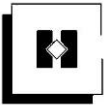




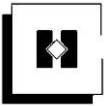
Section 16 Planning Application No. A/KC/507

Annex 1 - Response to Departmental Comments Table

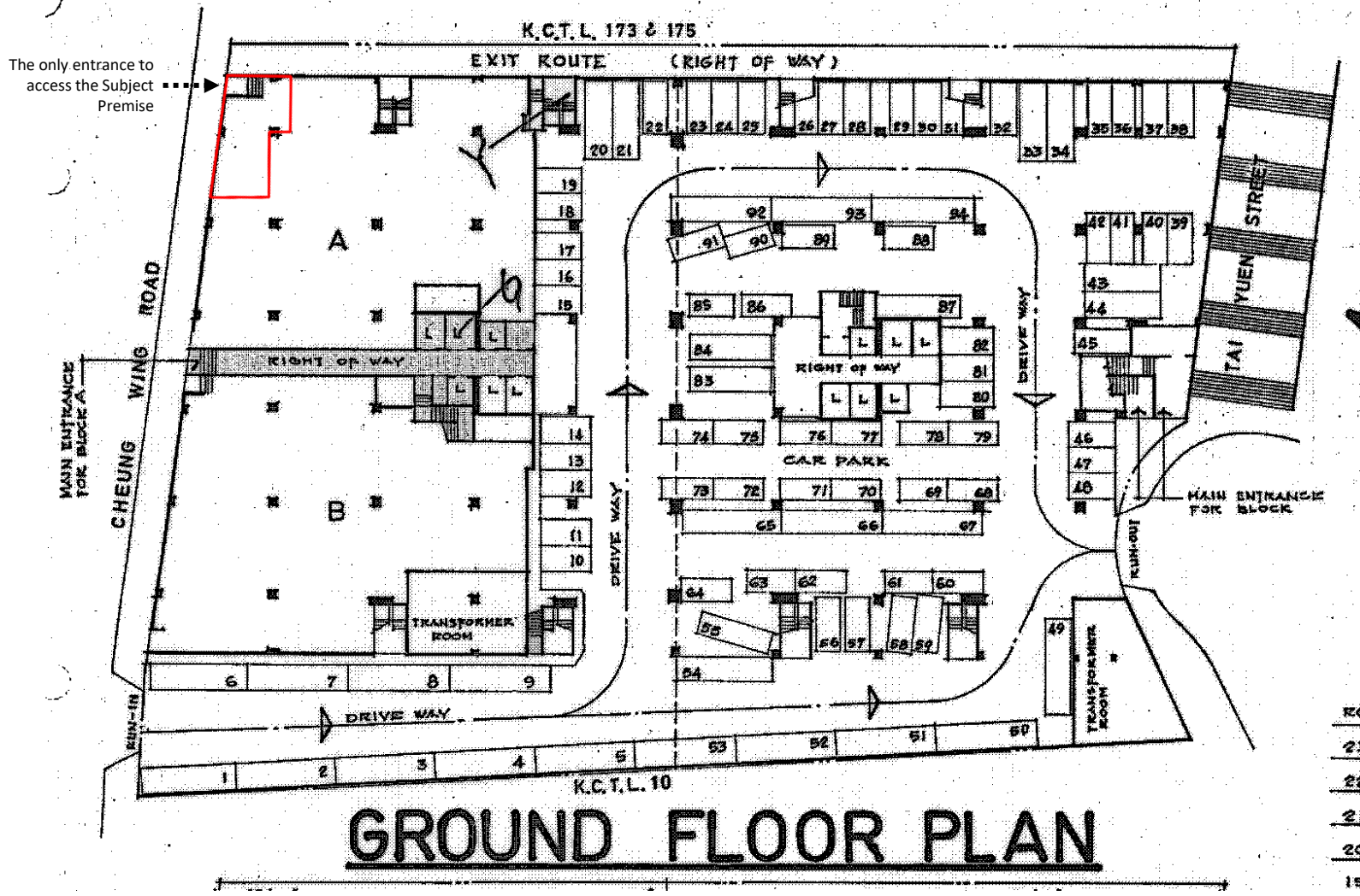
No.	Comments Received	Our Responses
1. Comments from Tsuen Wan and West Kowloon District Planning Office		
A	Regarding Figure 5 enclosed in the Supplementary Information dated 22.8.2024, it is observed that the Site boundary encroaches onto portion of the exit route (right of way). Please clarify the extent of Site boundary and rectify the figure, as appropriate.	Well noted. Please see attached the revised Figure 5.
B	Please specify the function of the proposed retail shop under the Recycling Programme operated by The Salvation Army.	Although the Recycling Programme currently occupies portion of 1 st Floor, 2 nd Floor and 3 rd Floor of the same building for storage and warehouse purposes, the function of the proposed retail shop is not necessarily related to the Recycling Programme under this application.
2. Comments from Lands Department		
A	Pursuant to para. 2.3.3 of the Planning Statement Report, it is noted that internal layout will be modified such that the Premises would have individual and direct entrance to Cheung Wing Road while the remaining portion of Godown A is directly accessible from Cheung Wing Road with a separate entrance. Please confirm that the Premises has no direct access from/to the remaining portion of Godown A.	It is confirmed that the Premises has no direct access from/to the remaining portion of Godown A.
B	The proposed 'shop and services' use is not permissible under the Lease. Should planning approval be given to the application, owner of the Premises should apply for temporary waiver from LandsD prior to the implementation of the proposed use. Upon receipt of the application, it will be considered by LandsD acting in the capacity as the landlord at its sole discretion. There is no guarantee that any application will be approved. If an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including, among others, the payment of waiver fee and administrative fee	Well noted and the applicant will apply for waiver application once the application is approved by Town Planning Board.



3. Comments from Buildings Department		
A	It is noted that Godown A on G/F will be divided into two different uses under the proposal, one for shop, the remaining for godown, therefore, fire barrier of not less than 2-hours fire resistance rating shall be provided between the two uses according to Code of Practice for Fire Safety in Buildings 2011 (FS Code).	The applicant will take note on this requirement when preparing FSIs proposal.
B	Adequate number of exit routes for both the proposed shop and remaining godown portions shall be provided according to FS Code.	The applicant will take note on this requirement when preparing FSIs proposal.
C	Adequate number of sanitary fitments for the proposed shop shall be provided according to the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations (Cap. 123J). Access to use such sanitary fitments from the proposed shop shall be maintained at all time.	Comment noted. The applicant will take note on this requirement when preparing drainage proposal.
D	Before building works are to be carried out in the Premises, prior approval and consent of the Building Authority (BA) should be obtained, other they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.	Comment noted. Prior approval and consent of the Building Authority will be obtained before building works are to be carried out in the Premises. An Authorized Person will also be appointed as the co-ordinator for the proposed building works.
	The applicant's attention is drawn to the following points:	
E	If any existing structure is erected within the Premises without approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the application.	Comment noted.
F	For UBW erected in the Premises, enforcement action may be taken by Buildings Department to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the application site under the BO.	Comment noted.



G	Detailed checking under the BO will be carried out at building plan submission stage.	Comment noted.
4. Comments from Fire Services Department		
A	The building is protected with a sprinkler system so that the maximum permissible aggregated commercial floor area on G/F is 460m ² in accordance with TPB PG-No. 25D. The applied use should be counted up to the aggregated commercial floor area.	Well noted and not exceed.
B	Regarding matters related to fire resisting construction of the Premises, the applicant is reminded to comply with the “Code of Practice for Fire Safety in Buildings” which is administered by the BA.	The applicant will comply with the “Code of Practice for Fire Safety in Buildings” once the application is approved.
C	The applicant’s attention is drawn to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises” if the application is approved.	The applicant will comply with the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises” once the application is approved.
5. Comments from Highways Department (HyD)		
A	Should there be any HyD’s road inventory affected, the relevant details should be submitted for HyD’s review and comment.	Well noted with thanks. Please note that there will be no HyD’s road inventory affected.
B	If there is any modification of roadworks due to the proposed application, it should be approved by the Transport Department and subsequently carried out by the applicant to HyD’s standard at the applicant’s cost.	Well noted with thanks. Please note that modification of roadworks will not be required for the proposed application.



The only entrance to access the Subject Premise

LCH Planning and Development Consultants Limited

Section 16 Application for Proposed Shop and Services Use at Portion of Godown A on Ground Floor, Block A of Tung Chun Industrial Building, Kwai Chung

Figure 5 : Extract of Assignment Plan
(For reference only. Not to scale.)

Legend
 Application Site