

Section 16 Application No. A/KC/513

Proposed Shop and Services at Portion of Factory C1 on G/F of Block 2, Golden Dragon Industrial Centre, 162-170 Tai Lin Pai Road, Kwai Chung

No.	Comments from the Kwai Chung Division, Hong Kong Police Force (HKPF)	Reply
1.1	Selling alcohol at the location may make it easier for individuals to consume and become intoxicated, which could lead to increased risk of nuisance, disturbances, or public safety issues, especially in quiet industrial areas with low nighttime activity.	<p>The applicant is committed to implementing the following measures to prevent the issues mentioned in 1.1-1.5 regarding security and safety problems:</p> <p>Operating hours are limited to 9:00 AM to 6:00 PM, Monday to Saturday, with no alcohol sales or operations permitted at night (i.e., no alcoholic drinks will be provided in the vending machine).</p> <p>On-site consumption or wine tasting is restricted to ensure that alcohol is only sold for off-site consumption.</p>
1.2	Failure to enforce sales hours or age restrictions could result in underage drinking.	<p>A clearly bilingual notice, as required under Section 41, Cap. 109B, Laws of Hong Kong, will be displayed in a prominent location at the store, such as above the cashier counter and at the entrance.</p> <p>If there is suspicion that a buyer may be a minor, we will check their identification to verify their age.</p>
1.3	Operating hours shall be limited to 9:00 AM – 6:00 PM; no alcohol sales or operations at night.	
1.4	On-site consumption or wine tasting is not allowed	
1.5	A bilingual notice, as required under Section 41, Cap. 109B, Laws of Hong Kong, shall be clearly displayed at the shop	

No.	Comments from the Tsuen Wan and West Kowloon District Planning Office, Planning Department	Reply
2.1	Paragraph 5 (High Demand for Retail Spaces in the Area) – please clarify the specific 'prevailing government policy' referenced in this section.	Hong Kong's economy has long shifted away from industrial activities. To optimize the use of valuable land resources, the government has launched several policies, such as the "Revitalization of Industrial Buildings 2.0" initiative, greatly enhancing the appreciation potential of industrial properties. Among these, industrial building factories are attracting the most attention. In Kwai Chung, new types of developments, such as KC100 and KCC, are emerging in the district. These projects are generating higher pedestrian flow and increased retail demand, particularly from individuals working in the area.
2.2	Paragraph 6 (Shop Operations) – please confirm whether the proposed operational hours of 9:00 AM to 6:00 PM also apply to the drinks vending machine at the shop front and clarify whether the sale of liquor or alcoholic beverages is involved.	The drinks vending machine operates 24 hours a day. In compliance with the law that prohibits the sale of intoxicating alcoholic beverages through vending machines, it will not sell any liquor or alcoholic products.
2.3	Please annotate all entrance(s) and exit(s) of the premises on the relevant drawings.	Revised in the Architectural Information Plan.
2.4	Please provide a block plan with the application boundary (i.e., Portion of Factory C1) clearly annotated.	Revised in the Approved Building Plan by the Building Department
No.	Comments from the Fire Services Department (FSD)	Reply
3.1	Detailed fire safety requirements will be formulated upon receipt of a formal submission of general building plans or referral of application via the relevant licensing authority. Furthermore, the EVA provision in the captioned work shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the Buildings Department.	Noted

No.	Comments from the Lands Department (LandsD)	Reply
4.1	The premises fall within the Lot which is held under New Grant No. 4694 dated 17.11.1969 as varied or modified by an Extension Letter dated 14.11.1975 ("the New Grant") with lease term expiring on 30.6.2047. According to the New Grant, the Lot is restricted to general industrial and/or godown purposes, excluding offensive trades.	We will submit the Application for Waivers after receiving the Planning Approval from the Town Planning Board.
4.2	According to the records of this office, the premises have been used for shop and services purposes. The applicant shall modify paragraph 3 of the "Justification" at Appendix I.	Revised in the Justification
4.3	Pursuant to the provided 'Architectural Information Plan', it is noted that the premises would have direct access through the door to the remaining portion of Factory C. Please confirm that the premises have no direct access from/to the remaining portion of Factory C and amend the design if applicable. Otherwise, the applicant shall consider including the remaining area into the premises.	We will separate the application boundary from the remaining portion of Factory C by the addition of a wall; no direct access will be provided for accessing the remaining portion of Factory C from the premises. Revised in the Architectural Information Plan.
4.4	The proposed 'shop and services' use is not permissible under the New Grant. Should planning approval be given to the planning application, the owner of the premises should apply for a temporary waiver/lease modification from LandsD for the proposed use. Upon receipt of the application, it will be considered by LandsD acting in the capacity of 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/premium and administrative fee.	Noted
4.5	LandsD reserves comment on the proposed schematic design, which would only be examined in detail during the building plan submission stage upon completion of the land exchange. There is no guarantee that the schematic design presented in the subject application will be acceptable under lease if it is so reflected in future building plan submission(s).	Noted

No.	Comments from Buildings Department (BD)	Reply
5.1	The proposed shop and services (license area) should be separated by fire barriers having not less than -/120/120 minutes.	The additional wall or partition wall material meets the - /120/120 minutes requirement.
5.2	The means of escape of the license area is obstructed by the proposed roller shutter, and the gradient of every ramp forming part of an exit route should not at any part be steeper than 1:12.	No roller shutter would be installed in the entrance, and the slope of the ramp would be 1:12.
5.3	The means of escape of the remaining portion of Factory C will be affected by the proposed license area.	A new means of escape would be provided near Kwai Ting Road.
5.4	If there are other new building works not indicated in the submitted information and/or the proposed layout will be altered, the new building works should comply with the prevailing requirements under the BO and its allied regulations and Code of Practices. Detailed checking will be made at the plan submission stage.	Noted