

This document is received on 20 DEC 2023
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

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

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

2303110 1/12 By Hand

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/TM/589
	Date Received 收到日期	20 DEC 2023

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

1. Name of Applicant 申請人姓名/名稱

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

Flourish Marketing Communications Limited

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)

Urbantraces Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Workshop No. 2B, G/F, Parklane Centre, 25 Kin Wing Street, Tuen Mun, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 42.35 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 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	S/TM/38
(e) Land use zone(s) involved 涉及的土地用途地帶	Industrial
(f) Current use(s) 現時用途	Industrial (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 notified¹ "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)
1	G/F, Parklane Centre, 25 Kin Wing Street, Tuen Mun, N.T.	15/9/2023

(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	42.35 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Shops & Services (Estate Agency) (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		Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 42.35 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 42.35 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

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

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	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 地積比率限制 From 由 to 至 :
- ☐ Gross floor area restriction 總樓面面積限制 From 由sq. m 平方米 to 至sq. m 平方米
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ Building height restriction 建築物高度限制
From 由m 米 to 至 m 米
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

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

(b) Development Schedule 發展細節表

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

☐ Domestic part 住用部分GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約☐ hotel 酒店 sq. m 平方米 ☐ About 約(please specify the number of rooms
請註明房間數目)☐ office 辦公室 sq. m 平方米 ☐ About 約☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

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

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

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

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

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

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

.....

.....

.....

.....

.....

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)

6/2024

8. Vehicular Access Arrangement of the Development Proposal

擬議發展計劃的行車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>.....</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>

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，請另頁表示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 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 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>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																			

10. Justifications 理由 Planning Statement /Justifications

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。

The application premises is Unit G2B, G/F Parklane Centre, 25 Kin Wing Street, Tuen Mun and is part of Workshop No. 2 shown on the approved GBP (Dwg No. G-2(Rev D) dated 11/11/1994). As it has already been partitioned off as G2A (7-11 store), we name the resultant as "Unit G2B" - which tallies with their existing directory sign at the lobby. The area applied for change of use from "workshop" to "Shop & Services" (Estate Agency) is 42.35sqm.....

1. Compatible with surrounding zoning use -

The site is subject under OZP No S/TM/38. To the east of Tuen Mun River Channel are various built up R(A) sites & Tuen Mun Town Park. It is immediately adjoining the OU (Business) Zone and three CDA Zones. The existing and future developments are expected to contain commercial and retail portions, hence will be compatible with the surrounding use. V City Shopping Mall, Yata Supermarket, Penta Hotel and Hotel Cozi Resort are all within 10 min walk.

2. Commercial Element in the vicinity -

The application premises is located directly across from Fulum Fisherman's Wharf Restaurant, some fast food stores and Kin Wing Cooked Food Market. Immediately adjacent to the left and right of Unit 2B are 7-11 convenience store and NVC lighting store respectively. Across the streets, there are various kinds of commercial uses lined up on the ground floor as well, including banks, shops, food stores, real estate agency, off course betting center, hardware stores, motor repair shops, etc. An iconic crimson colored building landmark at 4 Kin Fat Lane was completed last year by Emperor Group (International) Limited, and is actively leasing their premises. At street level, the ground floor is already filled with all kinds of shops and services, hence it is not incompatible with the existing uses.

3. Access to transportation -

Within a 10 min walk, it is accessible to major bus stops, Green Mini Bus (GMB) stands, public transport interchange (PTI), four Light Rail Stops (namely Ming Kum, Kin On, Tuen Mun and Ho Tin Stops) and Tuen Mun West Rail Station.

4. Phasing out of industrial activities & Transformation of the Area -

As manufacturing productions are shifted to mainland and elsewhere, there are increasingly less industrial activities and hence phasing out of genuine industrial /manufacturing use. Non-polluting industrial, office / ancillary office / workshop and commercial uses are emerging and becoming more prevalent. The estate agency service performs an ancillary role to support the gradual transformation of the manufacturing industry. Change of use from "workshop" use to "shop & services (Estate Agency)" can provide services to meet the needs of both industrial building owners' and users. The estate agency service performs an ancillary role to support the gradual transformation.

5. Does not jeopardize the overall land supply for industrial use in this area -

The small area of only 42.35 sqm shall not jeopardize the overall land supply for industrial use in this area.....

6. Permitted under Column 2 use -

It is also permitted under Column 2 via application to the Town Planning Board.

7. No negative impact on traffic nor environment -

The small area of 42.35 sqm change of use shall not have any adverse traffic nor environmental impact to the surrounding area.

8. Fire Services Installation (FSI) provision -

dequate FSI (fire service installation) will be modified and FS251 shall be submitted accordingly to comply with FSD requirements.

In view of the above justifications, we humbly request the members of the Board to approve the application for change of use of 42.35 sqm from "workshop" to "Shop and Services (Estate Agency)" use.....

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

LAU Man Kwan Julia

Name in Block Letters
姓名（請以正楷填寫）

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Director

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

- ☒ Member 會員 / ☐ Fellow of 資深會員
☐ HKIP 香港規劃師學會 / ☒ HKIA 香港建築師學會 /
☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /
☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

Others 其他

on behalf of
代表

Urbantraces Limited

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

Date 日期

14/8/2023

(DD/MM/YYYY 日/月/年)

Remark 備註

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

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

Warning 警告

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

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

Statement on Personal Data 個人資料的聲明

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

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

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

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

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

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

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

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

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) 已佔用

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用) 留名未佔用

Number of single niches (residual for sale)

單人龕位數目 (待售) 待批

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 <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)			
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	Unit No. G2B, G/F, Parklane Centre, 25 Kin Wing Street, Tsuen Mun, N.T.		
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	OZP No. S/TM/38 Tuen Mun OZP		
Zoning 地帶	Industrial		
Applied use/ development 申請用途/發展	Shops & Services (Estate Agency)		
(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	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
		42.35	
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____	

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

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A-01 - OZP Excerpt; A-02 - GBP Excerpt; A-03 - Floor Plan; A-04 - Site Photos; A-05 - Site Context		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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FIRE SERVICES NOTES







EXISTING FIRE SERVICE INSTALLATIONS

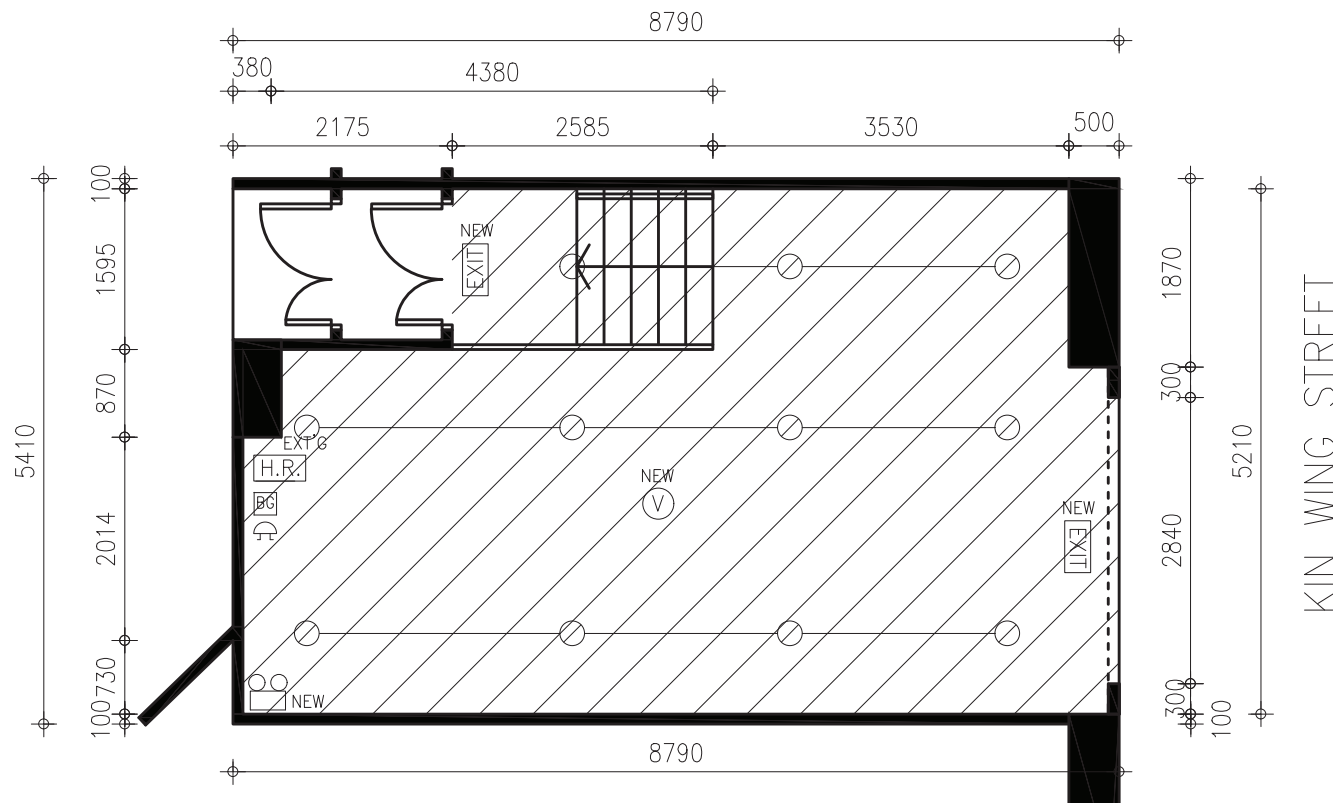
1. ALL EXISTING APPROVED FIRE SERVICE INSTALLATIONS SHALL BE ALTERED TO SUIT THE REVISED LAYOUT.
2. THE SPRINKLER SYSTEM SHALL BE ALTERED TO SUIT THE REVISED LAYOUT.
3. NO VENTILATION/AIR CONDITIONING CONTROL SYSTEM PROVIDED WITHIN THE AREA UNDER THIS APPLICATION.

PROPOSED FIRE SERVICE INSTALLATIONS

1. SUFFICIENT HOSE REEL SHALL BE PROVIDED TO ENSURE THAT EVERY PART OF THE BUILDING CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
2. FIRE ALARM SYSTEM - ACTUATING POINT AND AUDIO WARNING DEVICE SHALL BE PROVIDED.
3. VISUAL FIRE ALARM SIGNALS SHALL BE PROVIDED.
4. EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE AREA UNDER THIS APPLICATION.
5. EXIT SIGNS - SUFFICIENT DIRECTIONAL AND EXIT SIGNS SHALL BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM THE AREA UNDER THIS APPLICATION TO BE PROVIDED.

LEGEND:

	APPLICATION PREMISES
	BREAKGLASS UNIT
	ALARM GONG
	SPRINKLER HEAD
	EMERGENCY LIGHT
	VISUAL FIRE ALARM
	HOSE REEL
	EXIT SIGN



NOTES



Application Premises

PROJECT

Workshop No. 2B, GROUND FLOOR, PARKLANE CENTRE,
25 KIN WING STREET, TUEN MUN, N.T.

DRAWING

G/F FLOOR PLAN (UNIT No. G2B)

ARCHITECT

urbantraces

DATE

14/8/2023

SCALE: 1:75

DWG NO.

A-03

REV.

1 2 3 4 5

Ⓐ



Application
Premises



Ⓑ



NOTES



Application Premises

PROJECT

Workshop No. 2B, GROUND FLOOR, PARKLANE CENTRE,
25 KIN WING STREET, TUEN MUN, N.T.

DRAWING

PHOTO SHOWING APPLICATION PREMISES

ARCHITECT

urbantraces

DATE

14/8/2023

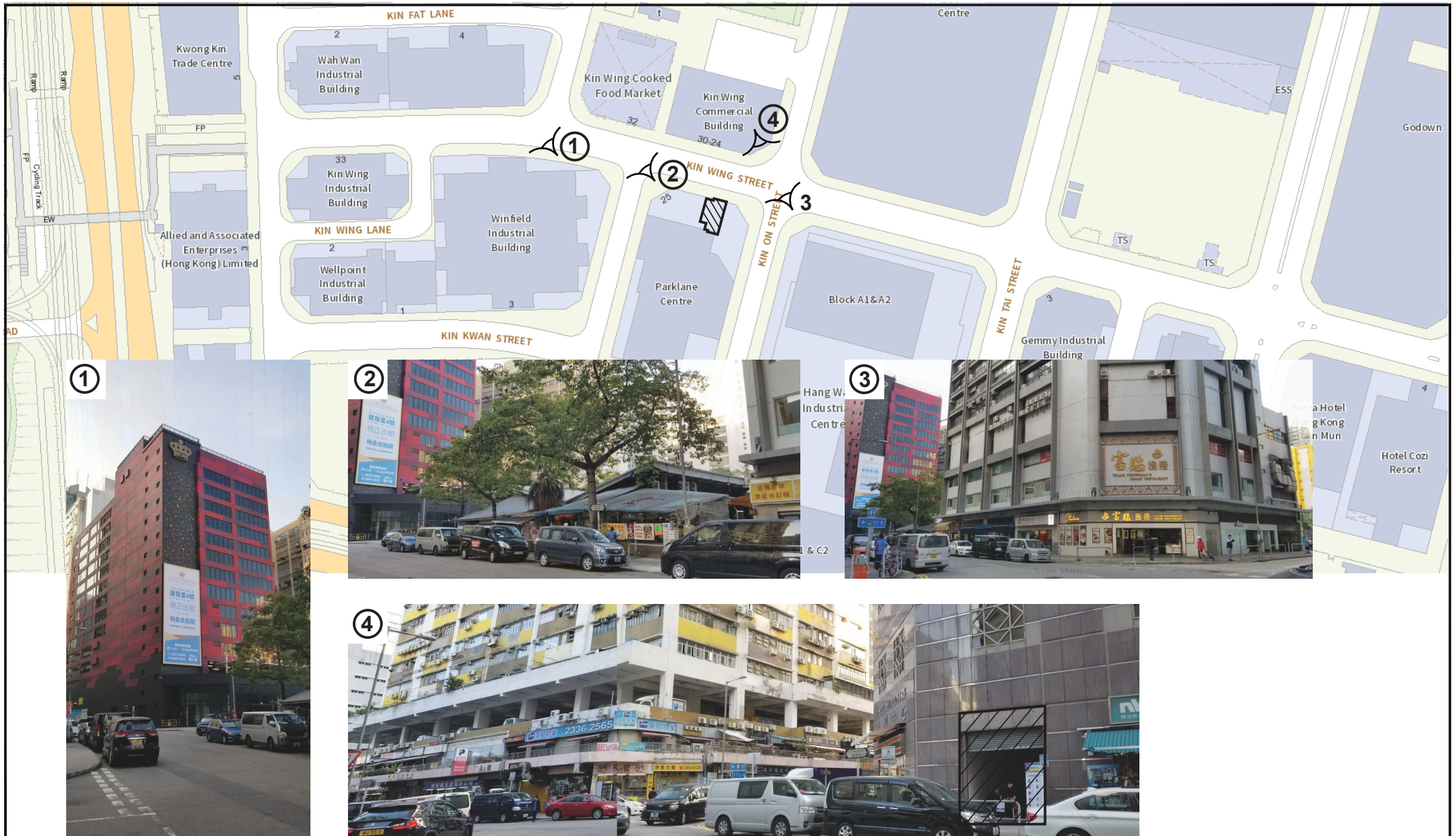
SCALE: N.T.S.

DWG NO.

A-04

REV.

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NOTES



Application Premises

PROJECT

Workshop No. 2B, GROUND FLOOR, PARKLANE CENTRE,
25 KIN WING STREET, TUEN MUN, N.T.

DRAWING

SITE CONTEXT

ARCHITECT

urbantraces

DATE

14/8/2023

SCALE: N.T.S.

DWG NO.

A-05

REV.

1 2 3 4

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

Aiden Shing Pak CHU/PLAND

寄件者: Julia Lau <[REDACTED]>
寄件日期: 2024年03月08日星期五 13:23
收件者: tpbpd/PLAND
副本: Helen Yick; julia(02); Maggie M K Chau; Aiden Shing Pak CHU/PLAND; SSO
NP18/FSD; Tik Wai WONG/TD
主旨: A/TM/589 - Further Information Submission
附件: A-20-04-G04_Fl.pdf; RTC_TD & FSD.pdf; 2024 02 19 Parklane proposed layout.pdf
類別: Internet Email

Dear Sir,

Further to FSD & TD comments received on 22 January 2024, we submit here with a RtoC table (1 page) and revised proposed layout plan (Dwg. No. A-03 Rev. A) (1 page) for your onward processing/ approval.

Should you have any queries, please do not hesitate to contact Ms. Helen Yick at [REDACTED] or Ms. Julia Lau [REDACTED]

Regards,

Julia Lau
Director

urbantraces

Tel.: 2520-2690 | Fax.: 2520-2691

Our Ref: A/20/04/G04

Your Ref: A/TW/589

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

(by email: tpbpd@pland.gov.hk)

Date: 7 March 2024

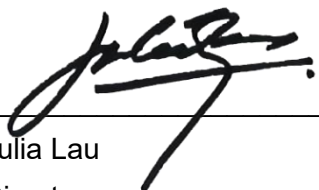
Dear Madam/ Sir,

**Re: Application No.: A/TM/589 - F.I. Submission for Sec. 16 Application to permit
"Shop & Service (Real Estate Agency) use at
Unit G2B, Ground Floor, Parklane Centre,
25 Kin Wing Street, Tuen Mun, N.T. (TMTL 370)**

Further to FSD & TD comments received on 22 January 2024, we submit here
with a RtoC table (1 page) and revised proposed layout plan
(Dwg. No. A-03 Rev. A) (1 page) for your onward processing/ approval.

Should you have any queries, please do not hesitate to contact Ms. Helen Yick
at [REDACTED] or Ms. Julia Lau [REDACTED].

Sincerely yours,



Julia Lau
Director

Encl. 1. RtoC Table (1 page)
2. Revised Proposed Layout Plan (Dwg. No.: A-03 Rev. A) (1 page)

c.c. 1. Client – Flourish Marketing Communications Limited (all w/e) (all by email)
2. PlanD – Mr. Aiden Chu (E: aspchu@pland.gov.hk) (T: 2158 6292)
3. FSD – Mr. Cheng (E: sso_np_18@hkfsd.gov.hk) (T: 3971 4651)
4. TD – Mr. Dicky Wong (E: tikwaiwong@td.gov.hk) (T: 2399 2225)

A/TM/589

S16 Application for Proposed Shop and Services (Real Estate Agency)
Unit 2B, G/F, Parklane Centre, 25 Kin Wing Street, Tuen Mun, New Territories
Response to Comments

7 March 2024

Comment	Response
Comments from Transport Department (Contact Person: Mr. Dicky WONG, Tel: 2399 2225) received on 22 January 2024 via email	
1. The Applicant is required to advise the estimated trip generation and attraction to / from the development	We had confirmed with the applicant that there are no more than 8 staff for this "Real Estate Agency" premises. The office hour is 9:30-6pm. This is a very local real estate agency and visitors normally make phone enquiry. The visitors are generally walk in public and there are less than 10 nos. of visitors per day.
2. Please also advise the parking and / or loading and unloading demand generated by the proposed use with justifications; and;	As confirmed with applicant, no staff drive to work, and no visitors would come by car to enquire services, hence no parking is required. Also, no loading/ unloading demand is generated from the real estate agency services premises.
3. Please provide the Level of Service (LOS) assessment of the existing footpath for our further consideration.	With reference to the guidelines in "Highway Capacity Manual 2010 - Table 5-2" Description of Level of Service (LOS) for Footpaths, the LOS is category A, as there are less than 16 pedestrians/min/m. Visual inspection reveals that it is not a busy area.
Comments from Fire Services Department (Contact Person: Mr. CHENG Tsz-to, Tel: 3971 4651) received on 22 January 2024 via email	
Base on the submitted information, the application is not supported. The applicant should clarify whether the area under this application is completely separated from the industrial portion. All construction material/ partition wall with fire resistance rating should be indicated on plans for our further consideration. Regarding matters related to fire resisting construction of the premises, please reminded to comply with the " <i>Code of practice for Fire Safety in Buildings</i> " which is administered by the Building Authority.	We propose a new 2 hour fire rated block wall beyond the protected lobby as shown on the revised layout plan Dwg. No. A-03(Rev A), so that the "application premises" can be separated and considered as an individual unit.

FIRE SERVICES NOTES










EXISTING FIRE SERVICE INSTALLATIONS

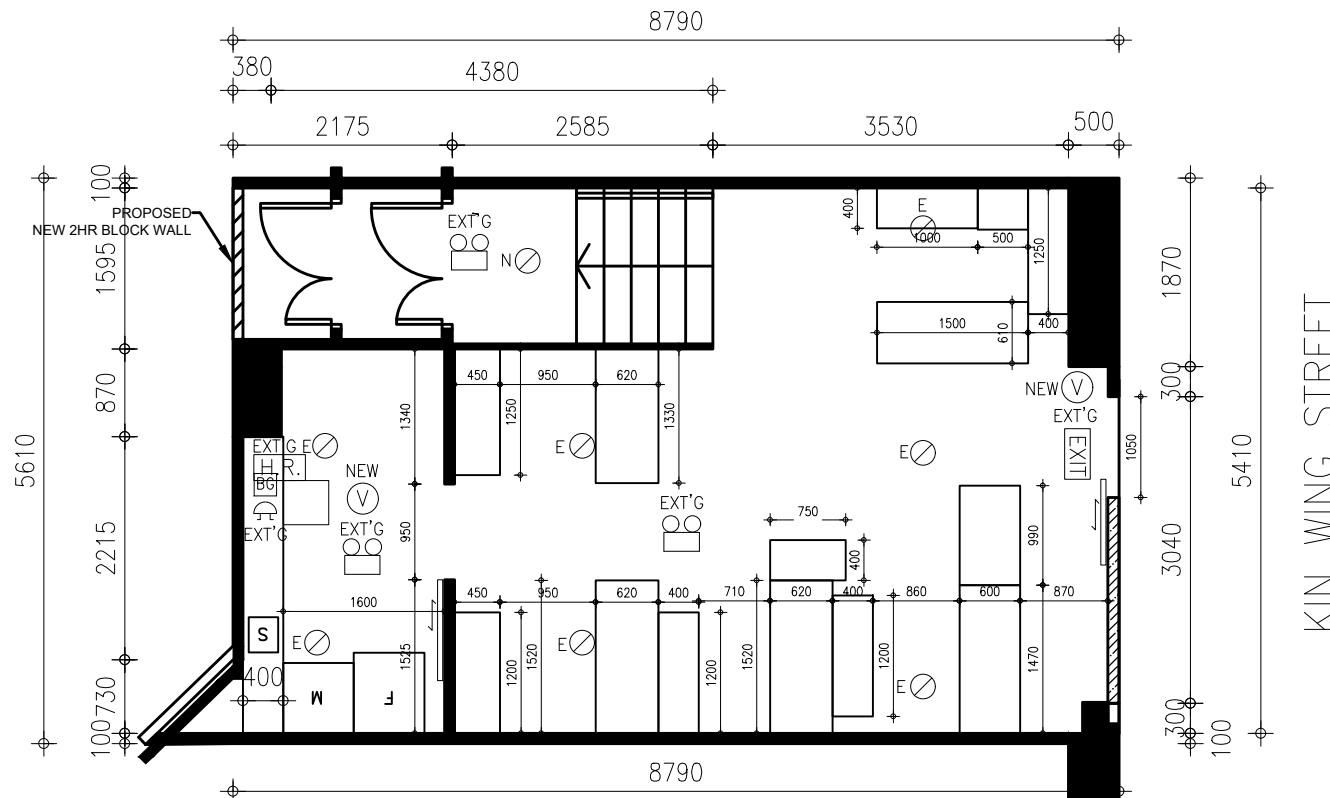
1. ALL EXISTING APPROVED FIRE SERVICE INSTALLATIONS SHALL BE ALTERED TO SUIT THE REVISED LAYOUT.
2. THE SPRINKLER SYSTEM SHALL BE ALTERED TO SUIT THE REVISED LAYOUT.
3. NO VENTILATION/AIR CONDITIONING CONTROL SYSTEM PROVIDED WITHIN THE AREA UNDER THIS APPLICATION.
4. EXISTING HOSE REEL TO BE MAINTAINED TO ENSURE THAT EVERY PART CAN BE REACHED BY A LENGTH OF NOT MORE THAN 30M OF HOSE REEL TUBING.
5. EXISTING EMERGENCY LIGHTING PROVIDED.

PROPOSED FIRE SERVICE INSTALLATIONS

1. NEW FIRE ALARM SYSTEM - ACTUATING POINT AND AUDIO WARNING DEVICE SHALL BE PROVIDED.
2. NEW VISUAL FIRE ALARM SIGNALS SHALL BE PROVIDED.
3. EXIT SIGNS - REMOVE UNNECESSARY EXIT SIGNS.

F.S. LEGEND:

-  FIRE CONTROL PANEL
-  EXISTING BREAKGLASS UNIT
-  EXISTING ALARM GONG
-  EXISTING SPRINKLER HEAD
-  NEW SPRINKLER HEAD
-  EXISTING EMERGENCY LIGHT
-  NEW VISUAL FIRE ALARM
-  EXISTING HOSE REEL
-  EXISTING EXIT SIGN



tracesplus

PROJECT
Workshop No. 2B, GROUND FLOOR, PARKLANE CENTRE,
25 KIN WING STREET, TUEN MUN, N.T.

DRAWING
G/F FLOOR PLAN (UNIT No. G2B)

NOTES

INTERNAL FLOOR AREA: 42.35sqm

DWG NO.
A-03

SCALE
1:75 (A4)

REV. A

DATE
19/2/2024

Previous s.16 Applications covering the Application Site

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Zoning	Location	Date of Consideration
1	A/TM/270	Temporary retail shops selling lighting and stationery for factories in the industrial area for a period of 5 years	I	Unit 1(part) and Unit 2 (part), G/F of Parklane Centre	8.12.2000
2	A/TM/336	Temporary Shop and Services (Retail Shops for Selling Stationery and Lighting for Factories) for a Period of 5 Years	I	Unit 1(part) and Unit 2 (part), G/F of Parklane Centre	11.11.2005
3	A/TM/403 (A/TM/403-1) [#]	Proposed Conversion of All Industrial Floor Spaces to "Shop and Services Use"	I	Ground Floor (part), 1/F (part), 9-12/F and 15-16/F of Parklane Centre	18.3.2011 (13.3.2015)

[#]The approved development is not commenced by the specified time limit as imposed by the Board. As such, the planning permission of application no. A/TM/403-1 has lapsed and ceased to have effect on 19.3.2019.

**Similar s.16 Applications within the same "Industrial" Zone
on the Tuen Mun Outline Zoning Plan**

Approved Applications

	Application No.	Applied Use(s)/Development(s)	Zoning	Date of Consideration
1	A/TM/390*	Shop and Services (Convenience Store)	I	6.11.2009
2	A/TM/404	Renewal of Planning Approval for Temporary "Shop and Services (Retail Shops for Selling Lighting for Factories)" for a Period of 5 Years	I	29.10.2010
3	A/TM/412	Proposed Shop and Services (Convenience Store)	I	18.3.2011

*Revoked on 6.10.2010 due to non-compliance with an approval condition within the specified date.

Government Departments' General Comments

1. Land Administration

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

No adverse comment on the application.

2. Fire Safety

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

No objection in principle to the application subject to fire service installations and equipment being provided to his satisfaction and detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.

3. Traffic

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

No adverse comment from the traffic engineering point of view.

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

No adverse comment on the application.

4. Environment

Comments of the Director of Environmental Protection (DEP):

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

5. Building Matters

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

No in-principle objection to the application.

6. District Officer's Comments

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

His office has not received any comment from the public.

7. Other Departments

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

- (a) Director of Food and Environmental Hygiene;
- (b) Director of Electrical and Mechanical Services;
- (c) Commissioner of Police;
- (d) Chief Engineer/Construction, Water Supplies Department;
- (e) Chief Engineer/Mainland North, Drainage Services Department; and
- (f) Project Manager (West), Civil Engineering and Development Department.

Recommended Advisory Clauses

- (a) should the applicant fail to comply with the approval conditions again resulting in the revocation of planning permission, sympathetic consideration may not be given to any further applications;
- (b) to note the comments of the District Lands Officer/Tuen Mun, Lands Department (DLO/TM, LandsD) that:
 - (i) the ‘shop and services (real estate agency)’ use at the Premises does not comply with the lease conditions governing Tuen Mun Town Lot No. 370 (the Lot) including but not limited to restrictions relating to type of development, user and type of building. If the application is approved by the Town Planning Board (the Board), the registered owner of the Premises will need to apply to his office for a temporary waiver for implementation of the proposal. The proposal will only be considered upon receipt of formal application from the registered owner. However, there is no guarantee that the application, if received by LandsD, will be approved. The application will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event that the application is approved, it would be subject to such terms and conditions as the Government shall deem fit, including amongst others, payment of a waiver fee and administrative fee as may be imposed by LandsD; and
 - (ii) site inspection conducted on 3.1.2024 revealed that the Premises had been occupied by a real estate agency, which is in breach of Special Conditions Nos. (6)(b), (7)(a) and (10)(a) of the New Grant No. 3002. The owner should immediately regularise the lease breaches and his office reserves the right to take lease enforcement action in this regard as considered appropriate;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Premises shall separate from the adjoining unit/corridor with walls of fire resisting period not less than 2 hours;
 - (ii) noting that a means of escape in case of emergency (MOE) leading directly to Kin Wing Street has been provided. The applicant is reminded that the rear exit leading to the loading and unloading space is not a MOE;
 - (iii) provision of access and facilities for persons with a disability in accordance with Regulation 72 of the Building (Planning) Regulations should be complied;
 - (iv) before any new building works are to be carried out on the Premises, the prior approval and consent of the BD should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
 - (v) For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement action may be taken by the BD to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not

be construed as an acceptance of any existing building works or UBW on the Premises under the BO; and

- (vi) detailed comments under the BO will be provided at the building plan submission stage; and
- (d) to note the comments of the Chief Highway Engineer/New Territories West (CHE/NTW, HyD) that:
 - (i) the proposed access arrangement of the Premises, if any, should be commented and approved by the Transport Department (TD);
 - (ii) if any access on public road is approved by TD, the applicant should ensure a run-in/out is constructed in accordance with the latest version of HyD Standard Drawings no. H1113 and H1114, or H5133, H5134 and H5135, whichever set is appropriate to match with the existing adjacent pavement; and
 - (iii) adequate drainage measures should be provided to prevent surface water running from the Premises to the nearby public road and drains, if necessary.