



ANGSANA

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

PLANNING
STATEMENT



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Executive Summary

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

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

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

行政摘要

(內容如有差異，應以英文版本為準)

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

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

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

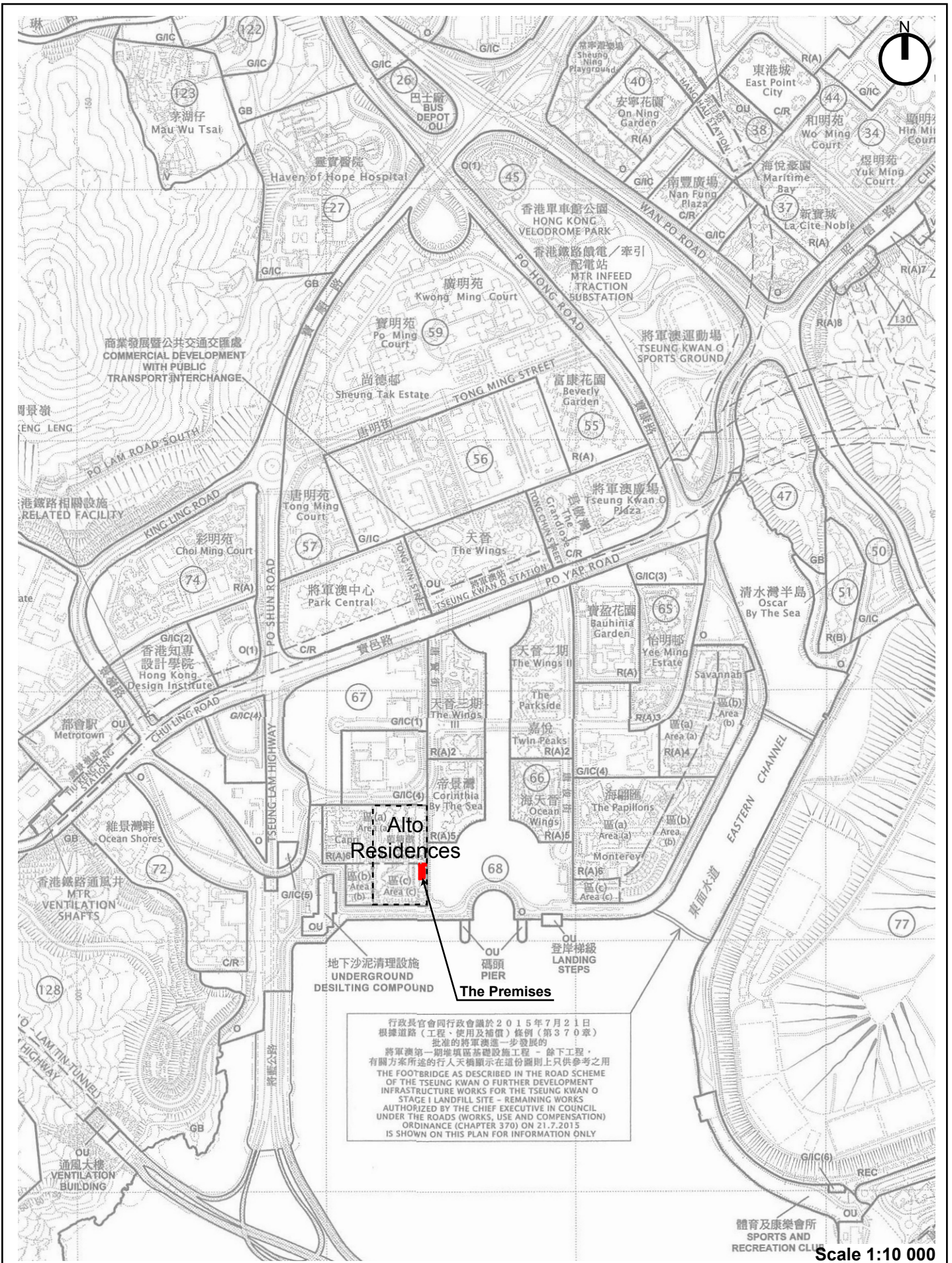
1. INTRODUCTION

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

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

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

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



Plan A: Zoning and Location Plan

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

2. PLANNING BACKGROUND

2.1 Background of Angsana Spa (the Operator)

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

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



Table 2.1: Recognised Training Programme of Banyan Tree Spa Academy

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

2.2 Site Location and Accessibility (Plan A)

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

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

2.3 Site and Adjacent Land Uses (Plan B)

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

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

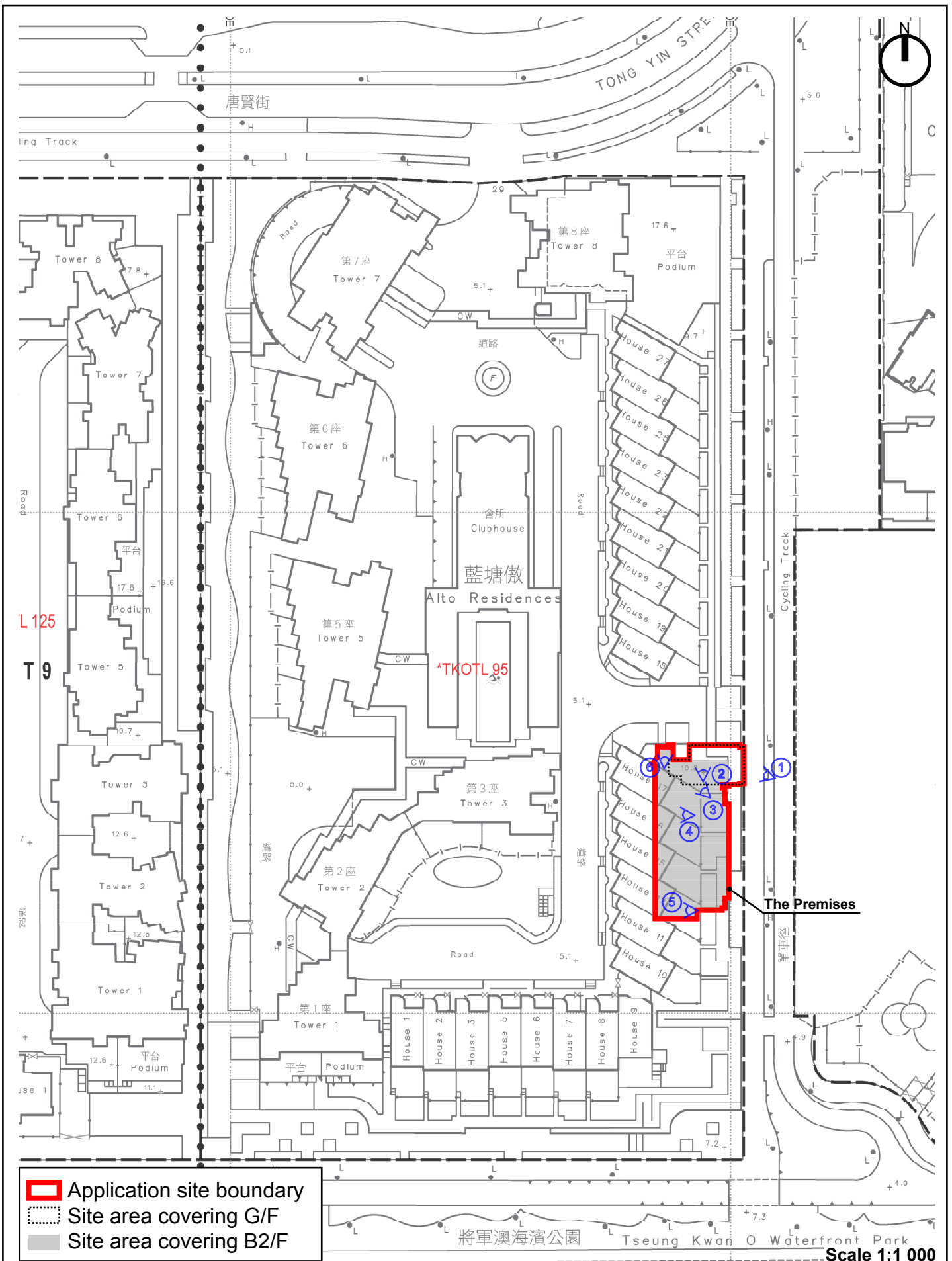
2.4 Planning History

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

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

2.5 Land Status (Plan B)

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



Plan B: Site and Land Status Plan



Photo 1: The entrance (G/F)



Photo 2: Reception (G/F)



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



Photo 4: Massage room (B2/F)



Photo 5: Staff room (B2/F)



Photo 6: Manager office (B2/F)



Site Photos

(see viewpoints on Plan B)

3. DEVELOPMENT PROPOSAL

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

(i) **Spa Facility Layout**

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

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

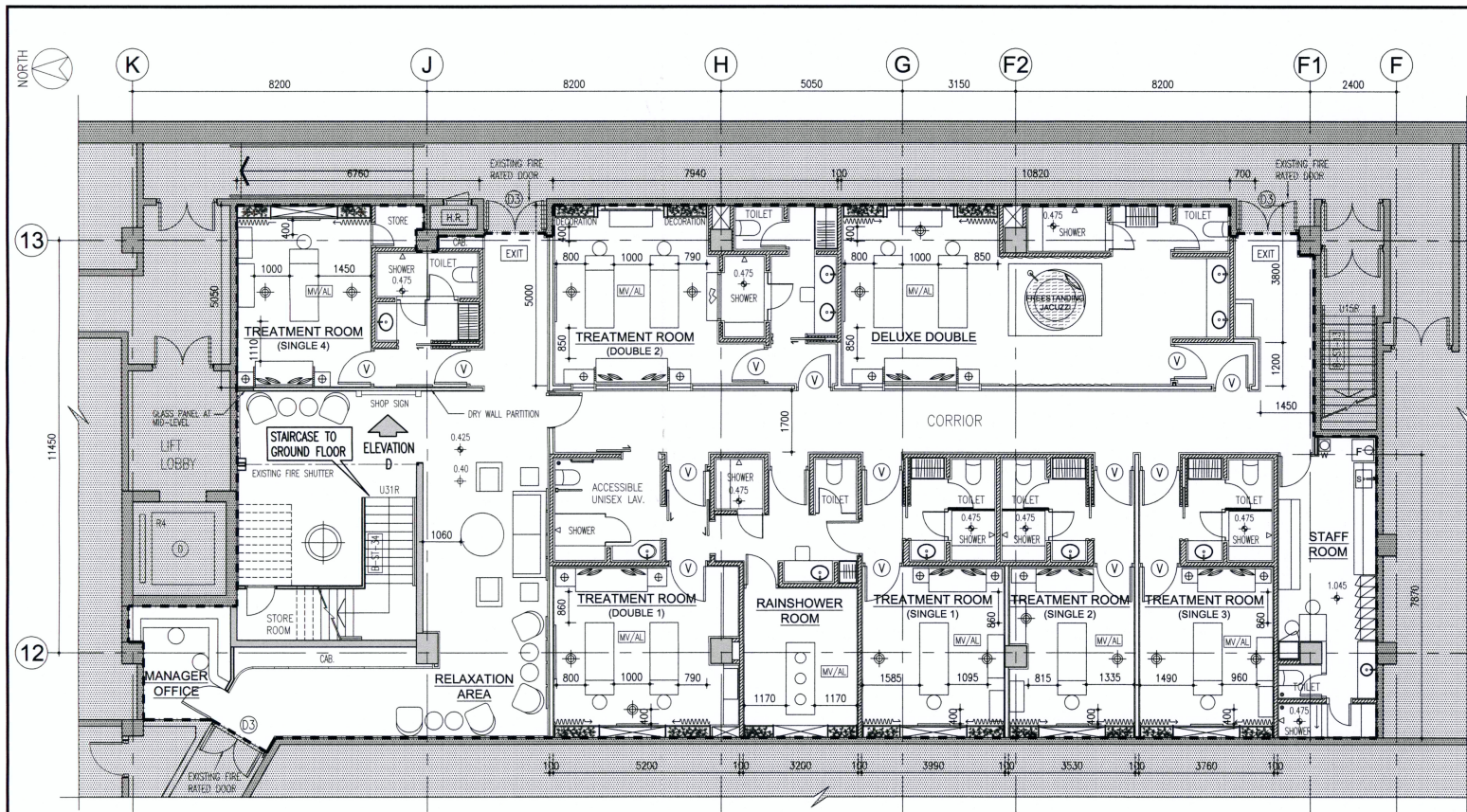
(ii) **Access Arrangement**

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

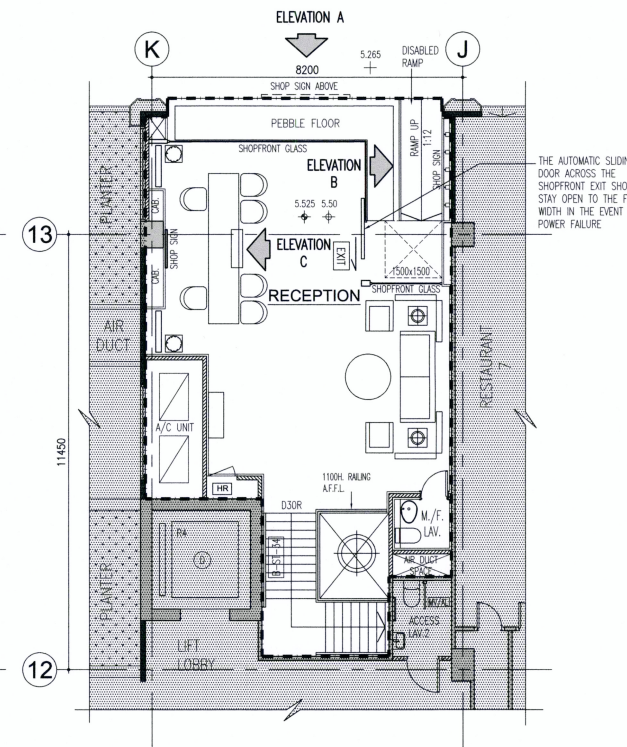
(iii) **Plumbing, Drainage and Fire Fighting Facilities**

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

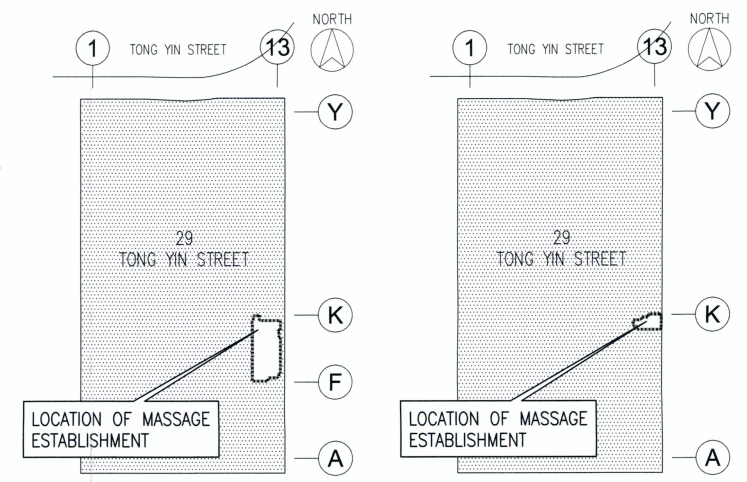
The Premises is provided with adequate fire services installation and equipment including sprinkler system, hydrant system, automatic fire alarm system, audio and visual fire alarm system, emergency lighting and ventilation/ air-conditioning control system as per relevant authority's regulation and inspection.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



MESSAGE ESTABLISHMENT LICENCE LAYOUT PLAN AT B2/F (1:200)



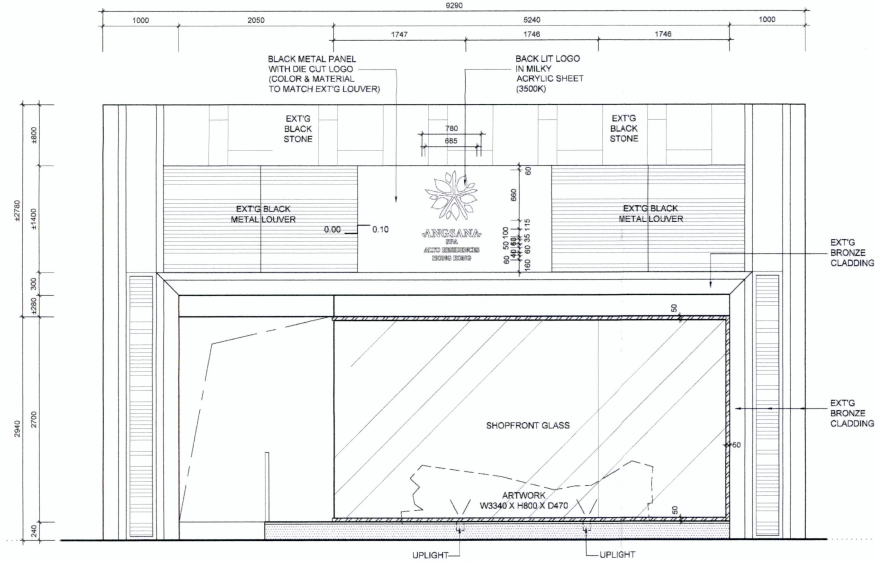
G/F PART PLAN (1:200)



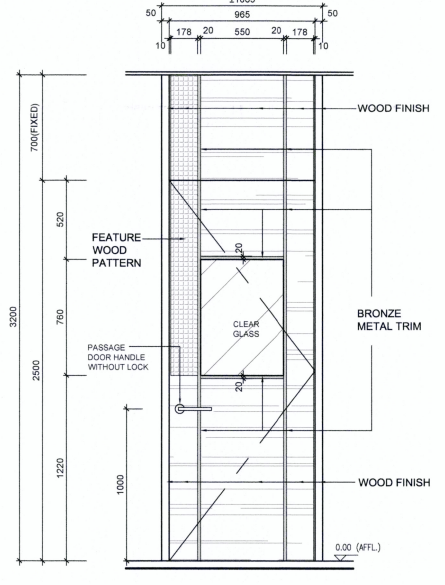
B2/F KEY PLAN (1:4000)

G/F KEY PLAN (1:4000)

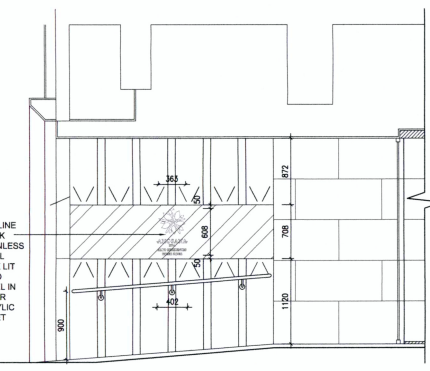
- LEGEND / ABBREVIATION**
- FE 4.5kg CO₂ FIRE EXTINGUISHER
 - FH FIRE HYDRANT
 - HR HOSE REEL
 - FRR FIRE RESISTANCE RATING
 - AFFL ABOVE FINISHED FLOOR LEVEL
 - P.D. PIPE DUCT
 - L/L LOW LEVEL
 - H/L HIGH LEVEL
 - EXIT FIRE EXIT SIGN
 - EXIT → DIRECTIONAL EXIT SIGN
 - MV/AL MECHANICAL VENTILATION / ARTIFICIAL LIGHTING
 - AL ARTIFICIAL LIGHTING
 - B-ST-34 STAIRCASE NUMBER
 - +1.00 FINISHED FLOOR LEVEL
 - +1.00 STRUCTURAL FLOOR LEVEL
 - ADJUSTABLE DOWNLIGHT WITHOUT DIMMER CONTROL SYSTEM AT CEILING AND TO BE DIRECTED TO THE MESSAGE BED. (EQUIVALENT ILLUMINATION OF MIN. INTENSITY OF 25 WATTS)
 - D3 EXISTING ~120/120 F.R.R. SELF CLOSING DOOR WITH CLEAR GLASS VISION PANEL AND SMOKE SEAL
 - V MESSAGE ROOM DOOR WITH VISION PANEL
 - MESSAGE BED (SIZE = 2000x800mm)
 - RAINSHOWER BED (SIZE = 2000x800mm)
 - MESSAGE LICENCE AREA
 - NON-LICENCE AREA (UNDER HOTEL LICENCE)
 - EXISTING APPROVED WALL/COLUMNS
 - 75mm THK. Y-TONG BLOCK WALL
 - DRY WALL



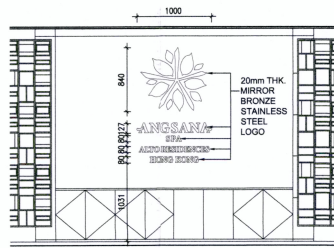
ELEVATION A ELEVATION OF SHOP SIGN ABOVE SHOPFRONT (1:100)



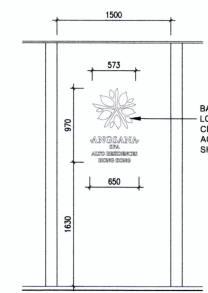
TYPICAL DETAIL FOR TREATMENT ROOM DOOR (1:50)



ELEVATION B ELEVATION OF SHOP SIGN AT ENTRANCE (1:100)



ELEVATION C ELEVATION OF SHOP SIGN AT G/F RECEPTION (1:100)




ELEVATION D ELEVATION OF SHOP SIGN ON WALL (1:100)

經批准的平面圖
APPROVED PLAN

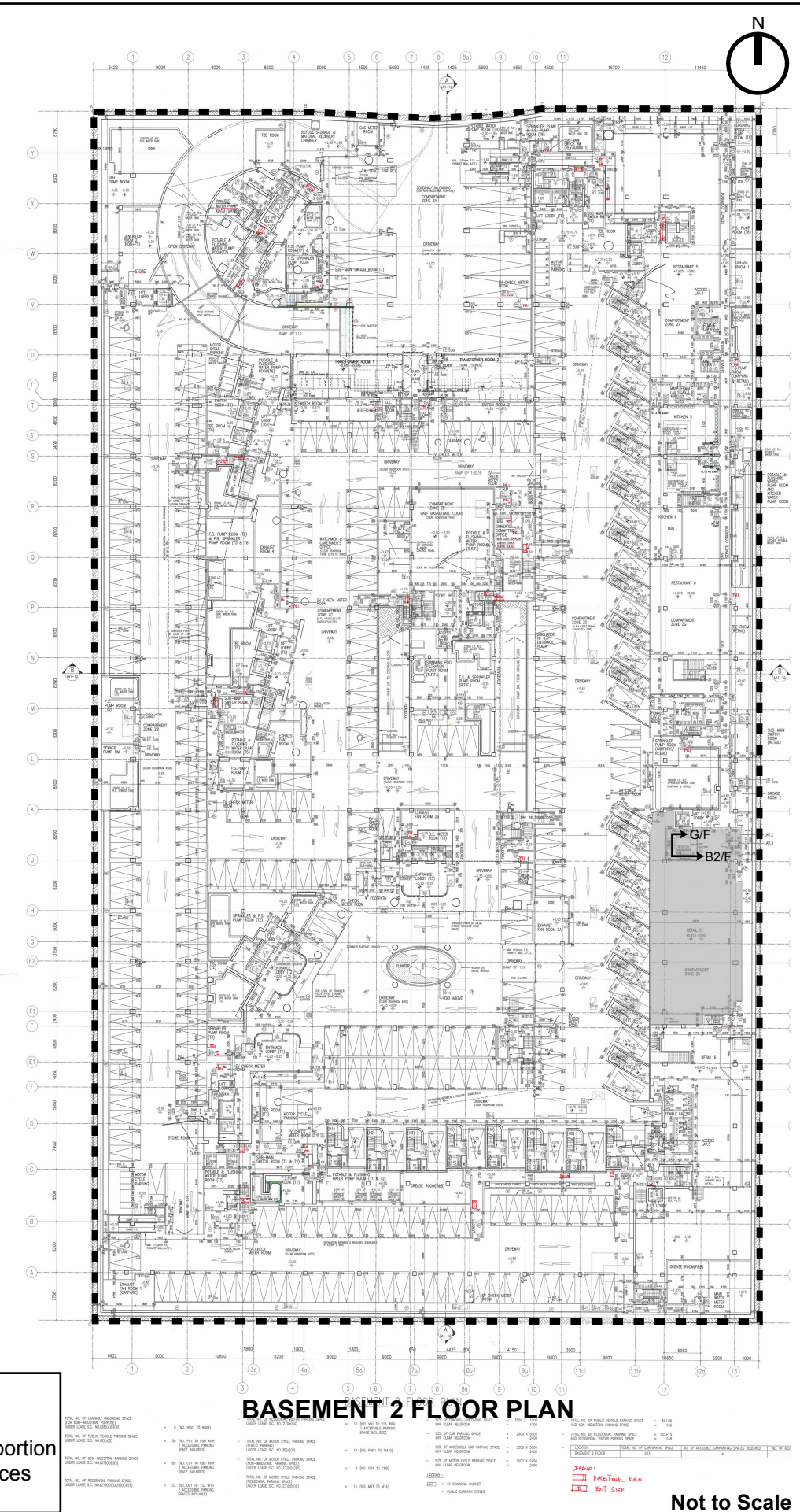
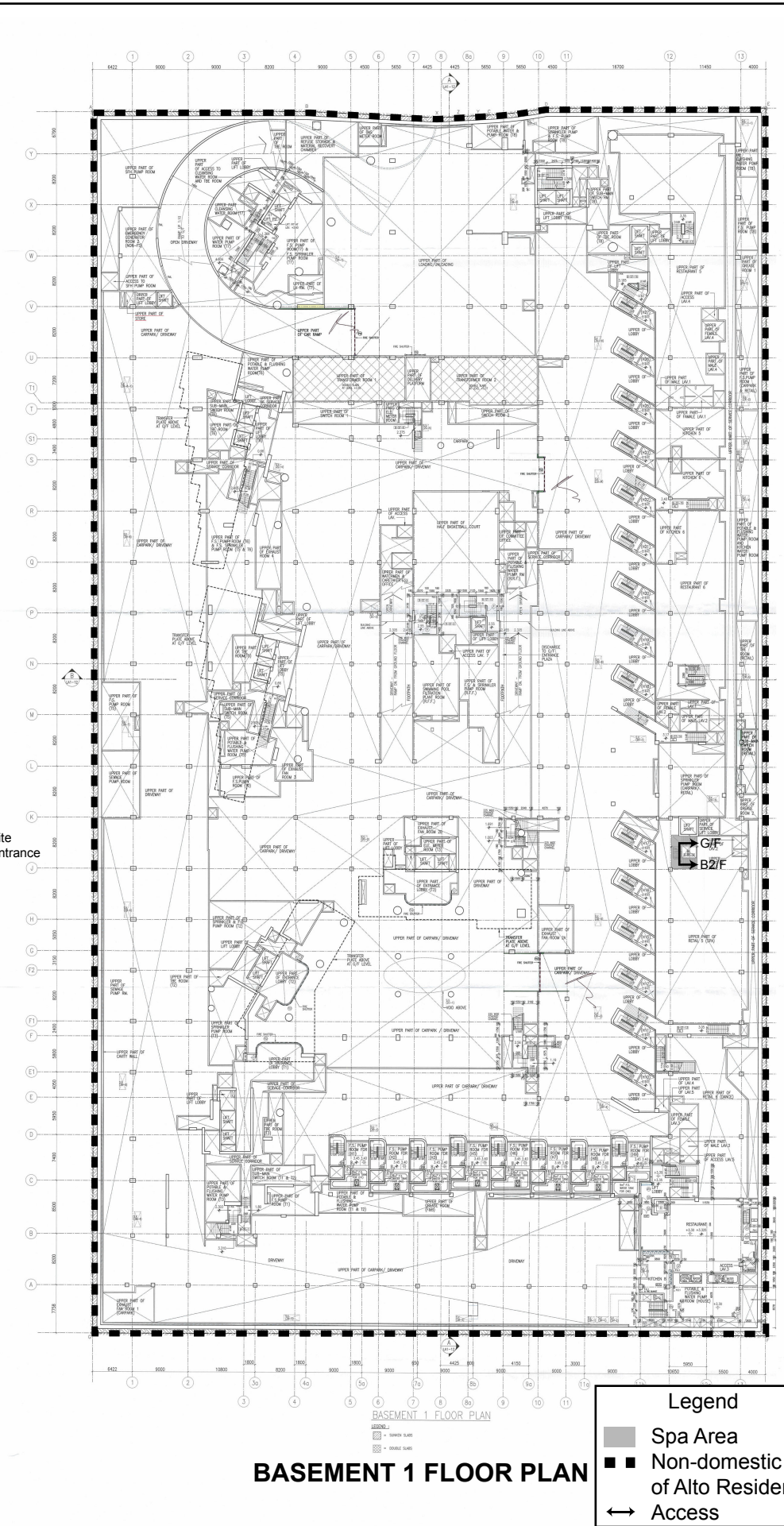
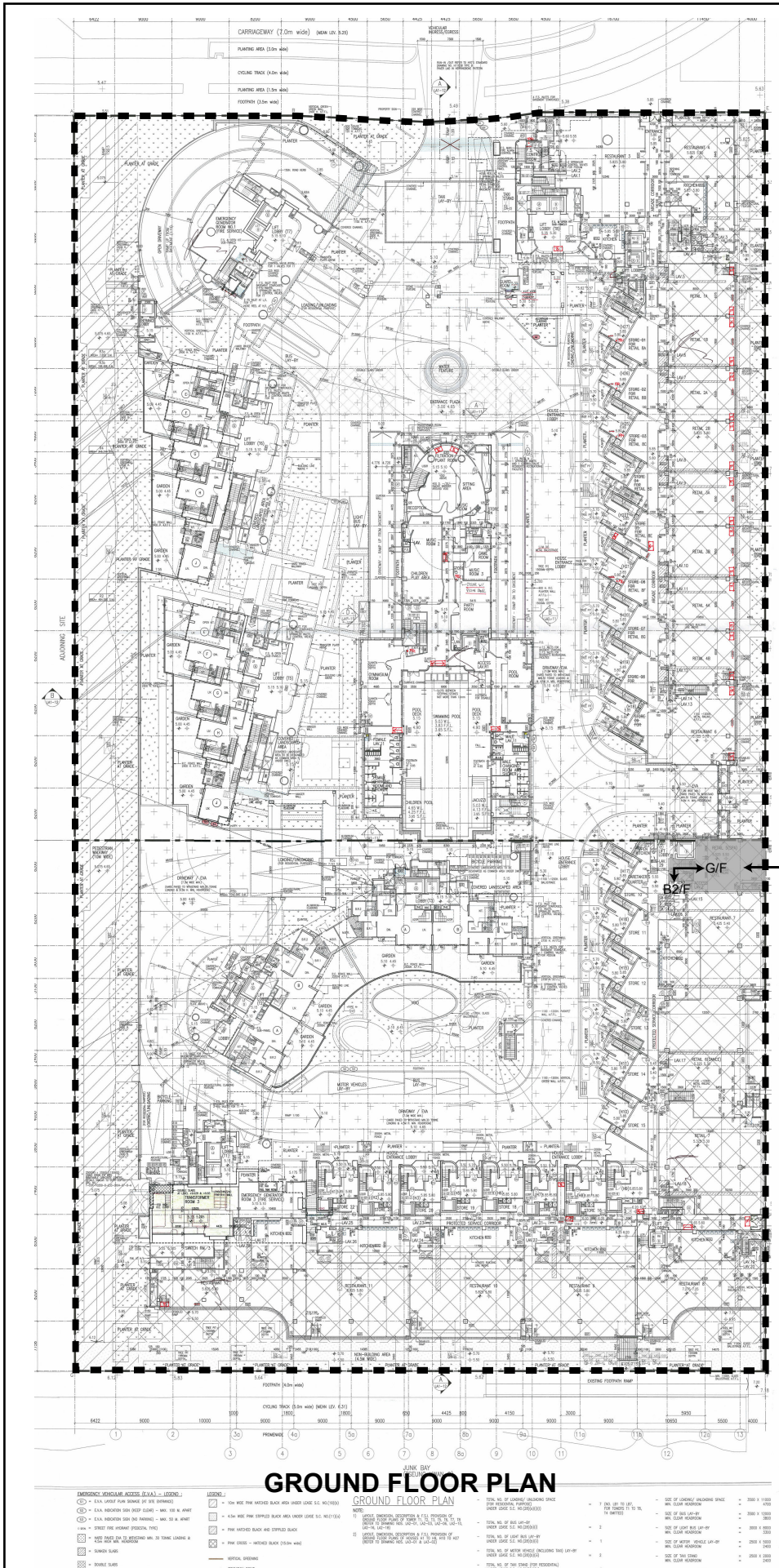
處所名稱
Premises : **ANGSANA SPA ALTO RESIDENCES, HONG KONG**
權號
Ref. No. : **(50) in CP LIC P- 1103**
頁碼
Page : **1** of **1**
批核日期
Date of Approval : **2022-12-07**

批核人員
Approved By : 
(YEUNG Hiu-tung, Jacqueline)
警務處處長(代行)
For Commissioner of Police


CARMEN K. M. CHAN
Authorized Person - Architect

| | |
|---|--------------|
| NAME OF MESSAGE ESTABLISHMENT ANGSANA SPA ALTO RESIDENCES, HONG KONG | |
| ADDRESS OF MESSAGE ESTABLISHMENT MESSAGE ESTABLISHMENT AT RETAIL NO. 5 ALTO RESIDENCES, G/F AND B2/F, 29 TONG YIN STREET, TSEUNG KWAN O, N.T. HONG KONG | |
| NAME OF APPLICANT : Kwok Kam Moon Sunny | |
| SIGNATURE OF APPLICANT :  | |
| DATE : 21/8/22 | |
| DATE JAN 2019 | DRAWING NO. |
| SCALE 1:100 (A1) | ML-01 |
| PROJECT NO. 2018-054 | |
| REVISION C (25 AUG 2022) | |

Plan C: Architectural Drawing (Floor Plans and Elevations)



Legend

- Spa Area
- Non-domestic portion of Alto Residences
- ↔ Access

Legend

- Spa Area
- Non-domestic portion of Alto Residences
- ↔ Access

Not to Scale



Plan D: Access of the Premises Separated from Domestic Use

4. PLANNING JUSTIFICATION

4.1 Reasons for the Renewal Application

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

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

4.2 No Material Change in Planning Circumstances

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

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

4.3 No Adverse Planning Implications Arising from the Renewal

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

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

4.4 All the Approval Conditions have been Satisfactorily Fulfilled

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

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

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

4.5 The Proposed Renewal Period is Reasonable

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

4.6 No Adverse Impacts

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

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

4.7 In Line with TPB Guideline for Application for Massage Establishment

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

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

5. CONCLUSION

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

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

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

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

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

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

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4317

來函檔號 Your Reference:

覆函請註明本會檔號

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

By Post & Fax (2577 2862)

2 August 2019

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

Dear Sir/Madam,

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

I refer to my letter to you dated 24.6.2019.

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

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

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

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

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

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

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

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

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

Yours faithfully,



(Felix MA)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/TKO/118)

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

規 劃 署

西貢及離島規劃處
新界沙田上禾輦路1號
沙田政府合署15樓



Planning Department

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

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

(By Post and Fax: 2577 2862)

24 December 2019

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

Dear Mr. CHAN,

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

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

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

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

Yours sincerely,

(Ms. Donna TAM)

for and on behalf of Director of Planning

c.c.

D of FS

(Attn.: Mr. LEE Kin-chung)

Fax: 2722 6234

File

Site Record

DT/KL/AC/JK/jk

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

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:
消防處編號

A 8740367

Name of Client:

顧客姓名

Angsana Spa Alto Residences Hong Kong

Name of Building:

樓宇名稱

Alto Residences

Street No./Town Lot:

門牌號數/市地段

29

Street/Road/Estate Name:

街道/屋苑名稱

Tong Yin Street

Block:

座

District:

分區

Tseung Kwan O

Area:

地區

 HK

香港

 K

九龍

 NT

新界

Type of Building 樓宇類型:

 Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

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

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

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

**如證書涉及年檢事項, 應張貼於大廈
或處所當眼處以供消防處人員查核**

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

Authorized
Signature:
授權人簽署

Name:
姓名

FSD/RC No.:
消防處註冊號碼

Company Name:
公司名稱

Telephone:
聯絡電話

Date:
日期

Lam Siu Wai

RC1/416, RC2/590

Hilltech (M&E)
Engineering Co, Ltd.

2111 0306/6757 0273(Mr Ng)

2023-4-13

For FSD

use only:

Inspected

Key-in

Verified

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

A 8934901

FSD Ref.:
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client : 顧客姓名 **Angsana Spa Alto Residences Hong Kong**

Name of Building : 樓宇名稱 **Alto Residences**

Street No./Town Lot : 門牌號數/市地段 **29** Street/Road/Estate Name : 街道/屋苑名稱 **Tong Yin Street**

Block : 座 **29** District : 分區 **Tseung Kwan O** Area : 地區 HK 香港 K 九龍 NT 新界

Type of Building 樓宇類型 : Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

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

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

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

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

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

Part 3 第三部 Defects 損壞事項

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

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

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

Authorized Signature : 授權人簽署

Name : 姓名

FSD/RC No. : 消防處註冊號碼

Company Name : 公司名稱

Telephone : 聯絡電話

Date : 日期

Chun Lai Ming

RC3/0731

Hilltech (M&E) Engineering Co, Ltd.

2111 0306/6757-0273(Mr.Ng)

2023-4-17

For FSD use only:

Inspected

Key-in

Verified

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

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