

2025年 5月 8日
此文件在 2025年 5月 8日 收到。城市規劃委員會
只會在收到所有必要資料後才正式確認收到
申請的日期。

This document is received by the Town Planning Board on 8 MAY 2025.
The Town Planning Board formally acknowledge
the date of receipt of this application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2500756

8/4 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K7/123
	Date Received 收到日期	- 8 MAY 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Great Prosper Development Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Llewelyn-Davies Hong Kong Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☐ Site area 地盤面積 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 37.044 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ho Man Tin Outline Zoning Plan No. S/K7/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group B)"
(f) Current use(s) 現時用途	The Application Premises is situated within the existing residential development (i.e. 128 Waterloo Road) and is currently vacant. (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

N/A

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	About 37.044 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Shop and Services (Convenience Store) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N/A sq.m 平方米 ☐ About 約		
	Non-domestic part 非住用部分 37.044 sq.m 平方米 ☒ About 約		
	Total 總計 37.044 sq.m 平方米 ☒ About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
		N/A	

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約 (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍))
	(b) Intended use/development 有意進行的用途／發展

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	☐ Public utility installation 公用事業設施裝置 ☐ Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量，包括每座建築物／構築物(倘有)的長度、高度和闊度 <table border="1" data-bbox="502 1355 1452 1859"> <thead> <tr> <th>Name/type of installation 裝置名稱／種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱／種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置／建築物／構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐About 約
- Proposed plot ratio 擬議地積比率 ☐About 約
- Proposed site coverage 擬議上蓋面積 % ☐About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐About 約
..... m 米 ☐About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約
☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

.....

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....		
.....		
.....		
.....		
.....		

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Year 2025 / 26

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Waterloo Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是	☐ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是	☒ (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ 1 Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
	No 否	☐

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	☐ Please provide details 請提供詳情 																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 ☐</td> <td>No 不會 ☒</td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) N/A 	On environment 對環境	Yes 會 ☐	No 不會 ☒	On traffic 對交通	Yes 會 ☐	No 不會 ☒	On water supply 對供水	Yes 會 ☐	No 不會 ☒	On drainage 對排水	Yes 會 ☐	No 不會 ☒	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒
On environment 對環境	Yes 會 ☐	No 不會 ☒																													
On traffic 對交通	Yes 會 ☐	No 不會 ☒																													
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Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the planning statement attached.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

HUI CHAK HUNG, DICKSON

Director

Name in Block Letters
姓名 請以正楷填寫

Position (if applicable)
職位 (如適用)

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☒ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

Llewelyn-Davies

Hong Kong Limited

Authorized Signature

on behalf of
代表

Llewelyn-Davies Hong Kong Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章 (如適用)

Date 日期

08/04/2025

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development) 九龍窩打老道 128 號 (住宅發展地面層 (部分))		
Site area 地盤面積	-	sq. m 平方米	☐ About 約
	(includes Government land of 包括政府土地	sq. m 平方米	☐ About 約)
Plan 圖則	Approved Ho Man Tin Outline Zoning Plan No. S/K7/24 何文田分區計劃大綱核准圖編號 S/K7/24		
Zoning 地帶	"Residential (Group B)" 「住宅(乙類)」		
Applied use/ development 申請用途/發展	Proposed Shop and Services (Convenience Store) 擬議商店及服務行業 (便利店)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	- ☐ About 約 ☐ Not more than 不多於	- ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	37.044 sq.m. ☒ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米 ☐ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		-	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Non-domestic 非住用	-	m 米 ☐ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		-	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
	Composite 綜合用途	-	m 米 ☐ (Not more than 不多於)
		-	mPD 米(主水平基準上) ☐ (Not more than 不多於)
		-	Storeys(s) 層 ☐ (Not more than 不多於) (☐ Include 包括/ ☐ Exclude 不包括 ☐ Carport 停車間 ☐ Basement 地庫 ☐ Refuge Floor 防火層 ☐ Podium 平台)
(iv) Site coverage 上蓋面積	- % ☐ About 約		
(v) No. of units 單位數目	1		
(vi) Open space 休憩用地	Private 私人	-	sq.m 平方米 ☐ Not less than 不少於
	Public 公眾	-	sq.m 平方米 ☐ Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	-
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	- - - - - -
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	- - 1 - - -

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☒
Floor plan(s) 樓宇平面圖	☐	☒
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他 (請註明)	☐	☐
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他 (請註明)	☐	☐

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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**Llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

8 April 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand

Dear Sir

Section 16 Planning Application for Proposed Shop and Services in "Residential (Group B)" Zone at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development)

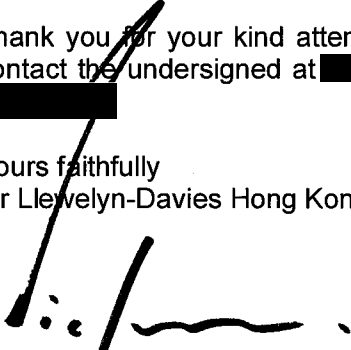
We act on behalf of Great Prosper Development Limited (the Applicant) to submit this planning application for proposed shop and services in "Residential (Group B)" zone at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development) (the Application Premises) under Section 16 of the Town Planning Ordinance (CAP. 131).

Please find enclosed the following for your consideration:

- 1 signed original copies of the Application Form; and
- 4 copies of the supplementary Planning Statement

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Man Ho at [REDACTED] / Mr Edison Law at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd


Dickson Hui
Director

DH/MH/el
Encl

Llewelyn-Davies
Hong Kong Limited
Authorized Signature

S:\135\6 Waterloo Rd 128 (S16)_Re-submission\Cover Letter\20250408_letter to TPB_S16 submission_128 Waterloo Road

30 April 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, Hong Kong

By Hand

For the attention of: Ms Wu (2231 4184)

Dear Sir/Madam,

Section 16 Planning Application for Proposed Shop and Services (Convenience Store) in "Residential (Group B)" Zone at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 8 April 2025, and the recent request of clarification from the Board Section received on 23 April 2025.

On behalf of the Applicant, we would like to submit herewith the following documents for your consideration:

- the revised Authorization Letter
- the revised page 16 of the Application Form
- the revised Land Registry Record

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Mr Man Ho at [REDACTED] / Mr Edison Law at [REDACTED].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Dickson Hui
Director

DH/MH/el
Encl

S:\13585 Waterloo Rd 128 (S16)_Re-submission (Minor Rectification)\20250430_letter to TPB_S16 submission_128 Waterloo Road (Minor Rectification)

APRIL 2025

**llewelyn
davies**

ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

Section 16 Planning Application for Proposed Shop and Services (Convenience Store)
in “Residential (Group B)” Zone at 128 Waterloo Road, Kowloon
(G/F (Part) of a Residential Development)

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EXECUTIVE SUMMARY

1. INTRODUCTION

This planning application is submitted to seek permission from the Town Planning Board (the “Board”) in support of the proposed ‘Shop and Services’ use (hereafter referred to as the “Proposed Use”) at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development) (hereafter referred to as the “Application Premises”). The Application Premises falls within an area zoned “Residential (Group B)” (“R(B)”) on the approved Ho Man Tin Outline Zoning Plan (the OZP) No. S/K7/24. According to the Notes of the OZP for the subject “R(B)” zone, ‘Shop and Services’ use is a Column 2 use which requires planning permission from the Board.

With a total site area of about 37.044 m², the Application Premises is located at part of the G/F of an existing 19-storeys residential development at 128 Waterloo Road, Kowloon (hereafter referred to as the “subject building”). The subject building is mainly surrounded by other low to medium-density residential developments with commercial uses such as tutorial schools and learning centers on the lower floors.

The Application Premises is currently vacant and the proposed convenience store can be directly accessed from Waterloo Road via an exclusive entrance and pedestrian walkway separated from the main access of the residential portion of the subject building, which minimises any possible commercial / residential interface problems.

The location and operation arrangement of the proposed convenience store induce no disturbance to the users of residential development, the right of way to the adjoining CLP substation, the use of the emergency vehicle access as well as nearby public roads. With the practice of the suggested management and operation measures proposed, the operation of this community-based local convenience store, including its proposed loading / unloading activity, is not anticipated to generate adverse impact to the surrounding.

The Application Premises is subject to a previous planning application (No. A/K7/119) for proposed ‘School (Tutorial School)’ use, which was approved by the Board on 2.8.2019.

Major justifications in support of the Proposed Use are listed as follows:

- In Line with the Planning Intention of “Residential (Group B)” Zone
- Compatible with Surrounding Land Uses
- Self-contained Design to Minimize Disturbance
- Optimized Loading/Unloading Arrangement
- Previous Case for Proposed non-domestic Use
- No Adverse Traffic, Environment, Fire Safety and Infrastructural Impacts

In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to favourably consider this application.

行政摘要

(聲明：此中文譯本僅供參考，如中文譯本和英文原文有歧異時，應以英文原文為準。)

1. 簡介

申請人現根據城市規劃條例第 16 條，向城市規劃委員會(下稱城規會)遞交規劃申請，於九龍窩打老道 128 號(現有住宅發展地面層(部分)) (下稱申請範圍)，擬議「商店及服務行業」(下稱擬議用途)。申請範圍於何文田分區計畫大綱核准圖(下稱大綱圖)編號 S/K7/24 劃作「住宅(乙類)」地帶。根據大綱圖對「住宅(乙類)」地帶的註釋，「商店及服務行業」用途屬於第二欄用途，需要獲得城規會的規劃許可。

申請範圍的總建築面積約為 37.044 平方米，並位於九龍窩打老道 128 號一棟樓高 19 層的現有住宅發展(下稱現有建築物)的部分地面層。現有建築物附近主要為其他低層用作商業用途(例如補習學校和學習中心)的中低密度住宅發展。

申請範圍目前空置，而擬議便利店可透過由窩打老道的專用入口及人行道直接進入。此入口與現有建築物住宅部分的主要入口分開，因此能夠最大限度減少任何可能的商業/住宅協調問題。

擬議便利店的地點及運作安排不會對住宅發展的使用者、鄰近中電變電站的通行權、緊急車輛通道的使用以及附近的公共道路造成干擾。在擬議的管理及運營措施實施後，擬議社區便利店的運營，包括其上落客貨活動，並不會對周遭環境產生負面影響。

申請範圍先前涉及一宗擬議學校(補習學校)用途的規劃申請編號 A/K7/119，該申請已於 2019 年 8 月 2 日獲城規會批准。

以下為支持是次規劃申請的發展理據：

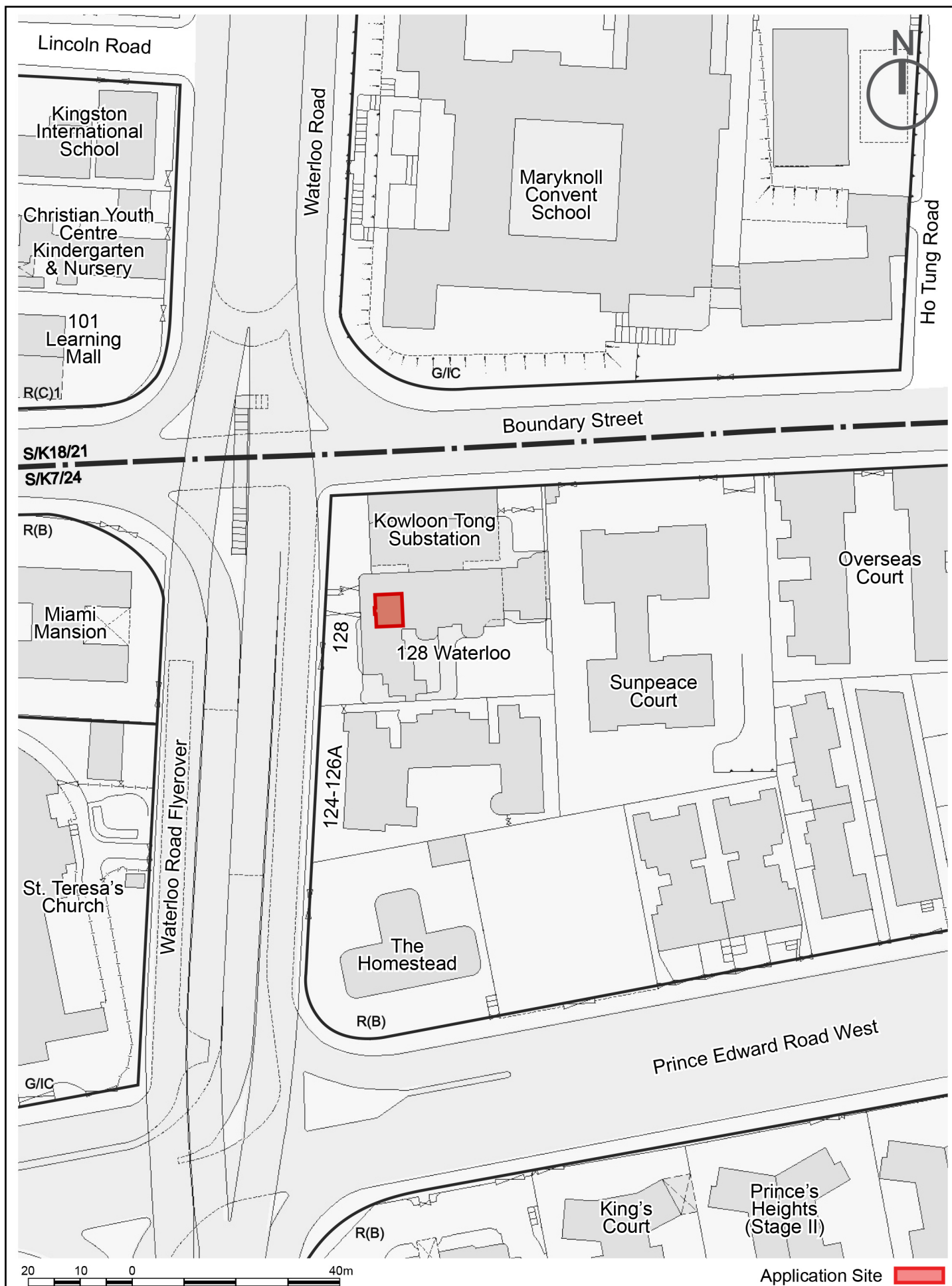
- 符合「住宅(乙類)」地帶的規劃意向
- 與附近土地用途兼容
- 獨立設計以盡量減少干擾
- 優化的貨車上落客貨安排
- 先前擬議非住宅用途的案例
- 不會對交通、環境、消防安全和基礎設施造成負面影響

基於以上的發展理據，現懇請城規會能對是次規劃申請予以贊同。

1 INTRODUCTION

1.1 Background

- 1.1.1 This planning statement is submitted to the Town Planning Board (the Board) under Section 16 of the Town Planning Ordinance to seek permission for proposed ‘Shop and Services’ use (hereafter referred to as “the Proposed Use”) at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development) (hereafter referred to as “the Application Premises”).
- 1.1.2 The Application Premises falls within an area zoned “Residential (Group B)” (“R(B)”) on the approved Ho Man Tin Outline Zoning Plan No. S/K7/24 (**Figure 1.1** refers). The subject “R(B)” zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board. According to the Notes of the OZP for the subject “R(B)” zone, ‘Shop and Services’ use is a Column 2 use which requires planning permission from the Board.
- 1.1.3 The subject proposal was originally submitted to the Town Planning Board in April 2024 in support of the proposed use at the Application Premises, which is an approved non-domestic portion at G/F of the existing residential development at 128 Waterloo Road, Kowloon. The proposal was later withdrawn due to departmental concern on the loading / unloading arrangement for the proposed convenience store.
- 1.1.4 Recently, the Applicant has re-visited the departmental concerns and come up with a refined loading / unloading arrangement which could satisfy all technical requirements (details to be depicted in Section 3 of this Planning Statement). Hence, the current proposal should have sufficiently addressed all technical concerns as understood from the previous S16 planning application.



Application Site 128 Waterloo

**llewelyn
davies**

Title

Extract of the Approved Ho Man Tin Outline Zoning
Plan No. S/K7/24

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2024
Scale	Figure		
NA	1.1		

1.2 Report Structure

1.2.1 This planning statement includes the following sections:

- Section 2: describes and analyses the Application Site, its surrounding and planning context, and reports the land status of the Application Site;
- Section 3: depicts the proposed shop and services use;
- Section 4: highlights the justifications and planning merits; and
- Section 5: concludes the planning statement.

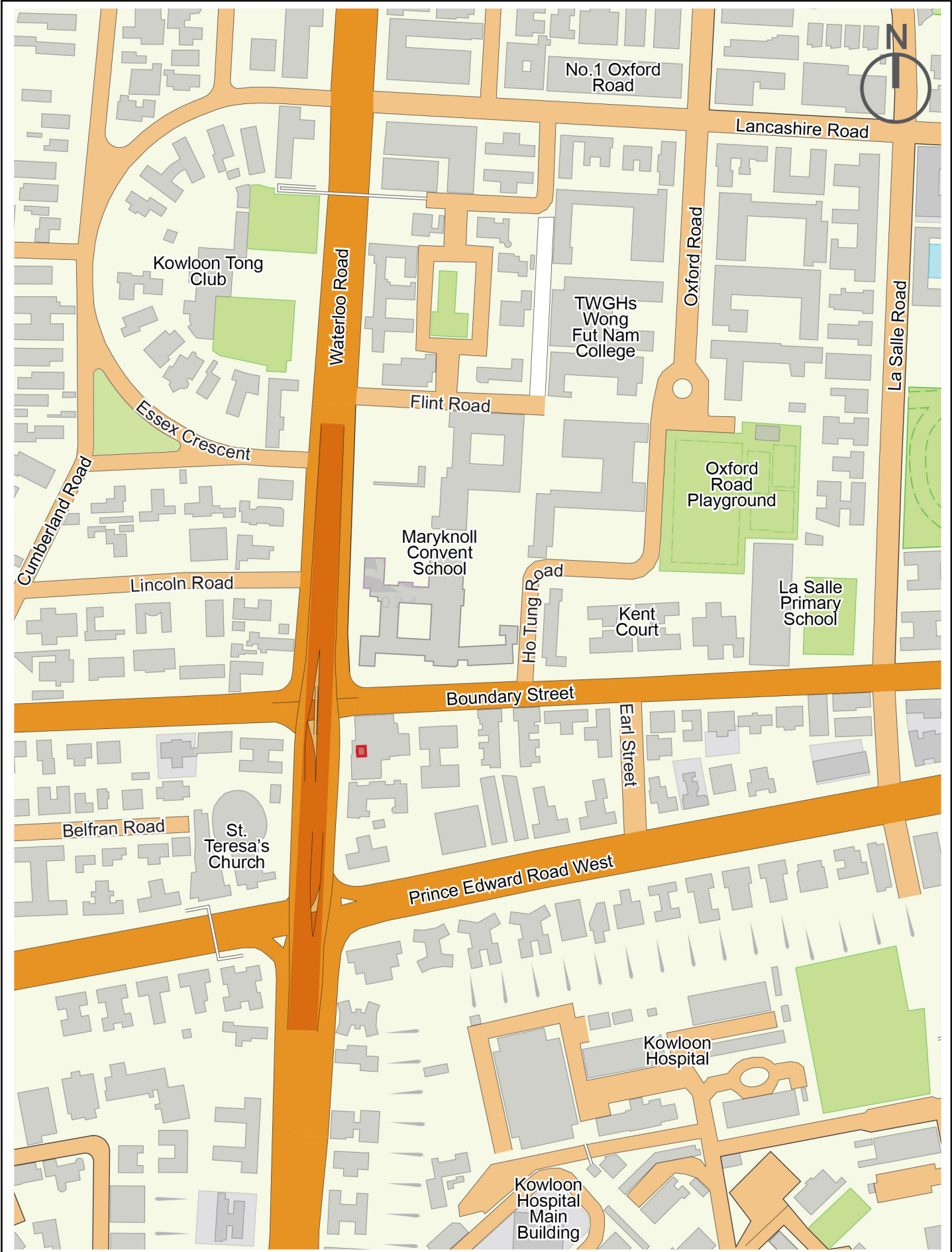
2 SITE AND PLANNING CONTEXTS

2.1 Site and Surrounding Context

- 2.1.1 According to the Record Plan of the subject premises (i.e. 128 Waterloo) dated 30 Sept 2021, the subject area for the proposed shop and services has an area of about 37.044m². It is located at part of the G/F of an existing 19-storeys residential development at 128 Waterloo Road, Kowloon (hereafter referred to as the “subject building”).
- 2.1.2 The subject building is bounded by Waterloo Road to the West and Boundary Street to the North, it is situated within a residential neighborhood mainly occupied by low to medium-density residential developments with commercial uses such as tutorial schools and learning centers on the lower floors. **Figure 2.1** shows the strategic location of the Application Site in relation to the Kowloon Tong and Ho Man Tin areas.

2.2 Access

- 2.2.1 The customers of the proposed shop and services can be directly accessed from Waterloo Road via an exclusive entrance and pedestrian walkway. The entrance and walkway are separated from the main access of the residential portion of the subject building, which minimises any possible commercial / residential interface problems.
- 2.2.2 In parallel, there is another separate controlled pedestrian access to and from the subject residential development at Boundary Street. With the control of a security system or under the guidance of the management personnel of the residential development, residents could enter the residential development via this this controlled access. With the control of a locked metal gate, the vehicular run-in / out at this access only serves for emergency vehicles. The metal gate is under the control of the management office of the subject residential development.
- 2.2.3 Please find some illustrative photos at the pages below showing the site and surrounding context of the Application Premises.



Application Site ■



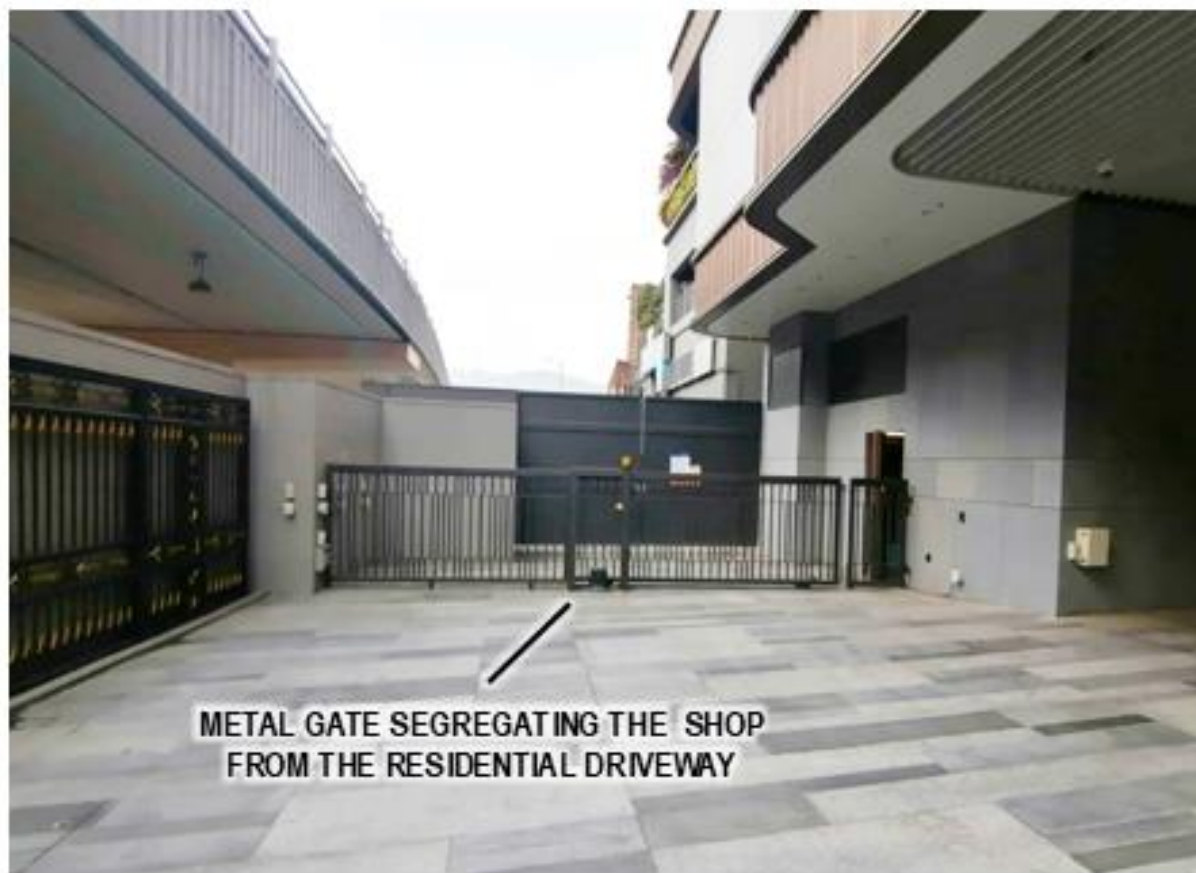
Title

Location Plan

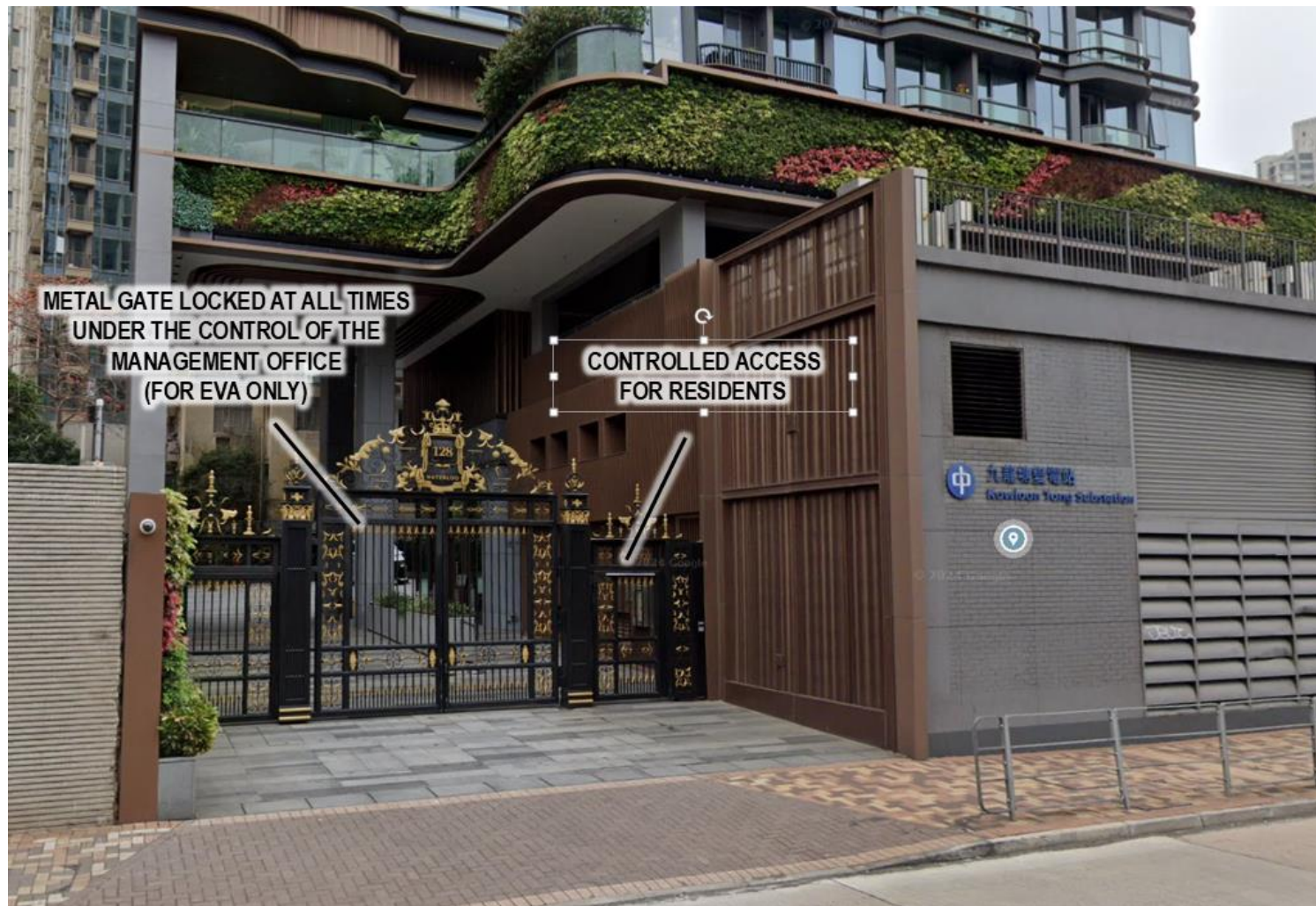
Checked	DH	Drawn	PW
Rev	0	Date	Mar 2024
Scale		Figure	
NA		2.1	



Accesses to the Residential Portion and the Proposed Convenience Store at 128 Waterloo Road



Location of the Proposed Convenience Store at G/F with Metal Gate Segregating it from the Driveway of the Residential Portion



Location of the Controlled Access to / from the Subject Residential Development at Boundary Street

2.3 Planning Context

- 2.3.1 The Application Premises, as indicated in **Figure 1.1**, falls within the Approved Ho Man Tin OZP No. S/K7/24 and zoned “R(B)”. The subject “R(B)” zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 2.3.2 According to the Notes of the OZP for the subject “R(B)” zone, ‘Shop and Services’ use is a Column 2 use which requires planning permission from the Board. Below please find the extract of Notes of the subject “R(B)” zone under the Approved Ho Man Tin Outline Zoning Plan No. S/K7/24 for reference.

- 6 - S/K7/24

RESIDENTIAL (GROUP B)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat	Ambulance Depot
Government Use (Police Reporting Centre, Post Office only)	Eating Place
House	Educational Institution
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
School (in free-standing purpose- designed building only)	Hospital
Utility Installation for Private Project	Hotel
	Institutional Use (not elsewhere specified)
	Market
	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
	Off-course Betting Centre
	Office
	Petrol Filling Station
	Place of Entertainment
	Place of Recreation, Sports or Culture
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Recyclable Collection Centre
	Religious Institution
	School (not elsewhere specified)
	Shop and Services
	Social Welfare Facility
	Training Centre

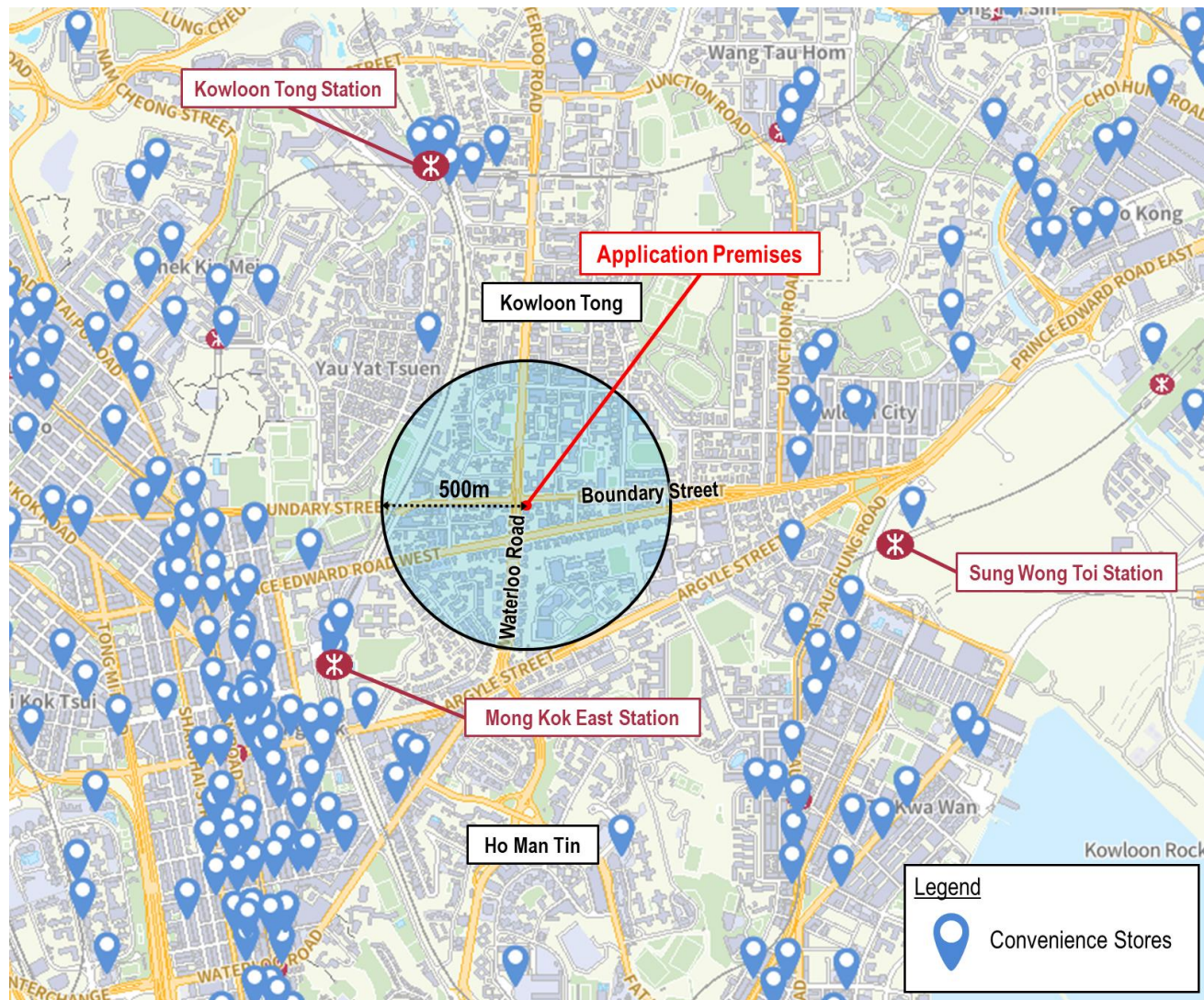
Planning Intention

This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.

- 2.3.3 The application premises is subject to a previous planning application (No. A/K7/119) for a proposed ‘School (Tutorial School)’ use, which was approved by the Board on 2.8.2019. As per the previous planning approval, the tutorial school was planned to accommodate no more than 7 students and 1 teacher / staff.
- 2.3.4 The Applicant would like to change the nature of the business of the Application Premises into a local convenience store due to the change of market and with review of the needs of the local neighbourhood. As shown in the figure below, there is no convenience store nor supermarkets within 500m from the Application Premises (i.e. a reasonable walking distance of about 5 to 10 minutes), which shows the insufficiency of retail facilities in the local neighbourhood. There is only one laundry shop at Boundary Street, which does not serve as same nature as the subject proposed convenience store. The subject proposed convenience store targets to address the needs of the immediate local neighbourhood and would bring benefits to the locals within walking distance of the Application Premises.
- 2.3.5 According to the Town Planning Board’s Definition of Terms, any premises where goods are sold or where services are provided to visiting members of the public are subsumed under “Shop and Services”, which is a Column 2 use in the “R(B)” zone and such the current proposal requires planning permission from the Town Planning Board.

2.4 Land Status

- 2.4.1 The Application Site falls within a private lot (i.e. Kowloon Inland Lot No. 1900), which is owned solely by the Applicant.



Location of Convenience Stores in Central Kowloon (Source: GeoInfo Map)

3 PROPOSED SHOP AND SERVICES USE

3.1 Nature and Operation of the Proposed Use

- 3.1.1 According to the Record Plan of the subject premises (i.e. 128 Waterloo) dated 30 Sept 2021, the proposed 'Shop and Services' use at the Application Premises has a GFA of about 37.044m². It will be a local convenience store that provides retail services mainly for the residents of the subject building and the surrounding residential neighborhood. Since the local convenience store will mainly serve the daily needs of the residents of the local neighbourhood, it is considered to be totally compatible with the subject building as well as the surrounding developments.
- 3.1.2 The proposed convenience store will be exclusively served by a stand-alone pedestrian walkway with a separated entrance / exist at Waterloo Road. Since the scale of the proposed convenience store is small, there will be no disturbance nor nuisance to the local residents in the subject building. Since the access to the proposed convenience store solely relies on the stand-alone pedestrian walkway but not the common area of the residential development, the subject proposal would not affect the existing means of escape provision of the buildings. Approvals from Fire Services Department and the Buildings Department will be sought at subsequent Building Plan amendment stage to comply with the fire and building safety requirements for the proposed shops and services.
- 3.1.3 To ensure the compatibility of the proposed convenience store in its neighbourhood, other commitments regarding the operation of the proposed convenience store are proposed, which include (i) the staff of the convenience store will be restricted to access the domestic portion of the residential development; and (ii) the operation time of the convenience store will be limited to 7 am to 11 pm daily.
- 3.1.4 The local convenience store will also be equipped with air-conditioning system and does not rely on opened windows for air ventilations. Besides, water supply and power supply system as well as independent toilet will be equipped by the local convenience store.

- 3.1.5 As compared with the previous approved Tutorial School, the subject S16 planning application for covering the approved Tutorial School on-site can effectively address the local concern by phasing out any possible traffic issues induced by the drop-off and pick-up activities induced by the Tutorial School. Moreover, since the nature and positioning of the proposed convenience store will be serving mainly the local residents, unlike the pattern of travel of those visitors to supermarkets, the potential customers will mainly visit the store on foot. The subject planning application is comparatively more desirable from vehicular traffic point of view with less illegal parking.

3.2 Proposed Loading / Unloading Arrangement

- 3.2.1 The proposed convenience store and loading / unloading arrangement is illustrated in **Figure 3.1**.
- 3.2.2 A “drop-off area of van-type vehicle” is proposed within the subject building for the loading / unloading (L/UL) activities servicing the proposed convenience store. The goods unloaded will then be delivered to the proposed convenience store on foot within the subject site of the residential development. The van will share use the run-in / out with other vehicles at Waterloo Road.
- 3.2.3 To facilitate maneuvering of the van-type vehicle, the metal gate at the run-in / out of Boundary Street will be controlled and opened by the management of the property management staff when needed. The swept path analysis of the proposed drop-off area is presented in **Figure 3.2**.
- 3.2.4 Additional management and operation measures regarding the L/UL activities will also be strictly adopted, which includes:-
- the L/UL activities will only be carried out by “van-type only vehicle”;
 - the L/UL arrangement must be made with prior appointment with management office of the subject residential development;
 - the L/UL arrangement will be stipulated as one of the binding terms in the tenancy agreement, which is a legal binding document; and
 - no L/UL activities will take place in the event of fire or other emergency situation, so to allow a safe and unobstructed access to the subject building via the emergency vehicular access in case of emergency.



RUN-IN / OUT
(FOR RESIDENTS, CLP
MAINTENANCE VEHICLE
& DELIVERY OF GOODS
BY APPOINTMENT)

RUN-IN / OUT
(FOR EVA ONLY)

**DROP-OFF AREA
(VAN-TYPE
VEHICLE ONLY)**

**Separate Entrances
to Proposed
Shop & Services ***

**PROPOSED
CONVENIENCE
STORE**

EXEMPTED G.E.A. CALCULATION
FOR COUNTER FOR WATCHMEN
(GROUND FLOOR)

PNAP APP-42 APPENDIX A ITEMS REFER

= 5m² FOR EVERY 50 FLATS
TOTAL NO. OF FLAT = 110 FLATS
PERMITTED AREA FOR COUNTER = 10 m²
FOR WATCHMEN
PROVIDED AREA FOR COUNTER
FOR WATCHMEN
= 9.850 m² < 10 m²
TOTAL GFA = 7928.917 m² × 0.2% = 15.858 m²

**NOTE FOR METAL GATE AT
EVA ENTRANCE**
THE ENTRANCE GATE TO BE ATTENDED
24 HOURS IN ORDER TO ALLOW SAFE &
UNOBSTRUCTED ACCESS OF FIRE
APPLIANCE & TO BE READILY OPENABLE
FOR ACCESS IN CASE OF EMERGENCY

RECORD PLAN
I've stated and discussed this _____
with the Building Authority on the _____
_____ notified.

Dated: 30 / 09 / 2021

BD Ref: 2 / 4072 / 17

Mai Ching Fung
Moi Ching Fung
Authorized Person

REFUSE STORAGE &
MATERIAL RECOVERY
CHAMBER CAL. DIAGRAM

9 REFUSE STORAGE
& MATERIAL RECOVERY
CHAMBER CALCULATION:

REFUSE STORAGE & MATERIAL RECOVERY CHAMBER	
(RSAMRC) AREA CALCULATION:	
TOTAL DOMESTIC U.T.S.	= 5198,904 s.m.
RSAMRC AREA REQUIRED	5198,904/347 = 14,982 s.m.
RSAMRC AREA PROVIDED	= 14,960 s.m.
	14,999 > 14,982 (sufficient)

- ⊖ N.P.S. : NO PARKING SIGN
- Ⓢ E.V.A.S. : E.V.A. SIGN
- Ⓢ E.V.A.S. : E.V.A. LAYOUT SIGN
- Ⓢ F.L.S. : FIREMAN'S LIFT SIGN

GROUND FLOOR PLAN

- SUPERIMPOSED LOAD 5.0 KPa
- SPRINKLER SYSTEM TO BE PROVIDED FOR CARPARK / LOADING & UNLOADING AREA
- 4, 13, 14, 24 OMITTED FROM CARPARK NUMBERING SYSTEM
- SMOKE OUTLET (S.O. 1, 2, 3 & 4) : 1.0mx1.0m
- L/LUL BAY : 7.0m x 3.5m x 3.6m HEADROOM
- CARPARK SPACE : 2.5m x 5.0m x 2.4m HEADROOM
- MOTOR CYCLE : 2.4m X 1.0m x 2.4m HEADROOM
- 10 NOS. OF CAR PARKING SPACES
- 1 NO. OF ACCESSIBLE CAR PARKING SPACE
- 2 NOS. OF MOTORCYCLE SPACE

TYPE II WORKS:
THE WORKS SHOWN ON THESE PLANS ARE TYPE II
WORKS (GENERAL BUILDING WORKS) IN RESPECT
OF WHICH CONSENT IS APPLIED FOR THE PURPOSE
OF FAST TRACK CONSENT APPLICATION UNDER
REGULATION 33 OF THE BUILDING (ADMINISTRATION)
REGULATIONS.

LEGEND :

-  : VERTICAL GREEN WALL
 : PLANTER
 : EXISTING CLP SUBSTATION
 : EXISTING BUILDING WORKS
 : MAINTENANCE ACCESS FOR CLP
 1.3A SOCKET WEATHERPROOF OUTLET FOR
 FOR ELECTRIC VEHICLE (EV) CHARGING FACILITIES
 FSP : FIRE SERVICE ACCESS POINT

**llewelyn
davies**

Title

Proposed Convenience Store and Loading / Unloading Arrangement

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale		Figure 3.1	

PART PLAN OF ST-2
AT LEVEL 14.12

RECEIVED BY
2021 SEP -3 P. 14 19
B.L. CHONG (2021)
BUILDING DEPARTMENT

GROUND FLOOR PLAN

- SUPERIMPOSED LOAD 5.0 KPa
- SPRINKLER SYSTEM TO BE PROVIDED FOR CARPARK / LOADING & UNLOADING AREA
- 4, 13, 14, 24 OMITTED FROM CARPARK NUMBERING SYSTEM
- SMOKE OUTLET (S.O. 1, 2, 3 & 4) : 1.0mx1.0m
- L/UL BAY : 7.0m x 3.5m x 3.6m HEADROOM
- CARPARK SPACE : 2.5m x 5.0m x 2.4m HEADROOM
- MOTOR CYCLE : 2.4m x 1.0m x 2.4m HEADROOM
- 10 NOS. OF CAR PARKING SPACES
- 1 NO. OF ACCESSIBLE CAR PARKING SPACE
- 2 NOS. OF MOTORCYCLE SPACE

TYPE II WORKS:
THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS (GENERAL BUILDING WORKS) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS.

LEGEND :

- VGW : VERTICAL GREEN WALL
- PLANTER
- EXISTING CLP SUBSTATION
- EXISTING BUILDING WORKS
- MAINTENANCE ACCESS FOR CLP
- 13A SOCKET WEATHERPROOF OUTLET FOR FOR ELECTRIC VEHICLE (EV) CHARGING FACILITIES
- FSAP : FIRE SERVICE ACCESS POINT

REFUSE STORAGE & MATERIAL RECOVERY CHAMBER CALCULATION:

REFUSE STORAGE & MATERIAL RECOVERY CHAMBER	
(RS&MRC) AREA CALCULATION:	
TOTAL DOMESTIC U.F.S.	= 5198.904 s.m.
RS&MRC AREA REQUIRED	= 5198.904/347 = 14.982 s.m.
RS&MRC AREA PROVIDED	= 14.999 s.m.
	14.999 > 14.982 (Permitted)

- ⊖N.P.S. : NO PARKING SIGN
- ⊖E.V.A.S. : E.V.A. SIGN
- ⊖E.V.A.S. : E.V.A. LAYOUT SIGN
- ⊖F.L.S. : FIREMAN'S LIFT SIGN

EXEMPTED G.F.A. CALCULATION FOR COUNTER FOR WATCHMEN (GROUND FLOOR)

PNAP APP-42 APPENDIX A ITEMS REFER
= 5m² FOR EVERY 50 FLATS
TOTAL NO. OF FLAT = 110 FLATS
PERMITTED AREA FOR COUNTER FOR WATCHMEN
PROVIDED AREA FOR COUNTER FOR WATCHMEN
= 9.850 m² < 10 m²
TOTAL GFA = 7928.917 m² x 0.2% = 15.858 m

COUNTER FOR WATCHMEN & MANAGEMENT OFFICE
= 9.850 m²

NOTE FOR METAL GATE AT EVA ENTRANCE
THE ENTRANCE GATE TO BE ATTENDED 24 HOURS IN ORDER TO ALLOW SAFE & UNOBSTRUCTED ACCESS OF FIRE APPLIANCE & TO BE READILY OPENABLE FOR ACCESS IN CASE OF EMERGENCY

RECORD PLAN

This plan is intended to be used for the Building Authority on the site specified.

Dated : 30/09/2021
BD Ref: 2/4672/17

Wai Ching Fung
Authorized Person

REFUSE STORAGE & MATERIAL RECOVERY CHAMBER CAL. DIAGRAM

AREA=14.999m²

3.2.5 The proposed loading/ unloading arrangement is the optimal solution available with the following benefits:

- the L/UL activity will be carried out within the residential development to avoid blocking traffic at public road (i.e. Waterloo Road and Boundary Street);
- the L/UL activity will not affect the ingress / egress of the motorcycles and private parking spaces inside the residential development since the proposed drop-off area is now totally segregated at the other side of the residential development;
- the L/UL activity will not encroach upon the internal driveway of the residential development to avoid impact on the internal traffic;
- the L/UL activity will not fall within the Right-of-Way as demarcated on the Sub-Deed of Mutual Covenant and Management Agreement of the residential development leading to the CLP substation; and
- the L/UL activity will not encroach into the emergency vehicle access (EVA) of the subject residential development.

3.2.6 The proposed drop-off area will also not affect the barrier free access. According to the Design Manual: Barrier Free Access 2008 (2024 Edition), the provision of ramp for barrier free access should be as gradual as possible for ease of access, a gradient of about 1:20 (5%) is preferred. Only when there is drop-off activities, the user that requires barrier free access can still travel to and from the residential lobby and the exit gate at Boundary Street by making use of the route as illustrated on the figure below, which the gradient of 1:25 (4%) can satisfactorily fulfill the requirements under the Design Manual.

Section 16 Planning Application for Proposed Shop and Services (Convenience Store) in "Residential (Group B)" Zone at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development)

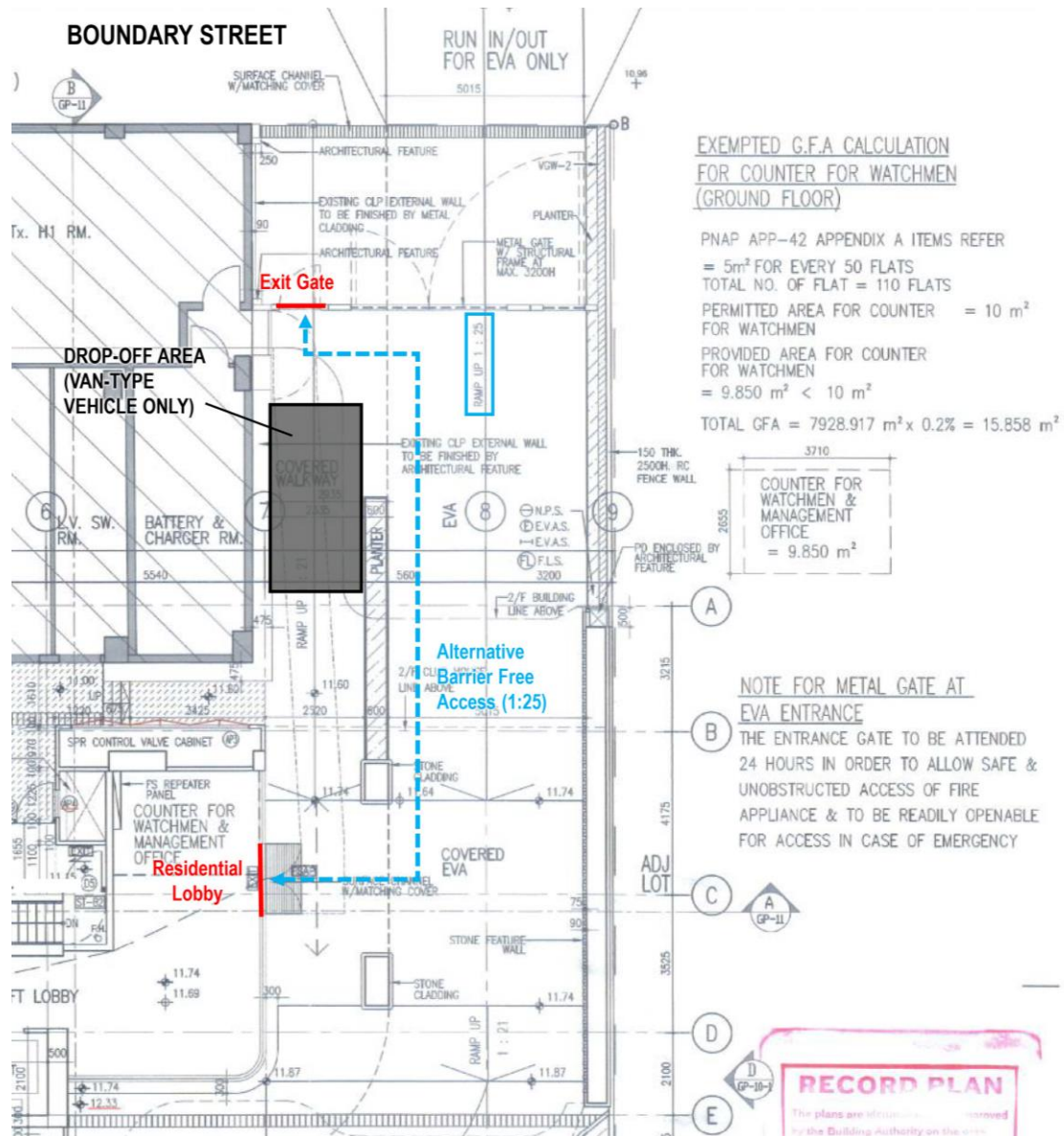


Illustration of Alternative Barrier Free Access with Gradient of 1:25 (4%)

4 JUSTIFICATIONS AND PLANNING MERITS

4.1 In Line with the Planning Intention of “Residential (Group B)” Zone

4.1.1 The proposed shop and services use is in line with the planning intention of the subject “R(B)” zone, which is intended for medium-density residential developments where commercial uses serving the residential neighborhood may be permitted. Since the nature of the Proposed Use is community-based and small scale, it will not result in any unacceptable consequential adverse effect on the local area or the planning intention of the area. The GFA of the proposed use has already been included in the PR calculation for the site of the subject building, and is in compliance with the PR restriction of 5.0 for the subject “R(B)” zone as well as the approved GFA under the Record Plan.

4.2 Compatible with Surrounding Land Uses

4.2.1 The Proposed Use is not incompatible with the surrounding land uses, which comprises mainly low to medium-density residential development with non-domestic uses, such as tutorial schools and learning centers on the lower floors.

4.2.2 As illustrated in paragraph 2.3.4 above, there is no convenience store within 500m from the Application Premises, which shows the insufficiency of retail facilities in the local neighbourhood. The current change of nature of the business of the Applicant Premises into a local convenience store can contribute to address the needs of the local neighbourhood with no disturbance to the existing residents on-site.

4.3 Self-contained Design Arrangement with no Disturbance to the Residents

4.3.1 The Application Premises can be accessed directly from the Waterloo Road via an exclusive entrance gate and access separated from the run-in/out serving the subject residential building. The staff of the convenience store will also be restricted to access the domestic portion of the residential development. The proposed convenience store will also have independent water supply, power supply system and toilet serving the staff. A reasonable operation hour (7am to 11pm daily) will also be adopted to minimise nuisance to the residential portion. The proposed convenience store will therefore induce no disturbance to the residential portion of the subject building.

4.4 Optimised Loading/ Unloading Arrangement

- 4.4.1 As mentioned in details in Section 3.2, a drop-off area is proposed for the loading/unloading activity of the proposed convenience store. The location and operation arrangement induce no disturbance to the users of residential development, the right of way to the adjoining CLP substation, the use of the emergency vehicle access as well as nearby public roads. With the practice of the suggested management and operation measures as illustrated in Section 3.2 above, the operation of this community-based local convenience store, including its proposed loading / unloading activity, is not anticipated.

4.5 Previous Case for Proposed Non-domestic Use

- 4.5.1 The Application Premises is subject to a previous approved planning application for proposed ‘School (Tutorial School)’ use (No. A/K7/119), which demonstrate that it is technically feasible for non-domestic uses at the Application Premises and is not incompatible with other residential uses within the same building.

4.6 No Adverse Fire Safety and Building Impacts

- 4.6.1 The proposed convenience store is confined to the non-domestic portion of the previous approved tutorial school at G/F of the subject residential building under the Record Plan of the subject premises (i.e. 128 Waterloo) dated 30 Sept 2021. Approvals from Fire Services Department and the Buildings Department will be sought at subsequent Building Plan amendment stage to comply with the fire and building safety requirements for the proposed shops and services.

5 CONCLUSION

- 5.1 The Application Premises falls within an area zoned “Residential (Group B)” on the approved Ho Man Tin Outline Zoning Plan No. S/K7/24. According to the Notes of the OZP for the subject “R(B)” zone, ‘Shop and Services’ use is a Column 2 use which requires planning permission from the Town Planning Board.
- 5.2 With a total site area of about 37.044m², the Application Premises is located at part of the G/F of an existing 19-storeys residential development at 128 Waterloo Road, Kowloon. The subject building is mainly surrounded by other low to medium-density residential developments with commercial uses on the lower floors. The subject proposed uses provides retail services mainly for the residents of the subject building and the surrounding residential neighborhood. Since the proposed convenience store is to mainly serve the daily needs of the residents of the local neighbourhood, the proposed uses is considered to be totally compatible with the same building as well as the surrounding developments.
- 5.3 The proposed convenience store will be exclusively served by a stand-alone pedestrian walkway with a separated entrance / exist at Waterloo Road. Since the access to the proposed convenience store solely relies on the stand-alone pedestrian walkway but not the common area of the residential development, the subject proposal would not affect the existing means of escape provision of the buildings. There will be no disturbance nor nuisance to the local residents in the same building.
- 5.4 The location and operation arrangement induce no disturbance to the users of residential development, the right of way to the adjoining CLP substation, the use of the emergency vehicle access as well as nearby public roads. With the practice of the suggested management and operation measures proposed, the operation of this community-based local convenience store, including its proposed loading / unloading activity, is not anticipated.
- 5.5 In light of the supporting justifications presented in this Planning Statement, the Board is cordially invited to consider this application favourably.



ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

28 August 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, Hong Kong

By Hand and by Email

Dear Sir

**Section 16 Planning Application for Proposed Shop and Services (Convenience Store) in
“Residential (Group B)” Zone at 128 Waterloo Road, Kowloon
(G/F (Part) of a Residential Development)
(S16 Planning Application No. A/K7/123)**

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 8 April 2025. Comments from various Government departments were subsequently received via Kowloon District Planning Office of Planning Department on 27 May 2025, 6 June 2025 and 9 June 2025. To allow sufficient time for preparation of Further Information to address the departmental concerns, the consideration of the planning application was deferred by the Board at its meeting on 4 July 2025.

The Applicant now would like to hereby submit this set of Further Information to reactivate the planning application and to address the received departmental concerns. Should there be no further departmental comments received, the Applicant sincerely requests the planning application to be considered by the Board at the soonest.

Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or Mr Edison Law at [REDACTED].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

A handwritten signature in blue ink, appearing to read 'Man Ho'.

Man Ho
Associate Director

MH/el

Encl.

cc
DPO/K

Attn: Ms Vivian Lai / Mr Charles Lee

(by email)

Section 16 Planning Application for Proposed Shop and Services (Convenience Store) in “Residential (Group B)” Zone at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development) (Planning Application No. A/K7/123)

	Departmental Comments	Responses to Comments (Aug 2025)
1.	Comments from Transport Department	
	<u>Comments received on 27 May 2025</u>	
1.1	The applicant shall clarify the dimensions in length, width and headroom of the proposed loading/unloading space on the layout plan, which shall be clearly demarcated on the future building plan submissions.	Noted. The parking space with 5m (L) x 2.5m (W) x 2.4m (H) will be provided for van-type light goods vehicles.
1.2	The swept path analysis shall be prepared by a qualified traffic consultant. Further, it appears from the swept path analysis that the maneuvering of the van-type vehicle will clash with existing structures and shall include three point turn movement into the driveway without excessive reversing movement.	After reviewing the comments from various Government department, the Applicant has further updated the location of the drop-off area in mid-July 2025. The proposed drop-off area now situates on common areas of the subject residential development. Swept-path analysis has also been updated accordingly. There would not be any clash with any existing structures. For details, please refer to Attachment 1 – Proposed Drop-off Location (Aug 2025). All previous committed management measures will still be respected for this current proposed drop-off location. The measures include:- • The proposed loading / unloading area will be used by van-type light goods vehicles only; • The loading / unloading arrangement can only be made with prior appointment with the management office; • The loading / unloading activities will only be taken place during off-peak hours; • The use of the current proposed designated drop-off area for loading / unloading activities will satisfy fulfils the terms of the Deed of Mutual Covenant and Management Agreement co-signed by the Applicant and the CLP Power Hong Kong Limited. It would not induce any obstruction to the usage of other parking spaces nor right-of-way to the adjacent CLP substation;

	<i>Further Comments received on 25 July 2025</i> 1.3 Presuming the proposal is permissible under the lease, the proposed loading / unloading space will affect the operation of the residential accessible car parking space which is governed by DMC, the applicant shall obtain agreement from the Owners' Committee to ascertain its feasibility and provide written agreement record for consideration.	• The usage of the loading / unloading area can be stipulated under the conditions of the tenancy agreement to be signed between the management company and the tenant of the proposed convenience store. The property management company will review the terms and conditions of the tenancy agreement with the tenants on a regular basis. As the agreement is a legal binding document, all signed parties should have self-consciousness to abide by laws based on mutual respect. • Should there be any violation of the agreed terms and conditions of the tenancy agreement, actions can be taken forward by the property management company such as termination of tenancy agreement. Any concerned party (e.g. residents) may also lodge complaints to the property management company. Necessary actions will then be followed, which could include termination of contract if the violation is found to be persisted. • The usage of the current proposed drop-off area will not induce any adverse impact to the surrounding traffic flow nor causes any traffic offenses that requires law enforcement action by the Hong Kong Police Force. On behalf of the subject residential development, the Applicant (i.e. being the developer of the subject residential development) hereby provides an undertaking letter to commit relevant management measures will be carried forward to control the operation of the proposed convenience store (see Attachment 2 – Undertaking Letter). This demonstrates the efforts and commitments made to ensure that there will be no nuisance to all stakeholders and there will be no adverse impact to the surrounding traffic flow. On 11 Aug 2025, the Applicant has kicked start a 2-week consultation process with the residents of the subject residential development. The residents have been well informed about the details of the subject proposal and loading / unloading arrangement. Residents were also invited to provide their views on the proposal. Within the consultation period, no objections from the residents were received. Please see Attachment 3 – Proof of Obtaining Residents' Consent / Comments for reference.
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2.	Comments from Buildings Department	
	<u>Comments received on 27 May 2025</u> 2.1 Object to the application. With reference to the approved building plans of the 128 Waterloo Road, the proposed drop-off area which is located at the accessible ramp would adversely affect the provision of approved access route for persons with a disability for the development, especially during the loading and unloading activities being held at the scene. The access route should free from obstruction or any kind of hazards for the persons with a disability to enter, move within and leave a building to reach the accessible facilities. The applicant's attention is drawn to Building (Planning) Regulation 72 and Division 4 of Design Manual: Barrier Free Access 2008 (2024 Edition). 2.2 The provision of proposed drop-off area which is in close proximity to the exit door / gate on G/F would also obstruct the existing exit route from exit staircases to the ultimate place of safety, especially during loading and unloading activities being held at the scene. A minimum clear width of 1050mm for the exit route should be maintained and all means of escape should be free from obstruction at all times. <u>Further Comments received on 25 July 2025</u> 2.3 The revised proposal is considered acceptable provided that the proposed drop-off area and affected accessible carparking space are common areas under the DMC and the use of them is under a common management, and such proposal is agreed by the Owner's Committee. To this end, information to substantiate the above requirements should be submitted for consideration.	After reviewing the comments from various Government department, the Applicant has further updated the location of the drop-off area in mid-July 2025. The proposed drop-off area now situates on common areas of the subject residential development. For details, please refer to Attachment 1 – Proposed Drop-off Location (Aug 2025). Ditto. Noted. Please refer to our responses to Item 1.3 above.

3.	Comments from Planning Department	
	<u>Comments received on 27 May 2025</u> 3.1 Para. 2.2.1 – The applicant should, with reference to Para. 2.2.2, provide operation / management details of the existing metal gate, which is proposed to segregate the subject premises from the domestic portion of the development. In particular, arrangements relating to motorcycle parking spaces and goods delivery to the subject premises should be supplemented. <u>Further Comments received on 25 July 2025</u> 3.2 Substantiate the proposed management measures, in particular to address potential conflicts between the usage of the proposed drop-off area and existing accessible parking space. Information such as (i) proposed time and duration for loading/unloading activities; (ii) usage rate of the existing accessible parking space; and (iii) actions to be performed by the management office staff to facilitate loading/unloading activities are relevant;	After reviewing the comments from various Government department, the Applicant has further updated the location of the drop-off area in mid-July 2025. The proposed drop-off area now situates on common areas of the subject residential development. (see Attachment 1 – Proposed Drop-off Location). For the metal gate at the separate entrance to the proposed convenience store at Waterloo Road, it will be managed by the management company and it will only be opened during operation hours of the convenience store (i.e. restricted from 7am to 11pm on Mondays to Sundays). For the metal gate segregating the residential portion and the proposed convenience store, it will be closed at all times and it will only be opened by the management company during delivery of goods from the proposed drop-off location. It will also be occasionally for access of the motorcycle parking and maintenance access to CLP substation when needed. i. Delivery of goods will now make use of the run-in / out at Waterloo Road, instead of using the run-in / out at Boundary Street. The delivery of goods can only be made with prior appointment with the property management company of the residential development. The delivery of goods will not be allowed during peak hour (i.e. from 7am to 10am on Mondays to Fridays); nor in the evening as well as outside the operation hours of the convenience store so that to minimise any possible nuisance with residents; ii. Considering that the scale and nature of the proposed convenience store is relatively small and to serve the local community with some basic essential goods, the trips for delivery of goods will be infrequent. It is estimated that the trips made for delivery of goods will not be more than 2-3 times a week and each L/UL session will not last for more than 30 minutes; iii. According to the information from the existing property management company, the usage rate of the existing accessible parking space is very low. By observation, the usage rate of this accessible parking space at present is fairly low (i.e. about once in 2-3 weeks). Also, although the accessible parking space is a residential common area, prior appointment with the management staff is required before actual usage by the residents;

3.	Comments from Planning Department (Con't)	
3.2	(Con't)	iv. Since delivery of goods can only be made with prior appointment with the property management company, there will be staff assigned to guide the van-type light goods vehicle entering the premises from Waterloo Road to the proposed drop-off area. After that, the staff will also guide the delivery of goods to the proposed convenience store to ensure that there will be no disruption to the domestic portion of the residential development. In view of the low usage rate of the existing accessible parking space and the abovementioned management measures, possible nuisance caused by the proposed drop-off and its L/UL activities will be minimised.
3.3	Indicate the goods delivery route between the proposed drop-off area and the application premises, and elaborate on the actions to be performed by the management office staff to facilitate goods delivery (including the operation of the existing metal gate(s) outside the application premises);	Please see responses-to-comments of 3.2 above.
3.4	Noting that both the existing accessible parking space and loading / unloading bay of the residential development are designated as 'residential common areas' under the DMC, please elaborate on the reasons for not using the existing loading / unloading bay for temporary loading/unloading activities to serve the proposed use;	There is existing another loading / unloading area designated as "residential common areas" situated next to car park no. 6. It is situated right opposite to the residents' lift lobby, and so it is frequently used for daily drop-off activities of the residents, such as taxis' drop-off and pick-up. Instead, the existing accessible parking space (i.e. "V1(D)") is situated at a relatively farer location. By observation, the usage rate of this accessible parking space at present is fairly low (i.e. about once in 2-3 weeks). Therefore, the current proposal is considered to be optimal after exploring all possible ways to minimise disruptions / nuisance to the residents.
3.5	Riding on point 3 above, please elaborate on the reasons for not using other existing parking spaces designated as 'residential common areas' under the DMC for temporary loading/unloading activities to serve the proposed use; and	Other car parking spaces designated as "residential common areas" are mainly visitor car parking spaces situated right next to the run-in / out at Waterloo Road along the right-of-way to the CLP substation. To minimise any possible impact due to delivery of goods or manoeuvring of the van-type light goods vehicles (such as tailing back of queuing traffic back to Waterloo Road during drop-off activities), it is considered not desirable to make use of these parking spaces.
3.6	Provide the dimensions of the drop-off area on plan.	Please see Attachment 1 – Proposed Drop-off Location and responses to comments of Item 1.1 above.

4.	Comments from Commissioner of Police	
	<u>Comments received on 27 May 2025</u>	
4.1	To facilitate the loading/ unloading activities for the convenience store, it is strongly recommend to set up the L/UL area inside the premises;	Under the current proposal, the proposed drop-off is situated within the subject premises. Please see Attachment 1 – Proposed Drop-off Location (Aug 2025) .
4.2	If further road works or road closure for decoration is required, the office could furnish HKPF (Attn.: OC RMO KW) a set of temporary traffic arrangement (TTA) plans in order to facilitate our further assessment.	Noted.

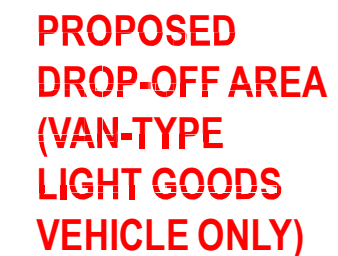
Below Government departments have no comment / no objection on the subject S16 planning application:

1. FSD
2. LandsD
3. WSD
4. HyD
5. EPD
6. FEHD
7. DSD
8. DO

Attachment 1

Proposed Drop-off Location (Aug 2025)

BOUNDARY STREET

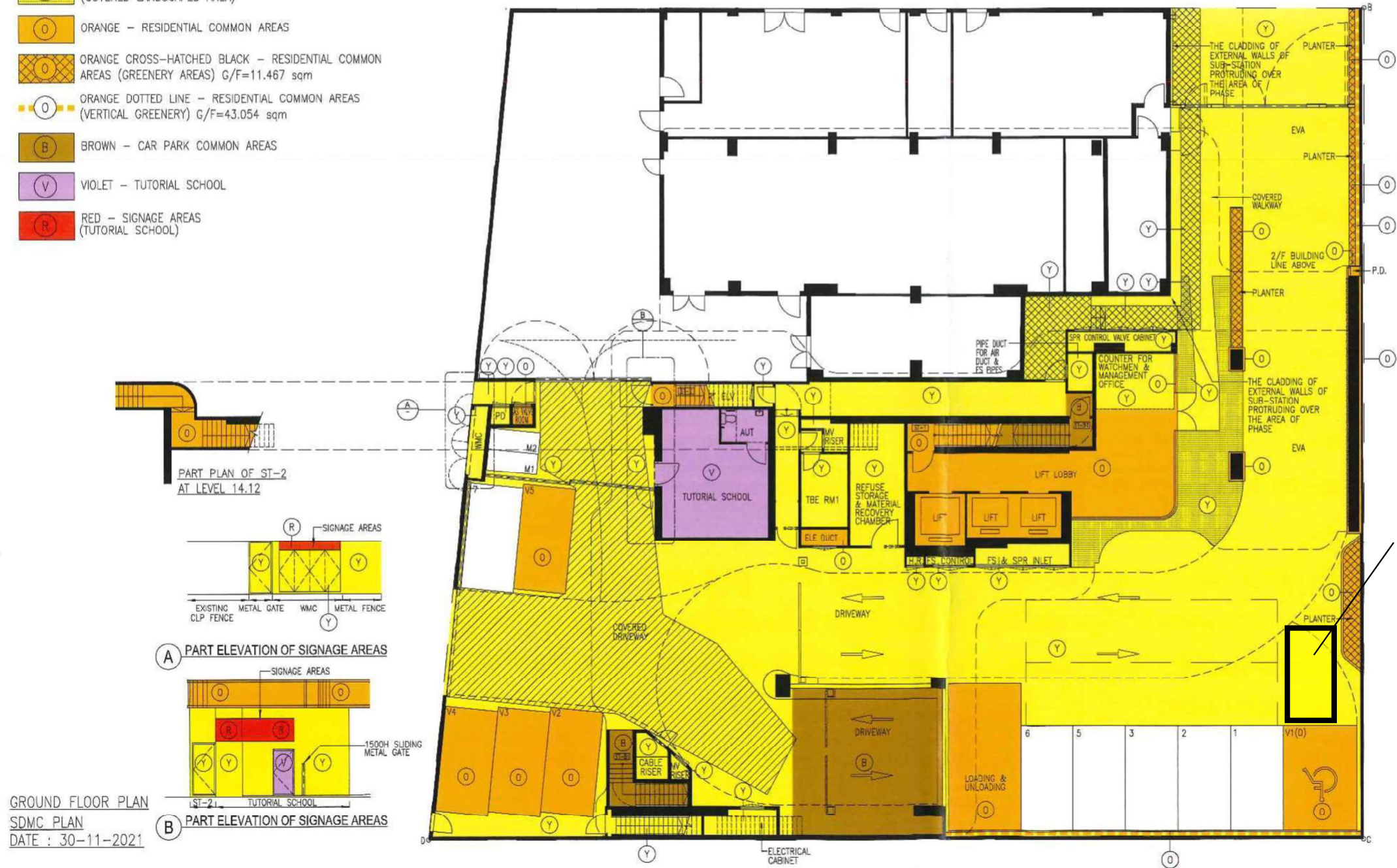
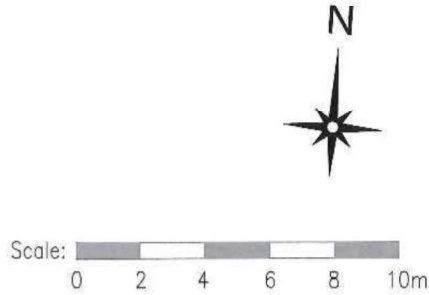


G/F Record Plan of 128 Waterloo Road

Attachment 1 - Revised Location of Drop-off Area

KOWLOON INLAND LOT NO.1900
LEGEND FOR SDMC PLANS

-  YELLOW - PHASE COMMON AREAS
-  YELLOW HATCHED BLACK - RIGHT OF WAY AREA
-  YELLOW CROSS-HATCHED BLACK - PHASE COMMON AREAS
-  YELLOW CROSS-HATCHED BLACK STIPPLED BLACK - PHASE COMMON AREAS (COVERED LANDSCAPED AREA)
-  YELLOW STIPPLED BLACK - PHASE COMMON AREAS (COVERED LANDSCAPED AREA)
-  ORANGE - RESIDENTIAL COMMON AREAS
-  ORANGE CROSS-HATCHED BLACK - RESIDENTIAL COMMON AREAS (GREENERY AREAS) G/F=11.467 sqm
-  ORANGE DOTTED LINE - RESIDENTIAL COMMON AREAS (VERTICAL GREENERY) G/F=43.054 sqm
-  BROWN - CAR PARK COMMON AREAS
-  VIOLET - TUTORIAL SCHOOL
-  RED - SIGNAGE AREAS (TUTORIAL SCHOOL)



1. The current proposed drop-off area is situated on "Residential Common Areas" under the DMC;
2. Similar to the visitor accessible parking space [i.e. V1(D)], the usage of these two spaces can only be made with prior appointment with the property management office. Hence, no conflict between the uses of these spaces is expected;
3. The terms of usage of the proposed drop-off area for loading / unloading activities will be stipulated under the conditions of the tenancy agreement to be signed between the management company and the tenant of the proposed convenience store.


WAI CHING PONG
AUTHORIZED PERSON



Attachment 2

Undertaking Letter

Great Prosper Development Limited

Our Ref: 128W/L/19305

Date: 13 August 2025

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, Hong Kong

Dear Sir

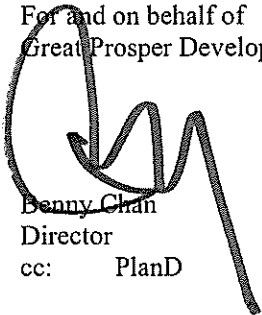
Re: Section 16 Planning Application for Proposed Shop and Services (Convenience Store) in “Residential (Group B)” Zone at 128 Waterloo Road, Kowloon (G/F (Part) of a Residential Development)
(S16 Planning Application No. A/K7/123)
Undertaking for Implementation of Management Measures

We, Great Prosper Development Limited, being the Applicant (i.e. developer of the captioned development), hereby undertake the following for implementing the management measures as committed under the subject planning application to manage the future tenants of the subject proposed convenience store.

1. The operation hours of the proposed convenient store will be restricted from 7am to 11pm on Mondays to Sundays;
2. There will only be one staff to serve the proposed convenient store. The staff will be restricted from accessing the domestic portion of the subject residential development;
3. There will be an exclusive access at Waterloo Road for customers, which serves to separate all customers away from the domestic portion;
4. Delivery of goods will only be taken place at the designated drop-off area;
5. The delivery of good will be limited to “van-type light goods vehicles”. Prior appointment with the management office will be required. The drop-off time will only be happened during off-peak hours;
6. The metal gate segregating the residential portion and the “proposed convenient store” will be closed at all times and it will only be opened by the management company during the time when needed;
7. The binding terms to control operation of the proposed convenient store will be stipulated under the tenancy agreement of the convenience store as well as the management agreement of the Management Company; and
8. Should there be any violation of terms, actions can be taken forward by the property management company such as termination of tenancy agreement.

Thank you for your attention.

Yours faithfully
For and on behalf of
Great Prosper Development Limited



Benny Chan
Director

cc: PlanD

Attn.: Ms. LAI Man Foon, Vivian

(Email: vmflai@pland.gov.hk)

Attachment 3

Proof of Obtaining Residents' Consent / Comments

檔案編號：MGT-128W-SITE/017/2025

致：128WATERLOO 各業戶

有關規劃申請通知：

1. 規劃申請更進事項

管理處接獲「瀋隆發展有限公司」(Great Prosper Development Limited) 來函，誠邀各位業主就一項涉及本屋苑的規劃申請更進事項提供意見。

就有關早前規劃申請編號 A/K7/123 擬議將九龍窩打老道 128 號地下(部分)學校(補習學校)更改為商店及服務行業申請，此申請為提供便利店服務，令附近居民便利。現就申請內的短暫上落貨區，建議以不佔用訪客車車位情況下，將短暫上落貨區設置於 V1(D)車位前空地。

此變動可能影響部分業主及訪客使用訪客車車位 V1(D)，因此避免影響將來訪客使用 V1(D)車位，有關安排使用守則將會與租客以租賃協議監管，特此提醒關注。

2. 主要內容

在擬議商店及服務行業申請中，將短暫上落貨區設置於 V1(D)車位前空地。

3. 業主意見提交指引

如對上述規劃申請更進事項有任何意見，請依以下程序提交：

領取表格：親臨地下大堂服務處索取《意見表》。

填寫遞交：填妥後請於 2025 年 8 月 25 日 (星期一) 下午 5 時前交回地下大堂服務。

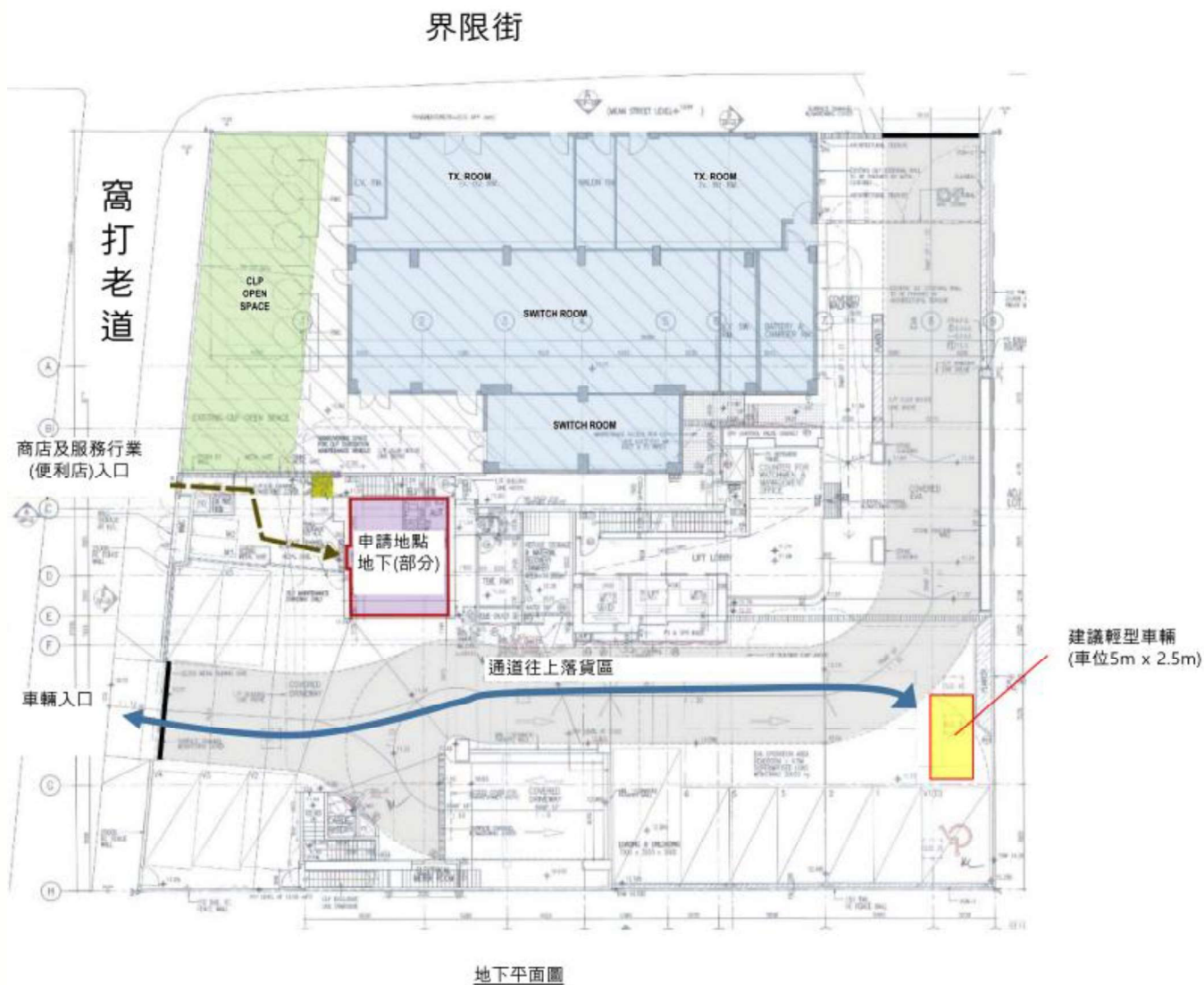
4. 查詢事宜

如有任何查詢，可與本處聯絡。

有關申請亦可查詢政府城規會網站 www.tpb.gov.hk

所有意見將由發展商統一整理後提交當局審核。

(附圖如下：)



128 WATERLOO 管理處
二零二五年八月十一日

仲量聯行物業管理有限公司
香港英皇道 979 號多盛大廈 17 樓
地產代理公司牌照號碼: C-006182
物業管理公司牌照號碼: C-480364

Jones Lang LaSalle Management Services Limited
17/F Dorset House 979 King's Road Hong Kong
EAA Company Licence No.: C-006182
PMC Licence No.: C-480364

Our quality assurance accreditation
ISO 9001 Quality Management System
ISO 14001 Environmental Management System
ISO 50001 Energy Management System
ISO 45001 Occupational Health and Safety Management System

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F +852 2968 1668
W jll.com.hk

規劃申請更進事項意見表
(關於申請編號：A/K7/123)

業主基本資料

1. 姓名：_____

2. 單位：_____

3. 聯絡電話：_____

意見類別（請勾選 ✓）

- ☐ 支持 該規劃申請
- ☐ 反對 該規劃申請
- ☐ 其他意見／關注事項

填寫遞交：填妥後請於 2025 年 8 月 25 日（星期一）下午 5 時前
交回地下大堂服務處。

Detailed Departmental Comments

Comments of Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

- (a) application for gross floor area concession for any additional parking facility and loading/unloading space for the proposed convenience store might be considered subject to compliance with the relevant criteria/requirements stipulated in PNAP APP-2 and comments from the Transport Department;
- (b) the Applicant is advised to engage an Authorised Person to ensure that any building works/ alterations and additions works/ change of use are implemented in compliance with Buildings Ordinance (BO), including (but not limited to) the following:
 - (i) adequate means of escape should be provided in accordance with Building (Planning) Regulation ((B(P)R) 41(1)) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - (ii) fire barrier with adequate fire resisting construction between the subject premises and the remaining portion of the building should be provided in accordance with Building (Construction) Regulation 35 and the FS Code;
 - (iii) access and facilities for persons with a disability should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008;
 - (iv) adequate sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
- (c) detailed comments under the BO will be given at the building plans submission stage.

Recommended Advisory Clauses

- (a) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department that:
- (i) all building works are subject to compliance with the Buildings Ordinance (BO) and its allied regulations;
 - (ii) provision of proposed drop off area should be in compliance with the requirements as stipulated in PNAP APP-111 and subject to comments from the Transport Department (TD);
 - (iii) application for gross floor area concession for any additional parking facility and loading/unloading space for the proposed convenience store might be considered subject to compliance with the relevant criteria/requirements stipulated in PNAP APP-2 and comments from the TD;
 - (iv) the Applicant is advised to engage an Authorised Person to ensure that any building works/ alterations and additions works/ change of use are implemented in compliance with BO, including (but not limited to) the following:
 - 1. adequate means of escape should be provided in accordance with Building (Planning) Regulation ((B(P)R) 41(1)) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code);
 - 2. fire barrier with adequate fire resisting construction between the subject premises and the remaining portion of the building should be provided in accordance with Building (Construction) Regulation 35 and the FS Code;
 - 3. access and facilities for persons with a disability should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008;
 - 4. adequate sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; and
 - (v) detailed comments under the BO will be given at the building plans submission stage.

(b) To note the comments of the Director of Fire Services that:

detailed fire services requirements will be formulated upon receipt of a formal submission of Short Term Tenancy/Short Term Waiver, general building plans or referral of application via relevant licensing authority, as appropriate.