

3 December 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, 2 August 2024 and 28 October 2024. Further departmental comments from the Transport Department and the Hong Kong Police Force were received in November 2024. In response to the departmental 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.

In response to the concerns from Transport Department and the Hong Kong Police Force, the Applicant have further revisited the loading / unloading arrangement to be taken place ***within*** the subject residential site. Under the current submission, the Applicant has re-visited the location of the proposed drop-off area for having loading / unloading activities serving the proposed convenience store (see **Attachment 1**). In support of the proposed loading and unloading activities, the management and operation measures as previously proposed will still be adopted. These include:-

- The proposed loading / unloading activities will only be carried out by “van-type only vehicle”;
- The loading / unloading arrangement can only be made with prior appointment with the management office;
- The loading / unloading activities will only be taken place during off-peak hours;
- To ensure its practicability, the loading / unloading arrangement will be stipulated as one of the binding terms in the tenancy agreement. As the agreement is a legal binding document, all signed parties should have self-consciousness to abide by laws based on mutual respect. Should there be any violation of terms, actions can be taken forward by the property management company such as termination of tenancy agreement; and
- The use of the current proposed designated drop-off area for loading / unloading activities will satisfy fulfills the terms of the Deed of Mutual Covenant and Management Agreement co-signed by the Applicant and the CLP Power Hong Kong Limited. It would not induce any obstruction to the usage of other parking spaces nor right-of-way to the adjacent CLP substation (see **Attachment 2**).

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Having said that, it should be highlighted that during the 3 public inspection period of the subject S16 planning application, there were **no objections** received in relation to the proposed convenience store from residents in the subject residential development. This demonstrates that the proposed convenience store including its operation proposal is the most optimal solution for the proposed convenience store.

Last but not least, on behalf of the subject residential development, the Applicant (i.e. being the developer of the subject residential development) hereby provides an undertaking letter to commit relevant management measures will be carried forward to control the operation of the proposed convenience store (see **Attachment 3**). This demonstrates the efforts and commitments made to ensure that there will be no nuisance to all stakeholders and there will be no adverse impact to the surrounding traffic flow nor any traffic offenses that requires law enforcement action by the Hong Kong Police Force.

We sincerely request the Board and all relevant Government departments to consider the case favourably. The Applicant honestly believes that the subject S16 planning application for converting the Subject Premises into the proposed convenience store is in fact more favourable in all perspectives than operating the subject premises as the approved tutorial school (S16 Approval No. A/K7/119). Considering the scale and nature of the proposed convenience store, the frequency and scale of loading / unloading activities will definitely generate less concerns and disturbances to the locals by the drop-off / pick-up activities of the approved tutorial school. The proposed change of use from tutorial school to the proposed convenience store would also serve the needs of the residents nearby better and help the daily challenges commonly encountered by the private sector during the current economic restructuring. The letter previously prepared by the Applicant, which elaborates the purpose of submission from the market reality and property development perspectives is hereby enclosed again for consideration (see **Attachment 4**).

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

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd


Dickson Hui
Director

DH/MH/el

Encl.

cc:
□ PO/K

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

(by email)