

This document is received on 26 MAY 2022.
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2200829 30/3 by post

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/K14/816
	Date Received 收到日期	26 MAY 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Mr. Leung Sheung Fat and Ms. Tang Miu San

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Factory A on G/F, Winner Factory Building, 55 Hung To Road, Kwun Tong, Hong Kong within Kun Tong Inland Lot Nos. 40 and 41
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 147 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) Not Applicable sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"Other Specified Uses" annotated "Business"
(f) Current use(s) 現時用途	<p>'Shops and Services' selling mechanical materials and small parts.</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	147 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	'Shops and Services (Mechanical Materials and Small Parts)' (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	1
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 <input type="checkbox"/> About 約
	Non-domestic part 非住用部分.....147.....		sq.m 平方米 <input checked="" type="checkbox"/> About 約
	Total 總計147.....		sq.m 平方米 <input checked="" type="checkbox"/> About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	'Shops and Services' selling mechanical materials and small parts	'Shops and Services (Mechanical Materials and Small Parts)'

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道	
	<input type="checkbox"/> Filling of pond 填塘	
	Area of filling 填塘面積	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Filling of land 填土	
	Area of filling 填土面積	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of filling 填土厚度	m 米 <input type="checkbox"/> About 約
	<input type="checkbox"/> Excavation of land 挖土	
	Area of excavation 挖土面積	sq.m 平方米 <input type="checkbox"/> About 約
	Depth of excavation 挖土深度	m 米 <input type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))		
(b) Intended use/development 有意進行的用途/發展		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
- From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
- From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

- (a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
- ☐ include 包括 storeys of basements 層地庫
- ☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
- m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積

..... sq. m 平方米

☐ About 約

number of Units 單位數目

.....

average unit size 單位平均面積

.....sq. m 平方米

☐ About 約

estimated number of residents 估計住客數目

.....

☐ Non-domestic part 非住用部分

GFA 總樓面面積

☐ eating place 食肆

..... sq. m 平方米

☐ About 約☐ hotel 酒店

..... sq. m 平方米

☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室

..... sq. m 平方米

☐ About 約☐ shop and services 商店及服務行業

..... sq. m 平方米

☐ About 約☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積／總樓面面積)

.....

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地

..... sq. m 平方米

☐ Not less than 不少於☐ public open space 公眾休憩用地

..... sq. m 平方米

☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

April 2024

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Hung To Road and Tsun Yip Street</u> <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																														
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>		<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>N.A.</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the enclosed Planning Statement.

Type text here

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署




☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Wong Chung Lai Frank

Managing Partner, Planning and Development..

Name in Block Letters

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PRUDENTIAL SURVEYORS INTERNATIONAL LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

17/05/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣打道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number. of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Factory A on G/F, Winner Factory Building, 55 Hung To Road, Kwun Tong, Hong Kong within Kun Tong Inland Lot Nos. 40 and 41		
Site area 地盤面積	<div style="text-align: right;">sq. m 平方米 □ About 約</div> <div style="text-align: right;">sq. m 平方米 □ About 約)</div> <div>(includes Government land of 包括政府土地</div>		
Plan 圖則	Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24		
Zoning 地帶	"Other Specified Uses" annotated "Business"		
Applied use/ development 申請用途/發展	'Shops and Services (Mechanical Materials and Small Parts)'		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	147 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> About 約		
(v) No. of units 單位數目	1		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) _____		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估 ²⁸¹	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明) _____		

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Planning Statement

For

Section 16 Application

For the proposed ‘Shops and Services (Mechanical Materials and Small Parts)’ at Factory A on G/F, Winner Factory Building, 55 Hung To Road,

Kwun Tong, Hong Kong

Within Kun Tong Inland Lot Nos. 40 and 41

Proposed by: Prudential Surveyors International Limited
Revision: A
Date: May 2022

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行政摘要

（內文如有差異，應以英文版本為準）

本規劃申請是根據城市規劃條例第16條，代表申請人向城市規劃委員會（城規會）申請准許位於觀塘鴻圖道55號幸運工業大廈地下工廠A（申請地點）的擬議「商店及服務行業（機械材料及零件）」（擬議發展）。

申請地點（該地點）位處觀塘（南部）分區計劃大綱核准圖編號S/K14S/24（大綱草圖）的範圍，被劃作“其他指定用途（只適用於「商貿」）”（“OU(B)”）的用途地帶。根據分區計劃大綱草圖的註釋，「商店及服務行業」為第二欄用途，須獲城市規劃委員會（城規會）批准。

總括而言，鑑於擬建項目的申請地點及周邊環境，是次規劃申請有充份的理據支持：

- 響應起動九龍東辦事處的意向；
- 符合現行的規劃意向；
- 符合非法定規劃準則；
- 符合消防安全相關要求；
- 與周邊土地用途相符；
- 合理化觀塘區一家已營運多年的機械材料及零件供應商；和
- 不會造成不良先例。

基於本規劃綱領所提出的理據支持，我們懇請城市規劃委員會對這一規劃申請作出正面積極的考慮。

Executive Summary

This Planning Statement (PS) is to seek planning permission from the Town Planning Board (the TPB) under Section 16 of the Town Planning Ordinance (CAP. 131) for the proposed 'Shops and Services (Mechanical Materials and Small Parts)' (the Proposed Development) at Factory A on G/F, Winner Factory Building (the Building), 55 Hung To Road, Kwun Tong, Hong Kong (the Premises).

The Premises is within an existing building falling within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the Approved Tong (South) Outline Zoning Plan No. S/K14S/24 (the OZP). As per the definition of Terms (revised Version) on the TPB's web site, 'retail shop' means any premises used for selling of any goods by retail and is subsumed under 'Shop and Services'. Given that the Proposed Development is for the retail sale of mechanical materials and small parts, the proposed use would fall under 'Shops and Services'. As per the OZP, 'Shops and Services' is a Column 2 use and thus may be permitted with or without conditions on application to the TPB.

In summary, given the location of the Premises and the surrounding context, the Proposed Development is justified on the following grounds as it: -

- Echoes the policy of the Energizing Kowloon East Office (EKEO);
- Is in-line with the Current Planning Intention;
- Is in Compliance with the Non-Statutory Planning Context;
- Is in Compliance with the fire safety related requirements;
- Is Compatible with Surrounding Land Uses;
- Rationalizes a long established supplier of mechanical materials and small parts in the Kwun Tong Area; and
- Would not Result in an Undesirable Precedent Case.

With the justifications and merits presented in this Planning Statement, we sincerely request the TPB to give favourable consideration to this planning application.

1. Introduction / Background

- 1.1.1 Prudential Surveyors International Limited, on behalf of the Applicant, submitted this application to the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance (TPO). The application is for the proposed 'Shops and Services (Mechanical Materials and Small Parts)' (the Proposed Development) at Factory A on G/F, Winner Factory Building (the Building), 55 Hung To Road, Kwun Tong, Hong Kong (the Premises).
- 1.1.2 The Premises is within an existing building falling within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24 (the OZP). As per the definition of Terms (revised Version) on the TPB's web site, 'retail shop' means any premises used for selling of any goods by retail and is subsumed under 'Shop and Services'. Given that the Proposed Development is for the retail sale of mechanical materials and small parts, the proposed use would fall under 'Shops and Services'. As per the OZP, 'Shops and Services' is a Column 2 use and thus may be permitted with or without conditions on application to the TPB.
- 1.1.3 The purpose of this Planning Statement (PS) is to furnish members of the TPB with details of the Proposed Development and justifications in support of the Application and other necessary information to facilitate consideration of the Proposed Development.

2. Site Context

2.1 The Premises and its Surroundings

- 2.1.1 The Premises with a floor area of about 147 sq.m¹, is located at Factory A, G/F, Winner Factory Building, 55 Hung To Road, Kwun Tong, Hong Kong within Lot No. Kun Tong Inland Lot Nos. 40-41. **[Figures 2.1 to 2.3]** In the same Building, Factory B is occupied by an electrical supplies/engineering company and Factory C is occupied by a canteen.
- 2.1.2 The Building has a permit to occupy a new building dated 7th September 1978. Also, shown on the General Building Plans (1978) are Nos. 11 car parking spaces and Nos. 12 lorry parking spaces on the ground floor.
- 2.1.3 A site visit was carried out on 31.12.2021. Per the observation from the site visit, the Premises is currently used as a 'Shops and Services' selling mechanical materials and small parts. **[Figure 2.4]**
- 2.1.4 The immediate surrounding context is mainly composed of industrial and office/industrial buildings with some commercial uses on the ground levels. To the northwest of the Building is the Kwun Tong MTR station and to the south is the Kwun Tong Typhoon Shelter. **[Figures 2.6 & 2.7]: -**
- To the immediate west of the Building is the Century Centre (Industrial) with some ground level shops (incl. eateries, money exchange shop, computer shop, convenience store, etc);
 - To the immediate northwest of the Building is Spectrum Tower (Industrial/Office) (under Refurbishment);
 - To the immediate north of the Building is the Tsun Yip Street Playground;
 - To the immediate east of the Building is Nanyang Plaza (Industrial/Office) with a bank

¹ As indicated on the Approved General Building Plan (GBP) Drawing No. G2 dated 15 Aug 1978, Factory A on the G/F has a net working area of 1,577.99 sq.ft (about 147 sq.m).

on the ground level;

- To the immediate northeast of the Building is COS Centre (Industrial/Office) with some eateries located on ground level; and
- To the immediate southwest of the Building is the Sun Wing Building (Industrial) with some eateries located on ground level.

2.1.5 The Building is located in the industrial/office area of Kwun Tong. There are about 10 Nos. shops (incl. Applicant) that sell similar items such as metal, electrical and construction supplies within a 200² m radius of the Building [Figure 2.5].

2.1.6 The Building is accessible and served by several public transport routes. The Kwun Tong MTR station is located about 400m to the northeast of the Building. There are two public bus terminuses located close to the Building. The APM Millennium City 5 (Ground Floor) is located 300m north of the Building and the Kwun Tong Ferry Bus Terminus is located 300m south of the Building. [Figure 2.1]

3. Planning Context

3.1 Statutory Planning Context

Town Planning Ordinance (TPO) (CAP. 131)

3.1.1 The Premises falls within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24 (the OZP). [Figure 3.1]

3.1.2 Per the Schedule II of Uses of the OZP, the planning intention of the "OU(B)" zone is *"intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings"*. [Figures 3.2 & 3.3]

3.2 Non-Statutory Planning Context

Policy Context

3.2.1 With reference to the Internet home page of the Energizing Kowloon East Office (EKEO), the function of the EKEO is *"to steer, supervise, oversee and monitor the development of Kowloon East with a view to facilitating its transformation into another premier central business district (CBD) of Hong Kong..."* As part of EKEO's vision, the Government has *"adopted a visionary, coordinated and integrated approach to facilitate the transformation of Kowloon East (KE) into an additional attractive CBD of Hong Kong to support our economic growth and strengthen our global competitiveness"*.

3.2.2 With reference to the Para. 4.6 of the Survey on Business Establishments in Kowloon East 2018 Final Report (the Survey 2018) by the Planning Department, the profile of the business establishments in Kowloon East including the Kwun Tong Business Area (KTBA) has been transformed and is evidently shown in the *"increasing proportion of business establishments with major functions or operations of "business development, sales, marketing and public relations" (from 59.2% in 2011 Survey to 66.1% in 2018 Survey), "strategic management" (from 10.9% in 2011 Survey to 29.5% in 2018 Survey) and*

² A common survey distance referenced to the buffer distance between odour sources and sensitives uses in the Hong Kong Planning Standards and Guidelines Chapter 9 (HKPSG Ch9)

"customer service/call centre" (from 7.5% in 2011 Survey to 15.0% in 2018 Survey)... [and] a decrease was recorded for the proportion of business establishments with major functions or operation of "sourcing and procurement" (from 17.0% in 2011 Survey to 10.8% in 2018 Survey) and "factory/workshop for production/packaging (including food processing, and hydroponics and aquaculture)" (from 13.4% in 2011 Survey to 5.3% in 2018 Survey)." It demonstrates that there is an increase in business development, sales, marketing and public relations but a decrease in factory/workshops in the area.

- 3.2.3 With reference to the Para. 4.2.3 of the Report on 2020 Area Assessments of Industrial Land in the Territory (the Report 2020) by the Planning Department, it was found that the industrial buildings (IBs) in the Eastern Kowloon Areas and their surrounding (including Kwun Tong Area) were *"intermixed with commercial buildings and hotels redeveloped/converted from IBs ... [a] notable share of its floorspace has been changed to other non-industrial uses mainly shop and services and eating place uses."*

Explanatory Statement (ES)

- 3.2.4 With reference to Para. 8.6.2 of the Explanatory Statement (ES) of the OZP, land zoned for this purpose (i.e. "OU(B)") *"is intended primarily for general business uses... [a]s it is not possible to phase out existing polluting and hazardous industrial uses all at once on land zoned "OU(B)", it is necessary to ensure compatibility of the uses within the same industrial or I-O building and in Kwun Tong Business Area (KTBA) until the whole area is transformed to cater for the new non-polluting business uses."*

Town Planning Board Guidelines No. 22D

- 3.2.5 With reference to Para. 1.1 of the Town Planning Board Guidelines No. 22D (TPB PG-No. 22D), *"the "Other Specified Uses (Business)" zone has been introduced by the Board to allow maximum flexibility in the use of existing industrial and industrial-office (I-O) buildings, as well as in the development of new buildings for both commercial and clean industrial uses."*
- 3.2.6 With reference to Para. 3.1 of the TPB PG-No. 22D, a Non-polluting Industrial Use *"means any industrial use which does not involve activities that are detriment to the occupants of the building and amenity of the area by reason of noise, waste water discharge, vibration, smell, fume, smoke, soot, ash, dust or grit."*
- 3.2.7 With reference to Para. 4.5 of the TPB PG-No.22D, the permitted uses in an "OU(B)" zone of an existing industrial or I-O buildings such that *"other office, commercial and institutional uses specified under Column 2 of Schedule II will require planning permission from the Town Planning Board. The provision for planning application for shop and services is restricted to those located at the ground floor only due to fire safety concerns."*
- 3.2.8 With reference to Para. 4.6 of the TPB PG-No.22D, *"[o]wing to fire safety concern, the aggregate commercial floor areas on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively.... [the] limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial or I-O building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use."*

4. The Premises Status

- 4.1.1 The Premises is owned by the applicant and is currently occupied by a tenant.

5. Development Proposal

5.1 Proposed Development

- 5.1.1 The Proposed Development is for the continuation of the operation of the existing retail shop selling of mechanical materials and small parts at the existing location. Access to the Premises can be made via from Hung To Road or from Tsun Yip Street. On the ground floor of the Building are also Lorry and Vehicle parking spaces.

5.2 Operation

- 5.2.1 The current operator has been operating at the premises since early 1980s. The daily operation of the Premises is for the selling of mechanical materials and small parts to the workers in the neighbourhood.

6. Justifications

6.1 Echoes the Policy of the Energizing Kowloon East Office (EKEO)

- 6.1.1 The vision of the EKEO is to *"adopted a visionary, coordinated and integrated approach to facilitate the transformation of Kowloon East (KE) into an additional attractive CBD of Hong Kong to support our economic growth and strengthen our global competitiveness"*. The Proposed Development shall echo and support the vision of the Energizing Kowloon East Office (EKEO) to develop Kowloon East into another premier Central Business District (CBD) of Hong Kong by supporting the change of use from industrial to non-industrial use in the area.
- 6.1.2 As reported in the Survey on Business Establishments in Kowloon East 2018 Final Report, the Kwun Tong Area is generally being transformed to a business-oriented area and as the Kwun Tong Area moves away from an industrial-oriented area. The Proposed Development is for 'Shop and Services' use in an industrial building. The approval of the Proposed Development shall only follow / support the current general transformation of industrial use to business use in the area.
- 6.1.3 At the individual building unit, a notable share of the buildings in the area has been changed to other non-industrial uses such as shop and services and eating place as reported in the Report on 2020 Area Assessments of Industrial Land in the Territory. The approval of the Proposed Development shall only further follow / support the current transformation of buildings in the area into the shop and services and eating places.

6.2 Is In-line with the Current Planning Intention

- 6.2.1 The statutory planning intention of the "OU(B)" zone is intended "primarily for general business uses." "OU(B)" allows greater flexibility in the use of the existing industrial or I-O buildings provided that the use would not result in adverse fire safety or environmental impacts. The Proposed Development is for the selling of mechanical materials and small parts and does not involve the use of dangerous goods (Para. 3.2.3 refers) and hence is less fire hazard in comparison to industrial uses. In this connection, given the intended use, the Proposed Development shall be considered generally in line with the planning intention of the "OU(B)" zone as a general business use.

6.3 Is in Compliance with the Non-Statutory Planning Context

- 6.3.1 With reference to Para. 3.2.1 of the PS, the Explanatory Statement of the OZP elaborates that the "OU(B)" zone *"is intended for general employment uses... [a]s it is not possible to phase out existing polluting and hazardous industrial uses all at once ..., it is necessary to ensure compatibility of the uses within the same industrial or I-O building and in the Kwun Tong Business Area (KTBA) until the whole area is transformed to cater for the new non-polluting business uses"*. The Proposed Development would provide a general source of employment to the area and it would facilitate the phasing out of the existing polluting and hazardous industrial use by providing a non-polluting³ retailing service on the ground floor of an Industrial building. Therefore, the Proposed Development does follow the general the general planning intent of the "OU(B)" zone.

6.4 Is in Compliance with the fire safety related requirements

Response to the Ground Floor Operation

- 6.4.1 With reference to Para. 4.6 of the TPB PG-No.22D, the *"provision for planning application for shop and services is restricted to those located at the ground floor only due to fire safety concerns."* The Proposed Development is located on the ground floor of the Building. The Proposed Development is in compliance with the fire safety requirements set out with the TPB PG-No.22 by being located on the ground floor. In this regards, from a fire safety perspective, being located on the ground floor makes the Proposed Development compatible.

Response to the Area Concern

- 6.4.2 With reference to Para. 4.6 of the TPB PG-No.22D, the *"aggregate commercial floor areas on the ground floor of an existing industrial/I-O building with and without sprinkler systems should as a general principle not exceed 460m² and 230m² respectively.... [the] limits on commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities include[ing] fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop (selling electrical accessories usually with repairing services and small in scale), local provisions store (selling cigarettes, drinks, canned food and other local convenience goods, and small in scale) and showroom in connection with the main industrial use."*
- 6.4.3 The Premises is situated in Factory A with a floor area of about 147 sq.m on the ground floor of an industrial building. In the same building, Factory B is occupied by an electrical supplies/engineering company and Factory C is occupied by a canteen both of which are **not applicable** to be regarded as commercial floor space. Given the Proposed use within Factory A (floor area of about 147 sq.m) would be the sole accountable commercial floor space, it does not even exceed the limit without sprinkler systems of 230m². Therefore, the Proposed Development would not trigger the fire safety concerns from the TPB PG-No.22D and would be in full compliance with the fire safety requirement.

6.5 Is Compatible with Surrounding Land Uses

- 6.5.1 With reference to Para. 1.1 of the TPB PG-No.22D, the *"Other Specified Uses" annotated "Business" ("OU(Business)")* zone has been introduced to allow maximum flexibility in the use of existing industrial and industrial office (I-O) buildings as well as in the development of new buildings for both commercial and clean industrial uses." The proposed use is

³ Non-polluting Industrial Use is referenced to Para. 3.1 of the TPB PG-No. 22D.

considered as a commercial use. By observing the surrounding area, there are already other non-industrial /commercial uses found on the ground floor of the adjacent buildings including banks, metal, electrical and construction supplies shops, eateries, similar to the proposed use. In this respond, the proposed use shall be compatible with the other similar land uses in the vicinity and could even help encourage more non-polluting industrial uses to start up in the area, as such would echo the planning intention of "OU(B)" zone to transform the area from industrial use to commercial use by fully utilising the maximum flexibility of the zone in industrial buildings as stated in Para. 1.1 of the TPB PG-No.22D.

6.6 Rationalizes a long established supplier of mechanical materials and small parts in the Kwun Tong Area

- 6.6.1 The Proposed Development started its operations in the early 1980s and has been operating ever since serving the convenience of workers of Kwun Tong without any major adverse impacts to the surrounding. In fact, the Proposed Development and other 9 Nos. similar vendors within a 200m radius, as a yard stick, have been working independently to supply the retail metal, electrical and construction materials to meet the local demand. The approval of this applicant will simply rationalize this established supplier of mechanical materials and small parts from a technical perspective.

6.7 Would not Result in an Undesirable Precedent Case

- 6.7.1 The approval of the Proposed Development shall not set an undesirable precedent as this particular case has its individual merits. A desktop review on 26 nos. planning cases (Planning Applications) in the past five years similar to the Proposed Development has been carried out. 24 approved cases in the surrounding area of the Site were found approved by the TPB and with the most recent one being approved in September 24 2021. The rejected/not agreed case No. A/K14/740 was due to exceeding aggregate commercial floor area (CFA) on ground floor. This application has no such issue at all⁴.
- 6.7.2 Appendix 1 lists out the details of the cases. It clearly demonstrates the trend of demand for 'Shop and Services', and the Application is just to follow the trend. Given that similar planning applications were approved in the surrounding area under the "OU(B)" zone, the Proposed Development will not result in an undesirable precedent case.

⁴ A/K14/740 was Rejected/Not Agreed mainly due to exceeding the aggregate commercial floor area on ground floor.

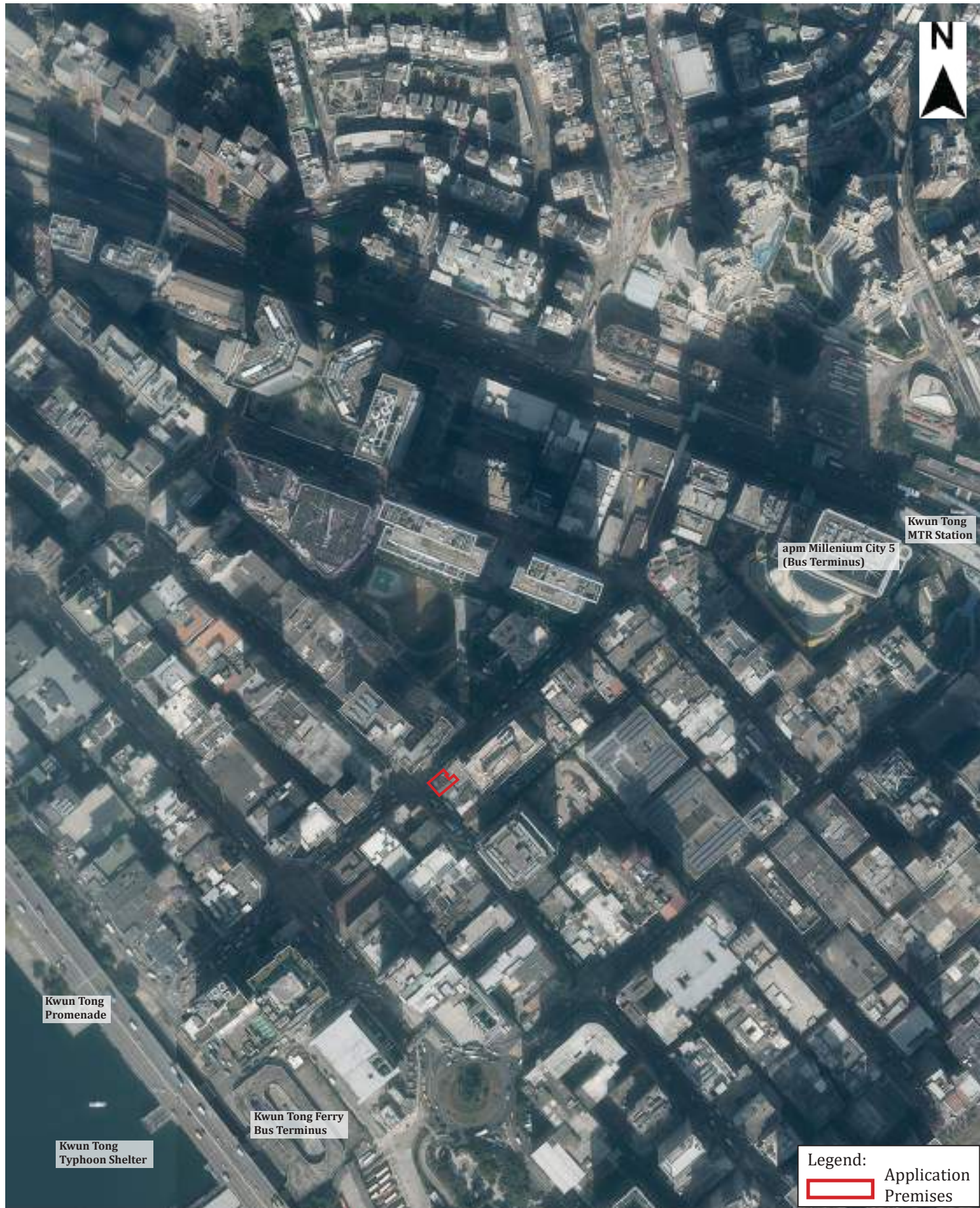
7. Conclusion

7.1.1 The Applicant seeks approval from the TPB for the Proposed Development of “Shops and Services”. The Proposed Development is justified on the following grounds as it:-

- Echoes the policy of the Energizing Kowloon East Office (EKEO);
- Is in-line with the Current Planning Intention;
- Is in Compliance with the Non-Statutory Planning Context;
- Is in Compliance with the fire safety related requirements;
- Is Compatible with Surrounding Land Uses;
- Rationalizes a long established supplier of mechanical materials and small parts in the Kwun Tong Area; and
- Would not Result in an Undesirable Precedent Case.


7.1.2 This Planning Statement demonstrates that the Application deserves favourable consideration by the TPB in light of the justifications provided. We trust that the TPB will see fit to approve this Section 16 Planning Application.

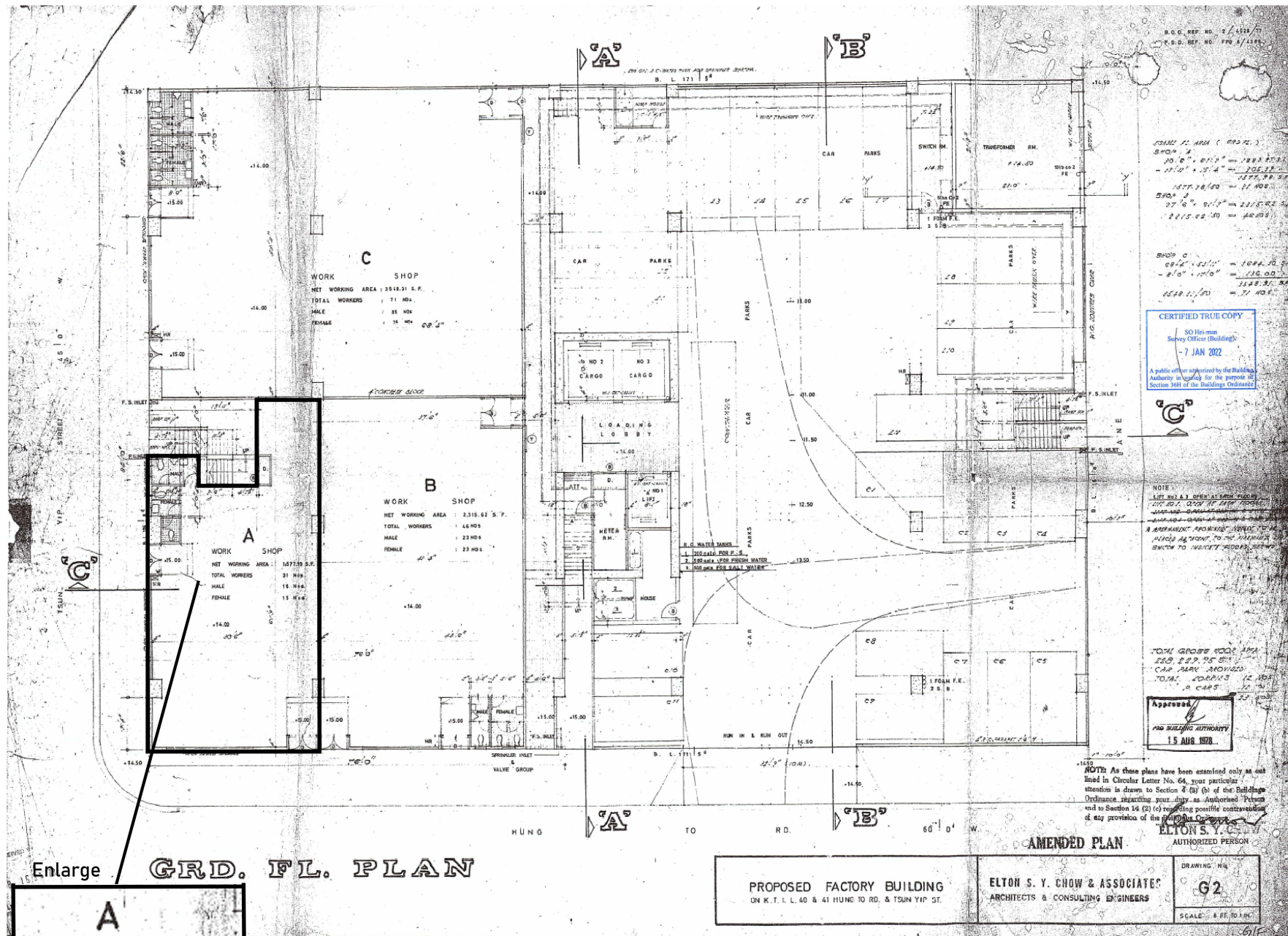
Figures



Legend:

Application Premises

<div>CONSULTANT :</div> <div><div>PRUDENTIAL</div><div>SURVEYING • LAND ADVISORY • VALUATION</div></div> <div>ADDRESS: 2/F & 3/F TUNG HUP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG</div> <div>TEL. 2507 8333 FAX. 25986576</div>	<div>FIGURE TITLE:</div> <div>Figure 2.2 Location Plan (Indicative use only)</div>	<div>ISSUE DATE:</div>				<div>PROJECT NO:</div> <div>(PSIL)DTKTSS</div>	<div>SCALE:</div> <div>NTS</div>
		REV	DATE	DESCRIPTION	INITIAL		
		00	17-1-2022	Draft Planning Statement	RL		
<div>PROJECT :</div> <div>S16 Planning Application for the Applied Use of Proposed 'Shop and Services (Mechanical Materials and Small Parts)' at Factory A on G/F, Winner Pctory Building, 5 Hung To Road, Kwun Tong, Hong Kong within Kun Tong Inland Lot Nos. 40 and 41</div>	<div>SOURCE:</div> <div>Aerial Photo E116579C & E116577C from Lands Survey Office, taken on 7th December 2020</div>					<div>FILING NO:</div> <div>(PSIL)DTKTSS_Planning Statement_Figures</div>	<div>DRAWN BY:</div> <div>RL</div>
							<div>APPROVED BY:</div> <div>RT</div>
							<div>REVISION:</div> <div>00</div>



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 Proposed 'Shop and Services (Mechanical Materials
 and Small Parts)' at Factory A on G/F, Winner
 Factory Building, 5 Hung To Road, Kwun Tong, Hong
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FIGURE TITLE:
 Figure 2.3
 Floor Plan (Indicative use only)

SOURCE:
 Approved General Building Plan, approved on
 15 Aug 1978

PROJECT NO:
 (PSIL)DTKTSS

SCALE:
 NTS

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 RT

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Application Premises

PROJECT:
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and Small Parts)' at Factory A on G/F, Winner
Factory Building, 5 Hung To Road, Kwun Tong, Hong
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00	17-1-2022	Draft Planning Statement	RL

FIGURE TITLE:

Figure 2.4
Application Premises Photo (Indicative use only)

SOURCE:

Photo taken on 31 Dec 2021

PROJECT NO:
(PSIL)DTKTSS

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NTS

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Statement_Figures

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REVISION:
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A photograph of a lush green garden area. In the foreground, a white picket fence runs along a paved path. Behind the fence is a dense bed of green shrubs. Several tall trees, including a prominent palm tree, stand in the garden. In the background, modern high-rise buildings are visible, suggesting an urban setting. A few people can be seen sitting on a bench in the distance.

保華企業中心 / 威明中心
Paul Y. Centre / Spectrum Tower

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REVISION:
00

A photograph of a busy street corner in Hong Kong. The main building is a multi-story structure with a weathered, grey facade. On the corner, there is a shop with a large sign that reads "3182332" and "3182332". Above the shop, there is a large green lattice structure, possibly a roof or a decorative element. The street is paved with yellow diagonal lines, and there are traffic lights and pedestrian crossings. People are walking on the sidewalks, and there are other buildings in the background.

The map shows a residential area with several streets and buildings. The streets include Teun Yip Street, Yip Yip Street, and Yip Yip Road. The buildings are labeled with their names in Chinese and English. Three specific locations are marked with red squares and labeled VP4, VP5, and VP6. A legend in the bottom right corner indicates that the red squares represent 'Application Premises'. A north arrow is located in the top right corner.

REVISION:
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OTHER SPECIFIED USES (Cont'd)

For "Business" only (Cont'd)


Planning Intention

This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

Remarks


- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (2) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (3) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (4) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

PROJECT: S16 Planning Application for the Applied Use of Proposed Shop and Services (Mechanical Materials and Small Parts) at Factory A on G/F, Winner Factory Building, 5 Hung To Road, Kwun Tong, Hong Kong within Kun Tong Inland Lot Nos. 40 and 41	
CONSULTANT :  PRUDENTIAL SURVEYING • LAND ADVISORY • VALUATION	
ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL. 2507 8333 FAX. 25986576	
ISSUE DATE: 17/12/2022	DESCRIPTION Draft Planning Statement
REV 00	DATE 17/12/2022
FIGURE TITLE: Figure 3.3 Extract of Schedule of Uses of "OU" of the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24	
SOURCE: Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24	
PROJECT NO: (PSL)DTKTSS	SCALE: NTS
FILING NO: (PSL)DTKTSS Planning Statement_Figures	DRAWN BY: RL
APPROVED BY: KT	
REVISION: 00	

8.6.2 About 45.57 ha of land is zoned "OU" annotated "Business" ("OU(B)"). This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new "business" buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial

8.6.8 To provide design/architectural flexibility, minor relaxation of the plot ratio/building height restrictions may be considered by the Board on application under section 16 of the Ordinance. The criteria given in paragraphs 7.4 and 7.5 above would be relevant for the assessment of

PROJECT: S16 Planning Application for the Applied Use of Proposed 'Shop and Services (Mechanical Materials and Small Parts)' at Factory A on G/F Winner Factory Building, 5 Hung To Road, Kwun Tong, Hong Kong within Kwn Tong Inland Lot Nos. 40 and 41																																													
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ISSUE DATE:	<table><tr><th>REV.</th><th>DATE</th><th>DESCRIPTION</th><th>INITIAL</th></tr><tr><td>001</td><td>17/7/2023</td><td>Draft Planning Statement</td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	REV.	DATE	DESCRIPTION	INITIAL	001	17/7/2023	Draft Planning Statement																																					
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001	17/7/2023	Draft Planning Statement																																											
FIGURE TITLE: Figure 3.4 Extract of Explanatory Statement of "OU" of the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24																																													
SOURCE: Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/24																																													
PROJECT NO: (PS1)DTK1TS5	SCALE: NTS																																												
FILING NO: (PS1)DTK1TS5, Planning Statement/Figures	DRAWN BY: RL																																												
	APPROVED BY: RT																																												
	REVISION: 00																																												

Appendix

Appendix 1

Similar Planning Cases in the Past 5 Years

Item	Case NO.	Applied Use/Development	Address	Decision Date	Decision	Remarks
1	A/K14/738	Proposed Shop and Services (Local Provisions Store)	Unit A1 & Portion of Unit A2, G/F, Block I, Camelpaint Building, 62 Hoi Yuen Road, Kwun Tong, Kowloon	17/02/2017	Approved with Condition(s)	
2	A/K14/739	Proposed Shop and Services (2 Fast Food Counters)	Portion of Unit A2, G/F, Block I, Camelpaint Building, 62 Hoi Yuen Road, Kwun Tong, Kowloon	17/02/2017	Approved with Condition(s)	
3	A/K14/740	Proposed Shop and Services (Money Exchange)	Portion of Unit A2, G/F, Block I, Camelpaint Building, 62 Hoi Yuen Road, Kwun Tong, Kowloon	17/02/2017	Rejected/Not Agreed	Exceeding the aggregate commercial floor area on ground floor.
4	A/K14/741	Proposed Shop and Services (Local Provisions Store)	Portion of Unit A2, G/F, Block I, Camelpaint Building, 62 Hoi Yuen Road, Kwun Tong, Kowloon	17/02/2017	Approved with Condition(s)	
5	A/K14/747	Proposed Shop and Services (Bank/Fast Food Shop/Electrical Shop/Local Provisions Store)	Factory Unit B, G/F, Tung Lee Industrial Building, 9 Lai Yip Street, Kwun Tong, Kowloon	25/08/2017	Approved with Condition(s)	
6	A/K14/748	Proposed Shop and Services	Factory Unit A, G/F, Tung Lee Industrial Building, 9 Lai Yip Street, Kwun Tong, Kowloon	25/08/2017	Approved with Condition(s)	
7	A/K14/749	Proposed Shop and Services	Factory Unit B1, G/F, Good Year Industrial Building, 119-121 How Ming Street, Kwun Tong, Kowloon	08/09/2017	Approved with Condition(s)	
8	A/K14/750	Portion of Unit A2: Proposed Shop and Services (Money Exchange) Portion of Unit B3: Proposed Bank (Automated Teller Machine)	Portion of Unit A2 and Portion of Unit B3, G/F, Block I, Camelpaint Building, 62 Hoi Yuen Road, Kwun Tong, Kowloon	13/10/2017	Approved with condition(s) on a Temporary Basis	

Item	Case NO.	Applied Use/Development	Address	Decision Date	Decision	Remarks
9	A/K14/751	Proposed Shop and Services	Portion of G/F, Camel Paint Building Block III, 60 Hoi Yuen Road, Kwun Tong, Kowloon	10/11/2017	Approved with Condition(s)	
10	A/K14/753	Shop and Services	Workshop, G/F, Fook Cheong Building, 63 Hoi Yuen Road, Kwun Tong, Kowloon	12/01/2018	Approved with Condition(s)	
11	A/K14/754	Proposed Shop and Services	Car Parking Space No. 1, G/F, Po Yip Building, 23 Hing Yip Street, Kwun Tong, Kowloon	18/05/2018	Rejected/Not Agreed	Conversion of a parking space for commercial use
12	A/K14/758	Shop and Services	G/F (Part), Camel Paint Building Block III, 60 Hoi Yuen Road, Kwun Tong, Kowloon	3/8/2018	Approved with condition(s)	
13	A/K14/760	Proposed Shop and Services (Fast Food Shop)	Portion of Factory Unit 7 (Shop 7A), G/F, 1 Hung To Road, Kwun Tong, Kowloon	17/8/2018	Approved with condition(s)	
14	A/K14/761	Shop and Services (Fast Food Shop)	Portion of G/F (Shop B1), Good Luck Industrial Building, 105 How Ming Street, Kwun Tong, Kowloon	17/8/2018	Approved with condition(s)	
15	A/K14/767	Proposed Shop and Services	Portion of Factory Unit, G/F, Hung Fuk Building, 60 Hung To Road, Kwun Tong, Kowloon	12/4/2019	Approved with condition(s)	
16	A/K14/768	Proposed Shop and Services	Portion of Factory Unit, G/F, Hung Fuk Building, 60 Hung To Road, Kwun Tong, Kowloon	12/4/2019	Approved with condition(s)	
17	A/K14/770	Shop and Services (Money Exchange)	Workshop No. 1, G/F, Crown Industrial Building, 106 How Ming Street, Kwun Tong, Kowloon	17/5/2019	Approved with condition(s)	
18	A/K14/772	Proposed Shop and Services	Watchman Room, G/F, Liven House, 61-63 King Yip Street, Kwun Tong, Kowloon	31/5/2019	Approved with condition(s)	

Item	Case NO.	Applied Use/Development	Address	Decision Date	Decision	Remarks
19	A/K14/779	Proposed Shop and Services	Unit A, G/F, Yip Win Factory Building, 10 Tsun Yip Lane, Kwun Tong, Kowloon	29/11/2019	Approved with condition(s)	
20	A/K14/784	Proposed Shop and Services	Workshop No. 1, G/F, Free Trade Centre, 49 Tsun Yip Street, Kwun Tong, Kowloon	15/5/2020	Approved with condition(s)	
21	A/K14/785	Shop and Services (Money Exchange)	Workshop No. 2, G/F, Crown Industrial Building, 106 How Ming Street, Kwun Tong, Kowloon	12/6/2020	Approved with condition(s)	
22	A/K14/788	Shop and Services	G/F, Peter Leung Industrial Building, 103 Wai Yip Street, Kwun Tong, Kowloon	10/07/2020	Approved with condition(s)	
23	A/K14/791	Shop and Services (Convenience Store)	Unit 3A, G/F, Century Centre, 44-46 Hung To Road, Kwun Tong, Kowloon	21/08/2020	Approved with condition(s)	
24	A/K14/792	Proposed Shop and Services (about 230 sq.m) and Proposed Shop and Services (Bank, Fast Food Shop, Local Provisions Store and/or Electrical Shop)(about 229.36 sq.m)	Portion of G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong, Kowloon	23/10/2020	Approved with condition(s)	
25	A/K14/799	Proposed Shop and Services	Unit 2, G/F, 1 Hung To Road, Kwun Tong, Kowloon	26/02/2021	Approved with condition(s)	
26	A/K14/805	Proposed Shop and Services (Bank)	Workshop Units 6C and 6D, G/F, Hoi Luen Industrial Centre, 55 Hoi Yuen Road, Kwun Tong, Kowloon	24/09/2021	Approved with condition(s)	

5 July 2022

Your Ref.: -

Our Ref.: 2021/(PSIL)DTKTSS/PSIL/TPB/L02

By Post and Email (tpbpd@pland.gov.hk)

Town Planning Board Secretariat
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

Dear Sirs,

**Re: Planning Application under Section 16 of Town Planning Ordinance
For Proposed 'Shops and Services (not elsewhere specified)'
At Factory A on G/F, Winner Factory Building, 55 Hung To Road, Kwun Tong, Hong Kong
Within Kun Tong Inland Lot Nos. 40 and 41**

- Application No. A/K14/816 -

Per the telephone discussion carried out between Mr. CHOY Yik Fung, Edwin of Planning Department and myself of Prudential Surveyors International Limited on 04.07.2022 in regard to the proposed use of 'Shops and Services (Mechanical Materials and Small Parts)' use in the Section 16 Application under the captioned Application No. A/K14/816, we hereby clarify that the proposed use shall be "*Shop and Services (not elsewhere specified)*."

Should you have any questions, please feel free to contact the undersigned.

Yours faithfully,

For and on behalf of

PRUDENTIAL SURVEYORS INT'L LTD



Raymond C H Tam
Technical Director,
Planning and Development
Tel: 2531 8727
Fax: 2531 8888
Email: raymondtam@pruden.com.hk

FW/CC/RT/rt

cc. (by email)

- Mr. CHOY Yik Fung, Edwin of PlanD (Email: eyfchoy@pland.gov.hk)



Member of PRUDEN

Our Fellow

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/K14/816

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

同意

「提意見人」姓名/名稱 Name of person/company making this comment 莊仕明 明-怡中分區委員會主席

簽署 Signature

莊仕明

日期 Date

- 9 JUN 2022

Advisory clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application premises (the Premises);
- (b) to note the comments from the District Lands Officer/Kowloon East, Lands Department (LandsD) that the proposed 'Shop and Services' use is in contravention to the lease conditions of the subject lots. If the planning application is approved by the Town Planning Board (the Board), the owners of the Premises shall apply to LandsD for a waiver/lease modification to implement the proposal. Upon receipt of the waiver/lease modification application, it will be considered by LandsD acting in the capacity as the landlord but there is no guarantee that the waiver/lease modification application will be approved. In the event the waiver/lease modification application is approved, it will 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 at its sole discretion. Approval by the Board shall not prejudice the government's right to take enforcement action against any breach of lease conditions identified at the Premises; and upon receipt of the application of waiver/lease modification, if applied by the owner of the Premises, they are required to demonstrate the dimensions and calculation of the floor area in all respects to the satisfaction of LandsD;
- (c) to note the comments of the Director of Fire Services that fire service installations and equipment shall be provided to the satisfaction of Fire Services Department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that all building works/ change in use should be in compliance with the Buildings Ordinance (BO); the applicant is advised to engage an Authorized Person (AP) to ensure that any building works/ change of use are implemented in compliance with the BO; adequate means of escape should be provided in accordance with Building (Planning) Regulation (B(P)R) 41(1) and the Code of Practice for Fire Safety in Buildings 2011 (FS Code); fire barrier with adequate fire resisting construction between the subject premises and the remaining portion of the building should be provided in accordance with Building (Construction) Regulation 35 and the FS Code; access and facilities for persons with a disability should be provided in accordance with B(P)R 72 and Design Manual: Barrier Free Access 2008; adequate sanitary fitments should be provided to the premises in accordance with the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations; detailed comments under BO can only be provided at the building plan submission stage; for unauthorized building works (UBW) erected on leased land/ private buildings (if any), enforcement action may be taken by the Building Authority (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 Site under the BO; and if the proposed use under the application is subject to the issue of a licence, the applicant is reminded that any existing structures on the Site 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.
- (e) to note the comments of the Commissioner for Transport that he reserves the rights to impose, alter or cancel any car parking, loading/unloading facilities, any no-stopping restrictions, and/or necessary traffic management measures 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.