

**TOCO PLANNING CONSULTANTS LTD.**

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

Your ref.: TPB/A/K11/232

Dear Sir/ Madam,

26 October, 2018

**Section 16 Planning Application for Temporary Place of Recreation, Sports  
 or Culture (Indoor Climbing Gym) for a Period of 3 Years at  
 Unit D and Unit E on G/F of Prince Industrial Building,  
 No.706 Prince Edward Road East, Kowloon**

We refer to the captioned planning application submitted on 4.9.2018.

We have received comments from Fire Services Department (FSD) sent to us via DPO/KE's email dated 25.10.2018. We noted that FSD have several conditions that the Department may consider partial change of use from industrial to commercial uses on ground floor of an industrial building (IB). We request that the consideration of the planning application by the Town Planning Board would be deferred for two month so as to allow more time for the consultants to further study and assess the feasibility to fulfill the following conditions of the FSD:-

- Certain commercial uses are allowed on the ground floor of an existing IB with the aggregate commercial floor areas not exceeding 460 m<sup>2</sup> (with full sprinkler protection to the IB) and 230 m<sup>2</sup> (without full sprinkler protection to the IB) respectively;
- In addition to the limitation on the floor area, the means of escape of the commercial uses area should be completely separated from the industrial portion; and
- Such commercial uses should not attract unreasonably large number of persons to stay for long periods of time.

This letter supersedes our letter dated 25.10.2018.

Yours faithfully,

Toco Planning Consultants Ltd.

P.P.

Ted Chan  
 Managing Director



c.c. DPO/KE (Attn. Ms. Carol KAN)  
 Client