

Justification

Location

The subject premises is located at Factory Unit No.6 (Part) on Ground Floor, Cheung Fat Industrial Building which is situated at the traditional industrial area of Tai Kok Tsui district.

Background

The reason for conducting a planning application is that the owner wants to lease the front portion of the unit to prospective tenants, who will need a Temporary Waiver from Lands Department to enable shop and services use because the Property is an industrial unit. Planning approval is a prerequisite of the Temporary Waiver. As the shop is already in operation without valid planning approval, this application is submitted to comply with the statutory planning requirements. The Proposed Development aims to provide convenience for the commercial activities.

In Line with the Planning Intention

Under the current zoning, the subject premises is within a traditional industrial building currently under Residential (Group E) according to the Approved Mong Kok Outline Zoning Plan No. S/K3/38. The Proposed Development falls within the broad definitions of 'Shop and Services', which is a use listed under Column 2 of the "R(E)" zone on the Mong Kok OZP. The application of the proposed shop and services use within existing industrial buildings shall be permitted with / without conditions by the application to the Town Planning Board.

Better Utilization of Scarce Land Resources

The subject premises is a piece of flat land and conveniently abuts Larch Street. The Proposed Development would take full advantage of the location and the exceptional physical state of the subject premises i.e., directly abutting Larch Street. By allowing the Proposed Development, land use optimization and concentration of compatible uses in a suitable location could be achieved.

No Adverse Traffic Impact

The subject premises unit is located at the corner interlaced by Larch Street and Service Lane. The subject premises is well served by public transportation with bus, mini-bus, taxi running along Larch Street. Adequate loading/unloading and manoeuvring space will be provided within the site. In this connection, there will be no vehicles waiting or queuing up at Larch Street under any circumstances. No adverse traffic impact is anticipated.

No Adverse Environmental Impact

The Proposed Development will not cause any adverse environmental impact on the locality as the Proposed Development is designed as such to keep most of the activities indoor and the potential noise disturbance will be confined to the inside of the subject premises. With the subject premises already being a relatively small scale, it is anticipated that the subject premises would not generate adverse noise and air pollution.

No Adverse Drainage Impact

The proposed shop and services at the subject premises will not cause any impacts to the drainage and sewage system.

Conclusion

In view of the above, we hope the Town Planning Board would support the subject premises for the proposed use as shop and services which do not have adverse effect on existing traffic, drainage and other environmental issues.