

This document is received on 20 MAR 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

TSW
2300472

10/2 (By hand)

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

13/2

2300 472 10/2 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/TSW/79
	Date Received 收到日期	20 MAR 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)

Ngan Yee Kei, Tania

顏綺琪

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)	Shops No. C44A & C44B, 1/F., Kingswood Richly Plaza Phase I, Kingswood Villas, No. 1 Tin Wu Road, Tin Shui Wai
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 53.98 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 53.98 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) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)"
(f) Current use(s) 現時用途	Selling of goods (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 at10/2/2023..... (DD/MM/YYYY), this application involves a total of1..... "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) of1..... "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)
1	Shop No. C44A and C44B on 1/F, Kingswood Richly Plaza Phase 1, Kingswood Villas, No. 1 Tin Wu Road, Tin Shui Wa	22/12/2022

(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	53.98 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Place of Entertainment (Amusement Game Centre) (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 53.98 sq.m 平方米		<input checked="" type="checkbox"/> About 約
	Total 總計 53.98 sq.m 平方米		<input checked="" type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	1/F (Part)	Selling of Goods	Place of Entertainment (Amusement Game Centre)

(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>		
	<p>Name/type of installation 裝置名稱/種類</p>	<p>Number of provision 數量</p>	<p>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)</p>
<p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>			

(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

☐ 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
 政府、機構或社區設施 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)

end of 2023

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><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input 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><input checked="" type="checkbox"/></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><input checked="" type="checkbox"/></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><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>No 否</p>	<p><input checked="" 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／範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</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>.....</p> <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>.....</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"/>
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"/>																														

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.....

Name in Block Letters
姓名（請以正楷填寫）

.....Managing 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

☐ 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

.....10.2.2023..... (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	Shops No. C44A & C44B, 1/F., Kingswood Richly Plaza Phase I, No. 1 Tin Wu Road, Tin Shui Wai 天水圍天湖路1號嘉湖新北江商場一期1樓C44A及C44B舖		
Site area 地盤面積	53.98	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16 天水圍分區計劃大綱核准圖編號S/TSW/16		
Zoning 地帶	"Residential (Group B)" 「住宅(乙類)」		
Applied use/ development 申請用途/發展	Place of Entertainment (Amusement Game Centre) 娛樂場所(遊戲機中心)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<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	53.98 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

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

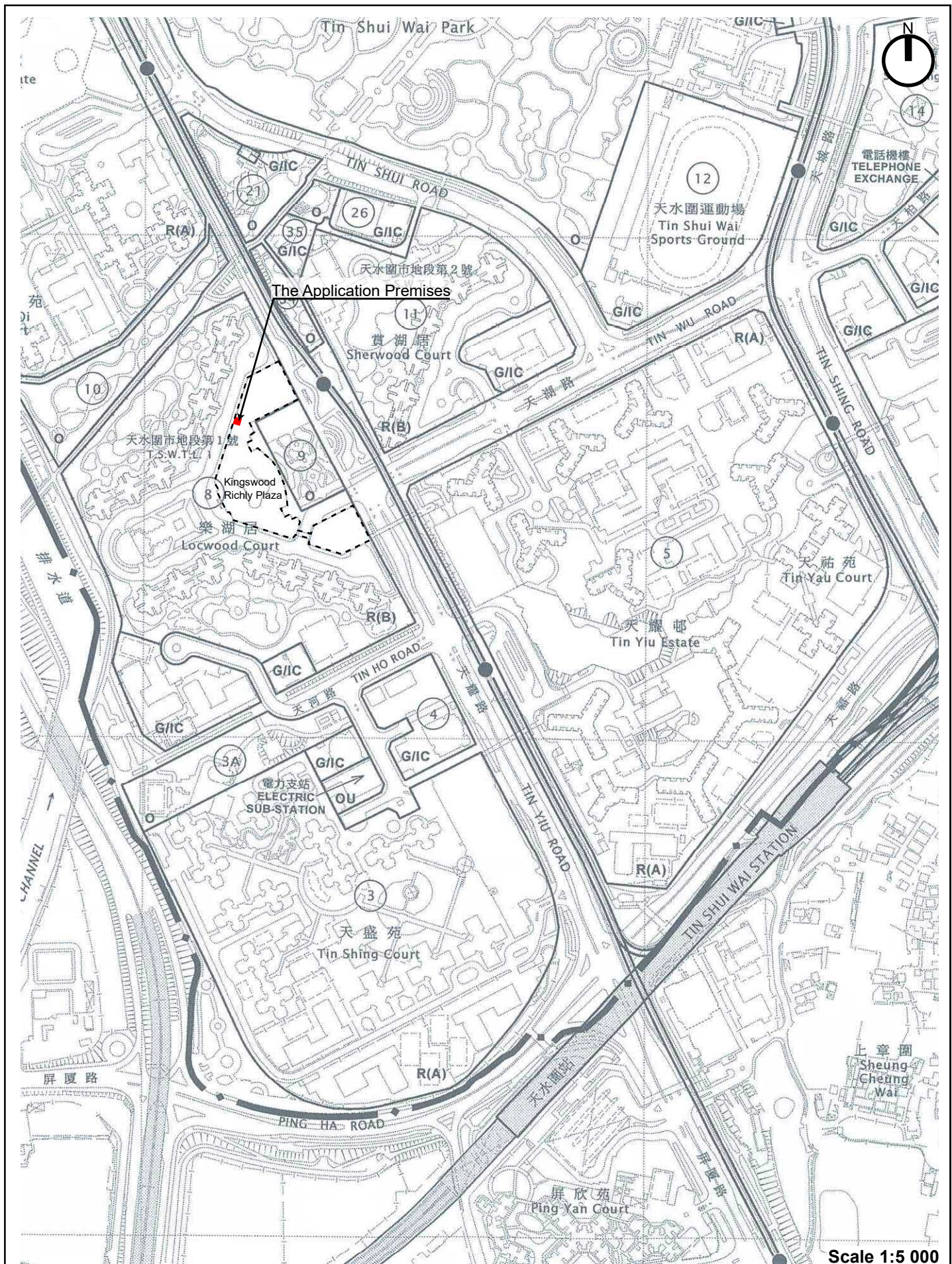
(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input 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"/>
土地用途地帶及位置圖 Zoning and Location Plan, 地盤及土地類別圖 Site and Land Status Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

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

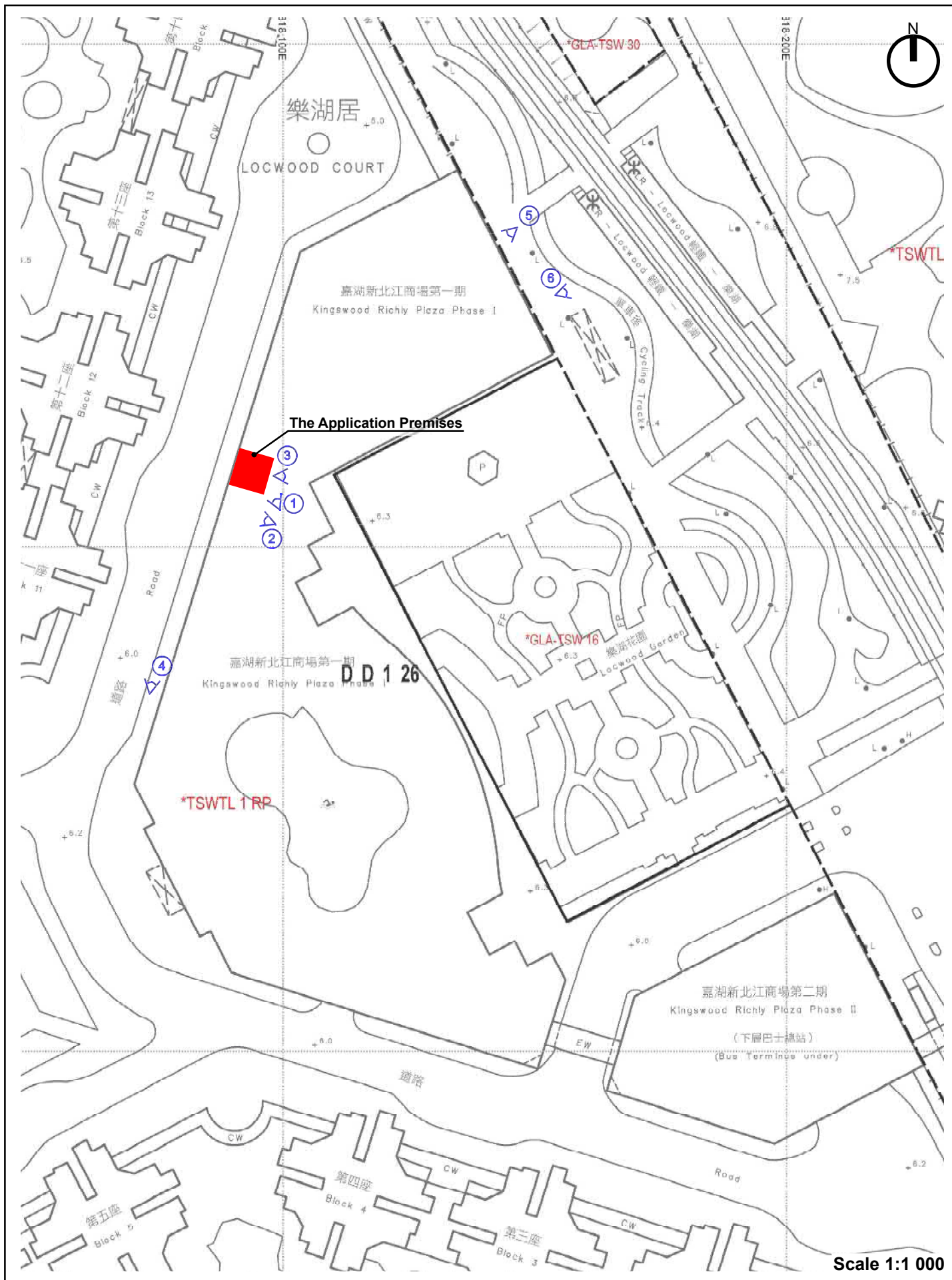
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In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

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



Plan A: Zoning and Location Plan

Extract of Approved Tin Shui Wai Outline Zoning Plan No.S/TSW/16



Plan B: Site and Land Status Plan

**Section 16 Planning Application
for a Proposed Place of Entertainment (Amusement Game Centre)
at Shops No. C44A & C44B, 1/F., Kingswood Richly Plaza Phase I,
No. 1 Tin Wu Road, Tin Shui Wai**

PLANNING STATEMENT



Table of Contents

	<u>Page No.</u>
Executive Summary	
1 INTRODUCTION	1
2 PLANNING BACKGROUND	2
2.1 Site Location and Accessibility	2
2.2 Site and Adjacent Land Uses	2
2.3 Planning History	2
2.4 Land Status	2
3 DEVELOPMENT PROPOSAL	3
3.1 Floor Plan and the Operation	3
3.2 Access Arrangement	3
3.3 Fire Protection Facilities	3
3.4 Implementation	
4 PLANNING JUSTIFICATION	4
4.1 To Facilitate the Relocation/ Reopening of the Game Centre	4
4.2 Experienced Operator to Comply with the Licensing Requirement	4
4.3 Take Care of the Needs of the Public at All Ages in the Area	4
4.4 In Line with the Planning Intention of “R(B)” Zone	5
4.5 No Disturbance to the Local Residents	5
4.6 No Adverse Traffic and Environmental Impacts	6
4.7 Adequate Fire Services Installation and Equipment within the Plaza	6
4.8 Unlikely to Set an Undesirable Precedent	7
5 CONCLUSION	8

Appendix I Letter from Home Affairs Department dated 22.8.2022

LIST OF FIGURES	<i>FOLLOWING PAGE</i>
Plan A Zoning and Location Plan	1
Plan B Site and Land Status Plan	2
- Site Photos	2
Plan C First Floor Plan of the Plaza	3
Plan D Layout Plan of the Proposed Game Centre	3

Executive Summary

In view of the commencement of Urban Renewal Authority's Hung Fook Street/ Kai Ming Street Development Project, the Applicant – the operator of Wing Kwong TV Game Centre (the Game Centre) had to find a new place to resume her operation of the Game Centre. This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of the Applicant to seek permission from the Town Planning Board for a proposed place of entertainment (amusement game centre) at shops No. C44A and C44B, the first floor of Kingswood Richly Plaza Phase 1 in No. 1 Tin Wu Road, Tin Shui Wai (the application premises). The application premises has a floor area of about 53.98m² and it falls within an area zoned "Residential (Group B)" ("R(B)") on the Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16.

Over the year, the Applicant has spent effort on site search and considered that the application premises is suitable since it has complied with several requirements of the Game Centre, i.e. within a sole commercial building, appropriate size, good accessibility, no insurmountable technical problem and financial viability. This s.16 planning application will facilitate the Applicant to comply with the town planning requirement for the licensing application for the proposed Game Centre submitted to the Office of the Licensing Authority under the Home Affairs Department on 17.9.2019. Planning assessments have indicated that the small scale development is well justified and will not have any adverse impacts on the traffic, environmental and fire safety aspects of the locality. It is in line with the planning intention of "R(B)" zone to provide commercial use serving the local residents and, at the same time, without causing disturbance to the nearby residents. It will take care of the needs of the public at all ages in the area by providing additional entertainment in the shopping centre. Thus, the approval of the present application will not set an undesirable precedent for other similar applications.

行政摘要

(內容如有差異，應以英文版本為準)

鑒於市區重建局之鴻福街／啓明街發展項目開展，榮光遊戲機中心（遊戲機中心）的經營者（申請人）需要尋找新地方以重啓遊戲機中心的經營。申請人於是透過達材都市規劃顧問有限公司，根據城市規劃（城規）條例第 16 條向城市規劃委員會遞交規劃許可申請（第 16 條規劃申請），以准許在天水圍天湖路 1 號嘉湖新北江商場一期 1 樓 C44A 及 C44B 舖（申請處所），擬作娛樂場所（遊戲機中心）。申請處所的樓面面積約有 53.98 平方米，現時在天水圍分區計劃大綱核准圖編號 S/TSW/16 上被訂為「住宅（乙類）」地帶。

申請人在這幾年來努力地尋覓適合的地點，認為申請處所符合遊戲機中心的多項要求，包括位於獨立商業大廈內、適合的面積、良好可達性、沒有無可克服的技術問題及財政上可行。申請人於 2019 年 9 月 17 日向民政事務總署的牌照事務處提交就擬議遊戲機中心的牌照申請，而是次第 16 條規劃申請將能讓申請人符合牌照申請的城規要求。規劃評估認為本計劃規模細小，理據充分，並不會對本區及附近的交通、環境及消防安全造成不良影響。本計劃符合「住宅（乙類）」地帶的規劃意向，為當地居民提供商業用途，同時亦不會對附近居民造成滋擾。本計劃能在商場提供額外娛樂以滿足當地所有年齡層的市民，因此批准是次申請不會為類似申請立下不良先例。

1. INTRODUCTION

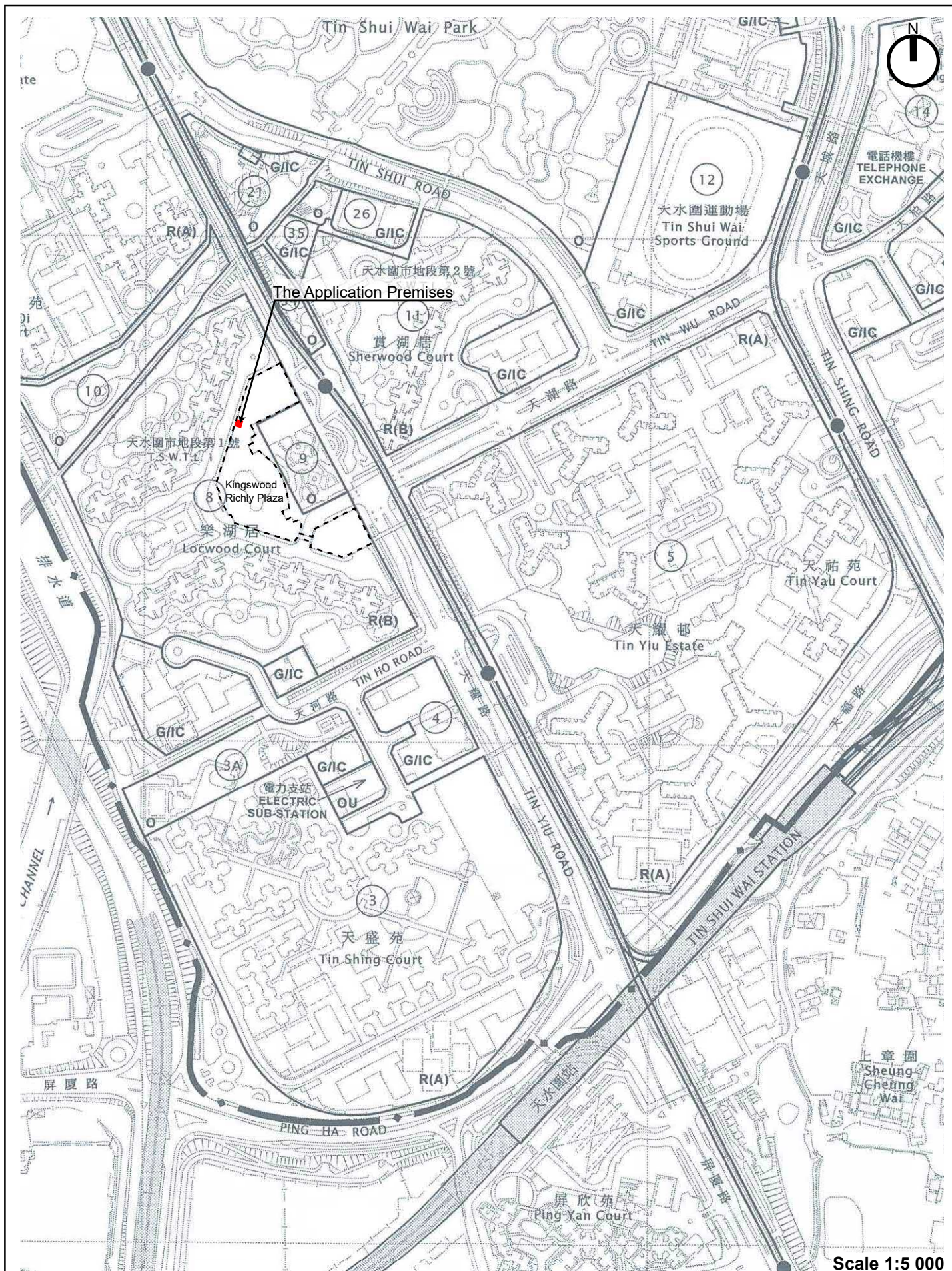
This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of Ms. Ngan Yee Kei, Tania (the Applicant), who is the operator of an amusement game centre named Wing Kwong TV Game Centre (the Game Centre). It seeks the permission of the Town Planning Board (the Board/ TPB) for a proposed place of entertainment (amusement game centre) at shops No. C44A and C44B, the first floor of Kingswood Richly Plaza Phase 1 in No. 1 Tin Wu Road, Tin Shui Wai (the application premises). The application premises has a floor area of about 53.98m² and it falls within an area zoned “Residential (Group B)” (“R(B)”) on the Approved Tin Shui Wai Outline Zoning Plan (OZP) No. S/TSW/16 (**Plan A**).

The Game Centre was operating by the Applicant under a valid amusement game centre licence at No. 44-46 Hung Fook Street in Kowloon for a long period of time. However, the commencement of Urban Renewal Authority’s (URA) Hung Fook Street/ Kai Ming Street Development Project in To Kwa Wan was gazetted on 3.6.2016. This has forced the Applicant to find a new place to resume her operation of the Game Centre.

Over the year, the Applicant has spent effort on site search and considered that the application premises is suitable since it has complied with several requirements of the Game Centre, i.e. within a sole commercial building, appropriate size, good accessibility, no insurmountable technical problem and financial viability. On 17.9.2021, the Applicant had submitted a licensing application for the proposed Game Centre to the Office of the Licensing Authority under the Home Affairs Department (HAD). On 22.8.2021, the Applicant was advised by HAD that the Game Centre will require the planning permission from the Board (see **Appendix I**). Hence, this s.16 planning application is submitted.

Planning assessments have indicated that the present application is well justified based on the following reasons:

- (a) the present application will facilitate the relocation/ reopening of the Game Centre, which was affected by the URA’s redevelopment project, into a new place;
- (b) the Applicant is well experienced in operating an amusement game centre and this planning application is intended to meet the relevant licensing requirements;
- (c) the proposed Game Centre will take care of the needs of the public at all ages in the area by providing additional entertainment in the shopping centre;
- (d) it is generally in line with the planning intention of “R(B)” zone to provide commercial use serving the local residents;
- (e) it is a small scale development located inside a free-standing shopping mall and it will not cause disturbance to the nearby residents;
- (f) it will not cause any significant adverse impacts on the surroundings;
- (g) sufficient means of escape and fire fighting facilities have been provided in the shopping centre to minimise any potential fire and emergencies risks; and
- (h) the approval of the present application will not set an undesirable precedent for other similar applications in the area.



Plan A: Zoning and Location Plan

Extract of Approved Tin Shui Wai Outline Zoning Plan No.S/TSW/16

2. PLANNING BACKGROUND

2.1 Site Location and Accessibility (Plan A)

The application premises is situated in shops No. C44A and C44B on the first floor of Kingswood Richly Plaza Phase I (the Plaza), No. 1 Tin Wu Road, Tin Shui Wai (**Photo 1**). The Plaza is bounded by the residential towers of Locwood Court, Kingswood Villas to the north and south; Locwood Garden to the east; and Kingswood Villas Garden to the west. Tin Shui Wai West Rail Station and public interchange is located within a 500m radius from the Premises. A light rail station named Locwood Station is located immediate east of the Plaza (**Photo 6**). Ample car parking and loading/ unloading facilities are available around and within the Plaza (**Photo 4**).

2.2 Site and Adjacent Land Uses (Plan B)

The application premises has a total floor area of about 53.98m². It is combined from two shops and is rectangular in shape. It is currently used as selling of goods (**Photo 1**).

The Plaza is a free-standing three-storey shopping arcade-cum-clubhouse building, where various shop and services (i.e. homeware shops, convenience stores, pharmacies, hair salons, beauty parlours, etc) and eating place uses are located (**Photo 2 and 3**). There are automatic turnstiles on the podium floor restricting access to the clubhouse portion. The Plaza is surrounded by the residential towers of Kingswood Villas, the light rail station of Locwood Kingswood Villas Garden and Locwood Garden.

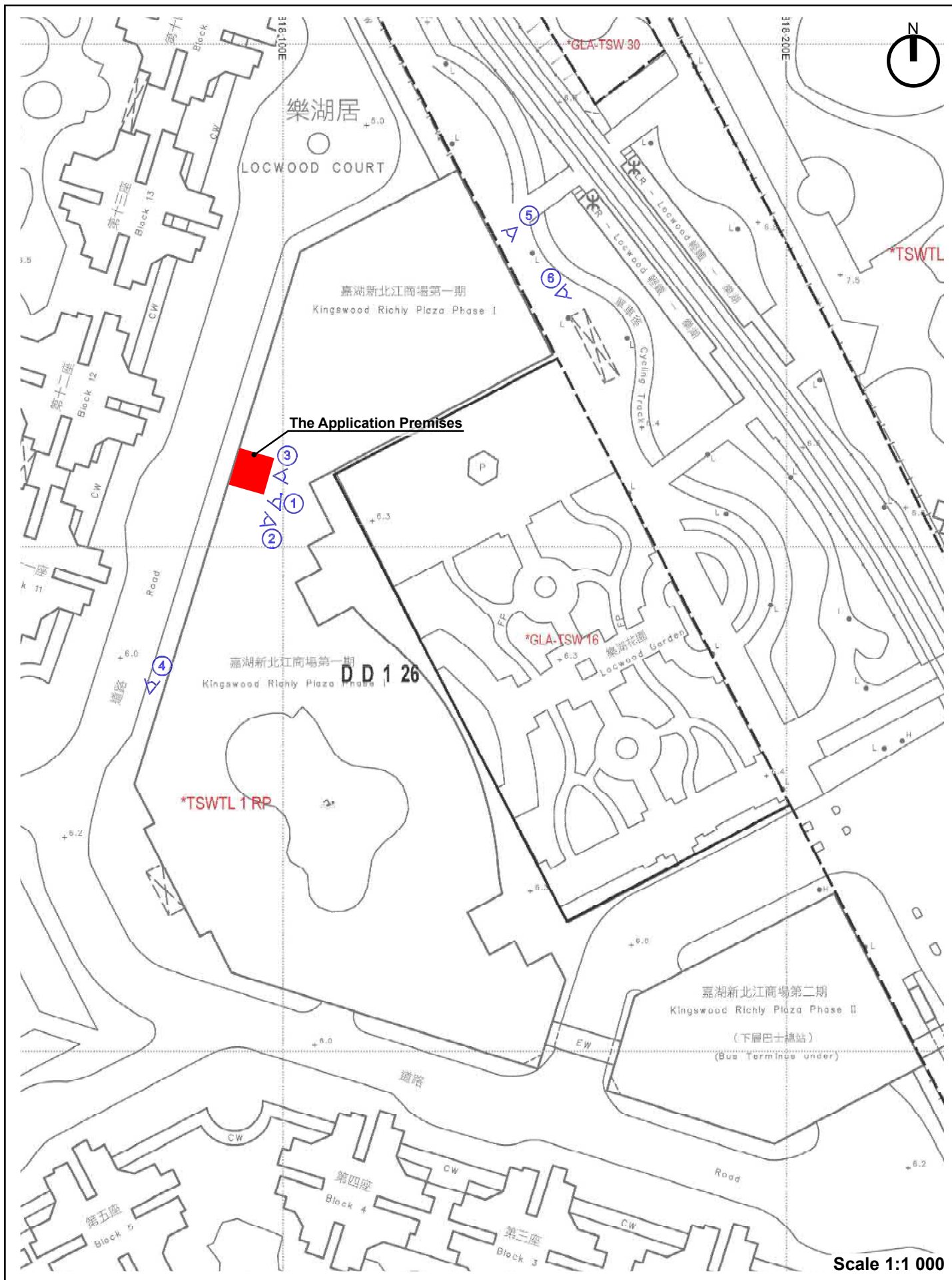
2.3 Planning History

The application premises is zoned “R(B)” on the Approved Tin Shui Wai OZP No. S/TSW/16. The planning intention of this zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the TPB. According to the TPB’s Broad Use Terms, amusement game centre is classified as “Place of Entertainment” which is a Column 2 use under the “R(B)” zone. Thus, the proposed use requires planning permission from the Board.

Currently, there is no previous application within the application premises.

2.4 Land Status (Plan B)

The application premises is located at Kingswood Richly Plaza Phase 1, which is held under Tin Shui Wai Town Lot (TSWTL) No. 1 RP among other lots (i.e. TSWTLs No. 2 to 7) all governed by New Grant No. 3466 dated 21.5.1985 as varied and modified by various modification letters for non-industrial (excluding godown) purpose. The proposed Game Centre is not in conflict with the conditions governing the subject lot. As such, if the proposal is approved by the Board, the Applicant is not required to seek a lease modification from Lands Department to implement the proposal.



Plan B: Site and Land Status Plan



Photo 1: The Application Premises



Photo 2: Restaurant adjoining the Application Premises



Photo 3: Fire damper and toilet opposite the Application Premises



Photo 4: Loading/Unloading spaces next to the Plaza



Photo 5: Side entrance close to the light rail station



Photo 6: Locwood Light Rail Station



Site Photos (viewpoints see Plan B)

3. DEVELOPMENT PROPOSAL

3.1 Floor Plan and the Operation (Plan C and Plan D)

Under the current scheme, the Applicant intends to convert the application premises into a small amusement game centre. A First Floor Plan of the Plaza and a floor plan of the application premise are attached at **Plan C** and **Plan D** respectively. The total floor area of the application premises is about 53.98m². The proposed Game Centre will be fully enclosed and smoking is not allowed within the application premises. No toilet facility will be provided at the application premises since there are toilets nearby within the Plaza.

The operating hours of the proposed Game Centre will be from 10:00 to 24:00 daily, seven days a week (including public holidays). According to the past experience with similar scale of operation by the Applicant, it is expected that there will be around 50 customers per day and they will normally stay from 10 minutes to 2 or 3 hours. The number of staff and customer for the proposed Game Centre will be limited to 3 and 15 respectively at any one time.

3.2 Access Arrangement

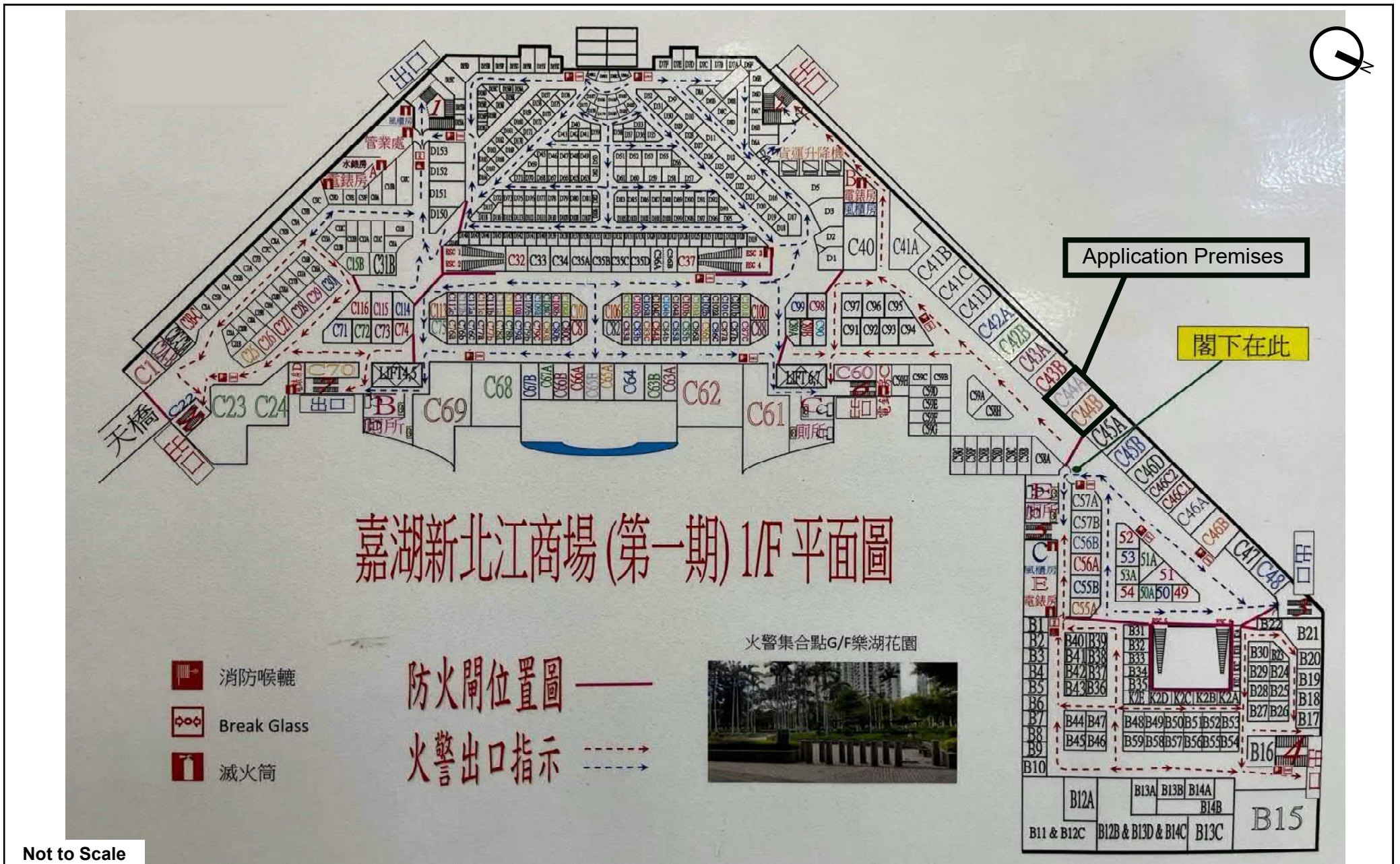
The application premises is located on the first floor of an existing free-standing three-storey shopping arcade-cum-clubhouse building. The Plaza has several entrances and the most direct access to the application premises is via the side entrance (located in front of Locwood Light Rail Station). It is also conveniently served by various modes of public transport including light rail, buses, green mini-buses and taxis, as well as ample car parking spaces near and within the Plaza. Since the Game Centre is a local facility mainly to serve the residents nearby, it is expected that the customers will be mainly accessed to the application premises on foot.

3.3 Fire Protection Facilities

The application premise is situated within the Plaza with adequate fire services installation and equipment. A fire damper of the commercial centre is located right in front of the application premises. Should the TPB decides to approve the application, the Applicant will provide fire service installations and equipment for the proposed Game Centre to the satisfaction of the Director of Fire Services or of the TPB.

3.4 Implementation


The proposed Game Centre is anticipated to be completed by the end of 2023.



Plan C: First Floor Plan of the Plaza

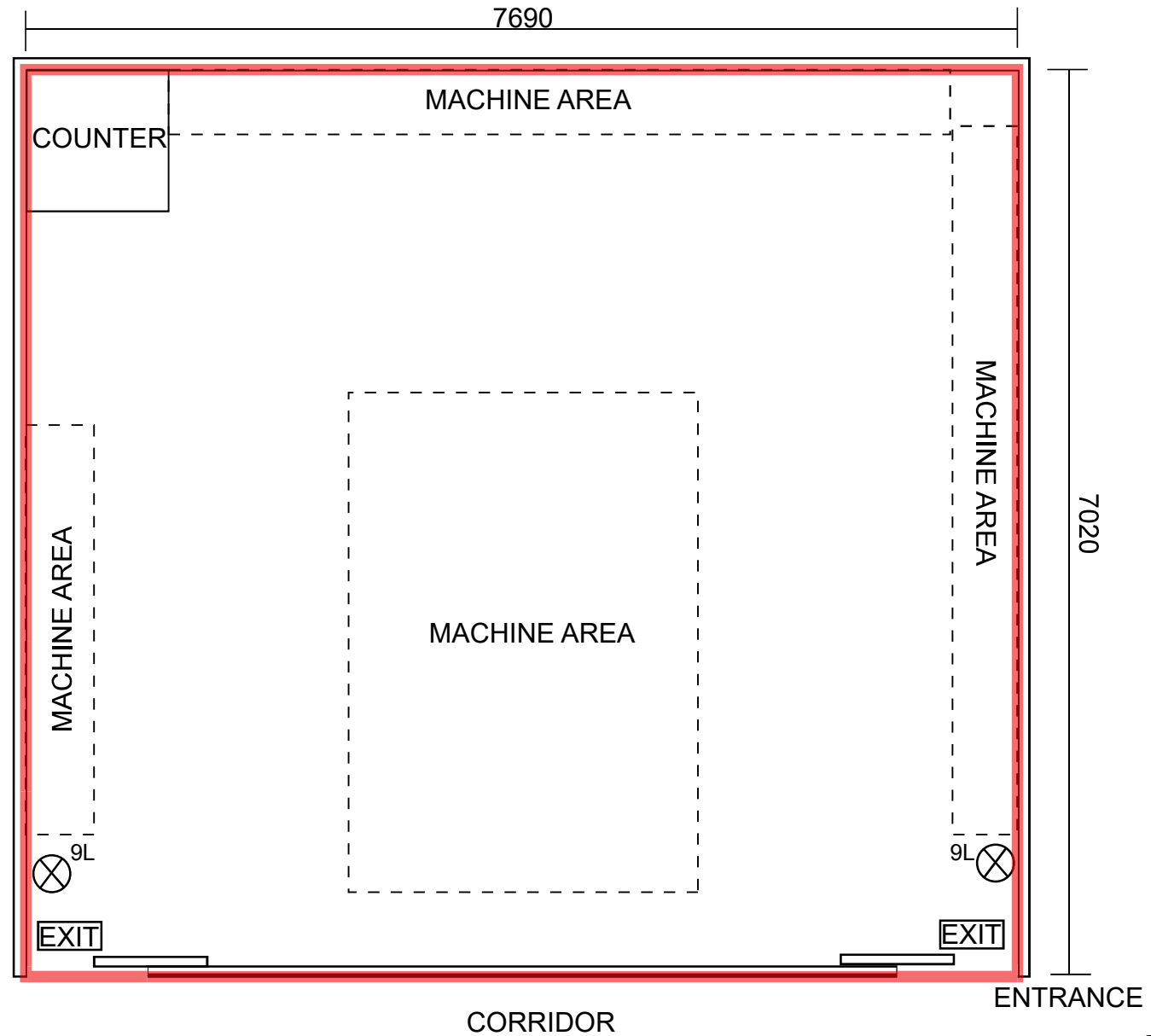
LEGEND

 The Application Premises

 9L w/CO2 F.E.

 Exit Sign

1.1 PORTABLE FIRE EXTINGUISHERS
1.2 PORTABLE FIRE EXTINGUISHERS WITH
SPECIFIED TYPE SHALL BE PROVIDED
AS INDICATED ON THE PLANS TO THE
SATISFACTION OF HKFSD.



INDICATIVE ONLY

Scale 1: 50



Plan D: Layout Plan of the Proposed Game Centre

4. PLANNING JUSTIFICATION

4.1 To Facilitate the Relocation/ Reopening of the Game Centre

Wing Kwong TV Game Centre was operating by the Applicant under a valid amusement game centre licence (No. T-4880) at No. 44-46, G/F, Hung Fook Street in Kowloon for more than 10 years. However, the Game Centre was included in the URA Hung Fook Street/ Kai Ming Street Development Project (Project no. KC-011) in To Kwa Wan. On 3.6.2016, the commencement of the aforesaid URA project was gazetted and the land of the project has been subsequently reverted to the Government. This has forced the Applicant to find a new place to resume her operation of the Game Centre.

However, site search has not been easy for the Applicant to identify suitable place for the Game Centre given that an amusement game centre is required to be situated within a sole commercial building in accordance with the requirement of Amusement Game Centre licence. The Applicant has spent effort on site search and she eventually found the application premises which is considered as a suitable site option as it has complied with several requirements of the Game Centre, i.e. within a sole commercial building, appropriate size, good accessibility, no insurmountable technical problem and financial viability.

4.2 Experienced Operator to Comply with the Licensing Requirement

The Applicant is a well experienced operator for an amusement game centre. No complaints were received during the operation of the previous Game Centre in To Kwa Wan. The Applicant is committed to continue good practice and management once the Game Centre is in operation at the application premises.

On 17.9.2021, the Applicant had submitted a licensing application for the proposed Game Centre to the Office of the Licensing Authority under the HAD. On 22.8.2021, the Applicant was advised by HAD that the proposed Game Centre at the application premises will require the planning permission from the Board (see **Appendix I**). Hence, the present s.16 planning application is submitted to comply with the town planning requirement for the licensing application. It will also support the Applicant to resume their business so as to recover their financial loss due to the land resumption for URA project.

4.3 Take Care of the Needs of the Public at All Ages in the Area

Despite the mass adoption of online and console gaming in the recent years, the amusement game centre still holds a special place in many Hongkongers hearts. Whether it's a nostalgia trip or a place to hang out with friends, amusement game centre are havens for some fun. In particular, Hong Kong is a fast-paced city and the local people have busy life but lack of space and time to relieve their stress. Amusement game centre is a good place to balance people's life. However, there is only one amusement game centre in Tin Shui Wai area.

The proposed Game Centre is located within the Kingswood Richly Plaza which is a prominent and convenient shopping mall to the residents of Kingswood Villas and neighbouring residential estates for buying necessities and spending their time with family or friends. The Plaza provides with shops ranging from restaurants, hair salons, and selling of both fresh and dry goods such as snacks, clothing and electronics. According to a site visit on 13.12.2022, it is noted that visitors of all ages visit the Plaza. It is also noted that there are no other amusement game centre found within a distance of 100m from the entrance of the premises. Thus, the proposed Game Centre will take care of the needs of the public at all ages by providing additional entertainment in the Plaza;

4.4 In Line with the Planning Intention of “R(B)” Zone

The application premises is zoned “R(B)” on the Approved Tin Shui Wai OZP No. S/TSW/16. The planning intention of this zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the TPB. The proposed Game Centre within a free-standing shopping arcade-cum-clubhouse building, serving the public, including local residents, is generally in line with the planning intention of the “R(B)” zone.

4.5 No Disturbance to the Local Residents

The proposed small scale Game Centre located inside a free-standing shopping mall will not cause disturbance to the nearby residents for the following reasons:

- (a) The application premises is located on the first floor of a free-standing three-storey shopping arcade-cum-clubhouse building, where various shop and services and eating place uses are located. The proposed Game Centre is considered compatible with the current uses of the surrounding application premises.
- (b) The Plaza where the application premises is located is separated from the residential towers of Locwood Court, Kingswood Villas. Moreover, the residential clubhouse is located on the P/F and roof of the Plaza with restricted access. Hence, disturbance to the residents of Locwood Court and Kingswood Villas is not anticipated.
- (c) The proposed Game Centre under application is small in scale, with a floor area of about 53.98m² accommodating a maximum of not more than 18 people (staff/visitor). It is unlikely that the proposed Game Centre would cause any significant adverse impacts on the surroundings.

The Applicant will comply with the requirements of the licensing application of the Game Centre and make sure the proposed use is acceptable.

4.6 No Adverse Traffic and Environmental Impacts

The proposed use will not cause any significant adverse impacts on the surroundings:

(a) Minimum Traffic Impact

The proposed use is small scale in nature and will not result in significant traffic impact due to the number of staff and customer will be limited to 3 and 15 respectively at any one time. According to the past experience with similar scale of operation by the Applicant, it is expected that there will be only around 50 customers per day.

The proposed amusement game centre is a local facility mainly to serve the residents nearby. Those customers could easily access to the application premises on foot. Nevertheless, a number of public transport facilities and ample car parking spaces are available near and/or within the Plaza.

(b) Minimum Environmental Impact

Amusement game centre is a place for passive activity in nature and they will be carried out indoors. The application premises prohibits smoking and it will be fully enclosed. The entire Plaza is equipped with central air-conditioning system. Adverse air and noise quality impacts due to operation of the proposed use on the surrounding areas are not expected.

Staff and visitors of the proposed Game Centre will use the toilet facilities within the Plaza. Due to the limited number of customers per day, the anticipated sewage flow from the small scale development will be minimal.

4.7 Adequate Fire Services Installation and Equipment within the Plaza

The application premises is situated within the Plaza with adequate fire services installation and equipment, including sprinkler system, fire hoses, fire extinguishers 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. A fire damper of the commercial centre is located right in front of the application premises.

Should the TPB decides to approve the application, the Applicant will provide fire service installations and equipment (i.e. fire extinguisher and directional signs) for the proposed Game Centre to the satisfaction of the Director of Fire Services or of the TPB.

4.8 Unlikely to Set an Undesirable Precedent

Although there is no similar application for place of entertainment (amusement game centre) within the “R(B)” zone on the same OZP, it is noticed that a s.16 planning application (case No. A/TSW/18) for a proposed place of public entertainment (family amusement centre) in the vicinity of the application premises (i.e. shops No. C41, the first floor of Kingswood Richly Plaza) was approved by the Board on 20.7.2001. The commercial nature of the proposed Game Centre is similar to a family amusement centre because it is also a place for passive activity for the local residents which will be carried out indoors. Thus, the approval of the present application will not set an undesirable precedent for other similar applications in the area.

5. CONCLUSION

In view of the commencement of URA's Hung Fook Street/ Kai Ming Street Development Project, the Applicant – the operator of Wing Kwong TV Game Centre had to find a new place to resume her operation of the Game Centre. This s.16 planning application seeks the TPB's permission for a proposed place of entertainment (amusement game centre) at shops No. C44A and C44B, the first floor of Kingswood Richly Plaza Phase 1 in No. 1 Tin Wu Road, Tin Shui Wai. It will facilitate the Applicant to comply with the town planning requirement for the licensing application for the proposed Game Centre submitted to the Office of the Licensing Authority of the HAD on 17.9.2019 (see **Appendix I**).

Planning assessments have indicated that the present application is well justified based on the following reasons:

- (a) the present application will facilitate the relocation/ reopening of the Game Centre, which was affected by the URA's redevelopment project, into a new place;
- (b) the Applicant is well experienced in operating an amusement game centre and this planning application is intended to meet the relevant licensing requirements;
- (c) the proposed Game Centre will take care of the needs of the public at all ages in the area by providing additional entertainment in the Plaza;
- (d) it is generally in line with the planning intention of "R(B)" zone to provide commercial use serving the local residents;
- (e) it is a small scale development located inside a free-standing shopping mall and it will not cause disturbance to the nearby residents;
- (f) it will not cause any significant adverse impacts on the surroundings;
- (g) sufficient means of escape and fire fighting facilities have been provided in the Plaza to minimise any potential fire and emergencies risks; and
- (h) the approval of the present application will not set an undesirable precedent for other similar applications in the area.

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

民政事務總署

牌照事務處

香港北角電氣道183號
友邦廣場25樓2503-05室



HOME AFFAIRS DEPARTMENT

OFFICE OF THE LICENSING AUTHORITY
Room 2503-05, 25/F.,
AIA Tower, 183 Electric Road,
North Point,
Hong Kong

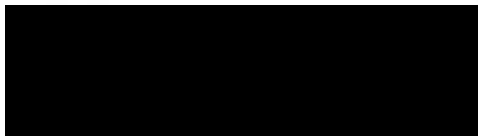
本署檔號 Our Ref. (49) in HAD LA ELT/15/T-5113

來函檔號 Your Ref.

電話 Tel.: 2116 5137

傳真 Fax: 2511 3860

掛號郵件



顏綺琪小姐

顏小姐：

申請遊戲機中心牌照
新界元朗天水圍天湖路1號
嘉湖山莊嘉湖新北江商場第一期1樓C44A及C44B舖

你曾於二零二一年九月十七日為題述地址申請遊戲機中心牌照。

本處已就你題述的申請諮詢相關政府部門，當中，規劃署表示若將位於題述地址的處所作為娛樂場所用途，則必須根據《城市規劃條例》第16條向城市規劃委員會(城規會)申請並取得其批准。因此，本處職員自去年十二月起多次透過信件、電郵以及電話，向你傳遞規劃署對題述申請的意見，並曾於二零二二年五月四日與你面談，清楚解釋你必須按照現行法例要求取得城規會的批准，否則本處不能進一步處理你的申請，並敦促你儘早向城規會申請批准及回覆本處你的決定。然而，本處直到現時仍未收到你的書面確認是否向城規會提交申請。

有鑑於此，本處現視你無意就題述處所擬用作娛樂場所而向城規會申請批准，並正考慮根據《遊戲機中心條例》(第435章)第5(4)(b)(i)條(見附件)擬拒絕你題述的申請，理由是在沒有城規會批准的情況下，上址並不適宜用作經營遊戲機中心。

倘若你打算就上述拒絕你的牌照申請一事提出申述，請於本信件發出日期起計14天內向本處提交。倘本處在二零二二年九月五日仍未收到你的回覆，便假定你無意作出申述，並會自行作出決定。

牌照事務處總主任

( 代行)

附件：《遊戲機中心條例》

二零二二年八月二十二日

TOCO PLANNING CONSULTANTS LTD.

TOWN PLANNING, ENVIRONMENT & DEVELOPMENT CONSULTANCY

Unit No. 5, 13/F., Technology Plaza,

No. 651 King's Road,

North Point, Hong Kong

Tel: 2895 0168

Fax: 2577 2862

E-mail: tocoplanning@hotmail.comWebsite: <http://www.tocoplanning.com>達材都市規劃
顧問有限公司

The Secretary,
Town Planning Board
15th Floor
North Point Government Offices
333 Java Road
North Point,
Hong Kong

Dear Sir/ Madam,

28 March, 2023

**Section 16 Planning Application for a Proposed Place of Entertainment
(Amusement Game Centre)**

at Shops No. C44A & C44B, 1/F., Kingswood Richly Plaza Phase I, No. 1 Tin

Wu Road, Tin Shui Wai

We refer to our submission dated 10.2.2023.

We would like to clarify the following aspects of the captioned application:-

1. the proposed game centre will only allow people who are 16 years old or above to enter;
2. the game centre proposes to have approximately 30 machines; and
3. according to the available information, we noticed that there is one amusement game centre in Tin Sui Wai and it is located in Phase 1 Kingswood Ginza, Tin Shui Wai.

The Executive Summary page has been updated and attached for your attention.

Yours faithfully,

Toco Planning Consultants Ltd.

Ted Chan
Managing Director



c.c. Client
DPO/TMYLW- Mr. WONG Pok Shaan, Keith

Executive Summary

In view of the commencement of Urban Renewal Authority's Hung Fook Street/ Kai Ming Street Development Project, the Applicant – the operator of Wing Kwong TV Game Centre (the Game Centre) had to find a new place to resume her operation of the Game Centre. This section 16 (s.16) planning application is submitted by Toco Planning Consultants Ltd. on behalf of the Applicant to seek permission from the Town Planning Board for a proposed place of entertainment (amusement game centre) at shops No. C44A and C44B, the first floor of Kingswood Richly Plaza Phase 1 in No. 1 Tin Wu Road, Tin Shui Wai (the application premises). The Game Centre proposes to have approximately 30 machines and only allow people who are 16 years old or above to enter. The application premises has a floor area of about 53.98m² and it falls within an area zoned "Residential (Group B)" ("R(B)") on the Approved Tin Shui Wai Outline Zoning Plan No. S/TSW/16.

Over the year, the Applicant has spent effort on site search and considered that the application premises is suitable since it has complied with several requirements of the Game Centre, i.e. within a sole commercial building, appropriate size, good accessibility, no insurmountable technical problem and financial viability. This s.16 planning application will facilitate the Applicant to comply with the town planning requirement for the licensing application for the proposed Game Centre submitted to the Office of the Licensing Authority under the Home Affairs Department on 17.9.2019. Planning assessments have indicated that the small scale development is well justified and will not have any adverse impacts on the traffic, environmental and fire safety aspects of the locality. It is in line with the planning intention of "R(B)" zone to provide commercial use serving the local residents and, at the same time, without causing disturbance to the nearby residents. It will take care of the needs of the public at all ages in the area by providing additional entertainment in the shopping centre. Thus, the approval of the present application will not set an undesirable precedent for other similar applications.

行政摘要

(內容如有差異，應以英文版本為準)

鑒於市區重建局之鴻福街／啟明街發展項目開展，榮光遊戲機中心（遊戲機中心）的經營者（申請人）需要尋找新地方以重啟遊戲機中心的經營。申請人於是透過達材都市規劃顧問有限公司，根據城市規劃（城規）條例第 16 條向城市規劃委員會遞交規劃許可申請（第 16 條規劃申請），以准許在天水圍天湖路 1 號嘉湖新北江商場一期 1 樓 C44A 及 C44B 舖（申請處所），擬作娛樂場所（遊戲機中心）。遊戲機中心將會提供約 30 部機器，及遊戲機中心類別為只准 16 歲或以上人士進入。申請處所的樓面面積約有 53.98 平方米，現時在天水圍分區計劃大綱核准圖編號 S/TSW/16 上被訂為「住宅（乙類）」地帶。

申請人在這幾年來努力地尋覓適合的地點，認為申請處所符合遊戲機中心的多項要求，包括位於獨立商業大廈內、適合的面積、良好可達性、沒有無可克服的技術問題及財政上可行。申請人於 2019 年 9 月 17 日向民政事務總署的牌照事務處提交就擬議遊戲機中心的牌照申請，而是次第 16 條規劃申請將能讓申請人符合牌照申請的城規要求。規劃評估認為本計劃規模細小，理據充分，並不會對本區及附近的交通、環境及消防安全造成不良影響。本計劃符合「住宅（乙類）」地帶的規劃意向，為當地居民提供商業用途，同時亦不會對附近居民造成滋擾。本計劃能在商場提供額外娛樂以滿足當地所有年齡層的市民，因此批准是次申請不會為類似申請立下不良先例。

**Similar s.16 application within the same “Residential (Group B)” zone
on the Tin Shui Wai Outline Zoning Plan**

Approved Application

	<u>Application No.</u>	<u>Proposed Use</u>	<u>Date of Consideration (RNTPC)</u>	<u>Approval Condition(s)</u>
1	A/TSW/18	Proposed Place of Public Entertainment (Family Amusement Centre)	20.7.2001	(1)

Approval Condition

1. Validity Clause.

湛家雄

B.B.S., M.H., B.H., 太平紳士 辦事處

Office of Daniel K.H. CHAM B.B.S., M.H., B.H., J.P.

致：城市規劃委員會

申請編號 A/TSW/79 意見：反對嘉湖新北江商場 1 期開設遊戲機中心

嘉湖新北江商場 1 期二樓 C44A 及 C44B 商舖現正向城規會申請開設成人遊戲機中心，該中心可能帶來之滋擾、青少年及黑社會問題，會嚴重影響區內各屋邨及居民之生活。

有關申請的位置距離樂湖住宅不足 20 米，而距離商場內同一樓層內兩所教育機構亦不足 100 米（見附圖：B21 及 C20B 舖-其中一間更在 40 米範圍內），而在同一商場其他樓層亦有多間教育機構（補習學校），不符合民政事務總署的發牌指引（100 米內不能有教育機構或學校），有關遊戲機中心會影響教育機構的學生，對樂湖居居民及市民大眾的日常生活和治安構成嚴重影響。申請文件引用 2021 年 7 月 20 日有關城規會批准同一商場的 C41 舖用作家庭娛樂中心的申請與此申請作出比較全不合適，因為家庭娛樂中心與現有申請的性質、用途、使用者和對治安影響、住客及學童的滋擾全不相同，而該家庭娛樂中心亦從未開業。

遊戲機中心過往令設立的社區變得品流複雜，影響鄰近屋苑的公眾安寧，新北江商場在樂湖居住宅範圍內，有多個出口與住宅只是相距 20 米（申請文件並沒有清楚提及）。而該商場地下 20 多年前曾開設成人遊戲機中心，當年的經營者沒按法例向城規會申請，所以該違規的土地用途經常吸引不良青少年聚集、產生治安問題和區內黑社會在該中心活動，周邊亦曾引至多次發生搶劫及毆鬥事件。滋事份子在打鬥時，多次追逐入樂湖居住宅範圍及花園，住客記憶猷新。如果再次在該商場開設遊戲機中心，同樣事件將可能再發生，嚴重滋擾居民及學生。本人因此收到不少樂湖居居民、樂湖居業主委員會及嘉湖新北江商場 1 期業主委員會反對該遊戲機中心的申請。

上述的資料和紀錄，有助貴會瞭解居民及業主代表、學生及樂湖居居民的憂慮。樂湖居範圍內（根據公契及地契和設計藍圖，新北江商場為樂湖居一部份，位於樂湖居範圍內）開設遊戲機中心將會帶來的滋擾和治安問題，是不容忽視，懇請貴會在考慮保障樂湖居居民和學生免受滋擾的前題下，否決批准有關遊戲機中心申請。



湛家雄

選舉委員會委員/ 樂湖居業主委員會永遠榮譽顧問/
元朗區青年發展及公民教育委員會主席

2023 年 4 月 13 日

副本：嘉湖出莊樂湖居業主委員會

嘉湖新北江商場 1 期業主委員會

元朗天水圍天恩路嘉湖商場 2 期 2 樓 207A 舖 電話 Tel : 21211616 傳真 Fax : 21229977

Shop 207A, 2/F., Phase 2, +WOO Mall, Tin Yan Rd., Tin Shui Wai, Yuen Long

附圖：申請地點鄰近教育機構





樂湖居業主委員會

Locwood Court Estate Owners' Committee

檔案編號：KW1EOC/2023-L003

香港 北角渣華道 333 號
北角政府合署 15 樓
城市規劃委員會

敬啟者：

有關反對天水圍天湖路 1 號嘉湖新北江商場第一期 1 樓 C44A 及 C44B 號舖擬議娛樂場所（遊戲機中心）事宜 - [規劃申請編號：A/TSW/79]

就題述事宜之規劃申請，本會經詳細了解及評估後反對上述規劃申請，原因如下：

- 一. 擬議娛樂場所位置距離本苑住宅單位僅 30 米，其所帶來之滋擾將嚴重影響居民的日常生活及作息。
- 二. 遊戲機中心會為區內帶來治安問題，當中包括：童黨問題、黑社會社團問題等。另外，近年亦有不法分子透過遊戲機中心作掩飾進行非法賭博，導致遊戲機中心經常吸引大量不良青年聚集、喧嘩及經常發生毆鬥事件，對區內的青少年及治安造成不良影響。
- 三. 上述商場在午膳及放學時段有大量的中學生在商場內留連，區內的黑社會社團成員會容易透過遊戲機中心接觸青少年及招攬成員。
- 四. 上述商場有多個出入口而擬議遊戲機中心位處 1 樓，對執法人員巡查及打擊不法活動構成困難。非法賭博、販賣毒品等不法活動可藉著遊戲機中心的掩飾在區內肆虐。
- 五. 根據「遊戲機中心牌照發牌指引」附件二第 G 段：「在擬經營遊戲機中心主要入口的一百米範圍內沒有現存遊戲機中心或教育機構」。而據本會實地了解，距 C44A 及 C44B 號舖約 40 米及 100 米的位置分別為 B21 號舖「公文式補習社」及 C20B 號舖「臻善教育」等教育基構（見附件一），除上述補教育機構外，同一商場內其他樓層亦有多達十餘間的教育機構；鄰近商場 1 公里範圍亦有多達 7 間中學，因此上述擬議遊戲機中心的地點並不合乎指引要求。



樂湖居業主委員會

Locwood Court Estate Owners' Committee

因此，綜合上述各項因素，本會反對題述之規劃申請。貴會如對上述意見有任何查詢，可於辦公時間致電 [REDACTED] 與本苑物業管理公司之高級物業主任李詠兒小姐或助理物業經理鄭德明先生聯絡。

此致



樂湖居第十四屆業主委員會

主席 黃任民 M.H. 謹啟

二零二三年四月十四日



C20B 舖



B21 舖



嘉湖新北江商場1/F平面圖

1/1

嘉湖新北江商場(第一期)
2023-2024 年度商場業主委員會

城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

敬啟者：

申請編號 A/TSW/79 意見：反對嘉湖新北江商場一期開設遊戲機中心

本會得悉嘉湖新北江商場一期一樓 C44A 及 C44B 商舖現正向城規會申請開設成人遊戲機中心，本會認為該中心可能帶來之滋擾、青少年及黑社會問題，會嚴重影響商場及商戶的正常運作。

C44A 及 C44B 商舖中心入口 100 米範圍內設有教育機構(請參閱附圖)，不符合民政事務署的發牌指引(100 米內不能有教育機構或學校)。再者，商場出入口大堂為消防逃生通道，場內只要仍有人士逗留均不能關閉出入口，而遊戲機中心會吸引青少年聚集，同時影響就近居民。

商場過往曾經有商舖經營遊戲機中心，嚴重影響商場治安和附近居民日常生活，曾發生打鬥、毒品交易、毒品收藏於洗手間水箱內及黑社會人士出沒商場等情況，嚴重影響青少年身心發展。同時，遊戲機中心內亦常有人士違例吸煙，令商場潛在火警風險，對商場內其他商舖構成危險。

鑒於上述情況，嘉湖新北江商場一期開設遊戲機中心將會帶來的滋擾和治安問題是不容忽視的。懇請 貴會在考慮發牌指引的同時，也一併衡量保障商場商戶、附近居民和學生免受滋擾等因素下，否決批准有關遊戲機中心的申請。

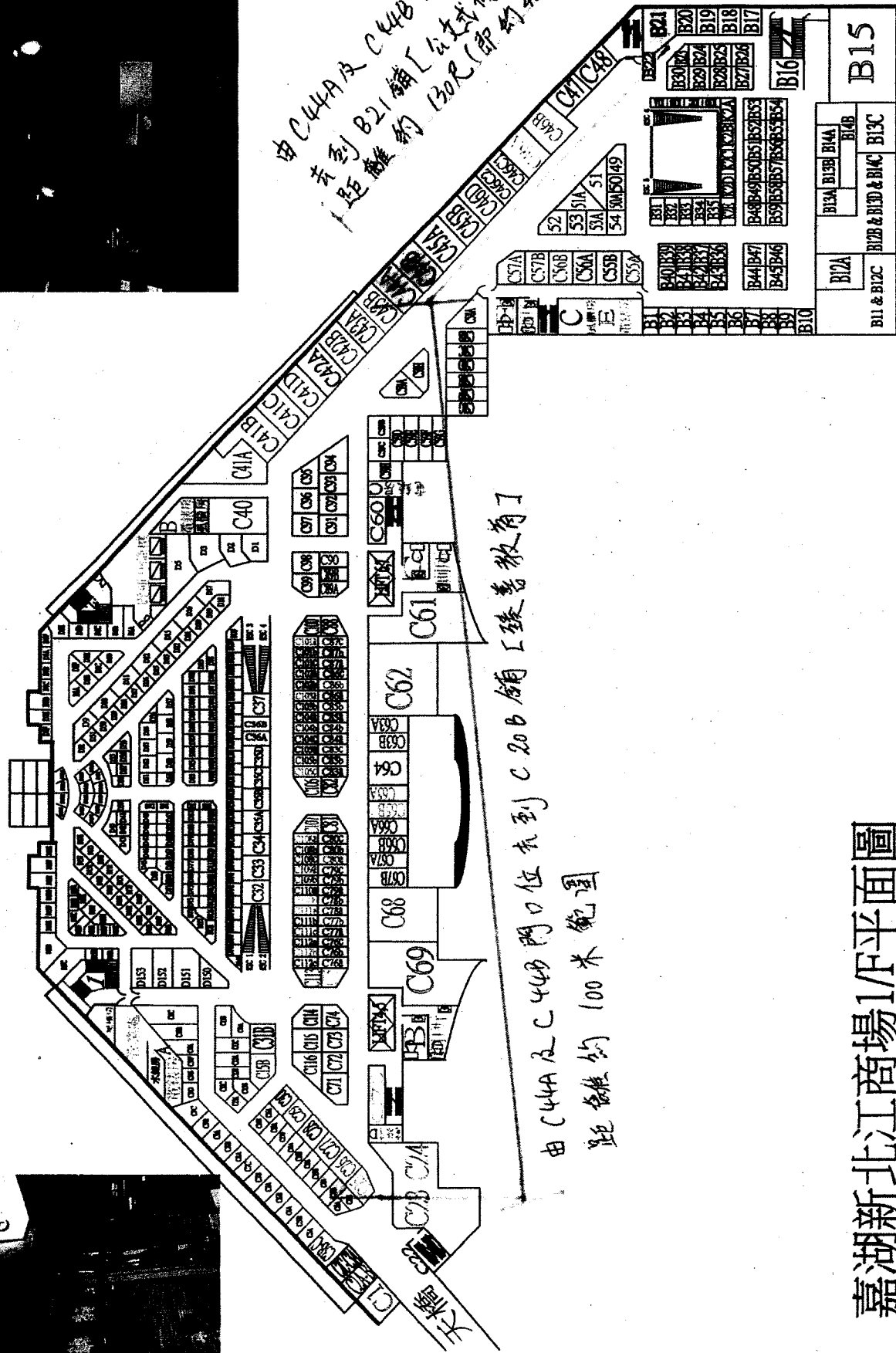


新北江商場(第一期)
2023-2024 年度商場業主委員會全人
管業處 代行
2023 年 4 月 18 日

附件：附圖

副本抄送：港基物業管理有限公司 樂湖居管理服務中心-高級物業經理鄧文傑先生
天水圍南分區委員會主席-港家雄先生, BBS, MH, JP

B21 舖



嘉湖新北江商場1/F平面圖

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates A/TSW/79

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- ① 遊戲機中心入口 100 米範圍內存有教育機構，不合乎申請規例，(請見附圖)。
- ② 商場各出入口大堂為消防通道，只有 1 名人士在場內均不能離開出入口，遊戲機中心會吸引青少年聚集，同時影響附近民居。
- ③ 過往商場曾經營遊戲機中心/網吧，但嚴重影響商場治安和周邊民居，曾發生打鬥，毒品交易，毒品收藏於洗手間水箱內，黑社會人士出沒商場等狀況，嚴重影響青少年身心發展。
- ④ 遊戲機中心內常有人士違例吸煙，商場潛有火警風險，對商場內其他商舖構成危險。

「提意見人」姓名/名稱 Name of person/company making this comment Ms. Tse

簽署 Signature



日期 Date

6.4.2023



C20B 舖



B21 舖



嘉湖新北江商場1/F平面圖

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



反對天水圍新北江商場申請遊戲機中心
21/04/2023 21:09

From:

To:

File Ref:

[REDACTED]
tpbpd@pland.gov.hk

你好，

本人強烈反對於天水圍新北江商場一期1樓C44A及C44B 申請為遊戲機中心。

這 只是屋苑內的一個細小商場，地方窄、食肆多、補習社多、小朋友多、學生多。我怕開遊戲機中心會對大家有不良影響，特別是成人遊戲機中心，怕會引起大家安全問題。

Hilary Wong

從我的iPhone傳送

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

參考編號

Reference Number:

230407-202241-89146

提交限期

Deadline for submission:

21/04/2023

提交日期及時間

Date and time of submission:

07/04/2023 20:22:41

有關的規劃申請編號

The application no. to which the comment relates:

A/TSW/79

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 方

意見詳情

Details of the Comment :

我反對申請，令商場管理更複雜，以及令不良分子聚集，而且增加大量噪音。

申請編號：TPB/A/TSW/79

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

新界天水圍天湖路 1 號嘉湖新北江商場第一期 1 樓 C44A 及 C44B 號舖
作擬議娛樂場所（遊戲機中心）
根據城市規劃條例第 16 條向城市規劃委員會遞交規劃許可申請

本人得知申請人向城規會提交上述申請，因此特意寫信支持，原因如下：

1. 申請人在經營遊戲機中心方面經驗豐富，此規劃申請旨在滿足相關的許可要求。
2. 擬議的遊戲中心可提供額外的娛樂活動來滿足不同年齡層的人士需求。
3. 規模細小，沒有不良影響。
4. 商場內已提供足夠的逃生途徑和消防設施，以盡量減少任何潛在的火災和緊急情況風險。
5. 擬議的遊戲中心不會對區內的土地規劃造成影響和立下不良先例。

姓名：張勇

簽署：Ching

日期：07/04/2023



Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD) that:
- (i) the Premises is located at Kingswood Richly Plaza, which is held under TSWTL No. 1 RP among other lots (i.e. TSTWLs No. 2 to 7) all governed by New Grant No. 3466 dated 21.5.1985 as varied and modified by various modification letters for non-industrial (excluding godown) purpose; and
 - (ii) according to the Master Layout Plan governing the subject lot, the Premises is located in the area designated as “commercial” and accounted as non-domestic gross floor area. The proposed amusement game centre does not contravene the permitted use under lease. The proposal submitted is not in conflict with the conditions governing the subject lot. As such, the applicant is not required to seek a lease modification from LandsD to implement the proposal;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, BD (CBS/NTW, BD) that:
- (i) the applicant’s attention is drawn to paragraphs 6 and 9 of Guideline UBW-1 of “Guidelines for Authorized Person and Registered Structural Engineer for Certification of Licence Premises free of Unauthorized Building Works” issued by the Director of Buildings;
 - (ii) as confirmed with the consultant of the applicant during the course of inspection on 11.10.2021, the premises is served by centralized air conditioning system. If air conditioning unit is to be added, additional building safety requirements may be imposed;
 - (iii) there must be a general passageway of width at least 2,000mm leading to each and every amusement game machine in the proposed amusement game centre and no amusement game machines should be placed within 1,000mm from any entrance or exit of the proposed amusement game centre;
 - (iv) all exit routes leading to the exits of the proposed amusement game centre should have a minimum clear width of 1,050mm and should be kept clear of obstruction at all times. Every part of the exit routes should have clear headroom of not less than 2,000mm;
 - (v) the automatic sliding door(s) at the required and designated exit(s) should stay open to the full width in the event of power failure;
 - (vi) the exit doors should be capable of being readily opened from the inside without the use of key(s);
 - (vii) the finished floor level of the proposed amusement game centre should be leveled with that of the adjoining arcade;
 - (viii) minimum two exits should be provided to the proposed amusement game centre. The two exits should have a minimum clear width of 850mm each when the automatic sliding door(s) thereat are in an open position and a minimum total clear

width of 1,750mm. The lines of the travel distance between the two exits and any point within the proposed amusement game centre should form an angle of not less than 30° .

- (ix) the Minor Works Control System (MWCS) has been implemented and some items of Minor Works (MW) have recently been revised and added. His comments are only based on the submitted plan and latest site inspection. As such, the above building safety requirements regarding the MWCS may not be exhaustive. In order not to violate the legal requirements, any building works carried out by the applicant which fall within MW under Building (Minor Works) Regulations (B(MW)R), should fully comply with the requirements of the B(MW)R. The applicant should be reminded that in addition to submission of the Certificates of Completion to the Buildings Department (BD), some items of MW require submission of notification of commencement of works, supporting plans and documents. Details of the MWCS can be found at the Buildings Department website (www.bd.gov.hk). Also, in case the concerned MW are located off the licensed premises, the applicant may fill the address of licensed premises in any relevant part of the forms if necessary (e.g. in the “Particulars of the persons who arranged for the Minor Works to be carried out” slot in the forms); and
 - (x) the submission of Specified Form and relevant documents regarding the completed MW are separately processed under the MWCS. Any licence issued should not be construed that the relevant MW have been completed in accordance with Buildings Ordinance (BO) and B(MW)R. If any MW has not be completed in compliance with the BO and B(MW)R, separate enforcement actions under the BO may be taken;
- (c) to note the comments of the Director of Fire Services (D of FS) that detailed fire service requirements will be formulated upon receipt of formal submission of general building plans or referral of the licensing authority;
- (d) to note the comments of the Chief Officer (Licensing Authority), Office of the Licensing Authority, Home Affairs Department (CO(LA), HAD) that in considering application for Amusement Game Centre Licence, his office will take account of a host of relevant factors pursuant to section 5 of the Amusement Game Centres Ordinance (Cap. 435) and prevailing guidelines, such as the suitability of the applicant and the suitability of the place of proposed operation of an amusement game centre. The views of bureau/departments concerned will also be considered. Besides, public opinion on the proposed amusement game centre will be sought through District Office(s) concerned. All applications will be considered on the basis of individual merits; and
- (e) to note the comments of the Director of Food and Environmental Hygiene that proper licence issued by Food and Environmental Hygiene Department (FEHD) is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.