

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/K13/319**

- Applicant** : Chor Limited represented by Smart Base Engineering Consultant Limited
- Premises** : Unit 2A, G/F, Kowloon Bay Industrial Centre, 15 Wang Hoi Road, Kowloon Bay, Kowloon
- Total Floor Area of Premises** : About 30.41m<sup>2</sup>
- Lease** : (a) New Kowloon Inland Lot (NKIL) 5833  
(b) Restricted to industrial and/or godown purposes, excluding any offensive trades
- Plan** : Approved Ngau Tau Kok and Kowloon Bay Outline Zoning Plan (OZP) No. S/K13/30
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)   
  
[subject to a maximum plot ratio (PR) of 12.0 and a maximum building height of 120 metres above Principal Datum, or the PR and the height of the existing building(s), whichever is the greater]
- Application** : Shop and Services (Fast Food Shop)

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application premises (the Premises) for ‘Shop and Services (Fast Food Shop)’ use with no seating accommodation. The Premises occupies Unit 2A on the G/F of an existing industrial building, namely Kowloon Bay Industrial Centre, at 15 Wang Hoi Road, Kowloon Bay. The building falls within an area zoned “OU(B)” on the approved Ngau Tau Kok and Kowloon Bay OZP No. S/K13/30 (**Plan A-1**). According to Schedule II of the Notes of the OZP for the “OU(B)” zone, ‘Shop and Services (not elsewhere specified)’ on the G/F of an industrial or industrial-office (I-O) building is a Column 2 use which requires planning permission from the Town Planning Board (the Board).

- 1.2 The Premises (Unit 2A) is the subject of five previous planning applications (Nos. A/K13/120, A/K13/186, A/K13/206, A/K13/227 and A/K13/229, with the first three submitted by other applicants and the last two submitted by the same applicant), and overlaps with part of the premises under the aforesaid five applications (**Plan A-3**). A/K13/120 and A/K13/206 for bank uses at Unit 2 were approved with conditions by the Metro Planning Committee (the Committee) of the Board on 16.5.1997 and 11.11.2005 respectively. A/K13/186 for fast food shop at Unit 2, A/K13/227 for retail use at Unit 2 and A/K13/229 for shop and services use at portion of Unit 2 were rejected by the Committee on 16.7.2004, 28.9.2007 and 9.5.2008 respectively mainly on grounds of fire safety concern. Details are at paragraph 5 below.
- 1.3 While the applicant indicates that the Premises is currently used as a factory canteen, however, according to recent site inspection, the Premises is currently used as a fast food shop without planning permission (**Plans A-4 and A-6**).
- 1.4 In support of the application, the applicant has submitted an application form (**Appendix I**) which was received by the Board on 15.6.2020.
- 1.5 Plans showing the layout of the G/F of the subject building and the Premises are at **Drawings A-1 to A-2**.
- 1.6 In light of the special work arrangement for government departments due to the novel coronavirus infection, the meeting originally scheduled for 7.8.2020 for consideration of the application has been rescheduled, and the Town Planning Board has agreed to defer consideration of the application and the application is now scheduled for consideration by the Committee at this meeting.

## 2. **Justifications from the Applicant**

The applicant indicates that the applied fast food shop will provide more eating choices for the workers employed at the subject building.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Section 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31A) by posting site notice and sending a notice to management office. Detailed information would be deposited at the meeting for Members’ inspection.

## 4. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for Development within “OU(B)” Zone (TPB PG-No. 22D) promulgated in September 2007 are relevant in the following aspects:

- (a) the “OU(B)” zone has been introduced to allow maximum flexibility in the use of

existing industrial and I-O buildings as well as in the development of new buildings for both commercial and clean industrial uses. The planning intention of the “OU(B)” zone is primarily for general employment uses;

- (b) whilst it is the intention to provide greater flexibility in the use of the existing industrial or I-O buildings before such buildings are redeveloped, it is necessary to ensure that the fire safety and environmental concerns are properly addressed. In view of the possible presence of existing polluting and hazardous industrial uses, it is necessary to ensure compatibility of the uses within the same building until the whole building is modified/converted to accommodate the new non-polluting and less fire hazard-prone uses;
- (c) the Fire Services Department (FSD) should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas on the G/F of an existing industrial/I-O building with and without sprinkler systems should not exceed 460m<sup>2</sup> and 230m<sup>2</sup> respectively. For any application which would result in a slight exceedance of the relevant floor area limit, the applicant has to demonstrate that the fire safety concern can be satisfactorily addressed, and each case will be considered by the Board on its own merit. The above 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, electrical shop, local provisions store and showroom in connection with the main industrial use. In all cases, separate means of escape should be available for the commercial portion; and
- (d) for all new development, redevelopment, conversion and material change of use, adequate parking and loading/unloading spaces should be provided in accordance with the requirements of the Hong Kong Planning Standards and Guidelines, and all other statutory or non-statutory requirements of relevant Government departments must also be met.

## 5. Previous Applications

The Premises is the subject of five previous planning applications (Nos. A/K13/120, A/K13/186, A/K13/206, A/K13/227 and A/K13/229, with the first three submitted by other applicants and the last two submitted by the same applicant). The Premises (Unit 2A) overlaps with part of the premises under the aforesaid five previous applications (**Plan A-3**):

- (a) A/K13/120 for ‘Bank’ use and A/K13/206 for ‘Shop and Services (Bank)’ use at Unit 2 were approved with conditions by the Metro Planning Committee (the Committee) of the Board on 16.5.1997 (when the subject building was previously zoned “I”) and on 11.11.2005 respectively. The proposed uses under these two permissions had not commenced;
- (b) A/K13/186 for ‘Shop and Services (Fast Food Shop)’ use at Unit 2 was rejected by the Committee of the Board on 16.7.2004 since the proposed fast food shop with provision of seating accommodation was considered not acceptable from fire safety point of view and the approval would set an undesirable precedent for similar

applications in industrial buildings;

- (c) A/K13/227 for ‘Shop and Services (Retail Shop)’ use at Unit 2 and A/K13/229 for ‘Shop and Services’ use at portions of Unit 2 were rejected by the Committee of the Board on 28.9.2007 and 9.5.2008 respectively as they were not acceptable from fire safety point of view. The latter was also rejected on the grounds that the proposed ‘Shop and Services’ use did not comply with TPB PG-No. 22D as the existing total gross floor area accountable for aggregate commercial floor area had exceeded the maximum permissible limit of 460m<sup>2</sup>.

## 6. Similar Applications

- 6.1 The Committee has considered 35 planning applications (including the five previous applications mentioned in paragraph 5 above) for various shop and services uses on the G/F of the subject industrial building (**Plan A-3**). Whilst 29 of these applications were approved by the Committee, 6 were rejected by the Committee for fire safety reasons. The details of the similar applications are shown in the table below.

<u>Application No.</u>	<u>Unit</u>	<u>Applied Uses</u>	<u>Floor Area (about)</u>	<u>Date of Decision</u>	<u>Decision</u>
<b>Uses applicable for maximum permissible limit of 460m<sup>2</sup> for aggregate commercial floor area on G/F of an industrial building (with sprinkler systems), in accordance with FSD’s Circular Letter No. 4/96 (Part X)</b>					
A/K13/176	1C	Shop and Services (Real Estate Agency)	16.17m <sup>2</sup>	12.3.2004 (lapsed)	Approved
A/K13/182	1B2	<b>Wholesale trade cum Shop and Services (Stationery)</b>	<b>57.86m<sup>2</sup></b>	<b>16.7.2004</b>	<b>Approved</b>
A/K13/183	1B1	<b>Shop and Services (Real Estate Agency)</b>	<b>30.165m<sup>2</sup></b>	<b>16.7.2004</b>	<b>Approved</b>
A/K13/185	8B	<b>Shop and Services (Real Estate Agency)</b>	<b>18.85m<sup>2</sup></b>	<b>16.7.2004</b>	<b>Approved</b>
A/K13/191	17	<b>Shop and Services (Fast Food cum Retail Shop)</b>	<b>58.64m<sup>2</sup></b>	<b>28.1.2005</b>	<b>Approved</b>
A/K13/192	5 (before subdivided to 5A and 5B)	Shop and Services (Fast Food cum Retail Shop)	130.68m <sup>2</sup>	28.1.2005 (lapsed)	Approved
A/K13/193	4 (Portion)	Shop and Services (Real Estate Agency/Retail Shop)	25.9m <sup>2</sup>	18.2.2005	Approved
A/K13/194	8A1, 8A2, 8A3, 8A4, 8A5 and 8A6	Temporary Shop and Services (Retail Shop and Real Estate Agency) for a Period of 3 Years	80m <sup>2</sup>	18.3.2005 (lapsed)	Approved

<u>Application No.</u>	<u>Unit</u>	<u>Applied Uses</u>	<u>Floor Area (about)</u>	<u>Date of Decision</u>	<u>Decision</u>
A/K13/208	5A (Portion)	Temporary Shop and Services for a Period of 3 Years	24m <sup>2</sup>	25.11.2005 (lapsed)	Approved
A/K13/213	5A	Temporary Shop and Services (Estate Agent Office) for a Period of 3 Years	54m <sup>2</sup>	7.4.2006 (revoked on 7.10.2006)	Approved
A/K13/216	3 (Portion)	Shop and Services (Convenience Store)	49m <sup>2</sup>	20.10.2006 (revoked on 20.10.2008)	Approved
A/K13/218	5A	Temporary Shop and Services (Estate Agent Office) for a Period of 3 Years	54m <sup>2</sup>	5.1.2007 (revoked on 5.1.2008)	Approved
A/K13/221	5B (Portion)	Temporary Shop and Services (Retail Uses) for a Period of 5 Years	45.9m <sup>2</sup>	27.7.2007 (lapsed)	Approved for 3 years
A/K13/228	8A1, 8A2, 8A3, 8A4, 8A5 and 8A6	Shop and Services (Retail Shop and Real Estate Agency)	80m <sup>2</sup>	2.11.2007	Approved
A/K13/233	5A	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	54m <sup>2</sup>	20.6.2008 (revoked on 20.9.2008)	Approved
A/K13/236	3 (Portion)	Shop and Services	49m <sup>2</sup>	23.1.2009 (revoked on 23.7.2009)	Approved
A/K13/251	3 (Portion)	Shop and Services	48.88m <sup>2</sup>	29.1.2010 (revoked on 29.7.2010)	Approved
<b>A/K13/267</b>	<b>4A</b>	<b>Shop and Services</b>	<b>37.5m<sup>2</sup></b>	<b>15.4.2011</b>	<b>Approved</b>
<b>A/K13/268<sup>^</sup></b>	<b>4B</b>	<b>Shop and Services</b>	<b>25.9m<sup>2</sup></b>	<b>15.4.2011</b>	<b>Approved</b>
<b>A/K13/288</b>	<b>5B (Portion)</b>	<b>Shop and Services</b>	<b>45.9m<sup>2</sup></b>	<b>7.2.2014</b>	<b>Approved</b>
A/K13/303	1C	Shop and Services	15.85m <sup>2</sup>	7.4.2017 (revoked on 7.4.2018)	Approved
<b>A/K13/311</b>	<b>1C</b>	<b>Shop and Services</b>	<b>15.85m<sup>2</sup></b>	<b>16.11.2018</b>	<b>Approved</b>
<b>A/K13/312</b>	<b>16</b>	<b>Shop and Services</b>	<b>59.667m<sup>2</sup></b>	<b>16.8.2019</b>	<b>Approved</b>
<b>A/K13/314</b>	<b>8A</b>	<b>Shop and Services</b>	<b>80m<sup>2</sup></b>	<b>1.11.2019</b>	<b>Approved</b>
<b>Total floor areas of approved applications:</b>			<b>430.332m<sup>2*</sup></b>		
A/K13/207	3 (Portion)	Shop and Services (Convenience Store)	98.5m <sup>2</sup>	25.11.2005	Rejected@
A/K13/215	3 (Portion)	Shop and Services (Convenience Store)	98.5m <sup>2</sup>	28.4.2006	Rejected@

<u>Application No.</u>	<u>Unit</u>	<u>Applied Uses</u>	<u>Floor Area (about)</u>	<u>Date of Decision</u>	<u>Decision</u>
A/K13/227	2	Shop and Services (Retail Shop)	216.69m <sup>2</sup>	28.9.2007	Rejected@
A/K13/229	2 (Portion)	Shop and Services	15.735m <sup>2</sup>	9.5.2008	Rejected@
<b>Total floor areas of rejected applications:</b>			376.418m <sup>2</sup>		
<b>Other applications considered by the Committee that floor area not accounted for aggregated commercial floor area in FSD's assessment</b>					
A/K13/120	2	Bank Use	275m <sup>2</sup>	16.5.1997	Approved
A/K13/179	4 (Portion)	Shop and Services (Retail Shop - Electrical Products)	26.83m <sup>2</sup>	25.6.2004	Approved
A/K13/180	6 (Portion)	Shop and Services (Retail Shop - Metalware)	14.53m <sup>2</sup>	16.7.2004	Approved
A/K13/184	1A	Shop and Services (Retail Shop - Metalware)	95.16m <sup>2</sup>	16.7.2004	Approved
A/K13/186	2	Shop and Services (Fast Food Shop)	219.458m <sup>2</sup>	16.7.2004	Rejected#
A/K13/189	17	Shop and Services (Fast Food Shop)	58.46m <sup>2</sup>	15.10.2004	Rejected#
A/K13/206	2	Shop and Services (Bank)	223m <sup>2</sup>	11.11.2005	Approved

# Rejection reasons being that the use is considered not acceptable from fire safety point of view; and that the approval would set an undesirable precedent for similar applications in the industrial buildings.

@ Rejection reasons being that the application is not acceptable from fire safety point of view.

\* The total approved floor area of 430.332m<sup>2</sup> have excluded the floor areas in overlapping premises and approved cases of which planning permission lapsed or has been revoked.

^ The premises of the approved application No. A/K13/268 overlaps with the premises of a previous application No. A/K13/193 for 'Shop and Services (Real Estate Agency/Retail Shop)' use which was approved by the Committee on 18.2.2005.

6.2 According to TPB PG-No. 22D, the 'Shop and Services (Fast Food Shop)' use under the application is regarded as use which is 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. The limit on aggregate commercial floor areas on the G/F of an industrial building is not applicable to fast food shop.

6.3 Since 2003, the Committee has also approved (with or without conditions) 66 similar applications for various 'Shop and Services' uses on the ground level of the other industrial and I-O buildings under "OU(B)" zone in Kowloon Bay Business Area (KBBA).

## 7. The Premises and Its Surrounding Areas (Drawings A-1 and A-2, Plans A-1 and A-2, and Site Photos on Plans A-4 and A-6)

7.1 The Premises:

- (a) occupies Unit 2A on the G/F of the subject building (**Drawings A-1 and A-2**);
- (b) has its own entrance fronting Wang Hoi Road and is separated from the entrance to other floors of the building (**Plans A-4 and A-5**); and
- (c) is currently used as fast food shop without valid planning permission.

7.2 The subject building is:

- (a) a 11-storey industrial building with an additional basement floor for carpark use bounded by Wang Tai Road, Wang Hoi Road and Lam Fook Street;
- (b) equipped with a sprinkler system; and
- (c) the current uses by floor are summarized as follows:

B/F	Carpark
G/F	Unit 2A ( <b>The Premises</b> ), logistic facility, canteens, warehouses/workshops, shop and services <sup>[1]</sup> , eating places <sup>[1]</sup> and vacant/locked units
1/F – 10/F	Warehouses/workshops, offices, art studios, shop and services <sup>[2]</sup> and training centres <sup>[2]</sup>

<sup>[1]</sup>There is no record of approval or valid planning permission granted for such uses at some of the units.

<sup>[2]</sup>Use not allowed unless in the purpose-designed non-industrial portion on the lower floors of the building and such uses are separated from the industrial or I-O use located above by a buffer floor(s) of non-hazardous occupancy, and no industrial uses are located within that non-industrial portion. As such, the shop and services and training centres are not allowed at the upper floor of the building.

7.3 The surrounding areas have the following characteristics:

- (a) the locality is mainly occupied by industrial or I-O buildings, including Kingsford Industrial Centre, Hoplite Industrial Centre and Shun Fat Industrial Building to its south, west and north respectively;
- (b) to its east across Wang Hoi Road is Telford House which is a commercial development with a pedestrian footbridge across Wai Yip Street connecting to Telford Gardens and MTR Kowloon Bay Station; and
- (c) the units on the G/F of the neighbouring industrial buildings are mainly used for shop and services purposes such as banks, real estate agencies, metalware shops, retail shops and eating places while workshops and showrooms can also be found in other G/F units in the industrial buildings.

## 8. **Planning Intention**

The planning intention of “OU(B)” zone is 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 I-O buildings.

9. **Comments from Relevant Government Departments**

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

Land Administration

9.1.1 Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD):

- (a) No objection to the application.
- (b) The Premises falls within NKIL 5833 and is held under Conditions of Sale No. 11468 dated 15.1.1981, and is restricted to industrial and/or godown purposes, excluding offensive trades. The Premises is also subject to a waiver dated 5.7.2013 to permit the Premises and other G/F portion for the purpose of a canteen for the lifetime of the existing building whereas the canteen shall be used exclusively by the people employed on the lot and shall have no independent access to public street except for means of escape.
- (c) The proposed shop and services (fast food shop) is found in conflict with the existing lease and waiver conditions. Should the planning application be approved by the Committee, the applicant is required to apply to LandsD for a temporary waiver or lease modification to give effect to the proposal. However, there is no guarantee that the temporary waiver or lease modification would be approved and if the application is eventually approved by LandsD in the capacity as the landlord at its direction, it will be subject to those terms and conditions, including payment of any administration fee and waiver fee or premium, considered appropriate by LandsD.
- (d) The floor area of the Premises and other details submitted by the applicant have not been verified and the applicant is required to demonstrate the dimensions and calculation of the floor area when the lease modification/waiver application is submitted.
- (e) As per his office’s recent inspection, the Premises is operated as a fast food shop serving the public with direct access from street which are in breach of the lease conditions. His office will take appropriate lease enforcement action against the existing breach pursuant to their prevailing practice.

Fire Safety

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

- (a) No in-principle objection to the application subject to:
  - (i) the proposed shop and services (fast food shop) shall be sited at street level only and licensed as food factory<sup>1</sup>; and
  - (ii) fire services installations and equipment are provided to the satisfaction of his department. Detailed fire services requirements will be formulated upon receipt of formal submission of general building plans.
- (b) The applicant should be informed that the subject proposal licensed and operated as a ‘general restaurant’ or ‘light refreshment restaurant’ will not be accepted.
- (c) The building is protected with a sprinkler system so that the maximum permissible aggregate commercial floor area on the G/F is 460m<sup>2</sup> in accordance with TPB PG-No. 22D. The proposed use should not be counted up to the aggregate commercial floor area as it is considered that ‘fast food shop’ is generally in-line with the nature of fast food counter.
- (d) Regarding matters related to fire resisting construction of the Premises, the applicant is reminded to comply with the Code of Practice for Fire Safety in Buildings which is administered by the Building Authority (BA).

#### Building Matters

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

- (a) No in-principle objection to the application.
- (b) The applicant should be advised to appoint an Authorized Person to assess the feasibility of the proposed alterations and additions works/change of use and whether building plans are required to be submitted to demonstrate compliance with the Buildings Ordinance (BO).
- (c) The applicant is required to observe the licensing requirements imposed by the relevant licensing authority.
- (d) For unauthorized building works (UBW) erected on private land/buildings, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning

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<sup>1</sup> For the business which involves the preparation of food for sale for human consumption off the Premises (excluding business carried out by hawkers), food factory licence must be obtained from Director of Food and Environmental Hygiene (DFEH).

permission should not be construed as an acceptance of any existing building works or UBW on the Premises under the BO.

- (e) The applicant's attention is drawn to Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-47 that the BA has no power to give retrospective approval or consent for UBW.
- (f) Detailed comments under the BO can only be provided at the building plan submission stage.

### Traffic Aspect

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

No objection to the application from traffic engineering perspective provided that all the parking and loading/unloading activities generating from the operation of the Premises are carried out within the subject building.

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

- (a) Chief Highway Engineer/Kowloon, Highways Department;
- (b) Chief Engineer/Mainland South, Drainage Services Department;
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) DFEH; and
- (e) District Officer (Kwun Tong), Home Affairs Department.

## 10. **Public Comments Received During Statutory Publication Period**

On 23.6.2020, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 14.7.2020, no public comment was received.

## 11. **Planning Considerations and Assessments**

11.1 The application is to seek planning permission for 'Shop and Services (Fast Food Shop)' use at the Premises, which is currently used as a fast food shop without planning permission. The planning intention of the "OU(B)" zone is for general business uses. It allows greater flexibility in the use of the existing industrial or I-O buildings provided that the shop and services use would not induce adverse fire safety and environmental impacts. The applied use at the Premises is considered generally in line with the planning intention.

11.2 KBBA is being transformed into commercial use with many similar applications for 'Shop and Services' use approved on the G/F units of other industrial or I-O buildings in the vicinity of the Premises. The applied use is compatible with the

changing land use character of the area.

- 11.3 The applied use at the Premises complies with TPB PG-No. 22D in that it would not induce adverse fire safety and environmental impacts on the developments within the subject building and the adjacent areas. Relevant Government departments consulted including D of FS, C for T and CBS/K of BD and DFEH have no objection to/no adverse comment on the application.
- 11.4 As set out in TPB PG-No. 22D, the applied use (i.e. fast food shop) is not subject to the aggregate commercial floor area limit since this use can be regarded as fast food counter use that is ancillary to or for the purpose of supporting the industrial activities and the routine activities of the workers in the industrial or I-O buildings. D of FS has no objection to the application. To address D of FS's concern on fire safety aspect, an approval condition in paragraph 12.2(a) below to require the submission and implementation of the proposal for fire safety measures to the satisfaction of D of FS is recommended.
- 11.5 No public comment was received on the application.

## 12. **Planning Department's Views**

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

### Approval Conditions

- (a) the submission and implementation of fire safety measures within six months from the date of the approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 1.3.2021; and
- (b) if the above planning condition (a) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

### Advisory Clauses

The recommended advisory clauses are at **Appendix II**.

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

## 13. **Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or

refuse to grant permission.

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

14. **Attachments**

<b>Appendix I</b>	Application Form received on 15.6.2020
<b>Appendix II</b>	Recommended Advisory Clauses
<b>Drawing A-1</b>	Ground Floor Plan of the Subject Building
<b>Drawing A-2</b>	Internal Floor Plan of the Premises
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Plan showing Similar Applications on the G/F of the Subject Building
<b>Plans A-4 and A-6</b>	Site Photos

**PLANNING DEPARTMENT  
SEPTEMBER 2020**