

**Appendix II of
MPC Paper No. A/K13/334A**

Similar Applications at G/F of the Subject Building

Application No.	Address	Proposed Uses	Floor Area (m²) (about)	Date of Consideration (MPC)
A/K13/46	Units 3 & 5	Bank	509 m ²	Rejected ^[*] (6.11.1992)
A/K13/222	Unit 3 (3A and 3B)	Proposed Shop and Services (Unit 3A for Estate Agency Office and Unit 3B for Bank)	214 m ²	Approved (10.8.2007) Revoked ^[^] (2.1.2009)
A/K13/238	Unit 3	Shop and Services	214 m ²	Approved (27.3.2009)
A/K13/249	Unit 2 (Portion)	Temporary Shop and Services (Fast Food Shop) For a Period of 3 Years	29 m ²	Approved (18.12.2009)
A/K13/283	Unit 2 (Portion)	Shop and Services (Fast Food Shop)	29 m ²	Approved (23.11.2012)

[*] Rejected due to insufficient justification for bank use in the industrial building with excessive area and no provision of loading/unloading space for security vehicles proposed.

[^] Revoked due to failure to comply with approval conditions.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied uses at the application premises (the Premises);
- (b) to note the comments of Secretary for Environment and Ecology that:
 - (i) the Government announced the Green Transformation Roadmap of Public Buses and Taxis in December 2024, including measures to realise the target of introducing about 3,000 electric taxis by end-2027. A comprehensive fast charging network is needed to effectively support the operations of electric taxis and achieve the aforesaid target. In addition, the Government announced the Updated Version of the Hong Kong Roadmap on Popularisation of Electric Vehicles (EV) in February 2026, which states that the Government will leverage market forces in the future to build a public charging network with fast chargers as the backbone. In this connection, the applicant is recommended to consider installing some fast chargers with a rated output power of 100kW or higher at the subject site and open up a certain number of charging spaces for electric commercial vehicles for use, e.g. electric taxis, electric light goods vehicles;
 - (ii) the applicant is also suggested to consider arranging some of the chargers to also be compatible with Guobiao charging standard to support southbound vehicles; and
 - (iii) the applicant is recommended to provide charger information, including the real-time availability data of each charger, through the government-designated mobile applications such as “HKeMobility” of the Transport Department. For any queries, please contact the Environmental Protection Department (EPD)’s EV Hotline at 3757-6222 or email to ev@epd.gov.hk;
- (c) to note the comments of the District Lands Officer/Kowloon East, Lands Department (LandsD) that:
 - (i) the Premises falls within N.K.I.L. No. 6019 (“the Lot”) which is held under Conditions of Sale No. 12057 dated 28.3.1989 as varied or modified by a Modification Letter dated 31.5.1991 (“the Conditions”) subject to a lease term expiring on 30.6.2047. The Lot is restricted for industrial and/or godown purposes excluding offensive trades under the Public Health and Municipal Services Ordinance. Moreover, it is stipulated under Special Condition No. 13(a) of the Conditions that the Lot owner shall have no right of ingress or egress to or from the Lot for the passage of motor vehicles except between the points X and Y through Z as shown on lease plan;
 - (ii) owing to the facts that (1) the applied “green fuel station (EV charging) and shop and services (convenience store)” is currently in use according to the applicant; (2) such applied uses would contravene the abovementioned user restrictions; and (3) the proposed ingress/egress is not located between the points X and Y through Z as shown on lease plan, subject to investigation, there seems to be existing breaches of the Conditions. In this connection, all rights are hereby reserved by his office to take lease enforcement actions against the abovementioned breaches

as appropriate; and

- (iii) if the planning application is approved by the Town Planning Board, the owner of the Premises is required to apply to LandsD for a lease modification/temporary waiver. However, there is no guarantee that the lease modification/temporary waiver will be approved. 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 other, the payment of premium/waiver fee and administration fee as may be imposed by LandsD;
- (d) to note the comments of the Director of Fire Services (FSD) that:
 - (i) detailed fire safety requirements will be formulated upon receipt of a formal submission of short-term tenancy/short-term waiver, general building plans or referral of application via relevant licensing authority;
 - (ii) regarding matters related to means of escape of the premises, the applicant is reminded to comply with the “Code of Practice for Fire Safety in Buildings” which is administrated by the Building Authority; and
 - (iii) the applicant’s attention is drawn to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises” if the application is approved.
- (e) 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 Building 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 the 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 on the Premises under the BO;
 - (iii) if the applied uses under application is subject to issue of licence(s), the applicant should be reminded that any existing structures on 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;
 - (iv) regarding the applied uses involves amalgamation of two workshops No.7 and No.8, the applicant is advised to consult an Authorized Person to ensure that any building works are carried out in compliance with the BO; and
 - (v) detailed comments under the BO will be carried out at building plan submission stage;
- (f) to note the comment of the Commissioner for Transport that the applicant is reminded to

implement the layout in accordance with the proposal for planning permission, including the proposed number of EV charging spaces and waiting spaces;

- (g) to note the comments of the Chief Highway Engineer/Kowloon, Highways Department that for the proposed vehicular access, the proposed run-in and out shall be constructed to the relevant standard. The applicant shall submit the construction of run-in and out to his office for review and approval prior to the commencement of works; and
- (h) to note the comments of the Director of Environmental Protection that in case there will be vehicle repairing, car washing, paint spraying and other workshop activities at the Premises, the applicant should implement proper environmental mitigation measures to ensure full compliance with relevant environmental legislation including, the Noise Control Ordinance (Cap. 400), Air Pollution Control Ordinance (Cap. 311), Water Pollution Control Ordinance (Cap. 358), and Waste Disposal Ordinance (Cap. 354). Please refer to the attached Environmental Protection Department's guidelines for more details: <https://www.epd.gov.hk/epd/english/greengarage/solutions/solutions.html>.

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主旨: A/K13/334 DD 32 Lam Hing Street, Kowloon Bay
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A/K13/334

Workshops 7 & 8, G/F, Metro Centre, 32 Lam Hing Street, Kowloon Bay

Site area: About 404sq.m

Zoning: "Other Specified Uses" annotated "Business"

Applied use: 12 Electric Vehicle Charging

Dear TPB Member,

Question that

- The Proposed Use is compatible with the surrounding land uses;

Next door is an Open Space, constant vehicular movement over the pavement close-by could impact the safety of those visiting the park.

EV charging would be more appropriately provided within the Metro Centre Car Park.

Mary Mulvihill