

Urgent Return receipt Expand Group Restricted Prevent Copy

**Jacky Koon Yin CHAN/PLAND**

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寄件者:

寄件日期:

2026年01月11日星期日 9:53

收件者:

Cherry Sin Ying HO/PLAND

副本:

Louis Ho Wing CHEUNG/PLAND; Jacky Koon Yin

主旨:

CHAN/PLAND; Iris Lai Sheung LEUNG/PLAND  
RE: s.16 application No. A/ST/1045 - Shop and Services at Unit B2 (Portion), G/F, Block 2,  
Kin Ho Industrial Building, 14-24 Au Pui Wan Street, Fo Tan

附件:

20260111095014207.pdf

類別:

Internet Email

Dear Ms. Ho,

Thank you for your email regarding the captioned application. We have also noted the comments from the Planning Department dated 8 January 2026, and we hereby provide the following clarifications in response to the points raised by both departments:

**(a) Clarification of the applied area**

The subject application pertains only to a clearly defined portion of Unit B2, with an area of 25.65sqm. To illustrate its exact location and boundaries, we have attached a marked floor plan for your reference.

**(b) Status of the current retail shop**

If the application be approved by both the Town Planning Board and the Lands Department, the existing retail shop occupying Unit B2 will be temporarily closed to carry out the necessary alteration and fitting-out works in accordance with the approved layout.

**(c) Future use of the remaining portion of Unit B2**

The remaining area of Unit B2 (outside the 25.65 sqm application premises) will be physically separated by a partition wall. This remaining space will be allocated for industrial use by the adjacent Unit B1, thereby ensuring compliance with the lease conditions for that portion of the premises.

**(d) Commitment to adhere to the approved proposal**

We confirm that the applicant/tenant will strictly adhere to the submitted proposal—including the approved use, layout, and area of the application premises—upon granting of the necessary approvals.

We trust that the above clarifications and commitments will facilitate your assessment of this application. Should you require any further information or documentation, please do not hesitate to contact us.

Thank you for your attention.

Yours sincerely,

Mr Ki Chung Hong

Manager

All Land Inter. Enterprises Ltd

LEGEND :

NOTES :

- 1) ALL MEASUREMENT MUST BE CHECKED AT SITE.
- 2) DO NOT SCALE DRAWING.
- 3) DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS EXPRESSLY CERTIFIED.

EXIT EXIT SIGN

YOUR REF. :	
OUR REF. :	
NOTES :	
REV. :	DATE :
A	24-10-2025
DO NOT SCALE DRAWING, ALL MEASUREMENTS MUST BE VERIFIED AT SITE	
ALL DIMENSIONS ARE IN mm	
PROJECT :	PORTION OF FACTORY UNIT B2 ON G/F OF BLOCK 2, KIN HO INDUSTRIAL BUILDING, NOS. 14-24 AU PUI WAN STREET, SHA TIN, NEW TERRITORIES
ARCHITECT :	
DRAWING TITLE :	LAYOUT PLAN
DWG. NO. :	20251024B2 LAYOUT PLAN
DESIGN BY :	DRAWN BY : ERIC KI
DATE :	SCALE : 24-10-2025 N.T.S
CHECK BY :	APR. BY : REV. A

Internal Floor Area:  
3.35x7.65  
= 25.65m<sup>2</sup>

