

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/602

- Applicant** : Chung Wah Metal Company Limited represented by Allied Surveyors Limited
- Premises** : Workshop No. 6 (Portion), G/F, Cheung Fat Industrial Building, 64-76 Larch Street, Tai Kok Tsui, Kowloon
- Floor Area** : About 53.05m²
- Lease** : Kowloon Inland Lot Nos. 6306, 7644, 7645, 7646, 7647, 7648 and 7649 (the Lots)
(a) governed by various Government leases dated 8.5.1970
(b) restricted for industrial uses with a non-offensive trade clause under the Government leases
- Plan** : Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/38
- Zoning** : “Residential (Group E)” (“R(E)”)
(a) maximum domestic/total plot ratio (PR) of 8.5/9
(b) maximum non-domestic PR of 9
(c) maximum building height of 115 metres above Principal Datum
- Application** : Shop and Services

1. The Proposal

- 1.1 The applicant seeks planning permission for ‘Shop and Services’ use at the application premises (the Premises) (**Plans A-1 and A-2**). According to Schedule II of the Notes of the OZP for the “R(E)” zone applicable to existing industrial or industrial-office (I-O) buildings, ‘Shop and Services (not elsewhere specified)’ on G/F is a Column 2 use which requires planning permission from the Town Planning Board (the Board).
- 1.2 The Premises, which has a floor area of about 53.05m², occupies a portion of G/F of an existing industrial building (IB) known as Cheung Fat Industrial Building. It directly fronts onto Larch Street and is physically separated from the remaining G/F area of the IB. According to the layout plan submitted by the applicant (**Drawing A-1**), the Premises is proposed to be completely segregated from the remaining portion (mainly used as lavatories) of the subject workshop unit by a partition wall. The Premises is currently operating as a shop selling products related to fire service installations (FSIs) without valid planning permission. The application is therefore submitted to regularise the existing ‘Shop and Services’ use at the Premises.

1.3 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 10.4.2026 (Appendix I)
 - (b) Further Information (FI) received on 20.5.2026* (Appendix Ia)
- * exempted from publication and recounting requirements

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form at **Appendix Ia**. In gist, as the shop is currently in operation without valid planning permission, the application is intended to comply with the relevant statutory planning requirements. The nature of the shop use is considered compatible with the surrounding area and would better utilise scarce land resources. The proposal will not generate adverse traffic, environmental, drainage or other technical impacts on the surrounding area.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner”. Detailed information will be deposited at the meeting for Members’ inspection.

4. Background

The subject IB was completed in 1982. The site was originally zoned “Industrial” (“I”) on the first Tai Kok Tsui OZP No. LK3/8 in 1973 and was rezoned to “R(E)” on the Mong Kong OZP in 2001 to phase out the obsolete industrial uses and provide planning control for new residential development, thereby addressing the industrial/residential (I/R) interface problem.

5. Previous Application

There is no previous application concerning the Premises.

6. Similar Applications

- 6.1 There are three similar applications for shop and services with other uses (Nos. A/K3/459, 460 and 462) on the G/F of the subject IB, which were all approved with conditions by the Metro Planning Committee (the Committee) of the Board on 29.7.2005 mainly on the considerations that the uses were not incompatible with the uses in the same building/surrounding areas and that no adverse traffic, environmental and fire safety impacts were anticipated.
- 6.2 Since 2001, the Committee has approved with conditions 17 similar applications on the G/F of other IBs within the “R(E)” zone on the Mong Kok OZP, mainly on the same considerations as stated in paragraph 6.1 above.
- 6.3 The locations and details of the similar applications are shown at **Plan A-1** and summarised at **Appendix II**.

7. **The Premises and its Surrounding Areas (Plans A-1 to A-4b)**

7.1 The Premises:

- (a) occupies the majority of Workshop No. 6 on the G/F of the subject IB;
- (b) is directly accessible from Larch Street; and
- (c) is currently used for a shop selling FSIs without valid planning permission.

7.2 The subject IB, completed in 1982, has 15 storeys and is equipped with a sprinkler system. Its major floor uses are as follows:

Floor	Main Uses
G/F	The Premises (currently in operation for shop)*, workshops, warehouses, laundrette [#] and locked/vacant premises (Plan A-3)
1/F to 14/F	Workshops, warehouses and locked/vacant premises

*There is no record of planning permission granted for such use.

[#] Covered by a valid planning permission under Application No. A/K3/462.

7.3 The surrounding areas have the following characteristics:

- (a) the subject IB is sandwiched between a residential area primarily zoned “Residential (Group A)” to the north and southeast, and a business area predominantly with IBs and I-O buildings within an area zoned “Other Specified Uses” annotated “Business” to the west. Commercial uses such as restaurants and convenience stores are commonly found on the G/F of buildings in the area;
- (b) the subject IB is bounded by Lime Street to the east and Larch Street to the south; and
- (c) mainly served by buses and public light buses on Fuk Tsun Street, Tung Chau Street and Tai Kok Tsui Road.

8. **Planning Intention**

The planning intention of the “R(E)” zone is primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of I/R interface problem.

9. **Comments from Relevant Government Departments**

9.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Kowloon West, Lands Department (LandsD):

- (a) no objection to the application;
- (b) the Premises falls within the Lots, which are governed by various Government leases dated 8.5.1970. The Lots are restricted for industrial uses with a non-offensive trade clause under the Government leases;
- (c) the 'Shop and Services' use at the Premises does not comply with the lease conditions of the Lots. If the planning application is approved by the Board, the owner of the Premises has to apply to LandsD for a waiver or a lease modification for the use; and
- (d) her advisory comments are at **Appendix III**.

Fire Safety

9.1.2 Comments of the Director of Fire Services (D of FS):

- (a) no objection to the application subject to:
 - (i) no unreasonably large number of persons staying for a long period of time as a result of the proposed use, as in the cases of restaurants and clubs;
 - (ii) means of escape completely separated from the industrial portion of the building being available for the Premises; and
 - (iii) FSIs and equipment being provided to the satisfaction of D of FS; and
- (b) his advisory comments are at **Appendix III**.

Building Matters

9.1.3 Comments of the Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD):

no objection to the application and his advisory comments are at **Appendix III**.

Traffic

9.1.4 Comments of the Commissioner for Transport (C for T):

no objection to the application and her advisory comments are at **Appendix III**.

9.2 The following Government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Construction, Water Supplies Department;

- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (c) Chief Highway Engineer/Kowloon, Highways Department;
- (d) Commissioner of Police;
- (e) Director of Food and Environmental Hygiene; and
- (f) District Officer (Yau Tsim Mong), Home Affairs Department.

10. Public Comments Received During the Statutory Publication Period

During the statutory public inspection period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is to seek planning permission for 'Shop and Services' use at the Premises on the G/F of an existing IB within the "R(E)" zone. The Premises directly fronts onto Larch Street and is physically separated from the remaining G/F area of the IB. While the planning intention of the "R(E)" zone is primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use, the applied 'Shop and Services' use is considered not incompatible with other uses of the IB and the surrounding area, and will not jeopardise the planning intention of the zoning. Commercial uses are also commonly found on the G/F of the surrounding residential and industrial developments.
- 11.2 The applied use is not considered unacceptable from fire safety, traffic and infrastructural aspects taking into account the uses/developments within the same building and the adjacent areas. Relevant Government departments, including CBS/K of BD, C for T and CE/MS of DSD, have no adverse comment on/no objection to the application. D of FS has no objection to the application, subject to the imposition of an approval condition on the provision of FSIs and equipment to his satisfaction.
- 11.3 Since 2001, the Committee has considered a total of 20 applications involving shop and services use on the G/F of IBs within the "R(E)" zone on the Mong Kok OZP (including 3 applications within the subject IB), all of which were approved by the Committee mainly on the considerations that the uses were not incompatible with the surrounding area and neighbouring uses and no adverse impacts were anticipated. The planning circumstances relevant to these applications remain unchanged. Approval of the current application is generally in line with the previous decisions of the Committee on similar applications.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, no time clause on commencement is proposed as the 'Shop and Services' use under application is already in operation. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval conditions

- (a) the submission and implementation of fire service installations and equipment for the application premises within six months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 5.12.2026; and
- (b) if the above planning condition (a) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form received on 10.4.2026
Appendix Ia	FI received on 20.5.2026
Appendix II	Similar Applications
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Floor Use Plan of Ground Floor
Plans A-4a to A-4b	Site Photos

**PLANNING DEPARTMENT
JUNE 2026**