10. JUSTIFICATIONS

This Section 16 application is to seek planning approval for shop and services uses at Workshop B3-1 and B3-2 on Ground Floor, Superluck Industrial Centre (Phase 2), No. 57 Sha Tsui Road & Nos. 30-38 Tai Chung Road, Tsuen Wan, New Territories. The application premises is on the ground floor of the Subject Building and is zoned "Other Specified Uses (BUSINESS)" on the Approved Tsuen Wan Outline Zoning Plan No. S/TW/41.

The design of the ground floor of the Subject Building is typical of similar industrial buildings in that the whole ground floor can be used for commercial purposes. The floor loading and fire-proof period are satisfied as the new uses are lesser stringent than industrial use. The ground floors of other existing industrial buildings in the area are used mainly for several commercial purposes such as property agency, convenience store and other commercial uses.

Planning approval was given to the same units for temporary shop and services use for a period of 5 years vide Application No. A/TW/484 on 23rd December 2016.

The accessibility of the Subject Building is good. The MTR Tuen Ma Line Tsuen wan West Station is located within a 15-minute walking distance from the Subject Building. Several bus routes are also serving the vicinity. More importantly, the potential shoppers are mainly local ones. They work in the area and take the opportunity to do shopping or to order services. Shoppers coming from other districts purely to do shopping are unlikely to take place there as the area is an established industrial area rather than being a shopping area. There are existing loading and unloading facilities in the building. The proposed shop and services uses of the application premises is generally for local citizens. The increase in traffic, if any, is considered to be minimal.

Hence, the applied uses as shop and services at the application premises on the ground floor of the Subject Building are compatible with the existing uses in the area.