

10. Justification

This application seeks planning permission under Section 16 for change of use to shop and services uses at Units G04 & G05 on the ground floor, No. 9 Wing Hong Street, Kowloon (the “Application Premises”).

The Application Premises is situated on the ground floor of the Subject Building, which falls within the “Other Specified Uses (Business)” zone under the Draft Cheung Sha Wan Outline Zoning Plan No. S/K5/40. This zoning reflects the planning intention to facilitate business-oriented uses in industrial areas, including commercial activities that support local employment and services while phasing out traditional heavy industrial operations.

The design of the ground floor in the subject building is typical of industrial-office buildings in the Cheung Sha Wan area, where ground-floor spaces are commonly adapted for commercial purposes. The proposed “Shop and Services” use is less demanding than industrial activities in terms of floor loading, fire resistance requirements, and other technical standards, so the existing building structure fully satisfies the necessary criteria without requiring structural modifications. The proposed “Shop and Services” trades will be separated from existing industrial operations through safety measures that ensure regulatory compliance.

In the immediate vicinity, ground floors of similar industrial buildings have been converted into a variety of commercial uses, including convenience stores and other commercial uses. This established pattern demonstrates that such uses are compatible with the surrounding land uses and the prevailing character of the area.

The Application Premises benefit from excellent accessibility. Lai Chi Kok MTR Station is within a 5-minute walking distance, and multiple bus routes serve the vicinity, providing convenient public transport access for users. The primary customer base is expected to be local workers and residents employed or living in the surrounding areas, who may patronize the shops or services during work hours or daily routines. It is unlikely that the proposed uses would attract significant numbers of shoppers from other districts, as the area is an established industrial/business district rather than a retail destination. This localized nature of patronage further minimizes any potential impact on pedestrian flow or district-wide traffic. Therefore, the increase in traffic, if any, is considered to be minimal.

In summary, the proposed “Shop and Services” use at the Application Premises is compatible with the surrounding land uses, aligns with the planning intention of the “OU(Business)” zone, and would not result in adverse impacts on traffic, the environment, or the amenity of the area.