



LCH Planning and Development
Consultants Limited

Our Ref.: PD2404001
Your Ref.: TPB/A/KC/507

22 August 2024

By Email

Town Planning Board Secretariat
15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

Dear Sir/ Madam,

APPLICATION NO. A/KC/507 FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

We refer to the captioned application.

Please find attached the revised figure 5 and replacement page 5 of the submitted planning statement report.

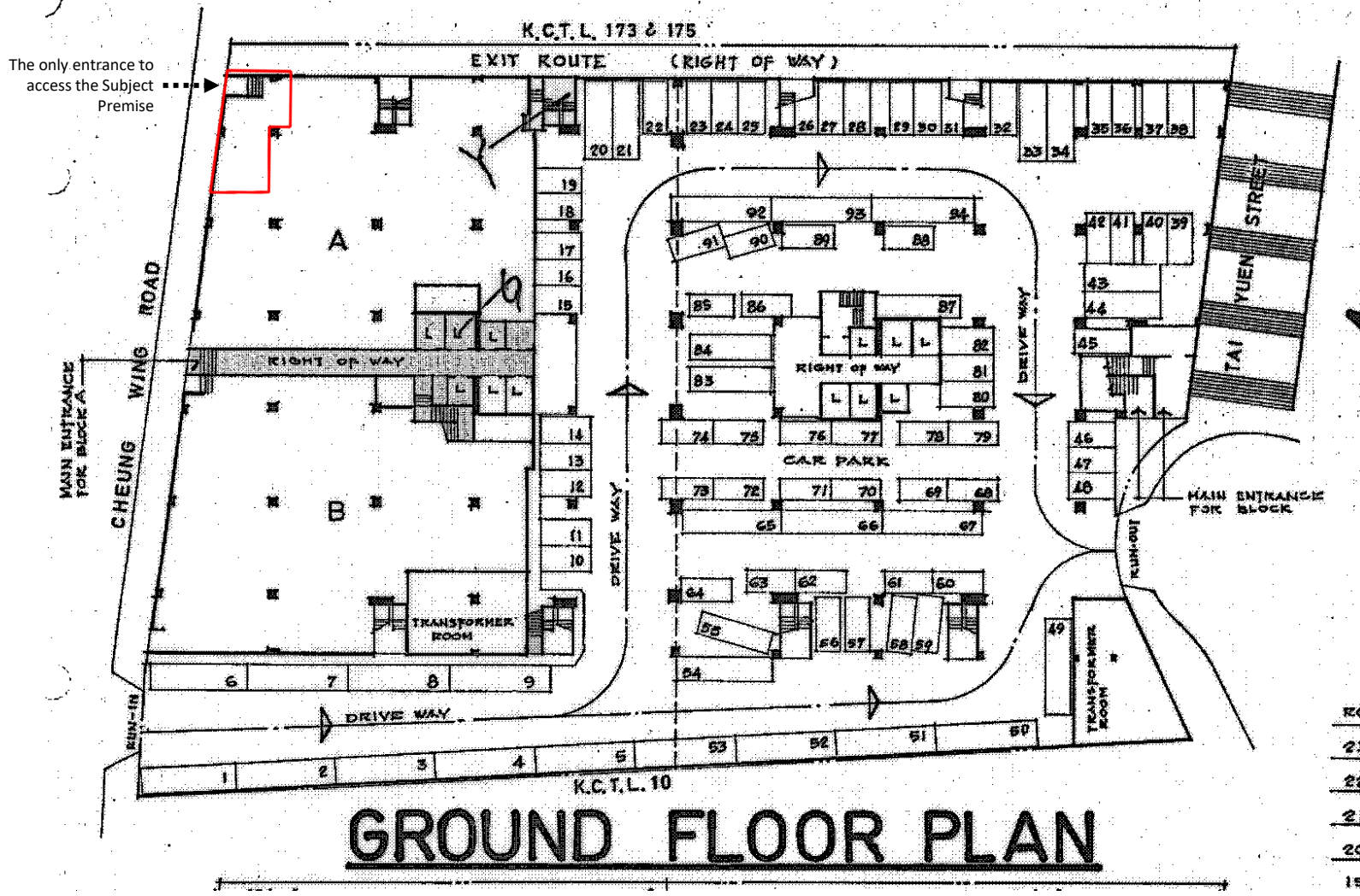
Should you require further information or have any query, please feel free to contact the undersigned or Ms. Emily Hui at 2586 1737.

Yours faithfully,
For and on behalf of
LCH Planning & Development Consultants Limited

Junior Ho *RPS (GP)(PD) RPP*
Director

Encl.

c.c.
the Applicant



The only entrance to access the Subject Premise

MAIN ENTRANCE FOR BLOCK A

MAIN ENTRANCE FOR BLOCK

GROUND FLOOR PLAN

Legend

Application Site


 **LCH Planning and Development Consultants Limited**

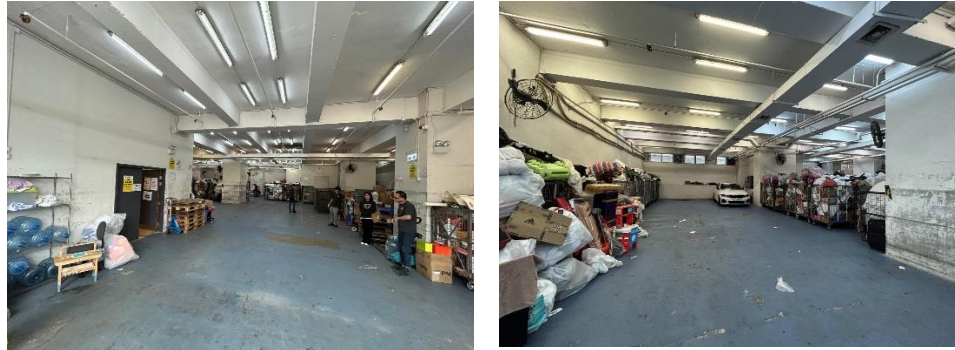
Figure 5 : Extract of Assignment Plan

(For reference only. Not to scale.)

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



- 2.3.2 The remaining portion of Godown A outside the Application Boundary is currently used as storage purpose to store collected recycled materials. Its usage will remain the same upon approval of the application.



Interior of the remaining portion of Godown A

- 2.3.3 The Ground Floor of the Subject Building only consists of two workshops, namely Godown A and Godown B. These workshops are separated by the lift lobby, and there are also E&M rooms present. Upon completion, the Proposed Development will have an individual and direct entrance to Cheung Wing Road at the northwest corner of the Application Site, while the remaining portion of Godown A is directly accessible from Cheung Wing Road with a separate entrance. The internal layout will be modified such that no entrance from the Proposed Development will be opened to the lift lobby or existing Godown portion.

- 2.3.4 Subject to the future operation mode, the Subject Premises is intended to operate from 8a.m. to 9p.m., from Monday to Sunday including public holidays.

2.4 Land Status

- 2.4.1 The Subject Premises falls within the boundary of Kwai Chung Town Lot No. 9 (“the Lot”).

- 2.4.2 The Lot is subject to New Grant No. TW4497 dated 19 May 1966. According to the Lease, the Lot is restricted to “general industrial/godown/open storage purposes excluding any trade” and the proposed “Shop and Services” use is not permissible under the Lease.

- 2.4.3 Upon permission with or without conditions of this planning application, the Applicant shall apply for and obtain short-term waiver from the Lands Department for the Subject Premise, in order to relax user restriction of the New Grant.

2.5 Surrounding Context

- 2.5.1 Kwai Chung is an urban area within Tsuen Wan New Town in the New Territories. It is located in the south-west of the New Territories. It is divided into three areas, namely Upper Kwai Chung, Central Kwai Chung and Lower Kwai Chung. Upper Kwai Chung and Lower Kwai Chung are mostly comprised of residential buildings, including private and public housing as