

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K3/605

- Applicant** : Miss Su Xia
- Premises** : Rooms 801-804 and 815-820, 8/F, Sun Hing Building, 607-609 Nathan Road, Mong Kok, Kowloon
- Floor Area** : About 684m²
- Lease** : Kowloon Inland Lots No. 7335 and 7983 (the Lots)
(a) held under the Conditions of Sale No. 5838 dated 28.10.1957 and the Conditions of Re-Grant No. 6615 dated 10.12.1960 (the Conditions)
(b) shall not be used for industrial purposes and no factory building shall be erected thereon
- Plan** : Approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/38
- Zoning** : “Commercial” (“C”)
[subject to a maximum building height of 140 metres above Principal Datum]
- Application** : Proposed Commercial Bathhouse and Massage Establishment

1. The Proposal

- 1.1 The applicant seeks planning permission to use a portion of the 8/F of Sun Hing Building (the Premises) for proposed commercial bathhouse and massage establishment (**Plans A-1 and A-2**). According to the Notes of the OZP for the “C” zone, ‘Commercial Bathhouse/Massage Establishment’ is a Column 2 use, which requires planning permission from the Town Planning Board (the Board).
- 1.2 The Premises is located on the 8/F within the non-domestic portion of Sun Hing Building, which is a commercial/residential (C/R) building. The subject building is served by three lift lobbies, including one commercial lift lobby exclusively serving the commercial floors (G/F to 10/F, including the Premises on the 8/F), one lift lobby serving the lower residential floors (11/F to 19/F), and one lift lobby serving the upper residential floors (20/F to 26/F) and two commercial floors (6/F and 7/F). All three lift lobbies are accessible via two common entrances fronting Nathan Road and Soy Street (**Plan A-3**). The Premises is only served by two of the lifts at the commercial lift lobby (**Plan A-4**). In the event of emergency, the Premises is also accessible by common staircases and a fireman’s lift serving the entire building. According to the layout plan submitted by the applicant (**Drawing A-1**), the Premises is fitted out with massage rooms, showers, changing rooms, sauna rooms, resting area, reception, beverage station, staff room and ancillary office, etc. The

proposed operation hours are from noon to 7:00 a.m. daily with a proposed maximum capacity of 70 persons.

- 1.3 The majority of the Premises had operated as a licensed commercial bathhouse and massage establishment from 2003 to early 2026 under an approved planning application (No. A/K3/410). The operation is currently suspended following the death of the previous licensee. The current planning application is submitted by the applicant to facilitate her onward licence application(s) to the relevant authorities. While the nature of the proposed use remains unchanged from the previous application, the extent of the application premises has increased from the previous 650m² to the current 684m² (i.e. +34m² or +5.2%).
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with plans received on 14.8.2026 (Appendix I)
 - (b) Supplementary Information (SI) received on 24.8.2026 (Appendix Ia)
 - (c) Further Information (FI) received on 21.9.2026* (Appendix Ib)
- * 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 and FI at **Appendices I** and **Ib**, which are summarised as follows:

- (a) the uses had operated at the Premises since 2003 under planning application No. A/K3/410. Due to the death of the former licence holder and an increase in the licensed area, a new planning application is submitted to fulfil relevant requirements prior to submitting a new massage establishment licence application to the Commissioner of Police (C of P); and
- (b) the internal layout and nature of the operation remain similar to the previous approved scheme. The Premises is served by two dedicated lifts and a commercial lift lobby catering exclusively to the non-domestic floors (G/F to 10/F), ensuring clear segregation from residential floors on the upper levels of the building. The existing means of escape and fire service installations (FSIs) are in compliance with relevant standards. Overall, no adverse impacts on the remaining uses of the subject building are anticipated.

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

The applicant is not the “current land owner” of the Premises but has complied with the requirements as set out in the “Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance” (TPB PG-No. 31B) by obtaining the consent of the “current land owner” of the Premises. Detailed information will be deposited at the meeting for Members’ inspection.

4. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for ‘Application for Commercial Bathhouse and Massage Establishment under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 14B) are relevant to the application. The main planning criteria are extracted at **Appendix II**.

5. **Previous Application**

The Premises is the subject of one previous application (No. A/K3/410) for the same uses covering a slightly smaller floor area (i.e. 650m²). The previous application was approved by the Metro Planning Committee (the Committee) of the Board in 2003 mainly on the grounds that the application premises was located within the non-domestic portion of a C/R building, it was served by independent lift access separate from the domestic floors above, the use was compatible with surrounding commercial uses, and the proposal was generally in line with the then-TPB PG-No. 14A with no adverse comments from concerned Government departments. The extent of the previous application is shown on **Plans A-1 and A-2** and the details of the application are summarised at **Appendix III**.

6. **Similar Applications**

Since the rezoning of “Commercial/Residential” zones to “C” zones on the Mong Kok OZP in 1993, there have been 10 similar applications for commercial bathhouse/massage establishment uses within the “C” zone (**Plan A-1**). Among the 10 applications, nine¹ were approved with/without conditions by the Committee mainly on similar considerations as those listed in paragraph 5 above. The remaining application (No. A/K3/347) was rejected by the Committee in 1999 mainly on the grounds that the premises was situated within the residential portion of a C/R building without separate access, and the application was generally not in line with the then-TPB PG-No. 14A as the proposal would pose interface and nuisance issues to existing residents of the subject C/R building. Details of the similar applications are at **Appendix III**.

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

7.1 The Premises:

- (a) is fitted out as a commercial bathhouse and massage establishment but currently not in operation;
- (b) occupies most of the 8/F of Sun Hing Building, which is a C/R building completed in 1966. The remaining portion of the 8/F is occupied by a private club/mahjong parlour; and
- (c) is mainly accessible via two lifts at the commercial lift core, which exclusively serves the non-domestic G/F to 10/F. In the event of emergency, the Premises

¹ Five of the applications were located in commercial buildings (Nos. A/K3/312, 323, 404, 408, and 417), while four were located within the non-domestic portions of C/R buildings (Nos. A/K3/305, 317, 479, and 532, with the latter two applications being located within the same building as the current application (i.e. Sun Hing Building)).

is also accessible via common staircases and one fireman's lift which serve the whole building.

7.2 The subject building (i.e. Sun Hing Building):

- (a) is a 29-storey C/R building, comprising a non-domestic podium (from upper basement floor to 10/F) with residential floors atop (from 11/F to 26/F). The building is served by two common entrances fronting Nathan Road and Soy Street (annotated as 'E1' and 'E2' respectively on **Plan A-2**);
- (b) according to the Occupation Permit issued by the Building Authority in 1966, the 10/F and below are designated for non-domestic uses (garage, shops, offices, restaurants) served by a separate commercial lift lobby, while the 11/F to 26/F are designated exclusively for domestic use served by two other lift lobbies; and
- (c) currently occupied by the following main uses:

Floor Level	Existing Main Uses
Lower Basement	Car park
Upper Basement	Vacant premises
G/F and 1/F	Shops, restaurants, mahjong parlour, management office, vacant premises
2/F to 10/F	Commercial bathhouse/massage establishment [^] , karaoke lounge, nightclubs, private clubs, shops, offices, vacant premises (including the Premises on 8/F (portion))
11/F to 26/F	Guesthouse, flats

[^] The other commercial bathhouse/massage establishment on the 9/F is operating with valid planning permission (No. A/K3/532).

7.3 The surrounding areas have the following characteristics:

- (a) predominantly commercial in nature, characterised by high-density commercial complexes and mixed-use C/R buildings with active ground-floor retail frontages along Nathan Road; and
- (b) highly accessible by public transport, with extensive franchised bus and public light bus routes along Nathan Road and Shantung Street, while MTR Mong Kok Station is located about 170m to the south of the subject building.

8. **Planning Intention**

The planning intention of the "C" zone is primarily for commercial developments, which may include shop, services, place of entertainment and eating place, functioning mainly as district and local shopping centres.

9. **Comments from Relevant Government Departments**

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

Land Administration

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

- (a) no objection to the application; and
- (b) the Premises falls within the Lots, which are held under the Conditions governing the Lots shall not be used for industrial purposes and no factory building shall be erected thereon. The proposed commercial bathhouse and massage establishment is not in breach of the lease conditions governing the Lots.

Fire Safety

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

- (a) no adverse comment on the application subject to water supplies for firefighting and FSIs being provided to his satisfaction; and
- (b) his advisory comments are at **Appendix IV**.

Licensing

9.1.3 Comments of the C of P:

- (a) no adverse comment on the application;
- (b) a portion of the Premises was the subject of a massage establishment licence since 1.2.2004. No complaint against the Premises was received between 31.8.2023 and 31.8.2026; and
- (c) his advisory comment is at **Appendix IV**.

9.1.4 Comments of the Director of Food and Environmental Hygiene (DFEH):

- (a) no comment on the application;
- (b) a portion of the Premises has been covered by a commercial bathhouse licence since 8.12.2003. Application for a new license is not required; and
- (c) no complaint against the Premises was received in the past three years.

9.2 The following Government departments have no objection to/no comment on the application, and their advisory comments, if any, are at **Appendix IV**:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Engineer/Mainland South, Drainage Services Department;
- (c) Chief Building Surveyor/Kowloon, Buildings Department (CBS/K, BD);

- (d) Commissioner for Transport (C for T);
- (e) Director of Environmental Protection (DEP); and
- (f) District Officer (Yau Tsim Mong), Home Affairs Department (DO(YTM), HAD).

10. Public Comment Received During the Statutory Publication Period

During the statutory public inspection period, one public comment was received from a company indicating no comment on the application and mentioning that the subject establishment had operated within the subject building for over 20 years (**Appendix V**).

11. Planning Considerations and Assessments

- 11.1 The subject application seeks planning permission for a proposed commercial bathhouse and massage establishment at the Premises, located within the non-domestic podium of a C/R building within the “C” zone. The proposed use is generally in line with the planning intention of the “C” zone, which is primarily for commercial developments, which may include services serving the needs of the district and wider region. According to TPB PG-No. 14B, the main concern of the Board on commercial bathhouse and massage establishment is whether the Premises is suitable for these uses from the land use planning point of view.
- 11.2 The Premises had operated as a licensed commercial bathhouse and massage establishment from 2003 to early 2026 under a previous approved application (No. A/K3/410). While the current proposal involves a minor increase in floor area (+34m²) from the previous planning approval, there is no fundamental change in the nature of the operation. The Premises is served by two dedicated lifts catering exclusively to the non-domestic floors of the subject building (i.e. G/F to 10/F), and is segregated from the other lift systems serving the upper residential floors (11/F to 26/F). The proposed use is not expected to cause any adverse nuisance to the residents of the subject building and is considered not incompatible with the existing uses in the non-domestic portion of the same building.
- 11.3 Relevant concerned Government departments, including C for T, CBS/K, BD, D of FS, DEP and DO(YTM), HAD, have no objection to/no adverse comment on the application. Furthermore, the massage establishment and commercial bathhouse will be subject to relevant licensing requirements of C of P and DFEH, both of whom have no adverse comment/no objection to the application. C of P and DFEH also advise that no complaints against the Premises were received in the past three years. Overall, the subject application generally meets the planning criteria as set out in TPB PG-No. 14B in that the proposed use is located within the non-domestic portion of a composite C/R building and segregated from the domestic portion of the building by way of separate lift systems.
- 11.4 The Committee has approved nine similar applications for commercial bathhouse/massage establishment uses within the “C” zone on the OZP since 1993. Approval of the current application is consistent with the previous decisions of the Committee.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 9.10.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses are attached at **Appendix IV**.
- 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 with plans received on 14.8.2026
Appendix Ia	SI received on 24.8.2026
Appendix Ib	FI received on 21.9.2026
Appendix II	Extract of TPB PG-No. 14B
Appendix III	Previous and Similar Applications
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Layout Plan of G/F
Plan A-4	Layout Plan of 8/F
Plans A-5 to A-7	Site Photos

**PLANNING DEPARTMENT
OCTOBER 2026**