

28 October 2024

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

By Hand and by Email

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 sets of Further Information submitted to the Board on 20 May 2024, 24 May 2024 and 2 August 2024. Further departmental comments from the Transport Department and Buildings Department were received in September 2024.

As per request of the Applicant, the consideration of the captioned application was deferred by the Board on 4 October 2024 for a period of two months pending the submission of Further Information. In response to the comments received, the Applicant now would like to hereby submit this set of Further Information to substantiate the captioned planning application and address departmental concerns. Responses to the outstanding issues or departmental concerns are summarised below:-

1. Loading / Unloading Arrangement of the Convenience Store

In response to the concerns from Transport Department, the Applicant now proposes to restrict the loading / unloading arrangement of the proposed convenience store. No delivery of goods by vehicles to the proposed convenience store will be allowed. Instead, all delivery of good must be delivered on foot. Such arrangements will be clearly stipulated as one of the binding terms under the management license and the tenancy agreement between the convenience store operator and the property management company.

We would like to emphasize that the tenancy agreement is legal binding document and hold weight if taken to court, which governs the actions of individuals to obey or carry out an obligation. If the owner of the convenience store is found to be in breach of the contract (i.e. violation of the agreed terms and conditions of the tenancy agreement), a person may lodge complaints to the property management company. Necessary actions will then be followed, which could include termination of contract if the violation is found to be persisted. If the offence persists outside the subject premises such as on the public road, a person may choose to report to relevant government departments such as the Hong Kong Police Force to take corresponding actions.

Under the current proposed delivery arrangement, there will be no obstruction to the right of way for the adjacent CLP substation, and the usage of the motorcycle parking space nos. M1 and M2. The delivery of goods will also be conducted via the exclusive access at Waterloo Road, which is separated from the domestic portion of 128 Waterloo and will not generate any nuisance to the residents. A responses-to-comments table is also hereby enclosed as **Attachment 1** for departmental consideration.

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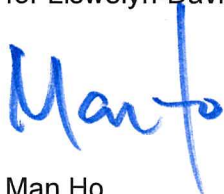
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2. The Applicant's Petition to the Board and Government Departments

We would also like to herby provide a letter prepared by the Applicant, which elaborates the purpose of submission from the market reality and property development perspectives (**see Attachment 2**). The Applicant, being the joint venture partner of the operator of a reputable kindergarten and day nursery group, would like to share her experiences regarding the latest landscape of the education industry in Hong Kong and how the proposed change of use from tutorial school to the proposed convenience store would help the daily challenges commonly encountered by the private sector during the current economic restructuring.

We sincerely request the Board and all relevant Government departments to consider the case favourably, in particular under the unique site context and current market condition. 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)