proposed development scheme should seek to pay attention to ensure that the ground level pedestrian realm is kept active, comfortable and diverse;
- d. a development schedule, outlining the space allocated for each use will include :
 - i. site formation and levels of development (in metres above or below PD);
 - ii. site area (in square metres);
 - iii. site volume (in cubic metres);
 - iv. commercial accommodation by use (i.e. maximum GFA in square metres);
 - v. G/IC and open space facilities (i.e. the types of facilities proposed with the minimum GFA for each facility);
 - vi. provision of car parking spaces;
 - vii. provision of loading/unloading spaces;
- e. a development programme showing the proposed phasing of development, the relative timing of the various phases and the provision of facilities in each phase;
- f. an explanatory note addressing the following aspects :
 - i. the character of the proposed development in relation to the surrounding area;
 - ii. the integration of the proposed development with neighbouring land and buildings;

- iii. the enhancement of the proposed development to the quality of the surrounding area;
and
- g. supplementary information including cross-section and elevation drawings of the proposed development, photographs and models would assist the Town Planning Board in the consideration of the application.

ANNEX 2

Scheme Design

The following guidelines should be considered in underground development design :

- a. comprehensive pedestrian and vehicular circulation systems with clear directional signage should be carefully designed to provide convenience, comfort, orientation and safety;
- b. attractive entrances, quality finishes and features such as galleria and atria should be encouraged to provide interest, public identity and visual integration in underground development;
- c. elements such as vent shafts and staircases protruding into the surface should be carefully designed to ameliorate intrusions and help integrate with the uses on ground level;
- d. natural/artificial lighting and ventilation should be adequate and well designed; and
- e. appropriate management, maintenance, security and surveillance measures should be incorporated into the scheme design.

ANNEX 3

Underground development situated immediately beneath areas used as public pleasure grounds/open space, will require a Master Landscape Plan to illustrate how the open space would be integrated with the proposed development. The Master Landscape Plan should illustrate :

- a. survey of existing trees;
- b. inventory of existing facilities (e.g. sitting out areas, paved areas etc.);
- c. landscaped areas to be lost during construction, and retained;
- d. areas to be developed as open space upon the completion of the scheme;
- e. illustration of the "before" and "after" situation, with a clear statement on the changes which

- have been introduced;
- f. pedestrian circulation through open space;
 - g. service vehicle access to open space;
 - h. deck loading factors to support landscape works;
 - i. and new schedule of accommodation (list of facilities).

ANNEX 4

Environmental Consideration

An "Environmental Impact Statement" and "Environmental Management Plan" will be required to identify the likely impacts, mitigation measures and management procedures for the proposed development. The following points will be assessed :

Impact During Construction

- a. An assessment of the location of above ground structures associated with the scheme in relation to existing surface land uses and also, air quality, dust emissions, noise, pedestrian severance, potential loss of amenity and possible traffic generated by both private and construction vehicles;
- b. an assessment of both the mitigation measures outlined in the document and the measures the applicant proposes to undertake to reduce adverse environmental impacts during the construction process;

Impact During Operation

- c. an assessment of the emissions of noise and dust from ventilation shafts and plant penetrating the surface lot above the scheme. The implications of such emissions upon the environment will be a key consideration; and
- d. to assess the scheme against the environment requirements of air / noise quality identified by the Environmental Protection Department, to ensure appropriate mitigation measures are taken to meet these requirements.

ANNEX 5

Engineering Method Statement

An engineering method statement is required to demonstrate the feasibility of the proposed development in engineering and geological terms. It includes :

- a. the proposed method of excavation (for example, the open-cut method or tunnel excavation) and a plan showing the extend of areas to be excavated;
- b. work areas required for plant and equipment and storage of construction materials; and
- c. a proposed programme of works to outline the stages of development and to indicate possible disruption and also the proposed mitigation measures.

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR
COMMERCIAL BATHHOUSE AND MASSAGE ESTABLISHMENT
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :-

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17/F, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

The Guidelines are subject to revision without prior notice.)

1. Scope

- 1.1 Commercial bathhouse and massage establishment are commonly found in commercial and composite commercial/residential buildings. Planning control is considered necessary to ensure that such uses should not cause nuisance to nor be incompatible with other uses within the same building or the surrounding developments. The main concern of the Town Planning Board (the Board) on commercial bathhouse and massage establishment is whether the application premises is suitable for these uses from the planning point of view. For example, commercial bathhouse and massage establishment may not be fully compatible with residential use and non-domestic uses such as children and youth centre, kindergarten, religious, educational or community institutions. Control of vice and obscenity should be left to the licensing and other relevant authorities.
- 1.2 These Guidelines set out the definition of the relevant terms and the planning criteria for assessing planning applications for commercial bathhouse and massage establishment in certain land use zones including "Residential (Group A)", "Commercial/Residential", "Commercial" and "Comprehensive Development Area" zones.
- 1.3 Commercial bathhouse and massage establishment are also subject to licensing or other requirements stipulated under other Ordinances and Regulations. The granting of planning approval does not imply that licensing or other statutory requirements which may be needed in connection with these uses are necessarily met. The applicants are advised to enlist professional advice on whether licensing and other government approval is required before contemplating any works.

2. Definition of Terms

2.1 Commercial Bathhouse

Commercial bathhouse means any premises maintained or intended to be maintained for the use, on payment of a fee, of persons requiring a bath, as defined in the Commercial Bathhouses Regulation of the Public Health and Municipal Services Ordinance (Chapter 132).

2.2 Massage Establishment

Massage establishment means any place used or intended to be used or represented as being used for the reception or treatment of persons requiring massage or other similar service or treatment, as defined in the Massage Establishments Ordinance (Chapter 266). It does not include a hospital or maternity home, an establishment for medical treatment or physiotherapy operated respectively by a registered medical practitioner or a registered physiotherapist, the premises of a hair salon, or of a beauty parlour, where massage is administered in the premises in full view of all customers. It also excludes a massage establishment where no massage other than face, scalp, neck, shoulder, hand, arm or foot (up to knee) massage is administered to customers or no full-body massage is administered to a customer by a person of the opposite sex, the premises for practising Chinese medicine operated by a registered/listed Chinese medicine practitioner or for chiropractic operated by a registered chiropractor.

3. Main Planning Criteria

- 3.1 Commercial bathhouse and massage establishment, like other commercial uses, may attract the visits of outsiders. As such, they will normally not be permitted within a residential neighbourhood.
- 3.2 The proposed commercial bathhouse and massage establishment should be located within a commercial building or the non-domestic portion of a composite commercial/residential building such as the commercial podium of a composite commercial/residential building. Commercial bathhouse and massage establishment will normally not be permitted in a wholly residential building or the residential portion of a composite commercial/residential building.
- 3.3 The proposed commercial bathhouse and massage establishment should not be incompatible with other uses within the same building. In assessing the compatibility with other uses within the same building, consideration will normally be given only to the uses permitted in the occupation permit issued by the Building Authority.

- 3.4 Where the proposed commercial bathhouse and massage establishment are located within the non-domestic portion of a composite commercial/residential building, access (entrance) to the application premises must be separated from that of the domestic portion of the building by way of separate stairways and/or lifts/escalators exclusively serving the non-domestic portion of the building so as to avoid causing nuisance to the occupants in the same building.
- 3.5 The views of local residents on the proposed commercial bathhouse and massage establishment will be taken into account in the consideration of the application.
- 3.6 The Fire Services Department and the Buildings Department should be satisfied with the proposals to comply with the fire safety requirements for the proposed commercial bathhouse and massage establishment in respect of the provision of fire service installations and means of escape, etc.
- 3.7 All other statutory or non-statutory requirements of relevant Government departments must be met.

TOWN PLANNING BOARD
JUNE 2003

城市規劃委員會規劃指引
擬作商營浴室及按摩院用途
而按照城市規劃條例第16條提出的規劃申請

(重要提示：

這份指引只供一般參考用。

任何人如對這份指引有疑問，應向香港北角渣華道333號北角政府合署17樓規劃署規劃資訊及專業行政小組查詢(電話號碼：2231 5000)。

城市規劃委員會有權修訂這份指引，無須預先通知。)

1. 考慮及適用範圍

- 1.1 商營浴室及按摩院用途常見於商業及商住樓宇。城市規劃委員會(下稱「城規會」)認為有需要實施規劃管制，以確保這些用途不會對其所在樓宇內的其他用途或周圍的發展造成滋擾，或與之不相協調。城規會所關注的主要問題是，從規劃觀點來看，申請處所是否適宜作商營浴室或按摩院用途。舉例來說，商營浴室及按摩院用途與住宅用途及某些非住宅用途如兒童及青年中心、幼稚園，以及宗教、教育或社區機構等未必完全協調。至於色情及淫褻活動的管制，則由簽發牌照的部門及其他有關當局負責。
- 1.2 這份指引載列有關辭彙的釋義，以及在評審有關在「住宅(甲類)」、「商業／住宅」、「商業」及「綜合發展區」等土地用途地帶內作商營浴室及按摩院用途的規劃申請所依據的規劃準則。
- 1.3 商營浴室及按摩院亦受其他條例及規例在發牌或其他方面的規定所約束。城規會批給規劃許可，並不表示這些用途必定符合有關的發牌或其他法例的規定。申請人打算進行任何工程前，應徵詢專業人士的意見，以確定須否取得有關牌照及其他政府部門的許可。

2. 詞彙定義

2.1 商營浴室

商營浴室指根據《公眾衛生及市政條例》(第132章)《商營浴室規例》所界定，為供需要沐浴的人在繳費後使用而經辦或擬經辦的處所。

2.2 按摩院

按摩院指《按摩院條例》(第266章)所界定的按摩院，即用作或擬用作或表達為正用的接待或治療需要按摩或其他類似服務或治療的人的地方。按摩院並不包括醫院或留產所、註冊醫生經營的醫務所或註冊物理治療師經營的物理治療院、髮型屋或美容院的處所(而在該處所進行的按摩是在顧客可完全看到的情況下進行的)。按摩院亦不包括除面部、頭皮、頸、肩、手、手臂或足部(上至膝)的按摩外，並無為其顧客進行其他按摩的按摩院、沒有由與有關顧客不同性別的人為該顧客進行全身按摩的按摩院、註冊中醫或表列中醫用作中醫執業的處所，或註冊脊醫用作進行脊骨療法的處所。

3. 主要規劃準則

3.1 商營浴室及按摩院與其他商業用途一樣，可能會吸引外人出入。故此，這些用途一般不准設於一個周圍是住宅的地區。

3.2 擬議商營浴室及按摩院應設於商業樓宇內或商住樓宇的非住用部分內，例如商住樓宇的商業平台。商營浴室及按摩院一般不准設於整幢為住宅的樓宇或商住樓宇的住用部分內。

3.3 擬議商營浴室及按摩院不應與其所在樓宇內的其他用途不相協調。城規會在評審這些用途與其所在樓宇內的其他用途是否協調時，一般只會以建築事務監督簽發的佔用許可證(入伙紙)所列明的准許用途作為考慮的依據。

3.4 若擬議商營浴室及按摩院設於商住樓宇的非住用部分內，必須設有只通往樓宇非住用部分的

樓梯及／或升降機／自動梯，以通往申請處所，從而使申請處所與其所在樓宇的住用部分有分隔的通道（入口），避免對該樓宇內的其他佔用人造成滋擾。

3.5 城規會在考慮有關申請時，會顧及該處居民對擬議商營浴室及按摩院的意見。

3.6 擬議商營浴室及按摩院必須符合消防處及屋宇署在提供消防裝置及走火通道等方面的規定。

3.7 擬議用途必須符合有關政府部門的所有其他法定或非法定規定。

城市規劃委員會
二零零三年六月



Planning Application No. A/K1/264 - Proposed "Commercial Bathhouse/Massage Establishment" Use at Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Rd., Tsimshatsui East, Kln - Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)07/07/2022 16:24

From: ?"Vicky" <[REDACTED]>

To: <tpbpd@pland.gov.hk>

Cc: <ocykan@pland.gov.hk>

File Ref:

1 Attachment



Auto Plaza B1.F unit 1 layout plan 7.7.2022.pdf

Dear Mr. Kan,
Ext. 5917 of Town Planning Dept.

Re: Town Planning Board held on: 15 July 2022 09:00 a.m.
Planning Application under Section 16 of the Town Planning Ordinance (Cap. 131)
Proposed "Commercial Bathhouse/Massage Establishment" Use at
Unit 1 of 1st Basement, Auto Plaza, No. 65 Mody Road, Tsimshatsui East, Kowloon
Your Ref. : A/K1/264

Thank you for Board arrangement. And here we
attached
revised layout plan (Rev. 5 version) for your consideration.
And would like to confirm the following:

1. Maximum capacity of patrons: approx. 48
2. Number of staff to be: approx.. 40
3. Business hours: 11:00 a.m. to 05:00 a.m.
Monday to Sunday including Public Holidays
4. Left hand side (LHS) of the premise (291.21m2) is to be accommodated
The patrons having body and foot massage service, while patrons in right
hand side (RHS) (252.14m2) are having foot massage, water pool and
body steam services.

When patrons of RHS are to be intended to have further body massage service,
all and every time, they have to fully dressed on and be accompanied by the staff
leading to the LHS.

This measure have applied to the patrons from LHS to RHS.

It is believed fewer public people will be affected as the shopping arcade is relatively
short in distance.

And also the escort service aims to ensure no nuisances, adverse effects and kept free
from obstruction to the public people and the users of the building all the times.

Regards,
Senior Consultant Ltd.
Vicky Ng

Tel : [REDACTED] Fax : [REDACTED]

PLAN 2

NET AREA:

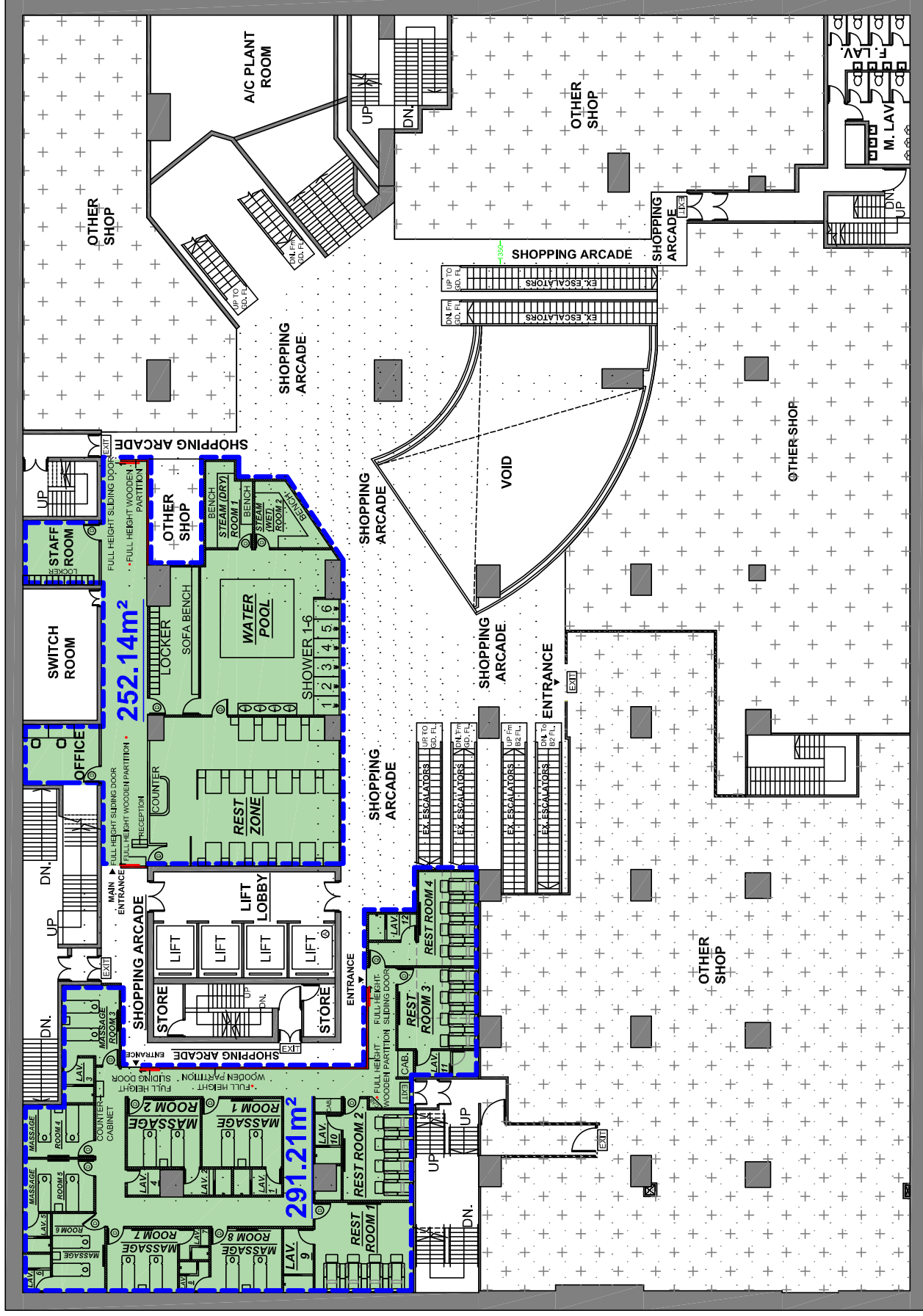
$$\underline{291.21\text{m}^2 + 252.14\text{m}^2} \\ = 543.35\text{m}^2$$


LEGEND:

C

EX. 2

1-6:



-
-
-

UNIT 1 OF 1ST BASEMENT,
AUTO PLAZA, NO.65 MODY ROAD,
TSM SHATSUI EAST, KOWLOON

Drawing Title:

PROPOSED LAYOUT PLAN

DRAWING NO. :	10 2121 1702 E	SCALE:	1:200(A2)
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DATE:	6 APR 2002	07 18 0000 GMT E)
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Drawn By:

EDWIN	S.H.CHAN
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REMARK :
MESSAGE ESTABLISHMENTS LICENCE

(TOWN PLANNING BOARD APPLICATION)

TPB PG-NO. 14B

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION FOR
COMMERCIAL BATHHOUSE AND MASSAGE ESTABLISHMENT
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :-

The Guidelines are intended for general reference only.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17/F, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 2231 5000.

The Guidelines are subject to revision without prior notice.)

1. Scope

- 1.1 Commercial bathhouse and massage establishment are commonly found in commercial and composite commercial/residential buildings. Planning control is considered necessary to ensure that such uses should not cause nuisance to nor be incompatible with other uses within the same building or the surrounding developments. The main concern of the Town Planning Board (the Board) on commercial bathhouse and massage establishment is whether the application premises is suitable for these uses from the planning point of view. For example, commercial bathhouse and massage establishment may not be fully compatible with residential use and non-domestic uses such as children and youth centre, kindergarten, religious, educational or community institutions. Control of vice and obscenity should be left to the licensing and other relevant authorities.
- 1.2 These Guidelines set out the definition of the relevant terms and the planning criteria for assessing planning applications for commercial bathhouse and massage establishment in certain land use zones including “Residential (Group A)”, “Commercial/Residential”, “Commercial” and “Comprehensive Development Area” zones.
- 1.3 Commercial bathhouse and massage establishment are also subject to licensing or other requirements stipulated under other Ordinances and Regulations. The granting of planning approval does not imply that licensing or other statutory requirements which may be needed in connection with these uses are necessarily met. The applicants are advised to enlist professional advice on whether licensing and other government approval is required before contemplating any works.

2. Definition of Terms

2.1 Commercial Bathhouse

Commercial bathhouse means any premises maintained or intended to be maintained for the use, on payment of a fee, of persons requiring a bath, as defined in the Commercial Bathhouses Regulation of the Public Health and Municipal Services Ordinance (Chapter 132).

2.2 Massage Establishment

Massage establishment means any place used or intended to be used or represented as being used for the reception or treatment of persons requiring massage or other similar service or treatment, as defined in the Massage Establishments Ordinance (Chapter 266). It does not include a hospital or maternity home, an establishment for medical treatment or physiotherapy operated respectively by a registered medical practitioner or a registered physiotherapist, the premises of a hair salon, or of a beauty parlour, where massage is administered in the premises in full view of all customers. It also excludes a massage establishment where no massage other than face, scalp, neck, shoulder, hand, arm or foot (up to knee) massage is administered to customers or no full-body massage is administered to a customer by a person of the opposite sex, the premises for practising Chinese medicine operated by a registered/listed Chinese medicine practitioner or for chiropractic operated by a registered chiropractor.

3. Main Planning Criteria

- 3.1 Commercial bathhouse and massage establishment, like other commercial uses, may attract the visits of outsiders. As such, they will normally not be permitted within a residential neighbourhood.
- 3.2 The proposed commercial bathhouse and massage establishment should be located within a commercial building or the non-domestic portion of a composite commercial/residential building such as the commercial podium of a composite commercial/residential building. Commercial bathhouse and massage establishment will normally not be permitted in a wholly residential building or the residential portion of a composite commercial/residential building.
- 3.3 The proposed commercial bathhouse and massage establishment should not be incompatible with other uses within the same building. In assessing the compatibility with other uses within the same building, consideration will normally be given only to the uses permitted in the occupation permit issued by the Building Authority.

- 3.4 Where the proposed commercial bathhouse and massage establishment are located within the non-domestic portion of a composite commercial/residential building, access (entrance) to the application premises must be separated from that of the domestic portion of the building by way of separate stairways and/or lifts/escalators exclusively serving the non-domestic portion of the building so as to avoid causing nuisance to the occupants in the same building.
- 3.5 The views of local residents on the proposed commercial bathhouse and massage establishment will be taken into account in the consideration of the application.
- 3.6 The Fire Services Department and the Buildings Department should be satisfied with the proposals to comply with the fire safety requirements for the proposed commercial bathhouse and massage establishment in respect of the provision of fire service installations and means of escape, etc.
- 3.7 All other statutory or non-statutory requirements of relevant Government departments must be met.

TOWN PLANNING BOARD
JUNE 2003

**Similar Applications for
Commercial Bathhouse/Massage Establishment
within “C” Zone in Tsim Sha Tsui since 2000**

Approved Cases

	Application No.	Address	Applied Use	Meeting Date	Approval Conditions
Within Commercial Building					
1.	A/K1/155	Basement, Oterprise Square, 26 Nathan Road	Commercial Bathhouse and Massage Establishment	14.1.2000	(i)
2.	A/K1/157	Shops 1-7 and 7A, 2/F, China Hong Kong City, 33 Canton Road	Proposed Commercial Bathhouse and Massage Establishment	3.3.2000	(i)
3.	A/K1/158	6/F, Tung Wui Commercial Building, 27 Prat Avenue	Massage Establishment	2.6.2000	-
4.	A/K1/160	7/F, Chung Fung Commercial Building, 10-12 Canton Road	Proposed Massage Establishment	28.7.2000	(i)
5.	A/K1/161	2/F and 3/F, Golden Crown Court, 66-70 Nathan Road	Proposed Commercial Bathhouse and Massage Establishment	8.9.2000	(i), (ii) & (iii)
6.	A/K1/162	Rooms 205-6, 2/F, Universal Commercial Building, 69 Peking Road	Proposed Massage Establishment	13.10.2000	(i)
7.	A/K1/166	Basement (part), Peninsula Centre, 67 Mody Road	Proposed Commercial Bathhouse and Massage Establishment	2.3.2001	(i)
8.	A/K1/169	Shop No. 109, 1/F, Marco Polo Hong Kong Hotel, 3 Canton Road	Proposed Commercial Bathhouse and Massage Establishment	1.6.2001	(i)
9.	A/K1/173	2/F, VIP Commercial Centre, 116-120 Canton Road	Proposed Massage Establishment	5.10.2001	(i)
10.	A/K1/179	22/F, Cameron Plaza, 23-25A Cameron Road	Massage Establishment	8.2.2002	(i)
11.	A/K1/185	A part of 3/F, Hang Seng Tsim Sha Tsui Building, 18 Carnarvon Road	Massage Establishment	23.8.2002	-
12.	A/K1/192	1/F, Hart Avenue Plaza, 5-9 Hart Avenue	Proposed Commercial Bathhouse and Massage Establishment	7.2.2003	(i)
13.	A/K1/194	Basement, Astoria Building, 24-38 Ashley Road	Proposed Commercial Bathhouse and Massage Establishment	4.4.2003	(i)
14.	A/K1/209	Shop 2, G/F, The Toy House, 100 Canton Road	Massage Establishment (within a Proposed Beauty Parlour)	9.9.2005	(i)

	Application No.	Address	Applied Use	Meeting Date	Approval Conditions
15.	A/K1/215	Lower Basement, Harbour Crystal Centre, 100 Granville Road	Commercial Bathhouse and Massage Establishment	18.8.2006	(i) & (iv)
16.	A/K1/235	Basement and Shop A on G/F, Mody Commercial Building, 6 Hart Avenue	Proposed Commercial Bathhouse/Massage Establishment	8.2.2013	(i) & (iv)
17.	A/K1/236	15/F (portion), Langham Hotel, 8 Peking Road	Proposed Massage Establishment	15.3.2013	(i) & (iv)
18.	A/K1/254	B2/F (part), Auto Plaza, 65 Mody Road	Proposed Commercial Bathhouse/Massage Establishment	15.7.2016	(i) & (iv)
19.	A/K1/256	2/F, CFC Tower, 22 - 28 Mody Road	Proposed Massage Establishment	23.12.2016	(i) & (iv)
20.	A/K1/257	2/F, Hart Avenue Plaza, 5-9A Hart Avenue	Proposed Commercial Bathhouse/Massage Establishment	2.3.2018	(iv)
Within Composite Commercial/Residential Building					
1.	A/K1/151	5/F, Harilela Mansion, 81 Nathan Road	Commercial Bathhouse and Massage Establishment	7.4.2000 (on review)	(i), (ii) & (iii)
2.	A/K1/170	Basement (part), Harilela Mansion, 81 Nathan Road	Proposed Commercial Bathhouse and Massage Establishment	1.6.2001	(i)
3.	A/K1/178	Basement, Luxury Court, 9 Hau Fook Street	Massage Establishment	25.1.2002	(i)
4.	A/K1/197	Basement (part), Harilela Mansion, 81 Nathan Road	Proposed Commercial Bathhouse and Massage Establishment	19.9.2003	(i), (ii) & (iii)
5.	A/K1/202	1/F, Golden Crown Court, 66-70 Nathan Road	Commercial Bathhouse and Massage Establishment	13.2.2004	(i), (ii) & (iii)
6.	A/K1/241	1/F – 3/F, Hilton Towers, 96 Granville Road	Proposed Commercial Bathhouse/Massage Establishment	8.11.2013	(i) & (iv)
7.	A/K1/243	3/F, Hilton Towers, 96 Granville Road	Proposed Commercial Bathhouse/Massage Establishment	7.2.2014	(i) & (iv)

Approval Conditions:

- (i) Time clause
- (ii) Provision of security alarm system
- (iii) Exclusive lift/staircase provision
- (iv) Provision of fire service installations and water supplies for fire fighting

Rejected Case

	Application No.	Address	Applied Use	Meeting Date	Rejection Reason(s)
Within Commercial Building					
1.	A/K1/229	B105-B122, B131-B132 and Coffee Shop A at Basement Level 1, and Unit G16 on G/F, East Ocean Centre, 98 Granville Road	Proposed Commercial Bathhouse and Massage Establishment	23.12.2011 (on review)	(i) & (ii)

Rejection Reason(s):

- (i) Undesirable as it was incompatible with the education institutions within the same building.
- (ii) The application premises and other premises of the same building would share some of the access routes, the proposed commercial bathhouse and massage establishment would cause nuisance to other users of the same building.

Form 22.

BUILDINGS ORDINANCE.

(Chapter 123).

Section 21.

Permit to occupy a new building

Permit No. K 12/84B.O.O. Ref. No. EDD(B) 2/4055/81(P)330To: Paughen Investments Ltd.,
c/o Mr. Dennis Lau Wing Kwong,
34-35/F., Hennessy Centre,
500, Hennessy Road, Hong Kong.

OFFICE OF THE BUILDING AUTHORITY

14th March, 1984I hereby permit the occupation of the new building (Number and Name of Street) atTsim Sha Tsui Easton (Lot No./~~Permit Area No.~~) K.L.L. 10647... for the following purposes:—2nd Basement : Shops and storage areas for non-domestic use.1st Basement : Shops and switch rooms for non-domestic use.Ground Floor : Shops, police reporting centre, transformer room, electricitysub-station containing plant rooms, switch rooms and transformerroom for non-domestic use.1st Floor : Car park and electricity sub-station containing plant roomsfor non-domestic use.2nd Floor : Car park and plant rooms for non-domestic use.3rd to 11th Floors : Car parks for non-domestic use.
(inclusive)\$ 54,350,000⁰⁰12th Floor : Car parks and plant room for non-domestic use.13th Floor : Offices and plant rooms for non-domestic use.c.c. R.G. (L.O.)(3),
D.L.O. (KE & KW), Lands Department,
C.R. & V.,
D.C. ,
District Police Commander, Kowloon (R.H.K.P.F.)..
7/4055/81LEUNG Ching-hopro. Building Authority.

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

參考編號

Reference Number:

220610-114401-74257

提交限期

Deadline for submission:

21/06/2022

提交日期及時間

Date and time of submission:

10/06/2022 11:44:01

有關的規劃申請編號

The application no. to which the comment relates:

A/K1/264

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Kok Wong

意見詳情

Details of the Comment :

麼地道一帶每天違泊嚴重, 安達停車場也不勝負荷, 如開設浴室/按摩院, 導致交通大滯塞, 車龍將來從麼地道頂出梳士巴利道. 如需開設這類場所, 需加大道路設計, 增加車位數目. 另外這位置現時已有一夜總會, 晚上時份跟鄰近酒店不時有夜場女子出入, 色情事業猖獗, 警方偶有打擊, 但情況並無改善. 請貴局考慮交通和色情事業及治安問題, 謝謝

Recommended Advisory Clauses

- (a) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD) that:
 - (i) all proposed building works/change in use should be in compliance with the Buildings Ordinance (BO);
 - (ii) the applicant is advised to appoint an Authorized Person (AP) to assess the feasibility of the proposed alterations and additions works/change of use and ensure that the proposed alterations and additions works/change of use are implemented in compliance with the BO including, inter alia, structural safety, provisions of means of escape, fire resisting construction and access and facilities for persons with a disability, etc;
 - (iii) before any new building works are to be carried out on the Premises, the prior approval and consent of BD should be obtained, otherwise they are Unauthorised Building Works (UBW). An AP should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (iv) for UBW erected on private land/buildings, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Premises under the BO;
 - (v) the applicant's attention is drawn to PNAP APP-47 that the Building Authority has no powers to give retrospective approval or consent for any UBW;
 - (vi) detailed comments under the BO can only be formulated at the building plan submission stage; and
 - (vii) if the proposed use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures on the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.
- (b) to note the comments of the Director of Fire Services (D of FS) that detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans or referral from licensing authority. The applicant is advised to observe the licensing requirements as stipulated in the "Fire Safety Requirements for Massage Establishment".
- (c) to note the comments of the Commissioner of Police (C of P) that:
 - (i) if a planning permission from the Town Planning Board is considered necessary for the proposed location, the applicant is advised to first apply for the same before submitting an application to the Police Licensing Office for a Massage Establishments Licence; and
 - (ii) any person who wishes to conduct massage business shall obtain a Massage Establishments Licence from the C of P according to Section 6 of Massage

Establishments Ordinance, Cap. 266, Laws of Hong Kong. The applicant may also refer to Section 3 of Cap. 266 about the exemption.

- (d) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that under the Commercial Bathhouses Regulation (Cap. 132I), “bathhouse” means any premises for the use, on payment of a fee, of persons requiring a bath. Sauna is regarded as a form of bath. All premises which allow customers to take a bath, including using the sauna services provided, on a payment of a fee, are required to obtain a commercial bathhouse licence from the Food and Environmental Hygiene Department, whether shower facilities are available or not.