

# 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**

Due to the decline of traditional industries in Hong Kong over decades, the manufacturing industry has been shrinking as well as the demand for the workshop and warehouse space. The original industry and export business have been changed to finance, services and trading business. Therefore, the applicant would like to apply for the change of existing industrial use to the proposed use of shop and services. 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. Modification of use from industrial to 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 change of use as shop and services which do not have adverse effect on existing traffic, drainage and other environmental issues.