

Appendix I

Background

1. Purpose

The purpose of this planning application is to seek the Town Planning Board's approval on behalf of "Ching Kee Drinks Wholesale Center" (The Applicant) for the use of ***Shop and Services*** for "Portion of Factory C1 on G/F of Block 2, Golden Dragon Industrial Centre, Nos. 162-170 Tai Lin Pai Road, Kwai Chung, New Territories" (the "Subject Property"). The Subject Property is located on a site zoned Other Specified Uses (Business) in Approved Kwai Chung Outline Zoning Plan No. S/KC/32. The proposed use of ***"Shop and Services"*** is under the uses in Column 2 of the relevant Notes. The applicant, thus, proposes to apply for an s.16 planning application for its running of business in the future.

2. Subject Property

The subject property comprises part of Factory C1 on G/F of an industrial Building Located at Section B of Kwai Chung Town Lot No. 130 and the extension thereto held under New Grant No. TW4694 for a term of 99 years commencing from 1st July 1898 and statutorily renewable for a further term of 50 years. The proposed floor area for Shop and Services use on the subject property is about 29.07 sq.m..

3. Existing Use

As located in the traditional industrial area, the subject property is now using as a warehouse and ancillary office, part of the subject property is now using as a retail store. However, there is a growing demand for local retail and service options within the community and establishing a shop area will not only meet this demand but also enhance customer convenience.

Our Ref.: VAL - 2502180529

Justification

4. High Demand for Retail Spaces in the Area

Due to the change of economic environment, demand for industrial spaces is declining. Having regard to the prevailing government policy and it is revealed from shops on the ground floor scattered in surrounding area which are providing services to occupiers in the vicinity, the demand for retail shops in the locality is relatively high. As a result, changing the Subject Property into Shop and Services use is considered a more viable option which allows maximum flexibility in the use of an existing industrial building and provides employment opportunities.

5. Shop Operations

The operational hours of the proposed “Shop and Services” are from 9:00 AM to 6:00 PM from Monday to Saturday. Three to four refrigerators and one vending machine will be provided in the shop and offer a variety of products to cater to customers working nearby, including both non-alcoholic and alcoholic drinks, as well as snacks. For non-alcoholic drinks, customers can choose from soft drinks, juices, water, and coffee or tea. The alcoholic beverage selection will include beer, wine, and spirits. Additionally, a range of snacks will be available, such as chips, nuts, candy, and baked goods.

It is important to note that there are no seats provided for customers; therefore, customers are not permitted to dine in and so no other relevant licenses are required except Business Registration.

6. Compatible with Surrounding Environment

The locality is predominantly industrial buildings. Most ground floor portions of the industrial buildings have been used for car parking and general retail purposes including car repairing shop, fast food shop, convenient store, etc. Therefore, the proposed use is considered in line with the surrounding uses.

7. No Adverse Traffic Impact

The Golden Dragon Industrial Centre is providing hourly car parking spaces to all the visitors. However, the proposed shop has targeted to provide services to the occupiers of the buildings in the vicinity. Thus, it is reasonably foreseen that customers are mainly made up of nearby occupiers. We do not expect to attract much customers coming from other districts. Therefore, it is opined that the proposed change of use would not impose traffic pressure to the area and the impact of the proposed change of use of the Subject Property is expected to be minimal.

8. Fire Precaution Measures

Direct Accesses are provided for the Subject Property with one street abutting onto Kwai Ting Road and the arcade of the subject building. All exit routes are provided with sufficient lighting. With all these in place, it is considered that sufficient means of escape have been provided in terms of fire safety.

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9. Planning Approval Cases in the Vicinity

A number of planning permissions for Shop and Services use in the industrial building located along Kwai Ting Road and Kwai Cheong Road have been granted by the Town Planning Board. The approval details are tabulated as follows:-

Date	Application No.	Premises	Applied Use	Decision
24/02/2012	A/KC/385	No. 30-34 Kwai Wing Road, Kwai Chung	Shop and Services (Local Provisions Store)	Approved with condition(s)
18/09/2009	A/KC/345	Unit C2, G/F, Block 2, Golden Dragon Industrial Centre, Nos.162-170 Tai Lin Pai Road, Kwai Chung, N.T.	Shop and Services (Real Estate Agency)	Approved with condition(s)
14/10/2005	A/KC/313	Units D, E and F, G/F, Ching Cheong Industrial Building, 1-7 Kwai Cheong Road, Kwai Chung	Shop and Services	Approved with condition(s)
10/06/2005	A/KC/303	Ex-caretaker's Room, G/F, Mai Sik Industrial Building, 1-11 Kwai Ting Road, Kwai Chung, N. T.	Shop and Services (Fast Food Shop)	Approved with condition(s)
10/06/2005	A/KC/304	Portion of Unit A1, G/F, Kwai Fong Industrial Building, 9-15 Kwai Cheong Road, Kwai Chung	Shop and Services (Real Estate Agency)	Approved with condition(s)
04/03/2005	A/KC/299	Unit A1, G/F, Ching Cheong Industrial Building, 1-7 Kwai Cheong Road, Kwai Chung	Shop and Services (Real Estate Agency) for a Period of 3 Years	Approved with condition(s) on a temporary basis

10. Conclusion

In view of the above justifications, planning permission for the general retail purpose should be granted.

[N.B. Site inspection can be arranged by appointment. The applicant would like to receive response from Government Departments and address their concerns prior to the Town Planning Board's meeting and provide additional information if required.]