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Lawson David & Sung
SURVEYORS LIMITED
Property Consultants • Planning • Valuers • Auctioneers
Estate Agency Licence No. C-006328

Ref: LDS/PLAN/6988

Section 16 Planning Application

**Shop and Services at Portion of G/F, Tai Shing Factory Building, Nos.
273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon**

Planning Statement

Applicants

**Yuen Siu Lun David and
Cheng Pui Ling**

Prepared by

Lawson David and Sung Surveyors Limited

August 2024 (Revision 1 - 27.9.2024)

Executive Summary

This planning statement report is prepared in support of a planning application for Shop and Services at Portion of G/F, Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon (the "Application Premises").

The Application Premises is zoned "Residential (Group E)2" ("R(E)2") on the Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39 gazetted on 17.2.2023. According to the Schedule II of the Notes of the OZP for "R(E)" zone applicable to industrial or industrial-office building, 'Shop and Services (not elsewhere specified)' on the G/F is a Column 2 use, which requires planning permission from the Town Planning Board (the "Board").

The Application Premises has direct frontage to Un Chau Street with a total area of about 310.45m². It is currently 3 separate shop premises. The Applicants intend to regularize the shop and services use and re-arrange the internal floor spaces of the Application Premises for more effective use of floor spaces. The Application Premises will be subdivided into 4 portions (including 230m² for shop and services use and 80.45m² for shop and services (local provisions store)). The Applicants submit this application to seek the Board's permission for the shop and services use at the Application Premises.

The major justifications of this application are:

1. Land Use Compatibility;
2. In Line with the Planning Intention of "R(E)2" Zone;
3. A Convenient Location Suitable for Applied Use;
4. No Fire Safety Impact; and
5. No Adverse Impact on Traffic and Environment.

In view of the justifications throughout this planning statement report, we sincerely hope that members of the Board and relevant Government departments will give favourable consideration to approve this application.

行政摘要

此規劃報告書旨在支持擬在九龍長沙灣元州街273B至275號泰盛工廠大廈地下(部分) (“申請處所”)作商店及服務行業用途的規劃申請。

申請處所位於在2023年2月17日刊憲的長沙灣分區計劃大綱核准圖(圖則編號S/K5/39)上的「住宅(戊類)2」地帶。根據該大綱圖「住宅(戊類)」註釋附表II：適用於工業樓宇或工業一辦公室樓宇，“商店及服務行業(未另有列明者)(只限設於地面一層)”屬第二欄用途，須先向城市規劃委員會(“城規會”)申請。

申請處所面向元州街，總面積約310.45平方米，現時為3間商店。申請人申請規範申請處所現時的商店及服務行業用途，並計劃重新分配及組合申請處所的內部空間，從而優化該空間的使用效益。申請處所將分為4個部分，當中包括230平方米作為商店及服務行業用途，80.45平方米作商店及服務行業(士多)。申請人故此向城規會遞交申請，將申請處所作商店及服務行業用途。

本規劃申請的主要理據如下：

1. 申請用途與區內土地用途相容；
2. 申請用途符合「住宅(戊類)2」地帶的規劃意向；
3. 申請處所位置方便，適合用作商店及服務行業用途；
4. 申請用途不會產生消防安全問題；及
5. 申請用途不會對交通及環境產生不良影響。

以此理據，敬希各城規會成員及有關政府部門從優考慮這宗規劃申請。

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1. Introduction

1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (the “Board”) in support of a planning application for shop and services (hereafter referred to as “the Applied Use”) at Portion of G/F, Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon (hereafter referred to as “the Application Premises”). The location of the Application Premises is shown per **Figure 1**. This Planning Statement Report provides essential information to facilitate the consideration of the Board. It also serves to provide planning justifications in support of the application.

The Application Premises falls within an area zoned “Residential (Group E)2” (“R(E)2”) on the Approved Cheung Sha Wan Outline Zoning Plan (OZP) No. S/K5/39 gazetted on 17.2.2023 (see **Figure 1**). According to the Schedule II of the Notes of the OZP for “R(E)” zone applicable to existing industrial or industrial-office building, ‘Shop and Services (not elsewhere specified)’ on the G/F is a Column 2 use, which requires planning permission from the Board.

The Application Premises is currently 3 separate shop premises. As the Applicants intend to regularize the shop and services use and re-arrange the internal floor spaces of the Application Premises for more effective use of floor spaces, the Applicants submit this application to seek the Board’s permission for the shop and services use at the Application Premises.

1.2 Organization of this Report

Following this introductory chapter, this planning statement contains five further chapters:

- Chapter 2 presents the conditions of the Application Premises;
- Chapter 3 discusses the planning context;
- Chapter 4 outlines details of the Applied use;
- Chapter 5 gives account to the justifications of the Applied use;
- Chapter 6 is the conclusion of the planning statement.

2. Site Context

2.1 The Application Premises

The Application Premises is located at G/F of Tai Shing Factory Building (hereafter referred as “the subject building”), No. 273 - 279 Un Chau Street, Kowloon (see **Figure 2**) and has an area of approximately **310.45m²**. It has direct frontage to Un Chau Street.

The subject building is an 8-storey industrial building completed in 1961 in the Cheung Sha Wan District. It abuts Un Chau Street to its immediate north and Wing Lung Street to its immediate east. The upper floors of the subject building are mainly occupied by factory, offices and storage uses.

2.2 Existing Condition of the Application Premises

The Application Premises is currently 3 separate shop premises (see **Photo Plate 1**) consisting of a tailor shop, a clinic and a grocery store selling household goods along Un Chau Street. Each of the shop premises has their own respective entrance facing Un Chau Street. The registered floor plan is shown per **Figure 3**.

2.3 Subject Locality

The subject building, located in Cheung Sha Wan District, abuts Un Chau Street and Wing Lung Street. It is an established residential area with some traditional industrial buildings, characterized with commercial uses on ground floor/street level (see **Photo Plate 2**). The public housing estate, known as Un Chau Estate, is located at the immediate west, southwest and further south of the subject building. Meanwhile, various tenement/residential buildings, industrial/industrial-office buildings and redeveloped/converted residential developments can be found along Un Chau Street.

Due to economic restructuring in the territory and the shift of manufacturing industries out of the area, the industrial buildings in the locality have been converted to industrial-office and storage uses.

2.4 Land Ownership Status

The Applicants are the registered owners of the Application Premises. According to the Land Registration Record obtained from the Land Registry, the ownership particular of the Application Premises is as follows:-

Lot No.	Section A of New Kowloon Inland Lot No. 3818
Registered Owners	Yuen Siu Lun David & Cheng Pui Ling
Share of the Lot:	3/6 of 1/8

3. Planning Context

3.1 Planning Intention

The Application Premises falls within an area zoned "R(E)2" on the Approved Cheung Sha Wan OZP No. S/K5/39 gazetted on 17.2.2023 (see **Figure 1**). This zone is intended "primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board. Whilst existing industrial uses will be tolerated, new industrial developments are not permitted in order to avoid perpetuation of industrial/residential interface problem."

According to the Schedule II of the Notes of the OZP for “R(E)” zone applicable to industrial or industrial-office building, ‘Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom which may be permitted on any floor)’ is a Column 2 use, which requires planning permission from the Board.

3.2 Development within Industrial Buildings

For buildings without a sprinkler system, the maximum permissible aggregate commercial floor areas on G/F is 230m². The applied shop and services use is counted up to the aggregate commercial floor area.

4. Development Proposal

4.1 Nature and Operation of Applied Use

The Applicants seek permission for shop and services at the Application Premises which has an area of approximately 310.45m². The Applicants intend to regularize the shop and services use and rearrange the internal floor space of the existing shop premises for more effective use of floor spaces. The Application Premises will be subdivided into four portions with the following arrangements (see Internal Floor Area Plan at **Figure 4**):

Shop and Services

Shop No.	Use	Internal Floor Area (About)
Shop 1	Tailor Shop	3.28m ²
Shop 2	Clinic	74.11m ²
Shop 3	Retail Shop	152.61m ²
Total		230m²*

*The total aggregate commercial floor space is 230m² which is within the maximum permissible limit of 230m² on G/F of an industrial building without a sprinkler system.

Shop and Services (Local Provisions Store)

Shop No.	Use	Internal Floor Area (About)
Shop 4	Local Provisions Store	80.45m ² **

**The aggregate commercial floor area on G/F of an existing industrial building without sprinkler system is limited to 230m². Such limit is not applicable to the ‘Shop and Services (Local Provisions Store)’ use.

The Applied Use is non-polluting commercial use in nature, and serves the surrounding residents. The Application Premises has a direct access from Un Chau Street as a means of escape.

5. Planning Justifications

5.1 Land Use Compatibility

The subject building is located in an established residential area with some traditional industrial buildings in Cheung Sha Wan characterized with commercial uses on the ground floor/street level. Owing to the restructuring of local economy, most local manufacturers have relocated. While the Applied Use is located at the G/F of the subject building, it is compatible with the surrounding context - shop and services uses at ground floor.

Additionally, as the Applied Use is targeted to serve the local community, which is similar to the adjoining uses at the ground floor of the surrounding buildings, it is fully compatible with the surroundings from the land use perspective.

5.2 In Line with the Planning Intention of "R(E)2" Zone

The Applied Use of the Application Premises is considered fully in line with the planning intention of the "R(E)2" zone which is primarily for phasing out of existing industrial uses. It was to allow the phasing out of polluting industrial uses through redevelopment / conversion for residential uses in these areas and avoid perpetuation of industrial/residential interface problem.

With the ongoing transformation of the subject locality into a residential area, the Applied Use will prove its conformability with the said planning intention since it helps avoid perpetuation of industrial/residential interface problem with its high compatibility with the surrounding uses. As the operation of the Applied Use is non-polluting in nature without inducing any interface problem, it will support the planning intention of progressive transformation and upgrading the area.

5.3 A Convenient Location Suitable for Applied Use

The Application Premises is located in an established residential area in Cheung Sha Wan surrounded by assorted residential uses in the subject locality. The ongoing growing population in the Cheung Sha Wan district indicates a high local demand for shop and services uses as illustrated by the vast majority of commercial uses at street level in the surrounding area. The Applied Use at the Application Premises would be able to satisfy the demand of shop and services use in the subject locality, with its proximity to the existing residential uses. As a result, the convenient location of the Application Premises makes it suitable for the Applied use.

5.4 No Fire Safety Impact

Since the applied shop and services use do not exceed the permissible aggregate commercial floor area on G/F of the building, the business operation of the Applied Use is unlikely to arouse fire hazard as fire services installations will be provided in the Application Premises and it has direct access to Un Chau Street, which is a major road. Fire hazard is thus minimized.

5.5 No Adverse Impact on Traffic

The locality is served by extensive road networks with Un Chau Street on the north and Wing Lung Street on the west, which are connected to major main roads e.g. Castle Peak Road and Cheung Sha Wan Road. Public transport facilities including buses, public light buses and taxis are widely available in the vicinity and Cheung Sha Wan MTR Station is located about 5 minutes walking distance to the south of the subject building. Main customers of the Application Premises will be residents from the subject locality or travelling to the Application Premises on foot or via public transports. All loading/unloading activities will also be carried out in the vicinity outside peak hours with not more than 10 minutes per day. As a result, it is not envisaged that the Applied Use will generate any excessive traffic affecting the locality. Therefore, there will be no adverse impact on traffic and pedestrian flow.

5.6 No Adverse Impact on Environment

The Application Premises will not cause any adverse environmental impact on locality. Since the operation is non-polluting in nature, it will not generate any noise, waste water discharge, vibration, odour smell or dust to the surrounding area. Environment impact is therefore not a major concern.

6. Conclusion

This planning application is to seek planning permission for the shop and services at Portion of G/F., Tai Shing Factory Building, Nos. 273B - 275 Un Chau Street, Cheung Sha Wan, Kowloon.

The Application Premises is zoned "R(E)2" on the Approved Cheung Sha Wan OZP No. S/K5/39 gazetted on 17.2.2023. The Application Premises is located within an established residential district with some traditional industrial buildings. Due to the transformation of industrial operations and the shift of industries out of the area, numbers of the former industrial buildings have been redeveloped / converted into other uses with commercial uses on ground floor/street level.

To justify the Applied Use, the shop and services use is in line with the planning intention of "R(E)2" zone which aims to phase out industrial uses for conversion into residential uses. The Applied Use is a non-polluting commercial use being compatible with the other uses in the surrounding area. No adverse traffic or environmental impact nor fire safety problem are envisaged to be generated from the Applied Use.

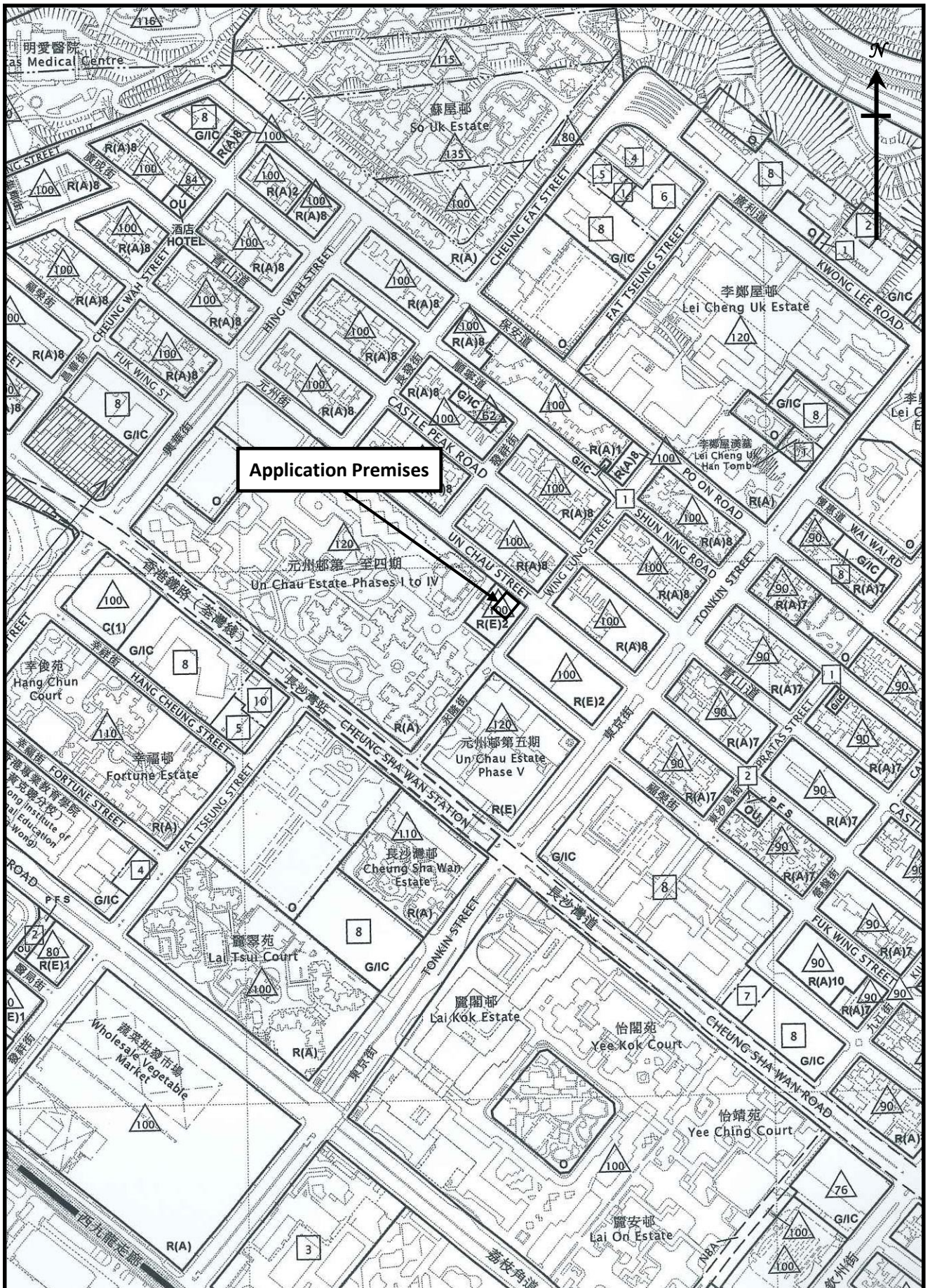
In view of the justifications stated herein, we sincerely hope that the Board will give favourable consideration to approve this application.

LAWSON DAVID & SUNG SURVEYORS LIMITED

August 2024

Figures

- Figure 1 Location Plan
- Figure 2 Lot Index Plan
- Figure 3 The Registered Floor Plan
- Figure 4 Internal Floor Area Plan



Application Premises

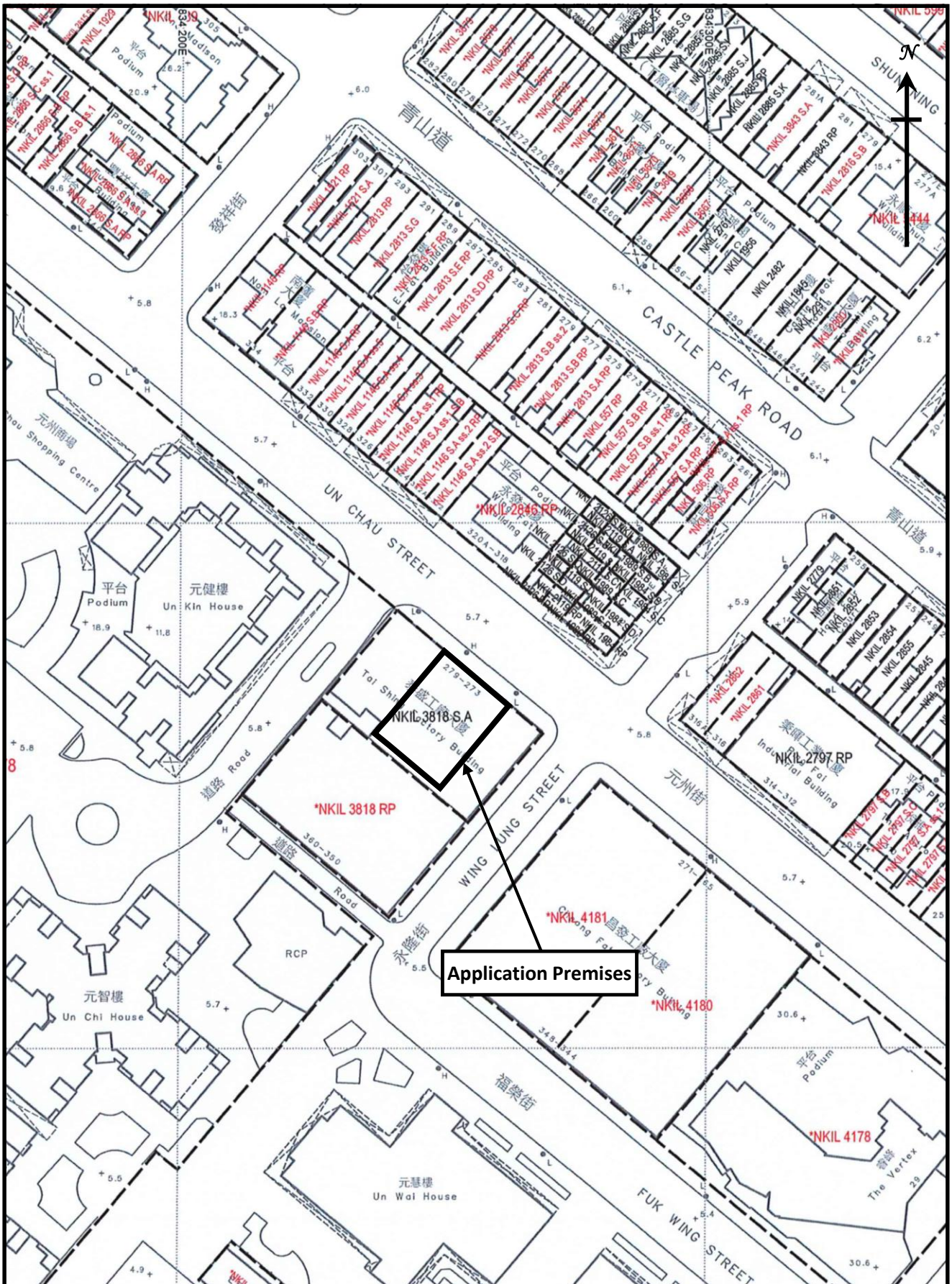
Location Plan
 (Extract from Approved Cheung Sha Wan Outline Zoning
 Plan No. S/K/5/39)

Figure 1

1 : 5000



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Lot Index Plan

Figure 2

1 : 1000

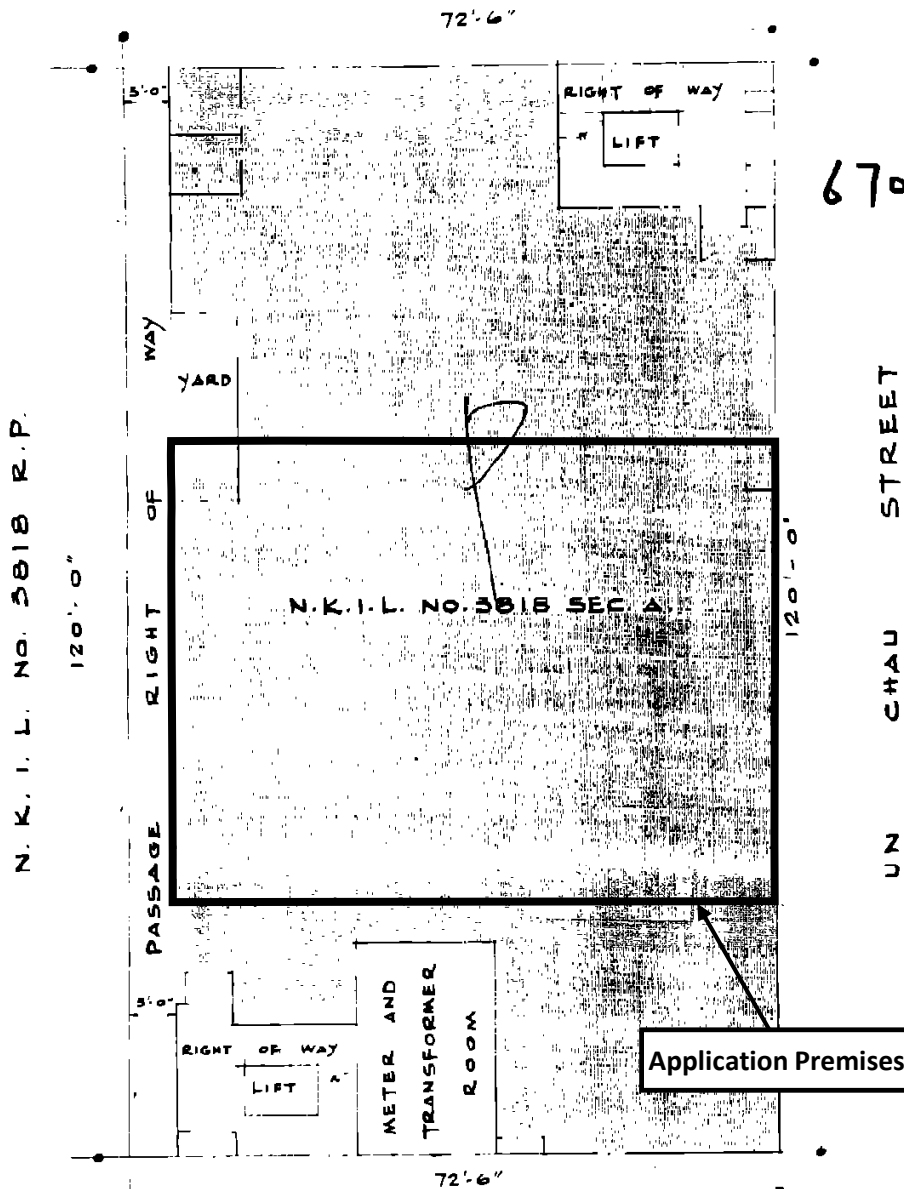


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670296

NEW KOWLOON INLAND LOT NO. 3818 SEC. A

AREA: 8700 SQ. FT.



670296

N. K. I. L. NO. 3818 R.P.

120'-0"

PASSAGE RIGHT OF WAY

YARD

N. K. I. L. NO. 3818 SEC. A

120'-0"

CHAU STREET

3'-0"

RIGHT OF WAY
LIFT

METER AND
TRANSFORMER
ROOM

72'-6"

Application Premises

WING LUNG STREET

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NG YOOK MAN
ARCHITECT

5 JAN 1963

羅迅測計師行

The Registered Floor Plan

Figure 3

Not to Scale

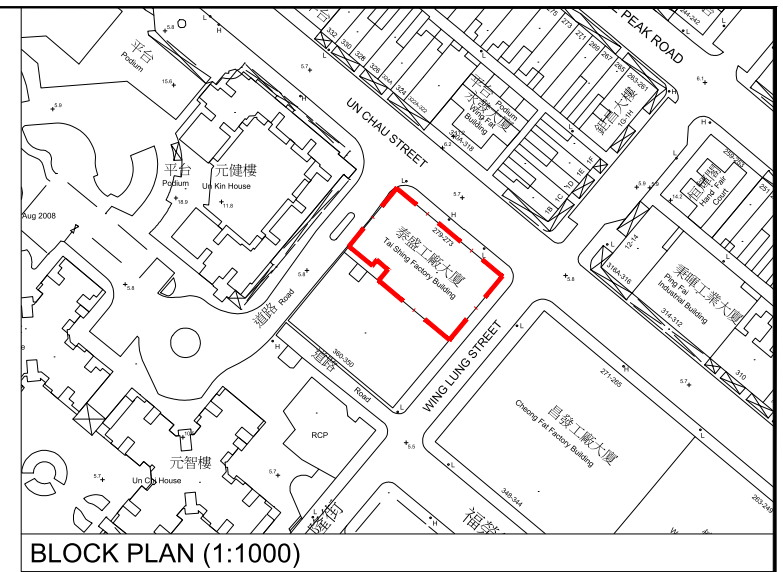


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SHOP 1	SHOP AND SERVICES (TAILOR SHOP)	3.28m ²
SHOP 2	SHOP AND SERVICES (CLINIC)	74.11m ²
SHOP 3	SHOP AND SERVICES (RETAIL SHOP)	152.61m ²

TOTAL : 230.00m²

SHOP 4	SHOP AND SERVICES (LOCAL PROVISIONS STORE)	80.45m ²
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BD REF. FSD REF.

REV.	DESCRIPTION	DATE
0	1ST SUBMISSION	26 SEP 2024

CLIENT(S)



FLAT A/F, 21/F, 315 LOCKHART ROAD, WANCHAI, HK.
+852 3611 2560 F: +852 3702 0014

AUTHORIZED PERSON

SO CHI WANG
MHKIS, RPS(BS)
Authorized Person AP(S)1/16
STRUCTURAL ENGINEER

PROJECT TITLE

GROUND FLOOR AT NOS.
273B-275 UN CHAU STREET,
CHEUNG SHA WAN, KOWLOON
(N.K.I.L. NO. 3818 R.P.)

DRAWING TITLE

PROPOSED INTERNAL FLOOR AREA
FOR PART OF GROUND FLOOR

DATE	SCALE
26 SEP 2024	1:150 @ A3

DRAWN	CHECKED
BW	CN

DWG. NO.	REV.
IFA-01	1

NOTE
ALWAYS VERIFY MEASUREMENTS AND
DETAILS ON SITE. DO NOT ATTEMPT TO
RE-SCALE DRAWING. ALL MATTERS SHOWN IN
THIS DRAWING(S) ARE AND WILL FOREVER
REMAIN THE PROPERTY OF THE FIRM AND/OR
ITS AFFILIATIONS.



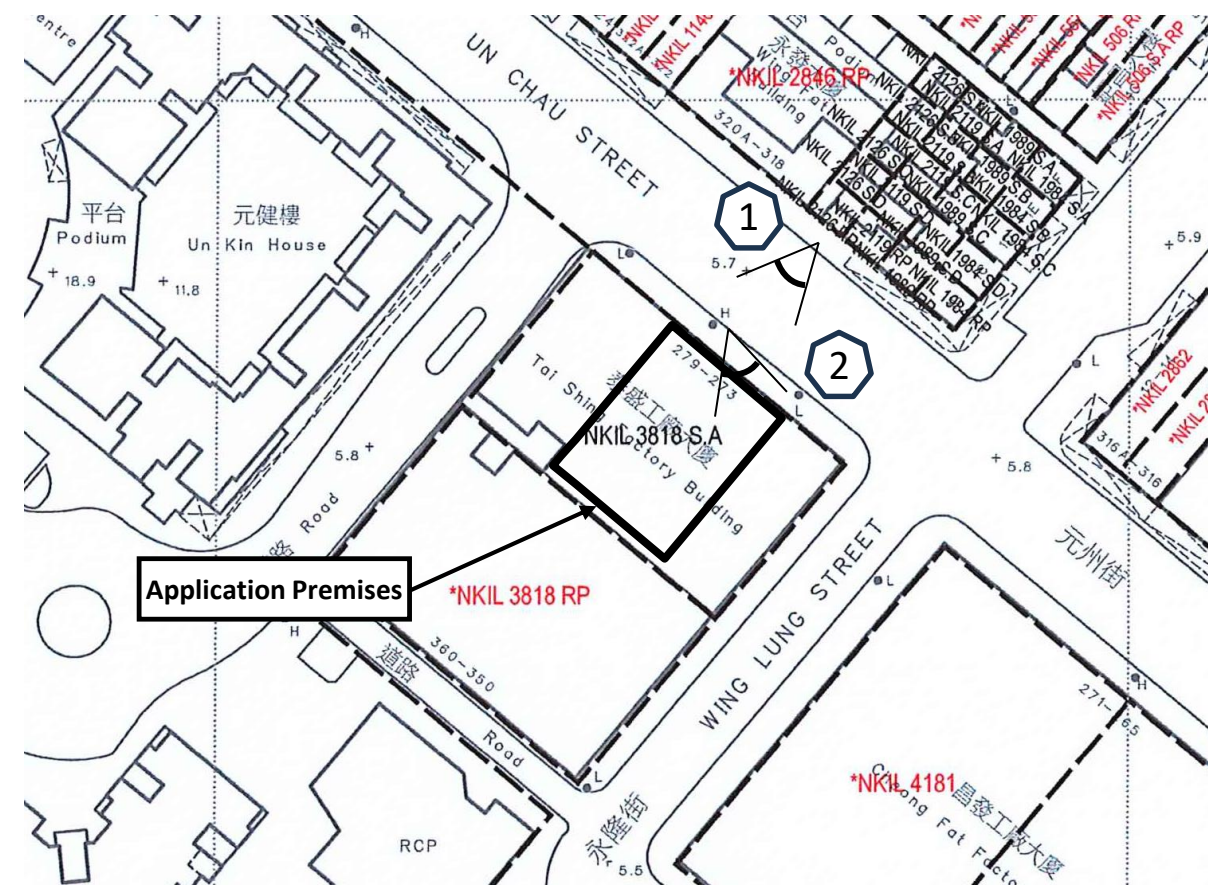
GROUND FLOOR PART PLAN (SCALE: 1:150)

Figure 4 Internal Floor Area Plan

Site Photos

Photo Plate 1 Existing Condition of the Application Premises

Photo Plate 2 Surrounding Land Uses

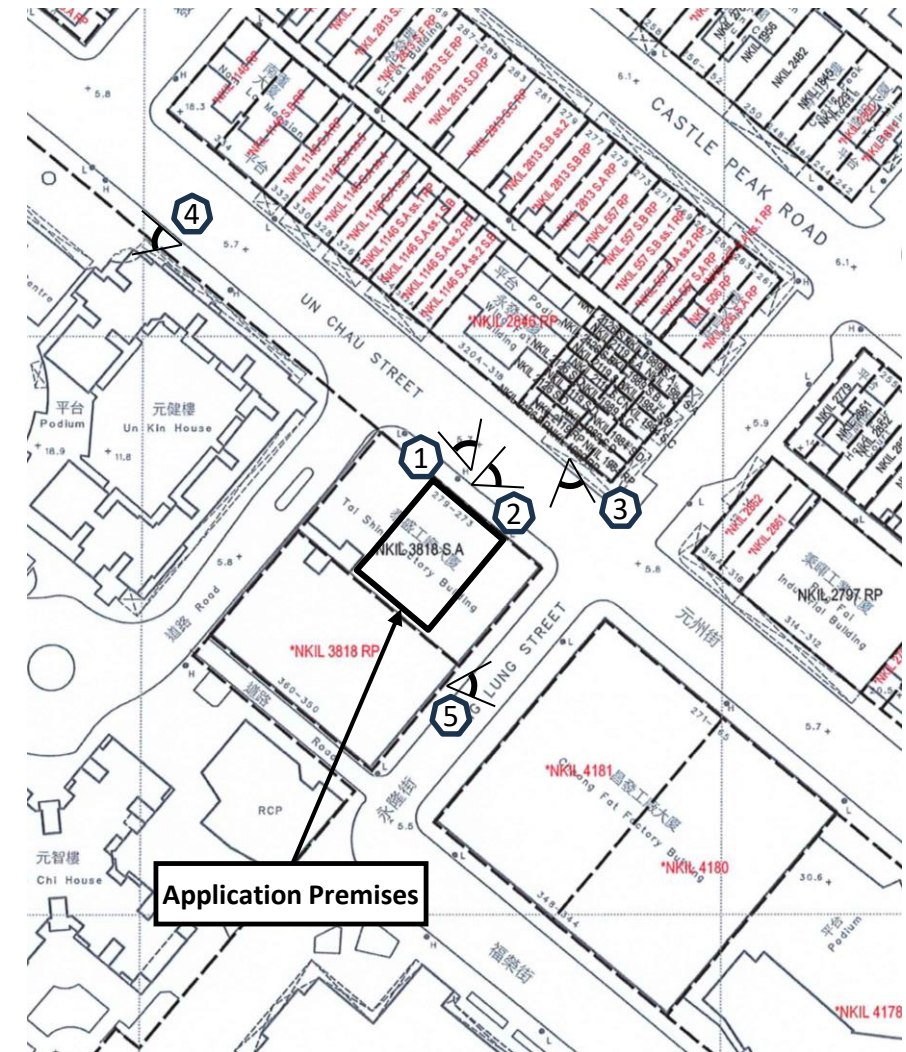


Existing Condition of the Application Premises

Photo Plate 1



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Surrounding Land Uses

Photo Plate 2