

Our Ref: A/20/04/G04

Your Ref: A/TW/589

To: Town Planning Board (by email: [tpbpd@pland.gov.hk](mailto:tpbpd@pland.gov.hk))  
15/F, North Point Government Offices  
333 Java Road,  
North Point, Hong Kong

Date: 7 March 2024

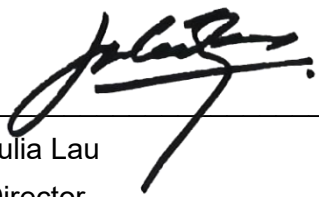
Dear Madam/ Sir,

**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](mailto:aspchu@pland.gov.hk)) (T: 2158 6292)
  3. FSD – Mr. Cheng (E: [sso\\_np\\_18@hkfsd.gov.hk](mailto:sso_np_18@hkfsd.gov.hk)) (T: 3971 4651)
  4. TD – Mr. Dicky Wong (E: [tikwaiwong@td.gov.hk](mailto: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 <b>Transport Department</b> (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 <b>Fire Services Department</b> (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 "Code of practice for Fire Safety in Buildings" 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**

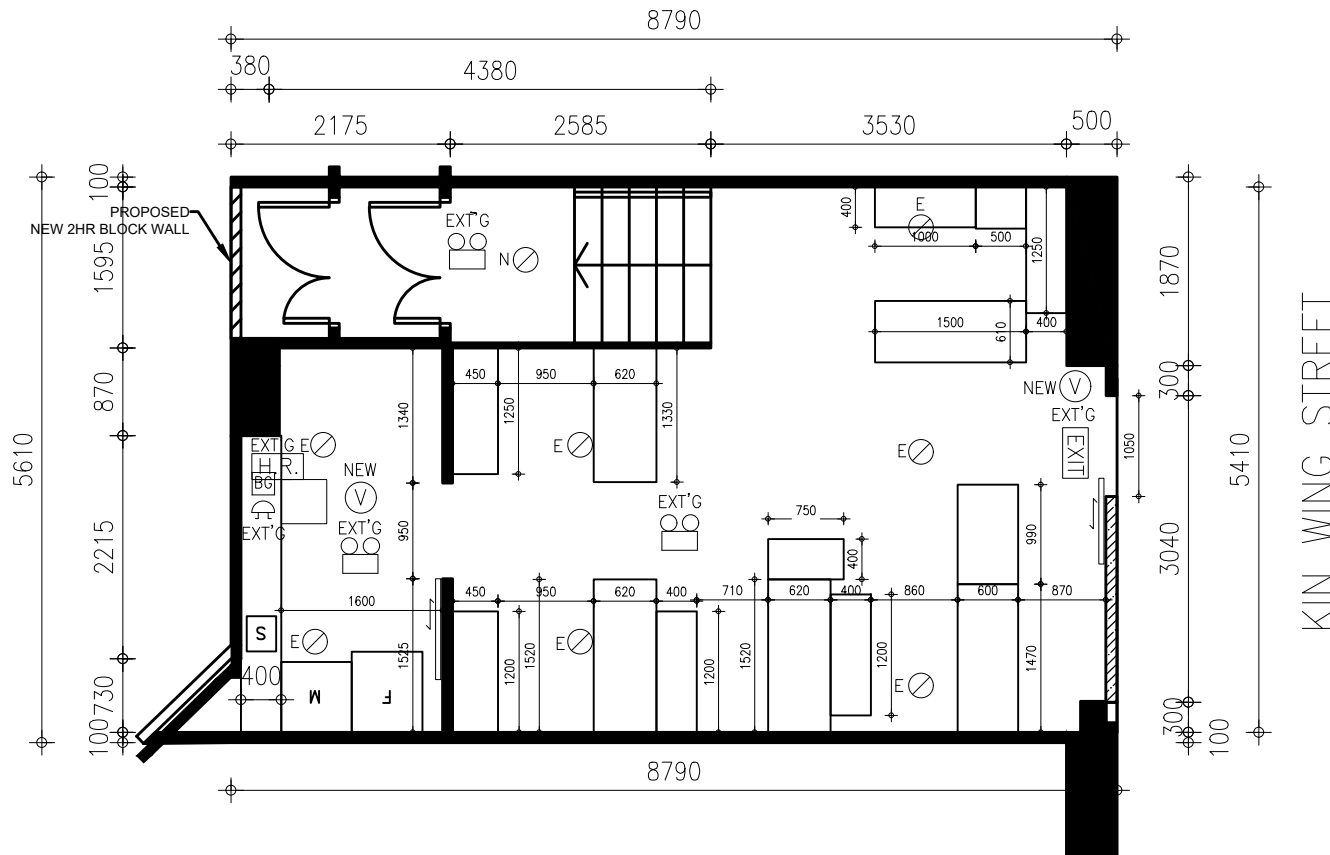
1. ALL EXISTING APPROVED FIRE SERVICE INSTALLATIONS SHALL BE ALTERED TO SUIT THE REVISED LAYOUT.
2. THE SPRINKLER SYSTEM SHALL BE ALTERED TO SUIT THE REVISED LAYOUT.
3. NO VENTILATION/AIR CONDITIONING CONTROL SYSTEM PROVIDED WITHIN THE AREA UNDER THIS APPLICATION.
4. EXISTING HOSE REEL TO BE MAINTAINED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