

Previous Applications

Approved Applications

Application No.	Proposed Development	Date of Consideration (by the Metro Planning Committee of the Town Planning Board)	Approval Condition(s)
A/K5/193	Proposed Industrial/Office Building	21.1.1994	(1), (2), (3), (4), (5), (6), (7) and (8)
A/K5/207	Proposed Industrial/Office Building	17.3.1994	(1), (2), (3), (4), (5), (6), (7) and (8)
A/K5/237	Proposed Industrial/Office Building	19.8.1994	(1), (2), (3), (4), (5), (6) and (8)

Approval Conditions

- (1) Every unit within the composite Industrial-Office (I-O) building should be designed, constructed and made suitable for both industrial and office uses. A pure office building or a pure industrial building or a building with discrete horizontal and/or vertical segregation into purely office and industrial portions will not be allowed. Where building design requirements for industrial and office buildings differ, the more stringent requirements must be adopted. The building design should be to the satisfaction of the Director of Buildings or of the Town Planning Board.
- (2) Both heavy and noxious industrial operations and pure office activities unrelated to any industrial operations will not be permitted.
- (3) The provision of parking facilities for cars and goods vehicles as well as loading/unloading spaces in accordance with the Hong Kong Planning Standards and Guidelines as if the whole building were an industrial building and to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (4) The provision of parking facilities for private cars of office users in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (5) The design of the layout of the area designated for the parking of private cars and for the parking, loading/unloading and manoeuvring of goods vehicles to the satisfaction of the Commissioner for Transport or of the Town Planning Board.

- (6) The provision of separate entrances and lift lobbies for goods and for passengers to the satisfaction of the Director of Buildings or of the Town Planning Board.
- (7) The use of gaseous fuels only, the dispositioning of fresh air intakes, the provision of suitable glazing to insultate against external noise sources and the provision of insulation to protect the office uses against the machinery generating significant noise/vibration, to the satisfaction of the Director of Environmental Protection or of the Town Planning Board.
- (8) Time-limited condition for the commencement of development.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Kowloon West, Lands Department (LandsD) that the proposed 'Shop and Services' use at the application premises (the Premises) does not comply with the lease conditions of New Kowloon Inland Lot No. 6229. The owner of the Premises has to apply to LandsD for a waiver or a lease modification for the proposed use. However, there is no guarantee that the approval will be given. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of waiver fee/premium and administrative fee as may be imposed by LandsD.
- (b) to note the comments of the Director of Fire Services that:
 - (i) fire service installations and equipment should be provided to his satisfaction and means of escape completely separated from the industrial portion should be available for the Premises; and
 - (ii) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (c) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
 - (i) before any new building works are carried out, prior approval and consent from the Building Authority (BA) under the Buildings Ordinance (BO) should be obtained, unless the works fall within the scope of designated minor works that can be carried out under the simplified requirements specified in the Building (Minor Works) Regulation or such works are exempted works;
 - (ii) for unauthorised building works (UBW) erected on private land/buildings, enforcement action may be taken by BA to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any UBW at the Premises under BO;
 - (iii) if the proposed use under the application is subject to the issue of a licence, any existing structures at the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
 - (iv) detailed comments under BO will be given at the building plan submission stage.
- (d) to note the comments of the Commissioner for Transport (C for T) that C for T has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions on all local roads to cope with changing traffic conditions and needs. The frontage road space would not be reserved for any exclusive uses of the subject development.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年04月06日星期一 1:02
收件者: tpbpd/PLAND
主旨: Submission of Comments – Objection to Planning Application A/K5/877
類別: Internet Email

Dear Secretary of the Town Planning Board,

I am writing to submit my formal objection to Planning Application A/K5/877 regarding the proposed “Shop and Services” use at G04 and G05 on the ground floor of 9 Wing Hong Street, Cheung Sha Wan. Please find my detailed comments below for the Board’s consideration.

I strongly object to the application based on the following material planning considerations:

1. The proposed use will generate significant traffic, pedestrian and noise impacts exceeding the area’s Environmental Capacity and Environmental Load Index (ELI).

Wing Hong Street is located within a core industrial-business area with limited road capacity and frequent goods vehicle movements. Introducing a restaurant-type use will substantially increase pedestrian load, noise levels and kerbside congestion, resulting in unacceptable material planning impacts.

2. A restaurant is a high-impact use incompatible with the primary function of the commercial office building above.

Although there are no residential units nearby, the upper floors are commercial offices requiring a quiet, clean and low-disturbance environment. Restaurant operations will introduce cooking fumes, odours, exhaust noise, food waste and rodent risks, as well as increased loading/unloading activities, all of which will adversely affect the building’s working environment.

3. Use Conflict Analysis indicates a high level of incompatibility.

Restaurant uses are characterised by high footfall, odour emissions, waste generation and operational noise, whereas business/industrial-office uses require low-disturbance and stable conditions. The operational, environmental and spatial conflicts make the proposed use unsuitable for this location.

4. Compatibility Rating shows the proposed use is of low compatibility with the existing Business/Industrial context.

Based on standard land-use compatibility assessment, restaurant uses fall within the low-compatibility category when placed within business/industrial buildings, indicating long-term operational and environmental conflicts.

5. Use Sensitivity Classification shows the site is moderately to highly sensitive to odour, noise and waste-related disturbances.

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Office environments are moderately sensitive to odour and noise, and highly sensitive to waste and rodent issues. The proposed use would negatively affect the building's internal environment and shared facilities.

6. Environmental Risk Matrix indicates medium-to-high risk levels.

Key risk factors—including cooking fumes, odour nuisance, waste accumulation, rodent attraction, exhaust noise and traffic obstruction—fall within medium to high risk categories, making the site unsuitable for such a use.

7. The proposal is inconsistent with the statutory planning intention of the “Business” zone under the Cheung Sha Wan OZP (S/K5/40).

The “Business” zone is intended for commercial and industrial-office uses and to avoid high-footfall, high-disturbance retail/restaurant activities. The proposed use deviates from the zone's planning intention and may lead to Use Encroachment, undermining the area's industrial-business function.

8. Cumulative Impact will further degrade the operational environment of the industrial-business area.

The area already accommodates several retail and food-related uses, and environmental loading is approaching saturation. Additional restaurant uses will worsen waste, odour, traffic and environmental hygiene issues.

9. Approval would create an undesirable Precedent Effect.

Endorsing this application would open the door for similar applications, accelerating the erosion of the Business zone's intended function and compromising the long-term planning direction of the Cheung Sha Wan industrial-business district.

Based on the above substantial and material planning grounds, I strongly oppose the approval of Planning Application A/K5/877 and respectfully request the Town Planning Board to consider these comments carefully during deliberation.

Thank you for your attention.

Yours sincerely,
Danny Chan

Disclaimer: This email and any attachments are private and confidential, intended solely for the use of the addressee. It contains information that is confidential and protected from disclosure. If you are not the intended recipient, they have been sent to you in error: any copy, forward, disclose or use of information in them is strictly prohibited. If you have received this message in error, please immediately delete it and all copies from your system and notify the sender immediately by return email. Unlawful disclosure or misuse of confidential information can lead to legal consequences. Internet communications cannot be guaranteed to be timely, secure, error or virus-free. The sender does not accept liability for any errors or omissions.