

24 May 2024

The Secretary  
Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, Hong Kong

***By Email and By Hand***

Dear Sir

**Section 16 Planning Application for Proposed Shop and Services in “Residential (Group B)” Zone at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development) (S16 Planning Application No. A/K7/122)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 11 April 2024 and the subsequent Further Information submitted to the Board on 20 May 2024. Further comments from the Transport Department and Kowloon District Planning Office of Planning Department were received on 21 May, 22 May and 23 May 2024 respectively. In response to the departmental concerns, the Applicant would like to further substantiate the subject planning application as below -

1. Provision of Drop-off Area and Control of Vehicle Type for Delivery of Goods

To control the vehicle type for delivery of goods to the proposed convenient store, all delivery of goods must be arranged with prior appointment with the management office. The binding terms to control the vehicle type as “van-type vehicle only” will be stipulated under the agreement of the property management company. The property management company will be obliged to control the daily operation of the proposed convenient store. The designated drop-off area for having loading and unloading activities of the proposed convenient store is demarcated in the enclosed illustrative figures for reference.

2. No Disruptions to the Residents and Adjacent CLP Facilities

Being the owner of the subject residential development, it is the Applicant’s utmost concern to ensure smooth operation of the proposed convenient store for the benefits of all parties including the residents of the development as well as the operation of the adjacent CLP substation. All design justifications and management measures committed by the Applicant to support the proposed convenient store are summarised below for thorough consideration:-

- The operation hours of the proposed convenient store will be restricted from 7am to 11pm on Mondays to Sundays;
- There will only be one staff to serve the proposed convenient store. The staff will be restricted from accessing the domestic portion of the subject residential development;
- There will be an exclusive access at Waterloo Road for customers, which serves to separate all customers away from the domestic portion;

.../2

- The delivery of good will be limited to “van-type vehicles”. Prior appointment with the management office will be required. The drop-off time will only be happened during off-peak hours;
- The binding terms to control operation of the proposed convenient store will be stipulated under the agreement of the property management company;
- The metal gate segregating the residential portion and the “proposed convenient store” will be closed at all times and it will only be opened by the management company during the time when needed (e.g. to access the CLP substation premises, drop-off for delivery of goods, and the access to and egress from the nearby motorcycle parking spaces);
- The use of the common area (i.e. right-of-way to the adjacent CLP substation premises when needed) for the proposed drop-off activities fulfills the terms of the Deed of Mutual Covenant and Management Agreement co-signed by the Applicant and the CLP Power Hong Kong Limited. In general, a free and uninterrupted right of way can be maintained at all times or an alternative free and uninterrupted right of way will be able to be provided when needed for the owner of the substation premises;
- The subject planning application has been published for public inspection with site notice being mounted to the knowledge of owners of the subject lot, occupiers / tenants, Incorporated Owners and management company of the subject residential development. During the public consultation period, no public objection was received; and
- The Applicant will continue to coordinate with all stakeholders and ensure the smooth operation of the proposed convenient store to address any possible future concerns from relevant Government departments, CLP Power Hong Kong Limited and occupiers / tenants of the subject residential development.

Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Edison Law at [REDACTED]

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd

  
Man Ho  
Associate Director

DH/MH/el

Encl.

cc

DPO/K

Attn: Ms. Vivian Lai / Miss Helen Chan / Mr Charles Lee

(by email)