

2024年 4月 5日

此文件只會在收到城市規劃委員會的資料及文件後才正式確認收到申請

The Board received on 5 APR 2024.
This Board will formally acknowledge the receipt of the application only upon receipt of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

General Note and Annotation for the Form
填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2400810

28/3 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 / TKO / 129
	Date Received 收到日期	5 APR 2024

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

1. Name of Applicant 申請人姓名/名稱

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

Strongly Ltd.

卓剛有限公司

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)

Toco Planning Consultants Limited

達材都市規劃顧問有限公司

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)	Tseung Kwan O Town Lot No. 95 Retail 5, G/F and B2/F, Alto Residences, 29 Tong Yin Street, Tseung Kwan O
(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 N.A sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 510.2 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) N.A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Tseung Kwan O OZP No. S/TKO/29
(e) Land use zone(s) involved 涉及的土地用途地帶	Residential (Group A) 6
(f) Current use(s) 現時用途	Temporary massage establishment (spa facility) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

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

The applicant 申請人 –

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

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

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

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

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	510.2 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Renewal of planning approval for temporary massage establishment (spa facility) for a period of 5 years (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	N.A	Number of units involved 涉及單位數目	N.A
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N.A sq.m 平方米		<input type="checkbox"/> About 約
	Non-domestic part 非住用部分 510.2 sq.m 平方米		<input checked="" type="checkbox"/> About 約
	Total 總計 510.2 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
	G/F	Reception, waiting area, toilet	Reception, waiting area, toilet
	B2/F	Foot massage area, 9 massage bed (3 double rooms + 3 single rooms), staff room, management office, toilets	Foot massage area, 9 massage bed (3 double rooms + 3 single rooms), staff room, management office, toilets

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

<p>(a) Operation involved 涉及工程</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>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

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

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>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</p> <table border="1" data-bbox="486 1388 1484 1904"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

(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

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

政府、機構或社區設施

.....

.....

.....

☐ other(s) 其他

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

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

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

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

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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)

The application is for the renewal of planning approval for the existing temporary massage establishment (spa facility) for a period of 5 years.

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.....

.....

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

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 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)) <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 checked="" 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) _____ _____ _____ <input checked="" type="checkbox"/>
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) _____ _____ _____ <input checked="" type="checkbox"/>

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

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

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

<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><input checked="" type="checkbox"/></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><input checked="" type="checkbox"/></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>.....</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>Please see attached Planning Statement.</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。

Please see attached Planning Statement.

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

CHAN TAT CHOI

Managing Director

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s)

☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ 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 MPIA

on behalf of
代表

Toco Planning Consultants Limited



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

Date 日期

28.3.2024

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Retail 5, G/F and B2/F, Alto Residences, 29 Tong Yin Street, Tseung Kwan O 將軍澳唐賢街29號藍塘傲地下及地庫2樓5號舖		
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	Draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29 將軍澳分區計劃大綱草圖編號 S/TKO/29		
Zoning 地帶	"Residential (Group A) 6" 「住宅 (甲類) 6」		
Applied use/ development 申請用途/發展	Renewal of planning approval for temporary massage establishment (spa facility) for a period of 5 years 擬議臨時按摩院 (水療設施) (為期5年)		
(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	510.2 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約	
(v) No. of units 單位數目		
(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) <hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 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) <hr/>	

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 type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" 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>位置圖 Location plan</u>		
<u>實地照片 Site Photos</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"/>
<hr/>		
<hr/>		

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

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

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

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Section 16 Planning Application for the Renewal of
Planning Approval for Temporary Massage Establishment
(Spa Facility) for a Period of 5 Years
in Retail No. 5 on G/F and B2/F of Alto Residences,
No. 29 Tong Yin Street, Tseung Kwan O

PLANNING
STATEMENT



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Executive Summary

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of Strongly Ltd. (the Applicant). It seeks permission from the Town Planning Board (the Board/ TPB) for the renewal of planning approval under Application No. A/TKO/118 for temporary massage establishment (spa facility) for Angsana Spa (the operator of the subject spa facility) for a period of 5 years in Retail No. 5 on G/F and B2/F of the non-residential portion of a composite commercial/ residential development named Alto Residences in No. 29 Tong Yin Street, Tseung Kwan O (the Premises). The Premises has a usable floor area of about 510.2m² and it falls within an area zoned "Residential (Group A) 6" on the draft Tseung Kwan O Outline Zoning Plan No. S/TKO/29.

The Premises is the subject of a previous planning application (Application No. A/TKO/118) for the same temporary use for a period of 5 years. On 19.7.2019, the previous s.16 planning application was approved by the Board with a validity period up to 19.7.2024. In view of the planning approval will lapse soon, the Applicant intends to renew the subject temporary planning approval for further 5 years in order to allow the continual operation of the spa facility at the Premises. Compared with the previous permission, the development scheme under this application has no change in the nature of use as well as the major development parameters.

Planning assessment has indicated that the present application is well justified because it has complied with the assessment criteria for the renewal of planning approval as stated in the TPB Guidelines No. 34D, and also the assessment criteria for s.16 planning application for massage establishment as stated in the TPB Guidelines No. 14B. The access to the Premises (the entrance) is completely separated from the domestic portion of Alto Residences. There is no material change in planning circumstances since the original permission was granted, and there is no adverse planning implications arising from the renewal of planning approval. The Applicant has fulfilled all the approval conditions under the previous approval. The proposed renewal of further 5 years is considered reasonable as it does not exceed the original validity period of temporary approval. The subject development is small scale in nature and will not result in any significant impact on the traffic and environmental aspects. Sufficient means of escape and fire fighting facilities have been provided at the Premises to minimise any potential fire and emergencies risks.

行政摘要

(內容如有差異，應以英文版本為準)

卓剛有限公司透過達材都市規劃顧問有限公司，現根據城市規劃條例 (城規條例) 第 16 條向城市規劃委員會 (城規會) 遞交規劃申請，以准許就位於將軍澳唐賢街 29 號一座名為藍塘傲的商住發展非住用部分內的地下和地庫二層的第 5 號商店 (申請處所)，悅椿水療 (是次水療設施之經營者) 作臨時按摩院 (水療設施) 用途之規劃許可編號 A/TKO/118 獲得續期，為期 5 年。申請處所實用樓面面積約有 510.2 平方米，現時在將軍澳分區計劃大綱草圖編號 S/TKO/29 上被訂為「住宅(甲類)6」地帶。

申請處所過去曾涉及一宗為期 5 年的臨時同類用途的規劃申請 (申請編號 A/TKO/118)，並於 2019 年 7 月 19 日獲得城規會批准，有效期至 2024 年 7 月 19 日。鑒於規劃許可的有效期將近完結，申請人希望將上述臨時規劃許可續期額外 5 年，令現時位於申請處所的水療設施能夠繼續運作。與上次規劃許可比較，是次申請的發展計劃在用途和主要發展參數上是完全不變的。

規劃評估指出是次申請理據充分，因為符合了規劃指引編號 34D 就有關臨時用途的規劃許可續期之準則，以及規劃指引編號 14B 就有關根據城規條例第 16 條規劃申請作按摩院用途之準則。申請處所的通道 (處所出入口) 與藍塘傲的住用部分完全分隔，另外自上次批給臨時許可後，規劃情況沒有任何重大改變，而規劃許可獲續期亦不會在規劃上帶來不良的影響。申請人已經履行所有上次規劃許可的附帶條件，擬議續期的額外 5 年是合理的，因為該時間沒有超過先前獲批給規劃許可的期限。是次發展規模細小，不會對本區及附近的交通及環境造成不良影響，申請處所有足夠的逃生及消防設備以減少潛在的火警及緊急風險。

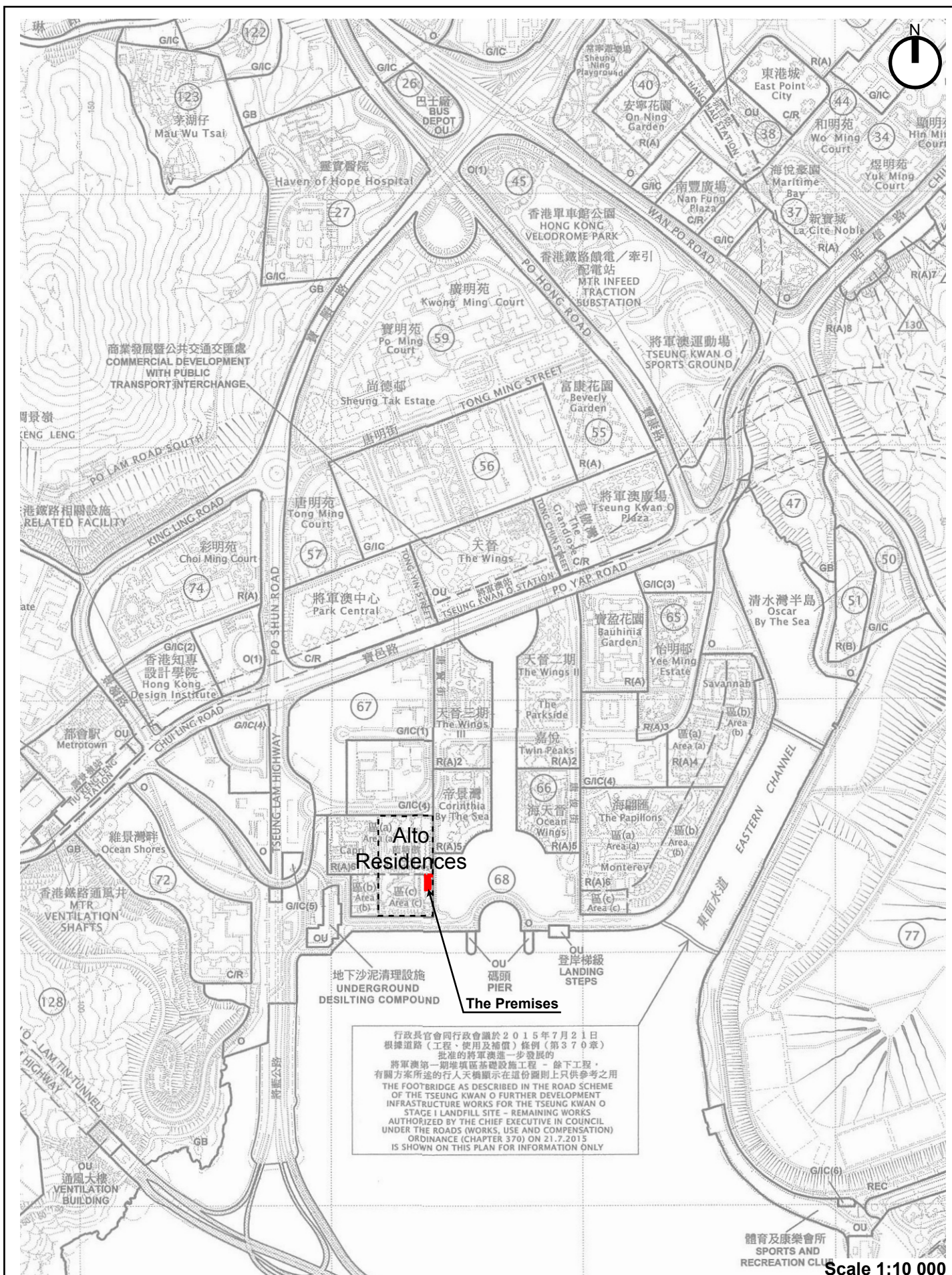
1. INTRODUCTION

This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of Strongly Ltd. (the Applicant). It seeks the permission of the Town Planning Board (the Board/ TPB) for the renewal of planning approval under Application No. A/TKO/118 for temporary massage establishment (spa facility) for Angsana Spa (the operator of the subject spa facility) for a period of 5 years in Retail No. 5 on G/F and B2/F of the non-residential portion of a composite commercial/ residential development named Alto Residences in No. 29 Tong Yin Street, Tseung Kwan O (the Premises). The Premises has a usable floor area (UFA) of about 510.2m² and it falls within an area zoned “Residential (Group A) 6” (“R(A)6”) on the draft Tseung Kwan O Outline Zoning Plan (OZP) No. S/TKO/29 (**Plan A**).

The Premises is the subject of a previous s.16 planning application (Application No. A/TKO/118) for the same temporary use for a period of 5 years. On 19.7.2019, the previous s.16 planning application was approved by the Board with a validity period up to 19.7.2024 (see **Appendix I**). In view of the planning approval will lapse soon, the Applicant intends to renew the subject temporary planning approval for further 5 years in order to allow the continual operation of the spa facility at the Premises.

Compared with the previous permission, the development scheme under this application has no change in the nature of use as well as the major development parameters. Planning assessment has indicated that the present application is well justified based on the following reasons:

- (a) the proposed renewal of further 5 years can facilitate continuity of the subject spa facility to help meeting the increasing demand for high-quality spa facilities in Hong Kong;
- (b) there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
- (c) there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval;
- (d) the Applicant has complied with all the approval conditions under the previous approval (see **Appendix II**);
- (e) the proposed renewal of further 5 years is considered reasonable as it does not exceed the original validity period of temporary approval;
- (f) the Premises is located within the non-domestic portion of Alto Residences, and the access to the Premises is completely separated from the domestic portion of the development;
- (g) the subject development is small scale in nature and will not result in any significant impact on the traffic and environmental aspects;
- (h) sufficient means of escape and fire fighting facilities have been provided to minimise any potential fire and emergencies risks (see **Appendix III**); and
- (i) the present application has complied with the planning criteria as laid down in the relevant TPB Guidelines, i.e. TPB PG-No. 14B and TPB PG-No. 34D.



Plan A: Zoning and Location Plan

Extract of Draft Tseung Kwan O Outline Zoning Plan No.S/TKO/29

2. PLANNING BACKGROUND

2.1 Background of Angsana Spa (the Operator)

The award-winning Angsana Spa is owned by one of the largest international hospitality groups Banyan Tree Holdings Ltd., which manages and develops resorts, hotels and spas in worldwide. The group was established since 1994 and has successfully created 3 brands including Banyan Tree, Angsana and Cassia. Angsana Spa was launched in 1999, and has branched out to approximately 40 establishments in 18 countries worldwide including China, Guam, Indonesia, Ireland, Japan, Kenya, Malaysia, Maldives etc. In 2019, Angsana Spa expanded their business in Hong Kong and the Premises was selected to provide high-quality spa service with a selection of beauty, health and massage treatment at a reasonable price.

All treatments are designed for therapeutic experience – Angsana Spa aims to provide a tranquil, private and personalised environment for clients to feel relaxed and rejuvenated during and after the treatments; as well as to protect the clients' privacy and ensure the treatments can address individual needs. Hence a complete private setting (single bedded) is necessary. Furthermore to ensure that most appropriate treatments could be delivered to individual customers, all therapists of Angsana Spa are to be trained, as required by Thailand government, starting with 150 hours of Thai Massage training from certified academy in Thailand. With the whole training package as mentioned in **Table 2.1** which is well equipped and recognised, it is a guarantee that topmost spa and massage therapy services are to be delivered to all clients.



Table 2.1: Recognised Training Programme of Banyan Tree Spa Academy

	Number of training hours
Beginner <ul style="list-style-type: none"> Brand introduction Product knowledge Basic knowledge of anatomy & physiology Body Weight and self-mobility Standard set up Massage technique Treatment technique and procedure Professional practice English communication 	344 hrs (must be finished before probation and staff will be assigned to service at the outlets)
Intermediate <ul style="list-style-type: none"> Hand & Foot treatment Facial treatment Kid's menu 	168 hrs (after probation, this will be a follow up training for beauty skill, then to be assigned to serve at the outlets)
Advance <ul style="list-style-type: none"> Spa package 	144 hrs (this will be fill up skill for signature package once the staff is fluent in serving guest)
TOTAL	656 hrs

2.2 Site Location and Accessibility (Plan A)

The subject spa facility is situated in Retail No. 5 on G/F and B2/F of Alto Residences in No. 29 Tong Yin Street, Tseung Kwan O (**Photo 1**). Alto Residences is bounded by Tong Yin Street to the north; pedestrian walkway and cycling track to the east; Tseung Kwan O Waterfront Park to the south; and a residential development named Capri to the west.

The Premises is accessible from Tong Yin Street via a pedestrian walkway which connects Tong Yin Street to the Tseung Kwan O Waterfront Park. Tseung Kwan O MTR Station and public transport interchange is located about 500m from the Premises. Ample car parking and loading/ unloading facilities are available in Alto Residences.

2.3 Site and Adjacent Land Uses (Plan B)

The Premises has a total UFA of about 510.2m² (based on the calculation in the approved general building plan) and is rectangular in shape. It comprises two levels with reception, waiting area and toilet on G/F (**Photo 2**), and massage rooms, staff room, management office and toilets in B2/F (**Photo 3 – Photo 6**). The main entrance of the Premises is situated at the upper level, facing a pedestrian walkway on its east. Sufficient fire fighting facilities are provided within the Premises.

Alto Residences is a residential cum commercial development which comprises 7 residential towers, 23 houses, with the non-domestic portion comprising commercial accommodation and carpark. It is predominantly surrounded by residential cum commercial developments with commercial uses on the lower floors, i.e. Capri.

2.4 Planning History

The Premises falls within an area zoned “R(A)6” on the draft Tseung Kwan O OZP No. S/TKO/29. The planning intention of this zone is primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. According to the TPB’s Broad Use Terms, spa facility is classified as “Commercial Bathhouse/ Massage Establishment”, which is a Column 2 use under the “R(A)6” zone and requires planning permission from the Board.

The Premises is the subject of a s.16 planning application for the same temporary use for a period of 5 years (Application No. A/TKO/118), which was approved with conditions by the Board on 19.7.2019. In view of the planning permission will lapse on 19.7.2024, the Applicant seeks TPB’s approval for the renewal of planning approval under Application No. A/TKO/118 so as to continue using the Premises for temporary spa facility.

2.5 Land Status (Plan B)

The Premises falls within the Pink Cross-Hatched Area located within Area (b) of Tseung Kwan O Town Lot No. 95 and it is restricted to non-industrial (excluding private residential, godown, hotel and petrol filling station) purpose under New Grant No. 21499.



Photo 1: The entrance (G/F)



Photo 2: Reception (G/F)

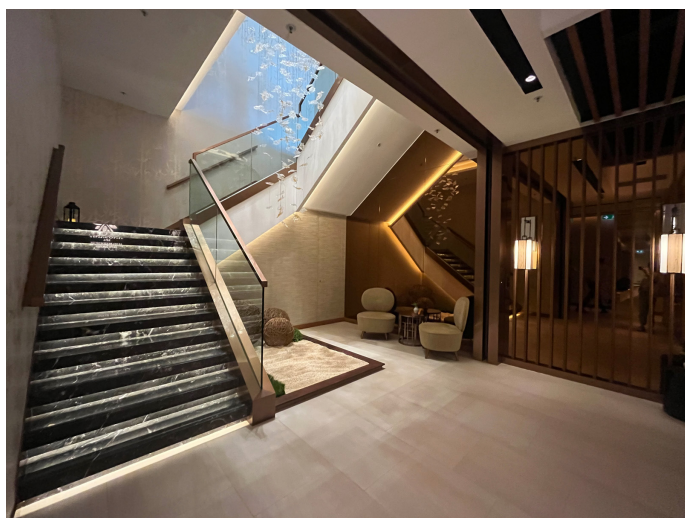


Photo 3: Staircase to ground floor (B2/F)



Photo 4: Massage room (B2/F)



Photo 5: Staff room (B2/F)



Photo 6: Manager office (B2/F)



Site Photos

(see viewpoints on Plan B)

3. DEVELOPMENT PROPOSAL

As shown on the architectural drawing in **Plan C**, the present scheme under this application will be relatively the same as the previously approved scheme (No. A/TKO/118). It has the following facilities and operation:

(i) **Spa Facility Layout**

The subject spa facility will be operated by Angsana Spa which is an award-winning sister brand of Banyan Tree Spa that offers high-quality spa service. It comprises two levels (G/F is about 84.1m², B2/F is about 426.1m²) with reception, waiting area and toilet on G/F, and 10 massage bed (3 double rooms + 4 single rooms), staff room, management office and toilets in B2/F. Angsana Spa aims to provide a tranquil, private and personalised environment for clients to feel relaxed and rejuvenated during and after the treatments; as well as to protect the clients' privacy and ensure the treatments can be addressed individual needs. Hence a complete private setting (single bedded) is a necessary.

Same as the current operation, the opening hours of the Premises will be from 8:00 and 22:00 daily. The total number of staff is 10, consisting 1 manager, 1 supervisor, 1 receptionist, 1 attendant and 6 therapists. The Premises will serve 20 guests per day assuming 100% productivity. Pre-booking is required for visitors visiting the Premises to arrange the number of visitors, visiting date, time and spa treatment.

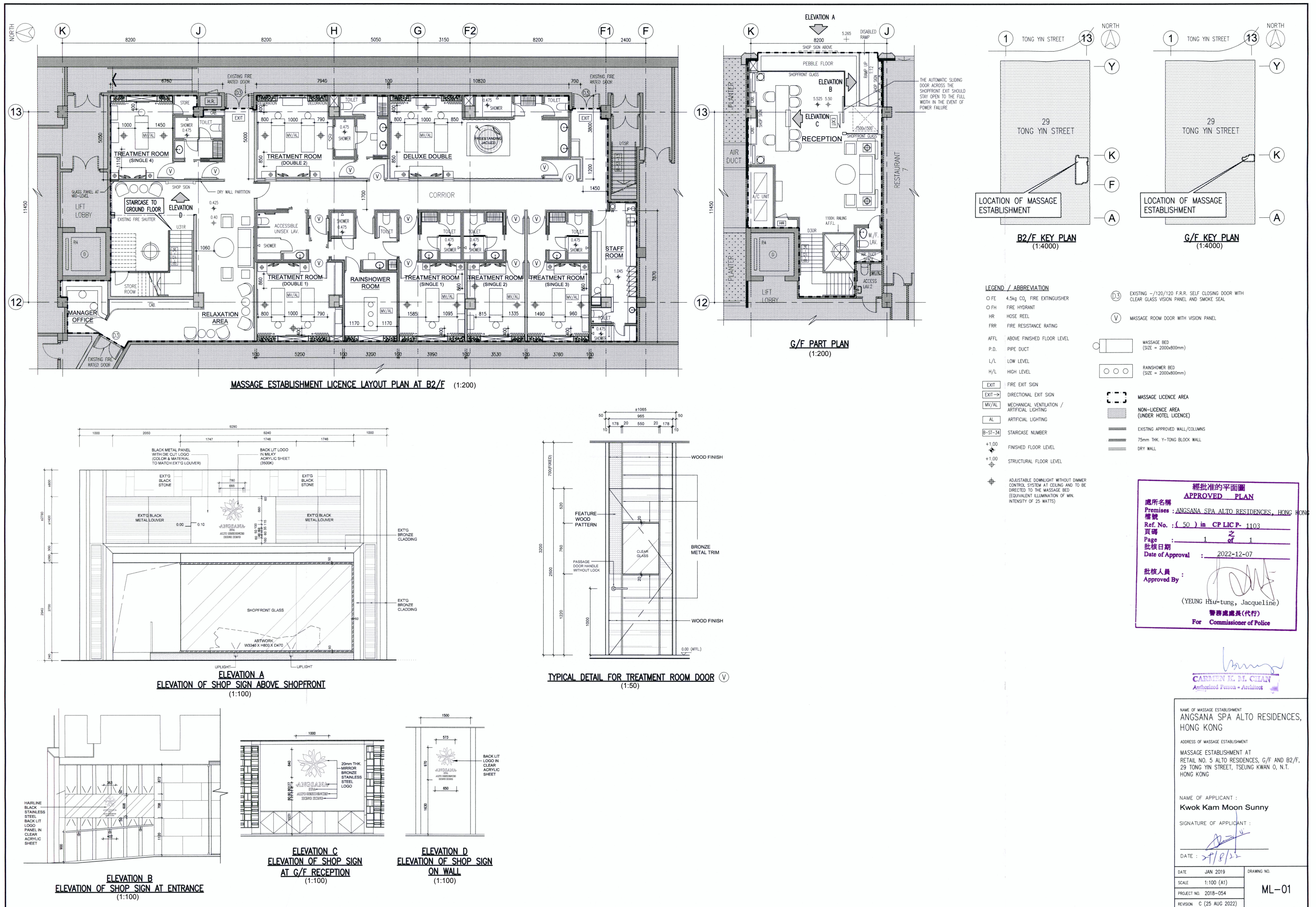
(ii) **Access Arrangement**

The Premises is accessible from Tong Yin Street via a pedestrian walkway. The access to the Premises is totally separated from the domestic portion of Alto Residences (see **Plan D**). The subject spa facility will serve the residents of Alto Residences and other residential developments in the locality. It is expected that the majority of the customers will be coming either on foot or by public transportation. Currently, Alto Residences provides 135 public car parking spaces, among which 85 car parking spaces for serving the visitors of retail shops. It is also conveniently served by various modes of public transport including MTR, buses and mini-buses.

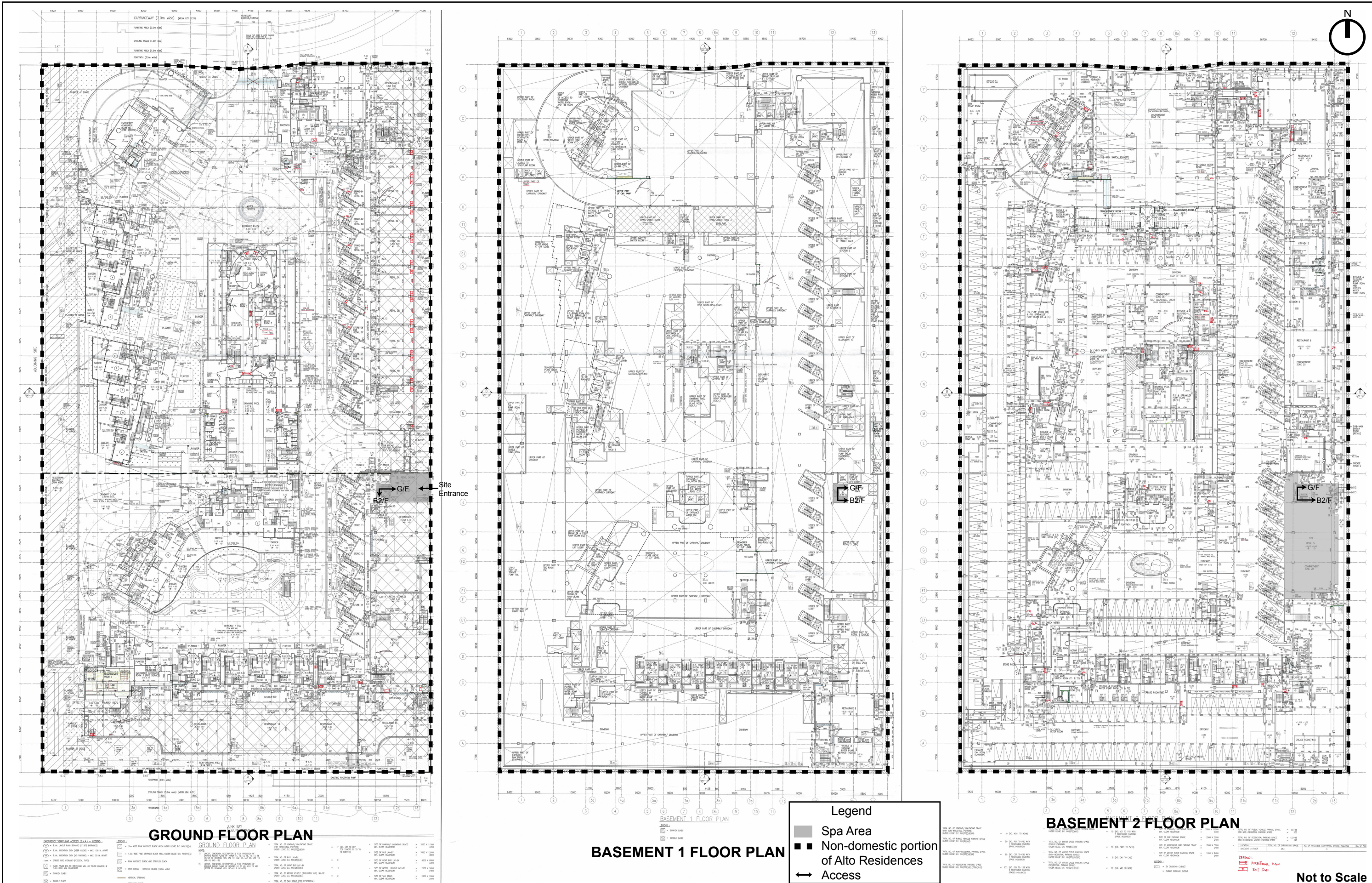
(iii) **Plumbing, Drainage and Fire Fighting Facilities**

The Premises is served with water supply and equipped with individual water meter. Waste water is discharged from the Premises to the public sewerage manhole at commercial area of Alto Residences. The subject use produces small scale of waste water in nature and would not have adverse impact on the existing drainage system.

The Premises is provided with adequate fire services installation and equipment including sprinkler system, hydrant system, automatic fire alarm system, audio and visual fire alarm system, emergency lighting and ventilation/ air-conditioning control system as per relevant authority's regulation and inspection. Approval conditions (a) in relation to the fire safety requirements have been fulfilled (see **Appendix II**). The latest Certificate of Fire Service Installations and Equipment (FS 251) for the Premises is attached in **Appendix III**.



Plan C: Architectural Drawing (Floor Plans and Elevations)



Plan D: Access of the Premises Separated from Domestic Use



4. PLANNING JUSTIFICATION

4.1 Reasons for the Renewal Application

Hong Kong is a fast-paced city and the local people have busy life but lack of space and time to relieve their stress. Massage and spa treatment is becoming more and more popular in Hong Kong to balance people's life. Angsana Spa, the award-winning sister brand of Banyan Tree Spa, submitted the s.16 planning application (Application No. A/TKO/118) to the TPB to allow a temporary massage establishment (spa facility) for a period of 5 years in the Premises. The aforesaid application was approved with conditions by the Board on 19.7.2019. Since then, Angsana Spa at the Premises has been offering high-quality spa service with a selection of beauty, health and massage treatment at a reasonable price.

In view of the planning approval will lapse on 19.7.2024, the Applicant herein submits the present s.16 planning application for the renewal of planning approval under Application No. A/TKO/118 for further 5 years in order to allow the continual operation of the spa facility at the Premises. The present application has complied with the assessment criteria for the renewal of planning approval as stated in the TPB Guidelines No. 34D and the justifications are presented in **Section 4.2 – Section 4.5**.

4.2 No Material Change in Planning Circumstances

The present application is in line with the assessment criteria 4.1(a) of the TPB PG-No. 34D because there is no material change in planning circumstances since the previous planning permission (Application No. A/TKO/118) was granted by the Board on 19.7.2019. Although the statutory town plan in the Tseung Kwan O area has been updated several times from the Approved Tseung Kwan O OZP No. S/TKO/26 (at the time of approval) to the draft Tseung Kwan O OZP No. S/TKO/29, it should be highlighted that such OZP amendments under Nos. S/TKO/27, S/TKO/28 and S/TKO/29 are only related to the rezoning of Pak Shing Kok Ventilation Building and its adjoining land from an area shown as 'MTR Pak Shing Kok Ventilation Building' and "Green Belt" to "Residential (Group A)8", and the rezoning of a site at Ying Yip Road from "Comprehensive Development Area" to "Other Specific Uses" annotated "Film Studio and Related Uses" and another site at Hang Hau Road from "Residential (Group C)1" to "Residential (Group C)2".

The Premises is still zoned "R(A)6" on the current Tseung Kwan O OZP. There is no change in planning circumstances such as land use zoning and planning policy in the application site and its surrounding area.

4.3 No Adverse Planning Implications Arising from the Renewal

The present application is in line with the assessment criteria 4.1(b) of the TPB PG-No. 34D as there will be no adverse planning implications arising from the renewal of planning approval (such as pre-emption of planned permanent development). The Applicant seeks TPB's approval for the renewal of the planning approval under Application No. A/TKO/118 for temporary massage establishment (spa facility) for a period of 5 years at the non-residential portion of a composite commercial/ residential development named Alto Residences. According to the Notes of the "R(A)" zone under the current Tseung Kwan O OZP, commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building. The subject spa facility is generally in line with the planning intention of "R(A)6" zone to provide commercial use on the lower floors (non-residential portion) of a residential development. The access to the Premises is completely separated from the domestic portion of Alto Residences.

In addition, the present scheme has no change in the nature of use and operation compared with the previous permission. Concerned departments had no in-principle objection to or adverse comment on the approved development during the previous planning application stage.

4.4 All the Approval Conditions have been Satisfactorily Fulfilled

On 19.7.2019, the TPB approved the previous s.16 planning application (Application No. A/TKO/118) subject to the following approval conditions (see **Appendix I**), i.e.:

- (a) The provision of fire service installations and water supplies for firefighting within 6 months from the date of the approval to the satisfaction of the Director of Fire Services or of the TPB by 19.1.2020; and
- (b) if the above planning condition is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The present s.16 planning application is in line with the assessment criteria 4.1(c) of the TPB PG-No. 34D, since the Applicant has complied with all the approval conditions under the previous approval (see **Appendix II**). The latest FS 251 for the Premises is attached in **Appendix III**.

4.5 The Proposed Renewal Period is Reasonable

The present s.16 planning application also satisfies the assessment criteria 4.1(d) of the TPB PG-No. 34D that the proposed renewal of further 5 years is considered reasonable as it can facilitate continuity in the operation of the existing spa facility to serve the local residents in the area. The period requested under this application does not exceed the original validity period of temporary approval.

4.6 No Adverse Impacts

The small scale temporary use will not result in any significant traffic and environmental impacts on the locality. As mentioned in **Section 3.1**, the present scheme has no change in the nature of use and planning parameters in comparison with the previously approved scheme. Concerned departments had no in-principle objection to or adverse comment on the approved development during the previous planning application stage and the Applicant has fulfilled all the approval conditions of the previously approved scheme.

The existing transport facilities and car parking provision can adequately cater for the subject spa facility considering the Premises will only serve 20 guests per day. There are 9 loading/ unloading spaces provided within Alto Residences. The subject use will not occupy more than two loading trips per day (one trip for off-site laundry services and the other trip for daily goods procurement). Hence, the consumption of items for laundry services and other daily goods will be insignificant. The occupation period of the loading/unloading area will therefore also be minimal.

4.7 In Line with TPB Guideline for Application for Massage Establishment

The present application has complied with the assessment criteria for s.16 planning application for massage establishment as stated in the TPB Guidelines No. 14B for the following reasons:

- The subject use is located in a mixed-use neighbourhood with residential and commercial in character. Due to the limited number of rooms provided, the Premises will not attract large number of visitors. It is intended to serve the local residents who live in Alto Residences and the adjacent residential developments in the area.
- The subject use is located within the non-domestic portion of a composite commercial/ residential development.
- The subject use is compatible with the adjacent land uses which comprise of retail shops, restaurant, club house and car park within the same commercial podium. The general building plan and the Occupation Permit of Alto Residences were approved/ issued by Building Authority on 28.2.2018 and 2.5.2018 respectively.
- The access (entrance) to the Premises is separated from the domestic portion of the development. Thus, the subject use will not cause nuisance to the residents.
- As detailed in **Section 2.1**, the subject use is operated under Angsana Spa which offers high-quality spa service. The operator has demonstrated smooth operation and management of the spa facility in the past several years.
- Sufficient means of escape and fire fighting facilities have been provided at the Premises to minimise any potential fire risks (see **Appendix III**).
- The Applicant will ensure all other statutory or non-statutory requirements of government departments to be met.

5. CONCLUSION

The Applicant seeks TPB's approval for the renewal of planning approval under Application No. A/TKO/118 (see **Appendix I**) for temporary massage establishment (spa facility) for Angsana Spa for a period of 5 years in Retail No. 5 on G/F and B2/F of the non-residential portion of a composite commercial/ residential development named Alto Residences in No. 29 Tong Yin Street, Tseung Kwan O. Compared with the previous permission, the development scheme under this application has no change in the nature of use as well as the major development parameters.

Planning assessment has indicated that the present application is well justified based on the following reasons:

- (a) the proposed renewal of further 5 years can facilitate continuity of the subject spa facility to help meeting the increasing demand for high-quality spa facilities in Hong Kong;
- (b) there is no material change in planning circumstances such as planning policy and land use zoning in the area since the original permission was granted;
- (c) there is no adverse planning implications (or pre-emption of planned permanent development in the area) arising from the renewal of the planning approval;
- (d) the Applicant has complied with all the approval conditions under the previous approval (see **Appendix II**);
- (e) the proposed renewal of further 5 years is considered reasonable as it does not exceed the original validity period of temporary approval;
- (f) the Premises is located within the non-domestic portion of Alto Residences, and the access to the Premises is completely separated from the domestic portion of the development;
- (g) the subject development is small scale in nature and will not result in any significant impact on the traffic and environmental aspects;
- (h) sufficient means of escape and fire fighting facilities have been provided to minimise any potential fire and emergencies risks (see **Appendix III**); and
- (i) the present application has complied with the planning criteria as laid down in the relevant TPB Guidelines, i.e. TPB PG-No. 14B and TPB PG-No. 34D.

In view of the small scale nature of the proposed temporary use and the justifications presented in the Planning Statement, honourable members of the TPB are requested to approve this planning application.

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳真 Fax: 2877 0245 / 2522 8426

By Post & Fax (2577 2862)

電話 Tel: 2231 4317

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TKO/118

2 August 2019

Toco Planning Consultants Ltd.
Room 1410, Capitol Centre
5-19 Jardine's Bazaar
Causeway Bay, Hong Kong
(Attn: Ted Chan)

Dear Sir/Madam,

**Proposed Temporary Massage Establishment (Spa Facility)
for a Period of 5 Years in "Residential (Group A) 6" Zone,
Retail 5, G/F and B2/F, Alto Residences, 29 Tong Yin Street, Tseung Kwan O**

I refer to my letter to you dated 24.6.2019.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of 5 years until 19.7.2024 and is subject to the following conditions :

- (a) the provision of fire service installations and water supplies for firefighting within 6 months from the date of the approval to the satisfaction of the Director of Fire Services or of the TPB by 19.1.2020; and
- (b) if the above planning condition is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix IV of the TPB Paper.

This temporary permission will lapse on 20.7.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-I). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

_____ A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 19.7.2019 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 23.8.2019). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

_____ If you have any queries regarding this planning permission, please contact Ms. Kitty Lam of Sai Kung & Islands District Planning Office at 2158 6156. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officer is attached herewith for your reference.

Yours faithfully,



(Felix MA)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/TKO/118)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
消防處 Fire Services Department	新建設課 New Projects Division (NP)	李建中先生 Mr. LEE Kin Chung	3971 4600	2722 6234

規 劃 署

西貢及離島規劃處
新界沙田上禾輦路1號
沙田政府合署15樓



Planning Department

Sai Kung and Islands District Planning Office
15/F, Sha Tin Government Offices,
1 Sheung Wo Che Road, Sha Tin,
New Territories

本函檔號 Your Reference
本署檔號 Our Reference TPB/A/TKO/118
電話號碼 Tel. No. : 2158 6051
傳真機號碼 Fax No. : 2890 5194

(By Post and Fax: 2577 2862)

24 December 2019

Toco Planning Consultants Ltd.
Room 1410, 14/F, Capitol Centre
5-19 Jardine's Bazaar
Causeway Bay, Hong Kong
(Attn.: Mr. Ted CHAN)

Dear Mr. CHAN,

Proposed Temporary Massage Establishment (Spa Facility) for a Period of 5 Years
Retail 5, G/F and B2/F, Alto Residences,
29 Tong Yin Street, Tseung Kwan O
(Application No.: A/TKO/118 – Submission for Compliance with Approval Condition (a))

I refer to your letter dated 22 November 2019 enclosing a layout plan for compliance with approval condition (a), i.e. the provision of fire service installations and water supplies for firefighting within 6 months from the date of the approval to the satisfaction of the Director of Fire Services (D of FS) or of the Town Planning Board by 19.1.2020.

I am pleased to inform you that your submission is considered acceptable by D of FS. As such, approval condition (a) is considered fully complied with. A copy of the layout plan endorsed by D of FS is attached herewith for your record.

Should you have any queries, please contact Mr. Anthony CHEUNG of this office at 2158 6160.

Yours sincerely,

(Ms. Donna TAM)

for and on behalf of Director of Planning

C.C.

D of FS

(Attn.: Mr. LEE Kin-chung)

Fax: 2722 6234

File

Site Record

DT/KL/AC/JK/jk

Appendix III: The latest Certificate of FS 251 for the Premises

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

A 8740367

Name of Client:

顧客姓名

Angsana Spa Alto Residences Hong Kong

Name of Building:

樓宇名稱

Alto Residences

Street No./Town Lot:

門牌號數/市地段

29

Street/Road/Estate Name:

街道/屋苑名稱

Tong Yin Street

Block:

座

District:

分區

Tseung Kwan O

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☒ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	Emergency Light	Retail No.5	Conforms with FSD requirements	13-Apr-2023	12-Apr-2024
12	Exit Sign	B2/F,G/F	"	"	"
13	Fire Alarm System	"	"	"	"
15	Fire Detection System	"	"	"	"
28	Sprinkler System	"	"	"	"
1	Audio/Visual Advisory	"	"	"	"
17	Fire Shutter	B2/F(RS-13,RS-14,RS-15)	"	"	"

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			N/A		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			N/A	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature:
授權人簽署

Name:
姓名
FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

Lam Siu Wai

RC1/416, RC2/590

Hilltech (M&E)
Engineering Co, Ltd.

2111 0306/6757 0273(Mr Ng)

2023-4-13

For FSD use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8934901

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Angsana Spa Alto Residences Hong Kong

Name of Building:

樓宇名稱

Alto Residences

Street No./Town Lot:

門牌號數/市地段

29

Street/Road/Estate Name:

街道/屋苑名稱

Tong Yin Street

Block:

座

District:

分區

Tseung Kwan O

Area:

地區

☐ HK

香港

☐ K

九龍

☐ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☐ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher 9L Water F.E.(6nos.)	Retail No.5 B2/F,G/F	Conforms with FSD requirements	13-Apr-2023	12-Apr-2024

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			N/A		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			N/A	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署

Name:

姓名

FSD/RC No.:

消防處註冊號碼

Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Chun Lai Ming

RC3/0731

Hilltech (M&E)
Engineering Co., Ltd.

2111 0306/6757-0273(Mr. Ng)

2023-4-17

For FSD
use only:

Inspected

Key-in

Verified

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

From: Toco Planning Consultants Ltd TOCO
<[REDACTED]>
Sent: 2024-05-07 Tuesday 10:58:50
To: [REDACTED]
Cc: [REDACTED]
Subject: A/TKO/129: Proposed Spa Facilities in "Residential (Group A) 6" zone, Retail No. 5 on G/F and B2/F Alto Residences, 29 Tong Yin Street, Tseung Kwan O
Attachment: FS251 Certificate of Fire Extinguisher _Angsana Spa Alto Residences (2024-2025).pdf; FS251 Certificate of Fire System & Equipments_Angsana Spa Alto Residences (2024-2025)V1.pdf; FS251 Certificate of Fire System & Equipments_Angsana Spa Alto Residences (2024-2025)V2.pdf

Dear Benjamin,

We refer to the captioned application.

Please find attached latest FS251 forms of Angsana Spa Alto Residences for your attention. Many thanks!

Regards,
Jacqueline Ho

Toco Planning Consultants Ltd.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處檔號

A 9458002

Name of Client:

顧客姓名

Angsana Spa Alto Residences, Hong Kong

Name of Building:

樓宇名稱

Alto Residences

Street No./Town Lot:

門牌號數/市地段

29

Street/Road/Estate Name:

街道/屋苑名稱

Tong Yin Street

Block:

座

District:

分區

Tseung Kwan O

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☒ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable Fire Extinguisher 9L Water F.E. (6 Nos.)	Retail No.5 G/F: Storeroom, B2/F: Office, Pantry, Back door from the pantry, Room 1 entrance	Conforms with FSD requirements (Defect see part 3)	11/04/2024	10/04/2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			N/A		

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
24	9L Water F.E. (6 Nos.)	Retail No.5 G/F: Storeroom, B2/F: Office, Pantry, Back door from the pantry, Room 1 entrance	Over 5 years or damaged	Need replacement

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署Name:
姓名FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Wong Ka Fai

RC3/0851

Asia Brilliant Construction
Engineer Limited

23367882

11/04/2024

For FSD
use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

10607 240007

Name of Client 顧客姓名

Angsana Spa Alto Residences, Hong Kong

Address 地址

Alto Residences, No. 29 Tong Yin Street, Tseung Kwan O, Kowloon

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☒ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Maintenance ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
11	Emergency Light	Retail No.5 B2/F, G/F	Conforms with FSD requirements (Defect see part 3)	11/04/2024	10/04/2025
12	Exit Sign	Retail No.5 B2/F, G/F	Conforms with FSD requirements	11/04/2024	10/04/2025

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
15	Fire Detection System	Retail No.5 B2/F,G/F toilet (RM1)	Notifier smoke detector fault (1 no.)	Need replacement
13	Fire Alarm System	Retail No.5 B2/F, G/F	12V 12AH Battery of FS panel over 4 years at the date of inspection (2 nos.)	Need replacement

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

F.S. 251 (Rev. 01/2012)

0f15-3239-a2ab-ce13-a5b9-87f2-f3bc-0a39



Authorized

Signature:

受權人簽署

Name:

姓名

Ng Yiu Lun

FSD/RC No.:

消防處註冊號碼

Company Name:

公司名稱

RC1 / 0607 RC2 / 0794

Asia Brilliant Construction Engineer Limited

Telephone:

聯絡電話

Date:

日期

23367882

11/04/2024



For FSD use only

Inspected

Key-in

Verified

Serial Number

10607240007

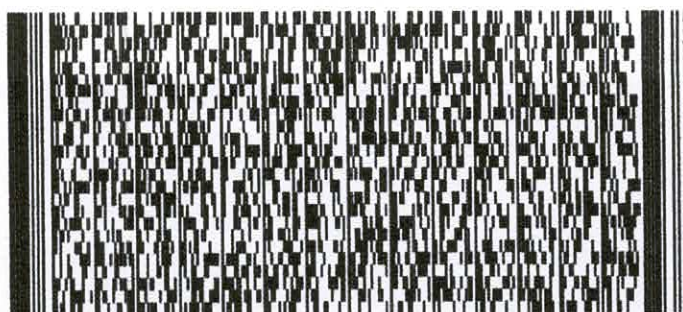
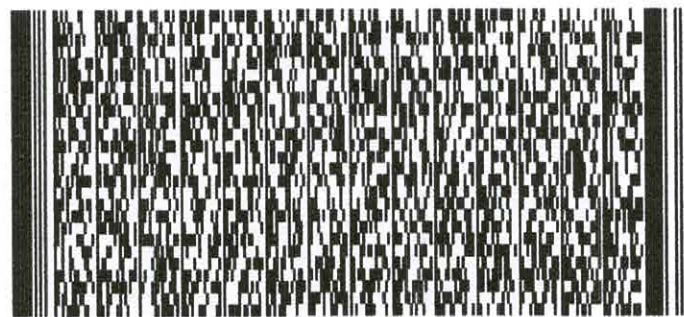
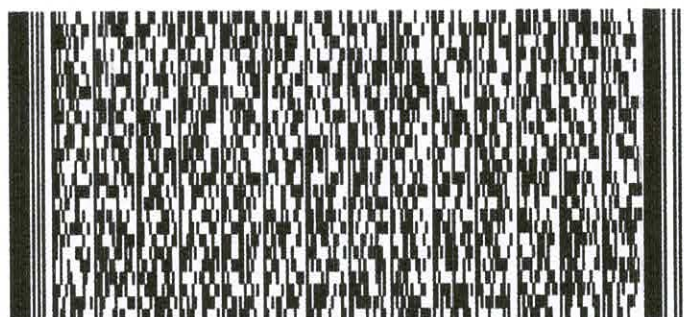
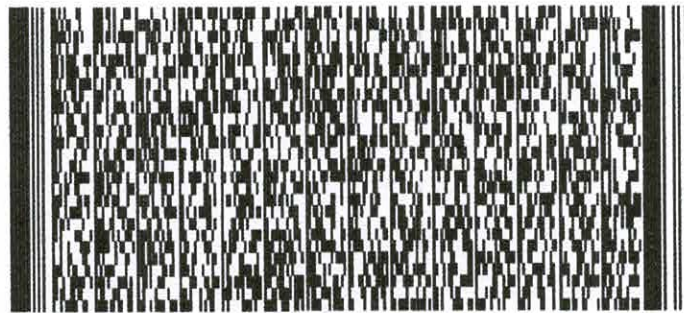
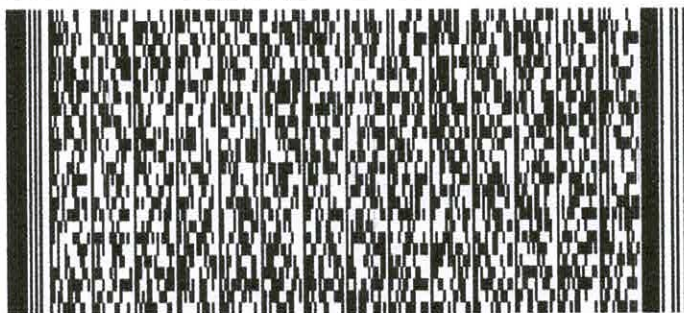
Name of Client 顧客姓名

Angsana Spa Alto Residences, Hong Kong

Part 1 Annual Maintenance ONLY**第一部 只適用於年檢事項**

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
13	Fire Alarm System	Retail No.5 B2/F, G/F	Conforms with FSD requirements (Defect see part 3)	11/04/2024	10/04/2025
15	Fire Detection System	Retail No.5 B2/F, G/F	Conforms with FSD requirements (Defect see part 3)	11/04/2024	10/04/2025
28	Sprinkler System	Retail No.5 B2/F, G/F	Conforms with FSD requirements	11/04/2024	10/04/2025
1	Audio/Visual Advisory System	Retail No.5 B2/F, G/F	Conforms with FSD requirements	11/04/2024	10/04/2025
17	Fire Shutter	Retail No.5 B2/F(RS-13,RS-14,RS-15)	Conforms with FSD requirements	11/04/2024	10/04/2025



Serial Number

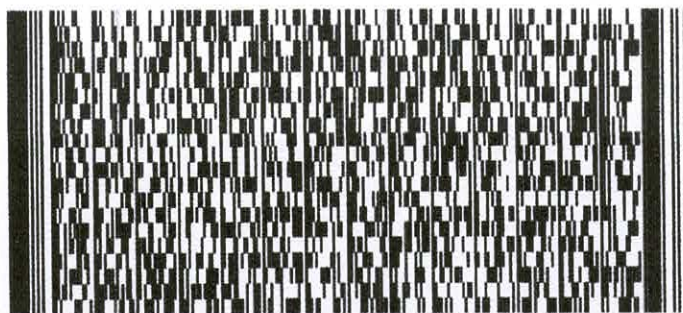
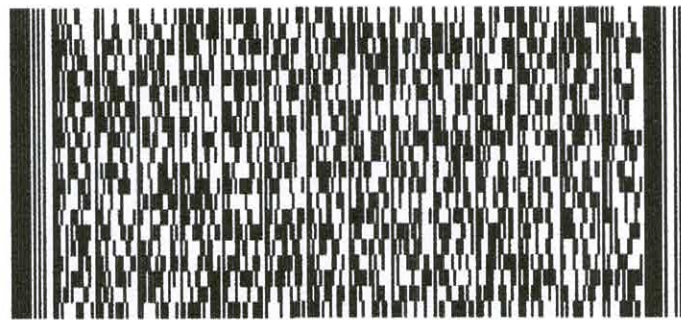
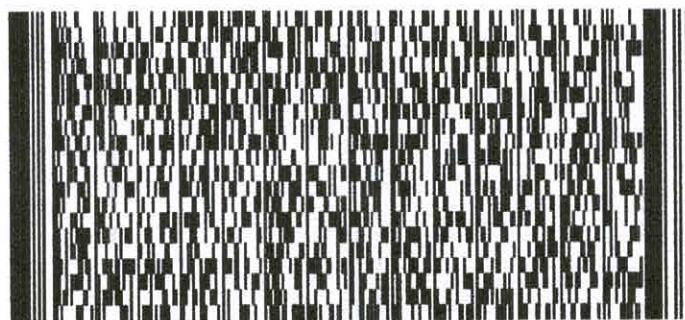
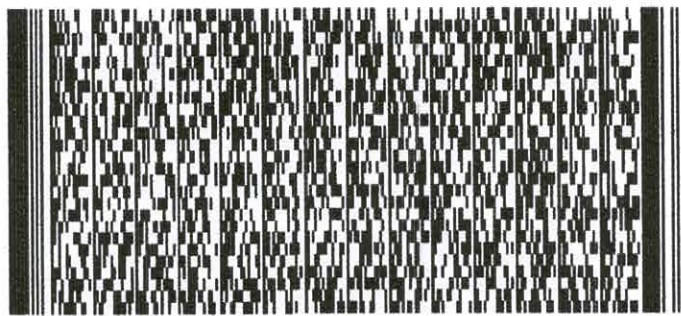
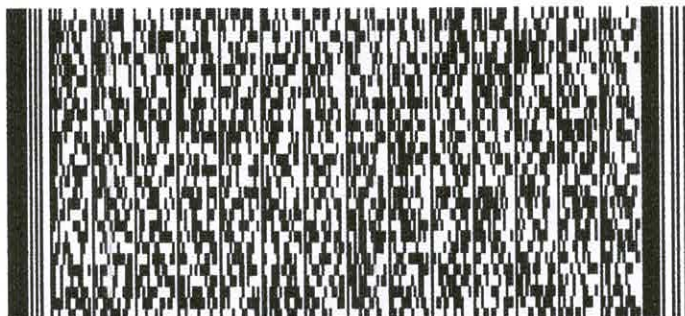
10607 240007

Name of Client 顧客姓名

Angsana Spa Alto Residences, Hong Kong

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
13	Fire Alarm System	Retail No.5 B2/F, G/F	12V 7.2AH Battery of FS Power Supply Charger over 4 years at the date of inspection (2 nos.)	Need replacement
11	Emergency Light	Retail No.5 B2/F, G/F	CC-LED-10-K2 Battery kit (Brand: Crystalite) fault (3 sets)	Need replacement

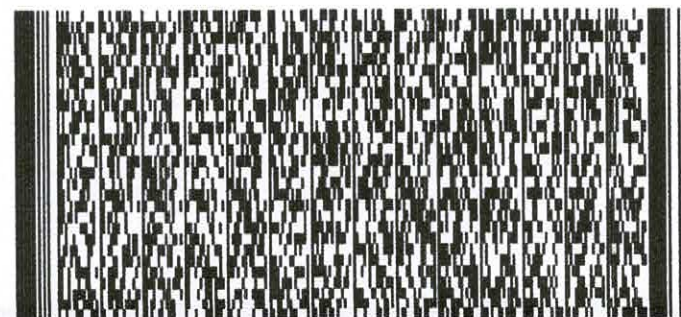
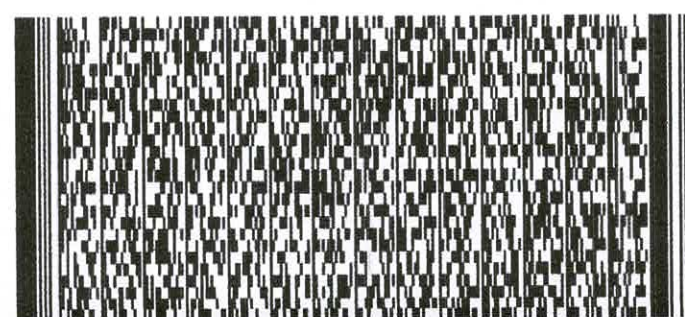
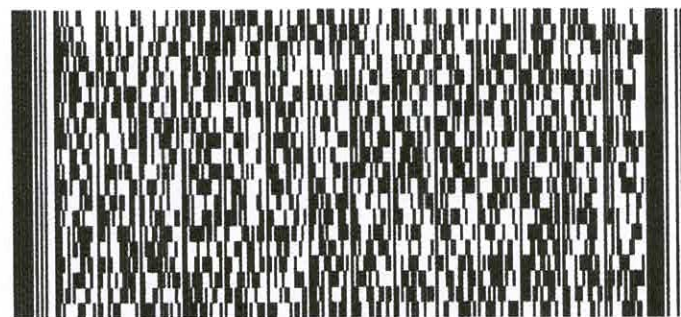
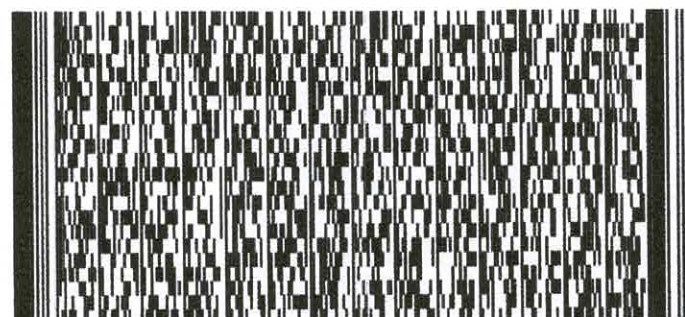
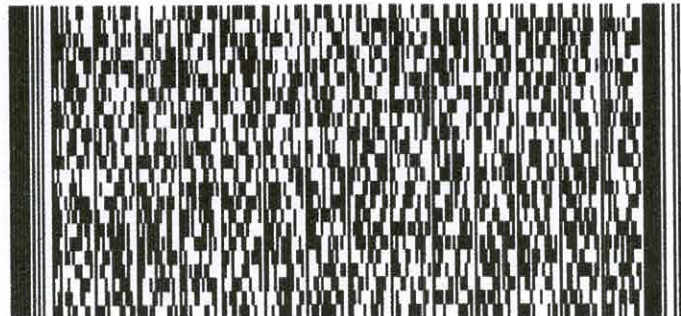
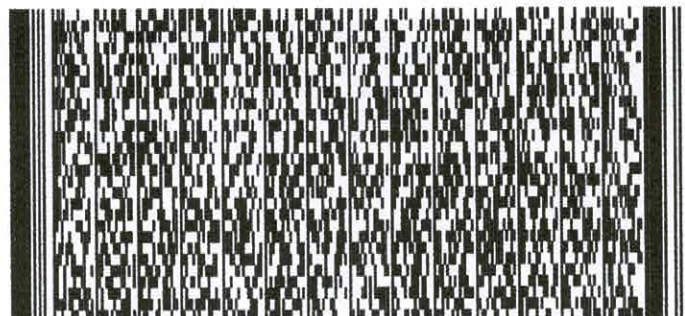
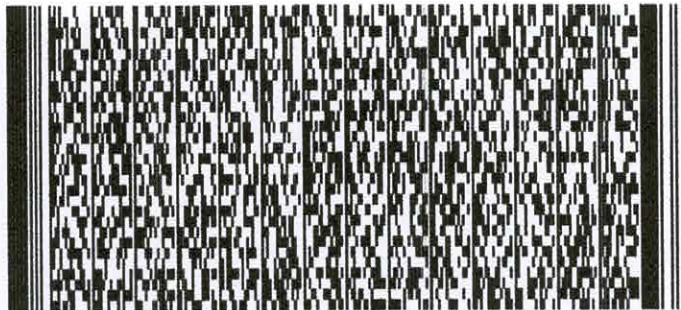
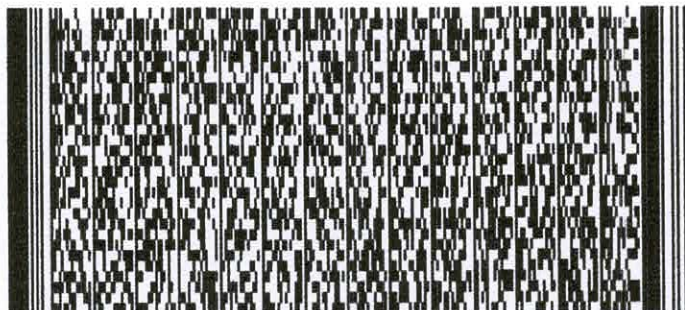


Serial Number

10607240007

Name of Client 顧客姓名

Angsana Spa Alto Residences, Hong Kong



FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號消防(裝置及設備)規例
(Regulation 9(1))
(第九條(1)款)

Serial Number

10607 240013

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client 顧客姓名

Angsana Spa Alto Residences, Hong Kong

Address 地址

Alto Residences, No. 29 Tong Yin Street, Tseung Kwan O, Kowloon

Type of Building 樓宇類型: ☐ Industrial 工業 ☐ Commercial 商業 ☒ Domestic 住宅 ☐ Composite 綜合 ☐ Licensed premises 持牌處所 ☐ Institutional 社團**Part 1 Annual Maintenance ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
15	Fire Detection System	Retail No.5 B2/F, G/F toilet (RM1)	Replace Notifier smoke detector (1 no.)	Conforms with FSD requirements	06/05/2024
13	Fire Alarm System	Retail No.5 B2/F, G/F	Replace 12V 12AH Battery of FS panel (2 nos.)	Conforms with FSD requirements	06/05/2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

Remark 備註

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或
處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or
premises for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
受權人簽署Name:
姓名

Ng Yiu Lun

FSD/RC No.:
消防處註冊號碼
Company Name:
公司名稱

RC1 / 0607 RC2 / 0794

Asia Brilliant Construction
Engineer LimitedTelephone:
聯絡電話

23367882

Date:
日期

06/05/2024

For FSD
use only

Inspected

Key-in

Verified



Serial Number

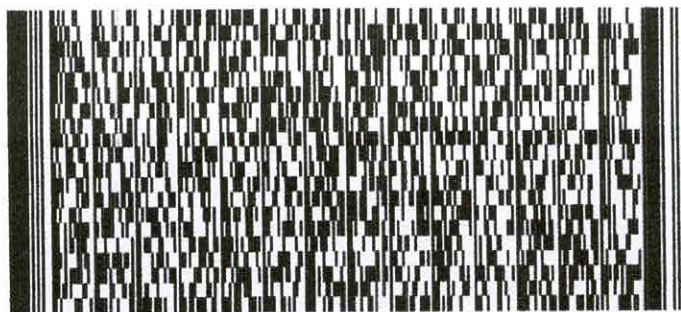
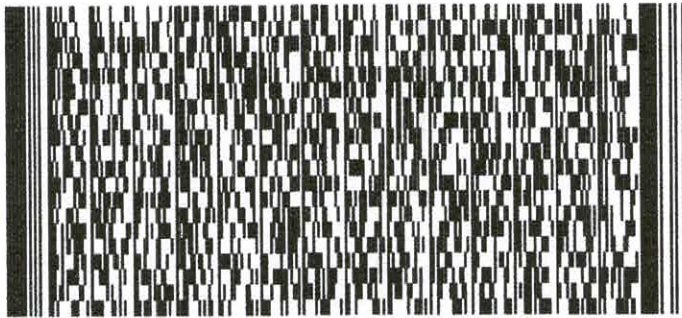
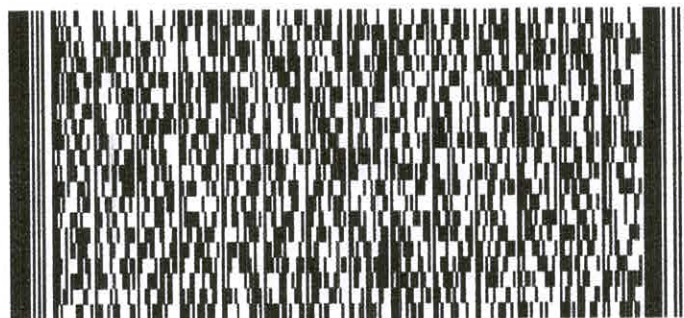
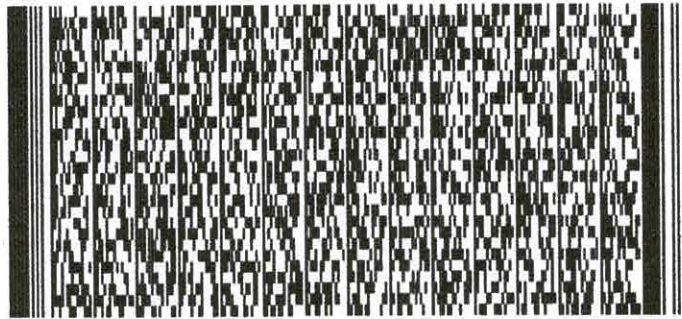
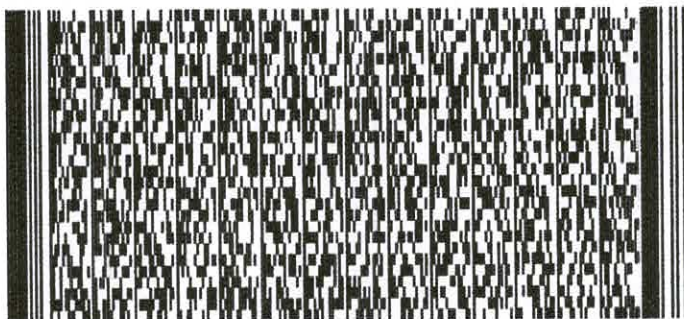
10607240013

Name of Client 顧客姓名

Angsana Spa Alto Residences, Hong Kong

Part 2 第二部 Installation / Modification / Repair / Inspection works 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s)位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期 (DD/MM/YYYY)
13	Fire Alarm System	Retail No.5 B2/F, G/F	Replace 12V 7.2AH Battery of FS Power Supply Charger (2 nos.)	Conforms with FSD requirements	06/05/2024
11	Emergency Light	Retail No.5 B2/F, G/F	Replace CC-LED-10-K2 Battery kit (Brand: Crystalite) fault (3 sets)	Conforms with FSD requirements	06/05/2024

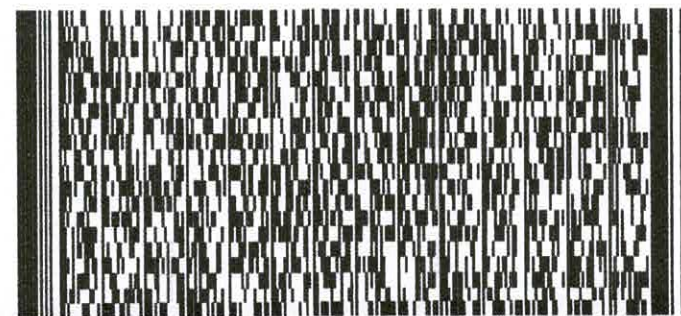
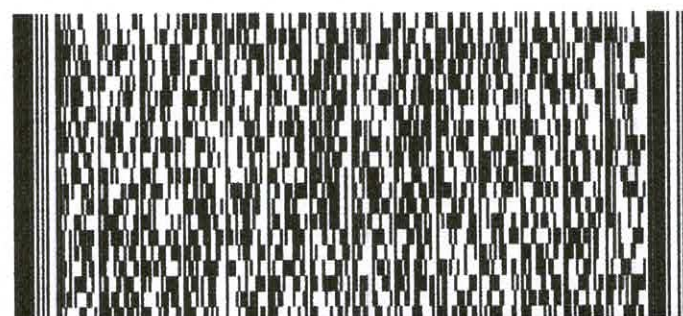
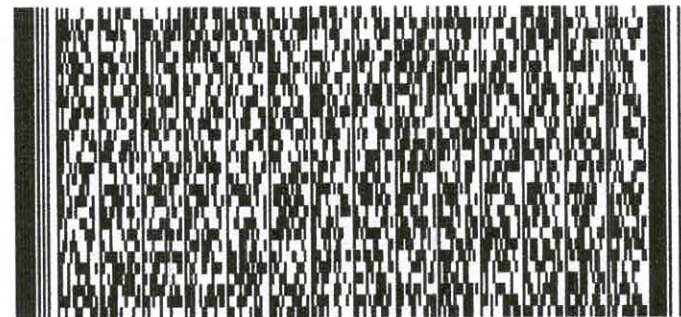
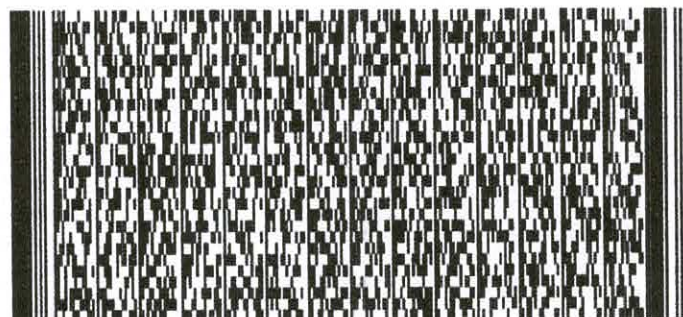
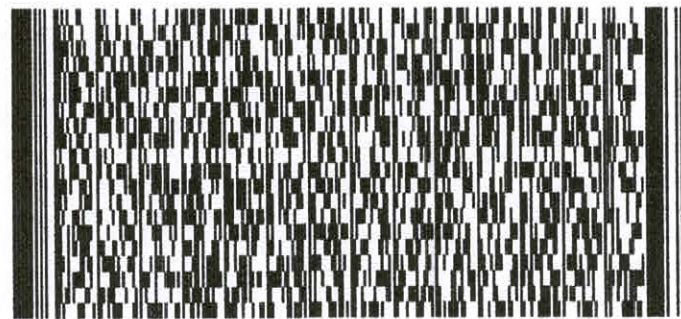
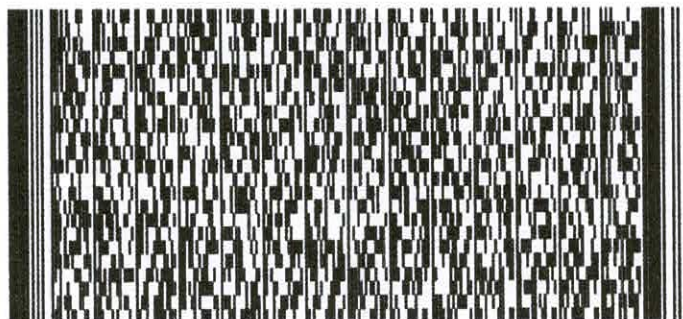
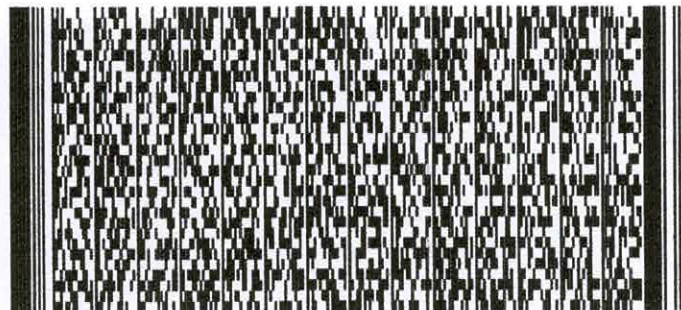
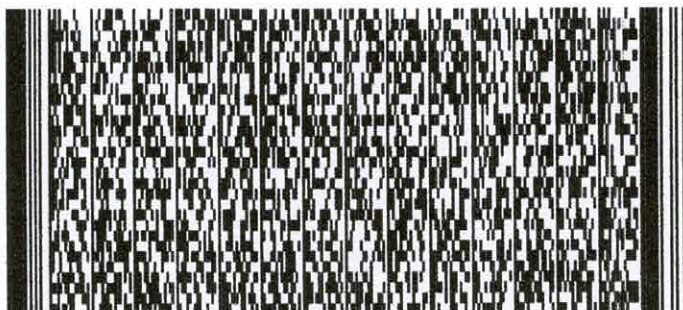


Serial Number

10607240013

Name of Client 顧客姓名

Angsana Spa Alto Residences, Hong Kong



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

From: Toco Planning Consultants Ltd TOCO
<[REDACTED]>
Sent: 2024-05-08 星期三 12:38:14
To: [REDACTED]
Cc: [REDACTED]
Subject: A/TKO/129: Proposed Spa Facilities in "Residential (Group A) 6" zone, Retail No. 5 on G/F and B2/F Alto Residences, 29 Tong Yin Street, Tseung Kwan O
Attachment: FS251 Certificate of Fire Extinguisher _Angsana Spa Alto Residences (2024-2025)2.pdf

Dear Benjamin,

Further to our email yesterday with the latest Fs251 forms, please find attached one more FS251 certificate of the fire extinguisher sent from the applicant this morning for your attention.

Regards,
Jacqueline Ho

寄件者: Tony Yuen <[REDACTED]>
寄件日期: 2024年5月8日 09:20
收件者: Toco Planning Consultants Ltd TOCO <[REDACTED]>
主旨: RE: Proposed Spa Facilities in "Residential (Group A) 6" zone, Retail No. 5 on G/F and B2/F Alto Residences, 29 Tong Yin Street, Tseung Kwan O

Dear Jacqueline,

Please find enclosed one more FS251 certificate of the fire extinguisher for your handling. Thank you.

Regards,
Tony Yuen
Spa Administration Manager
Strongly Limited – Angsana Spa Alto Residences, Hong Kong

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.:
消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 9458013

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client:

顧客姓名

Angsana Spa Alto Residences, Hong Kong

Name of Building:

樓宇名稱

Alto Residences

Street No./Town Lot:

門牌號數/市地段

29

Street/Road/Estate Name:

街道/屋苑名稱

Tong Yin Street

Block:

座

District:

分區

Tseung Kwan O

Area:

地區

☐ HK
香港☐ K
九龍☒ NT
新界Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☒ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團**Part 1 Annual Inspection ONLY**
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
			N/A		

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
24	Portable Fire Extinguisher	Retail No.5 G/F: Store room, B2/F: Office, Pantry, Back door from the pantry, Room 1 entrance	Replace 9L Water F.E.(6Nos.)	Conforms with FSD requirements	06/05/2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			N/A	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises
for FSD's inspection if any annual maintenance work is involved.

Authorized
Signature:
授權人簽署Name:
姓名
FSD/RC No.:
消防處註冊號碼Company Name:
公司名稱Telephone:
聯絡電話Date:
日期

Wong Ka Fai

RC3/0851

Asia Brilliant Construction
Engineer Limited

23367882

06/05/2024

For FSD
use only:

Inspected

Key-in

Verified

TPB PG-NO. 14B

**TOWN PLANNING BOARD GUIDELINES FOR APPLICATION
FOR COMMERCIAL BATHHOUSE AND MESSAGE 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.

Relevant Extracts of Town Planning Board Guidelines
on Renewal of Planning Approval and Extension of Time for Compliance
with Planning Conditions for Temporary Use or Development
(TPB PG-No. 34D)

1. The criteria for assessing applications for renewal of planning approval include:
 - (a) whether there has been any material change in planning circumstances since the previous temporary approval was granted (such as a change in the planning policy/land-use zoning for the area) or a change in the land uses of the surrounding areas;
 - (b) whether there are any adverse planning implications arising from the renewal of the planning approval (such as pre-emption of planned permanent development);
 - (c) whether the planning conditions under previous approval have been complied with to the satisfaction of relevant Government departments within the specified time limits;
 - (d) whether the approval period sought is reasonable; and
 - (e) any other relevant considerations.
2. Under normal circumstances, the approval period for renewal should not be longer than the original validity period of the temporary approval. In general, the Town Planning Board (the Board) is unlikely to grant an approval period exceeding three years unless there are strong justifications and the period is allowed for under the relevant statutory plans. Depending on the circumstances of each case, the Board could determine the appropriate approval period, which may be shorter than the time under request.

Previous Application at the Application Premises

Approved Application

Application No.	Proposed Use/Development	Date of Consideration	Approval Condition(s)
A/TKO/118	Temporary Massage Establishment (Spa Facility) for a Period of Five Years	19.7.2019	(a) and (b)

Approval Conditions:

- (a) the provision of fire service installations and water supplies for firefighting within 6 months from the date of the approval to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (b) if the above planning condition is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Sai Kung, Lands Department:

- (a) the Premises fall within the Pink Area and the Pink Cross-Hatched Black Area within Area (b) of TKOTL 95 ("the Lot") which is governed by New Grant No. 21499 dated 17.12.2012. The relevant lease conditions are as follows:

(i) User: Non-industrial (excluding godown, hotel and petrol filling station) purposes

(ii) Total Gross Area (b)
Floor Area Not exceeding 4,498m² for non-industrial (excluding private residential, godown, hotel and petrol filling station) purpose
(GFA):

The Pink Cross-Hatched Black Area within Area (b)

Of the total GFA specified above, not less than 450m² for non-industrial (excluding private residential, godown, hotel and petrol filling station) purpose

(iii) Height: Area (b)
Not exceed a height of 60mPD

The Pink Cross-Hatched Black Area

Not exceeding 2 storeys or in the aggregate exceeding a height of 10m above the ground level

- (b) The applied use at the concerned premises complies with the user, the relevant GFA and height restrictions under lease and there is no in-principle objection to the renewal of planning application from land administration point of view.

2. Traffic

Comments of the Commissioner for Transport:

as the Premises is in the shopping mall of Alto Residences and there are provision of visitor carpark and loading/unloading spaces in the mall, he has no comments on the renewal application from traffic viewpoint.

3. **Environment**

Comments of the Director of Environmental Protection:

- (a) no objection to the application; and
- (b) in view of the small scale and nature of the proposed development, it will unlikely cause major pollution.

4. **Licensing**

Comments of the Commissioner of Police:

- (a) no comment on the application; and
- (b) the Premises are covered by a valid massage establishments licence.

5. **Other Departments**

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

- (a) Chief Building Surveyor/NTE (2) & Rail, Buildings Department;
- (b) Project Manager (East), Civil Engineering and Development Department;
- (c) Chief Engineer/Mainland South, Drainage Services Department;
- (d) Chief Highway Engineer/New Territories East (NTE), Highways Department;
- (e) Chief Engineer/Construction, Water Supplies Department;
- (f) Director of Fire Services; and
- (g) District Officer (Sai Kung), Home Affairs Department.

申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關將軍澳唐賢街 29 號藍塘傲的商住發展非住用部分內的地下和地庫二層的第
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3. 規模細小，沒有不良影響。

因此，本人懇請城規會盡快批准上述申請。

姓名: 藍塘傲管理處

簽署: _____

日期: 8 4 2024



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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因此，本人懇請城規會盡快批准上述申請。

姓名: Kelly

簽署: [Signature]

日期: 9/4/24



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關將軍澳唐賢街 29 號藍塘傲的商住發展非住用部分內的地下和地庫二層的第
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因此，本人懇請城規會盡快批准上述申請。

姓名: 郭必誠
簽署: 人
日期: 10/04/24



申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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因此，本人懇請城規會盡快批准上述申請。

姓名: Lau Kwan Wa

簽署: 

日期: 14. 4. 2024



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

有關將軍澳唐賢街 29 號藍塘傲的商住發展非住用部分內的地下和地庫二層的第
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因此，本人懇請城規會盡快批准上述申請。

姓名: 呂曉彤

簽署: 

日期: 14-4-2024



申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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因此，本人懇請城規會盡快批准上述申請。

姓名: C. S. Lui

簽署: [Signature]

日期: 14 - Apr - 2024



申請編號：A/TKO/129

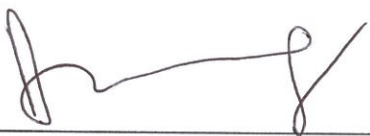
致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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因此，本人懇請城規會盡快批准上述申請。

姓名: 
簽署: CHING SUK YEE, BETTY
日期: 15 April 2024



申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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因此，本人懇請城規會盡快批准上述申請。

姓名: TRICIA FUNG

簽署: Tricia Fung

日期: 15 Apr 2024



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓


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因此，本人懇請城規會盡快批准上述申請。

姓名: Theo Lo

簽署: 

日期: 15/04/2024



申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: Chelby Tse

簽署: [Signature]

日期: 15 April 2024



致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓


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因此，本人懇請城規會盡快批准上述申請。

姓名: NI, Yinen

簽署: 

日期: 2024. 4 . 16



申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

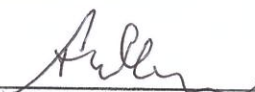
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因此，本人懇請城規會盡快批准上述申請。

姓名: CHAN YIU HANG ANDY

簽署: 

日期: 17/4/2024



申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓


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姓名: CHOY WING YEE

簽署: 

日期: 17/4/2024



申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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姓名: Jenny Tse
簽署: [Signature]
日期: 17/4



申請編號：A/TKO/129

致：城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

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因此，本人懇請城規會盡快批准上述申請。

姓名: Li Lung

簽署: [Signature]

日期: 23.4.2024

