

Planning Statement

Proposed “Shop and Service” use Unit 1(Part of) , Ground Floor, Wah Shing Centre, 11, Shing Yip Street, Kwun Tong.

Executive Summary

This Planning Statement is prepared to support a planning application for “Shop and Service” use at Unit 1(Part of) , Ground Floor, Wah Shing Centre, 11, Shing Yip Street, Kwun Tong. The premises is zoned “Other Specified Uses” annotated “Business” on the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/26.

Our Proposal

1. Two “Shop and Services” units namely 1 & 2 are applied at front part of subject premises abutting Shing Yip Street.
2. The proposed Shop and Service 1 and 2 will be separated by a 2.5m wide corridor having 2 hours FRR full height walls, 2 hours FRR fire shutter and fire doors.
3. Shop & Service 3 at the rear part of the unit is applied for Shop and Services (including Bank/Fast Food Counter/Electrical Shop/Local provisions Store/Showroom).
4. Shop and Service 1 will have an area of 230.28 s.m.
5. Shop and Service 2 will have an area of 209.95s.m.
6. The total area applied for “Shop and Service” use as commercial floor area is 440.23 s.m. (230.28 s.m. + 209.95s.m.)
7. Existing sprinkler system is provided at the premises.
8. Shop and Service 3 will have an area of 465.00 s.m. According to the Town Planning Board Guidelines No. 22D, it is not accountable to 460 s.m. commercial floor area.

The subject premises will be separated from the remaining industrial part of Unit 1 by a 2.5m wide corridor having 2 hours FRR full height wall, 2 hours FRR fire shutter and fire doors. Sprinkler system is provided at the Wah Shing Centre. All the fire service installation will be modified to suit the proposed change of use.

Justification

1. The proposed use conforms the planning intention of OU(Business) zone.
2. The proposed use complies with Town Planning Board Guidelines No.22D
3. The proposed use complies with FSD Circular Letter No. 4/95 Part X regarding development within an industrial building.
4. The proposed use is compatible to the adjoining buildings.
5. The proposed use will meet the extensive demand for shop and services withing the area.
6. No traffic and environmental impacted from the proposed use is anticipated.
7. There are similar planning approvals within the same Outline Zoning Plan.

In view of the above justification we sincerely hope that the member of the Board will approved this application.

擬在觀塘成業街 11 號華成工商中心地下 1 號單位(部份)作商店及服務行業用途的規劃申請

行政摘要

此規劃報告是支持塘成業街 11 號華成工商中心地下 1 號單位(部份)作商店及服務行業(包括銀行/快餐櫃檯/電氣工程店/士多/陳列室)用途。申請處所位於觀塘(南部)分區計劃大綱核准圖(圖則編號 S/K14S/26)上的”其他指定用途(商貿)地帶。

申請建議

1. 向成業街有 2 個商店及服務單位(編號 1 及 2)。
2. 1 及 2 單位之間設有 2.5 米寬的走廊分隔，走廊用 2 小時防火時效的全高牆/2 小時防火時效防火閘及門分隔。
3. 商店及服務單位編號 3 申請用作商店及服務行業(包括銀行/快餐櫃檯/電氣工程店/士多/陳列室)用途。
4. 商店及服務單位編號 1 申請作商用樓面面積 230.28 平方米。
5. 商店及服務單位編號 2 申請作商用樓面面積 209.95 平方米。
6. 申請作商用樓面總面積為 440.23 平方米。
7. 申請處所設有消防花灑系統。
8. 根據城市規劃委員會指引編號 22D 商店及服務單位編號 3(包括銀行/快餐櫃檯/電氣工程店/士多/陳列室)用途，不計入 460 平方米商用樓面面積的用途。

理據

1. 處所申請的用途符合”其他指定用途(商貿)”地帶的規劃意向。
2. 處所申請的用途符合城市規劃委員會指引編號 22D 指引。
3. 處所申請的用途符合消防處通函第 4/96 第 X 部工業建築物內有關發展指引。
4. 處所申請的用途與毗鄰用途相容。
5. 處所申請的用途可以滿足觀塘區業商店及服務行業巨大需求。
6. 處所申請的用途不會增加交通流量，不會產生環境影響。
7. 同區內有多個類似規劃申請獲批准。

就以上理據，敬希 各城規會成員能批准此申請。