

**APPLICATION UNDER S. 16 OF THE TOWN PLANNING ORDINANCE
DRAFT KWUN TONG SOUTH OZP NO. S/K14S/25**

**Proposed Shop and Services (Fast Food Counter) Use
Unit F (Part), G/F
Kwun Tong Industrial Centre Phase 3
448-458 Kwun Tong Road
Kwun Tong, Kowloon**

SUPPORTING PLANNING STATEMENT

July 2024

Applicant:

Hip Hing Industrial Limited

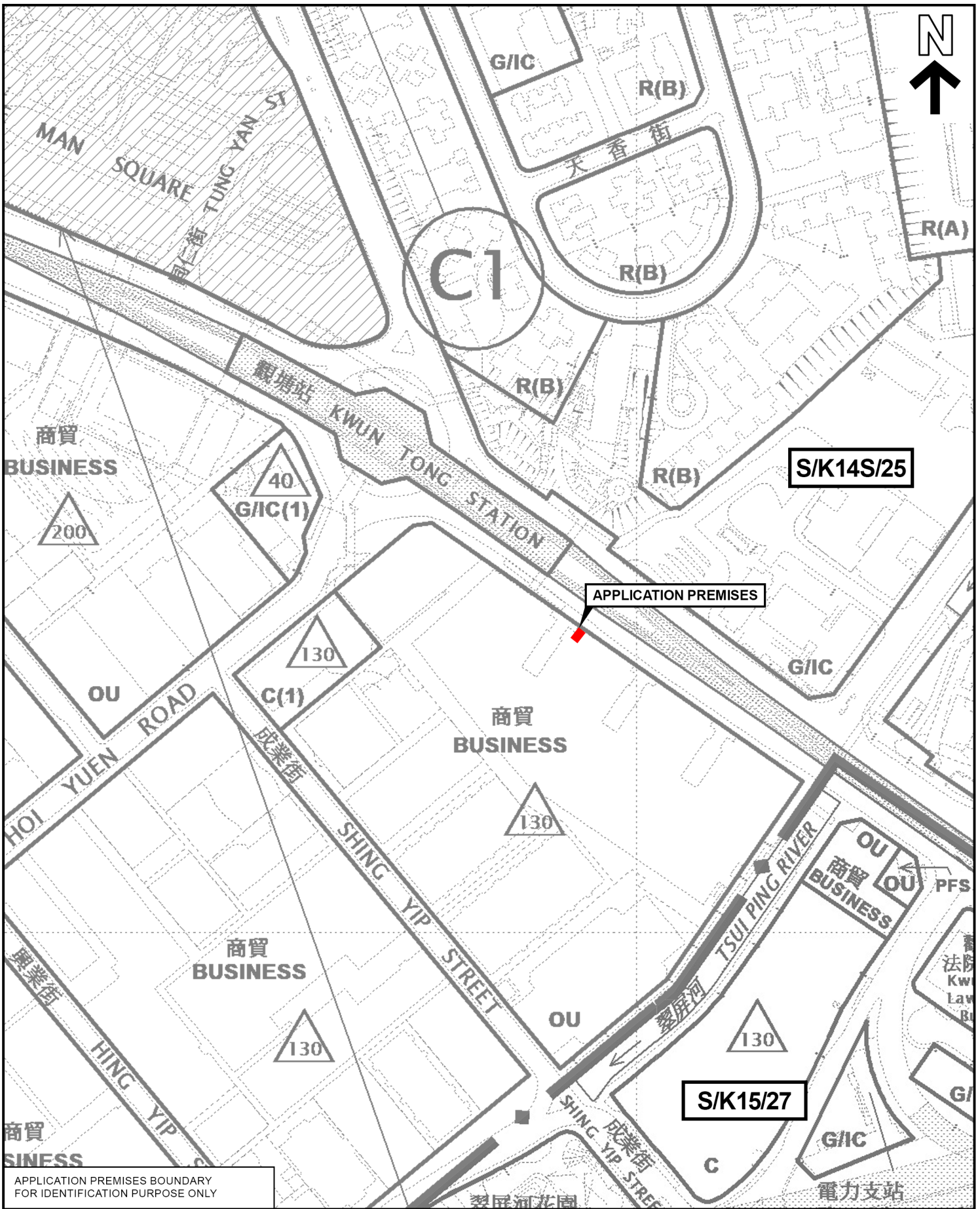
Consultancy Team:

KTA Planning Limited



PLANNING LIMITED

規 劃 顧 問 有 限 公 司



APPLICATION PREMISES BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING LIMITED
規劃顧問有限公司

LOCATION PLAN

PROPOSED SHOP AND SERVICES (FAST FOOD COUNTER)
UNIT F (PART), G/F, KWUN TONG INDUSTRIAL CENTRE PHASE 3,
448-458 KWUN TONG ROAD, KWUN TONG, KOWLOON

SCALE 1 : 2 500

PLAN 1

EXTRACT PLAN BASED ON
OUTLINE ZONING PLANS No.
S/K14/25 EXHIBITED ON 20.10.2023,
S/K15/27 APPROVED ON 8.11.2022

DATE: 22.7.2024

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Business" only (Cont'd)</u>	
Schedule II: for industrial or industrial-office building [@]	
Ambulance Depot	Broadcasting, Television and/or Film Studio
Art Studio (excluding those involving direct provision of services or goods)	Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only)
Cargo Handling and Forwarding Facility (not elsewhere specified)	Industrial Use (not elsewhere specified)
Eating Place (Canteen only)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Government Refuse Collection Point	Off-course Betting Centre
Government Use (not elsewhere specified)	Office (not elsewhere specified)
Information Technology and Telecommunications Industries	Petrol Filling Station
Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods ^Δ)	Place of Recreation, Sports or Culture (not elsewhere specified)
Office (excluding those involving direct provision of customer services or goods)	Private Club
Public Convenience	Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom [#] which may be permitted on any floor)
Public Transport Terminus or Station	Vehicle Repair Workshop
Public Utility Installation	Wholesale Trade
Public Vehicle Park (excluding container vehicle)	
Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation	
Recyclable Collection Centre	
Research, Design and Development Centre	
Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)	
Utility Installation for Private Project	
Warehouse (excluding Dangerous Goods Godown)	

In addition, for building without industrial undertakings involving offensive trades or the use/storage of Dangerous Goods^Δ, the following use is always permitted :

Office

(Please see next page)

EXECUTIVE SUMMARY

This Supporting Planning Statement is prepared on behalf of Hip Hing Industrial Limited (the Applicant) to seek planning permission from the Town Planning Board ("TPB") for the proposed 'Shop and Services (Fast Food Counter)' use Unit F (Part) on G/F, Kwun Tong Industrial Centre Phase 3, at 448-458 Kwun Tong Road, Kowloon ("the Premises"). The Premises is zoned "Other Specified Uses" annotated "Business" Zone ("OU(B)") on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/25.

The Premises with a total GFA of about 30m² fronts onto Kwun Tong Road. There is an existing sprinkler system within the Premises.

The proposed 'Shop and Services (Fast Food Counter)' use is fully justified for the following main reasons:

- The proposed use is in-line with the planning intention of the "OU(B)" zone in the long run;
- The proposed conversion is in-line with the continuing trend to convert the Ground Floor units of the industrial buildings into 'Shop and Services' uses in the Kwun Tong Business Area;
- There is a certain need for 'Shop and Services (Fast Food Counter)' use in KTBA;
- The convenient location of the Premises makes it suitable for 'Shop and Services' use;
- The fire safety issue is properly addressed; and
- The proposed use will not induce adverse traffic impact.

With the justifications and merits presented above, we sincerely request the Board to give favourable consideration to this planning application.

行政摘要

此規劃申請書是代表申請人協興實業有限公司（下稱「申請人」）根據城市規劃條例第 16 條，向城市規劃委員會（下稱「城規會」）申請規劃許可，將九龍觀塘道 448 至 458 號觀塘工業中心第 3 期地下 F 室（部分）（「申請處所」）改裝為「商店及服務行業（快餐櫃位）」用途。申請處所位於觀塘（南部）分區計劃大綱草圖編號 S/K14S/25 的「其他指定用途」註明「商貿」地帶內。

申請處所面向觀塘道，總樓面面積約 30 平方米，申請處所亦已裝設灑水系統。

擬議商店及服務行業用途是有充份理據支持的，其原因如下：

- 長遠來說，擬議用途符合「其他指定用途」註明「商貿」地帶的規劃意向；
- 近年在觀塘商貿區一帶，有不少工廈的地面單位改作為「商店及服務行業」用途，擬議用途亦切合此趨勢；
- 「商店及服務行業（快餐櫃檯）」用途在觀塘商貿區有一定需求；
- 申請處所位置交通方便，適合用作「商店及服務行業」用途；
- 消防安全問題會得以適當處理；及
- 擬議用途將不會帶來不良交通影響。

基於上述種種理由，我們懇請城市規劃委員會批准是次規劃申請。

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1. INTRODUCTION

- 1.1 Purpose
- 1.2 Report Structure

2. SITE AND PLANNING CONTEXT

- 2.1 Location of the Premises and Existing Use
- 2.2 Surrounding Context
- 2.3 Statutory Planning Context
- 2.4 Town Planning Board Planning Guidelines No. 22D
- 2.5 Planning History of the Premises
- 2.6 Converted “Shop and Services” Use on G/F of the Same Block

3. THE PROPOSED USE

- 3.1 Proposed “Shop and Services (Fast Food Counter)” Use

4. PLANNING JUSTIFICATIONS

- 4.1 The Proposed Use is in line with the Planning Intention
- 4.2 There is a Continuing Trend to Convert the Ground Floor Units of the Industrial Buildings into Shop and Services Use in KTBA
- 4.3 There is a Certain Need for Fast Found Shop / Fast Food Counter in KTBA
- 4.4 Convenient Location for Shop and Services Use
- 4.5 Fire Safety is Properly Addressed
- 4.6 No Adverse Traffic Impact is Anticipated

5. CONCLUSION

Appendix 1 Floor Plan and Layout Plan of the Proposed “Shop and Services (Fast Food Counter)” Use

List of Figures

- Figure 2.1 Site Location Plan
Figure 2.2 Zoning and Surrounding Context Plan
Figure 2.3 The Location of Planning Applications regarding Ground Floor Shops at KTIC Phase 3
Figure 4.1 The Location of Streetfront Shops with Specific Uses in Kwun Tong Business Area

List of Table

- Table 2.1 The Details of the Previous Planning Applications at G/F of KTIC Phase 3
Table 4.1 Approved S16 Planning Applications for ‘Shop and Services’ Use at G/F Unit in “OU(B)” Zone under Kwun Tong South OZP (July 2022 to June 2024)

List of Photos

- Photo 2.1 The Premises viewed from Kwun Tong Road
Photos 2.2 & 2.3 The Automatic Sprinkler System within the Premises
Photo 4.1 A Recently Opened Fast Food Counter on Shing Yip Street

**Proposed “Shop and Services (Fast Food Counter)” Use
At Unit F (Part) on G/F, Kwun Tong Industrial Centre Phase 3,
at 448-458 Kwun Tong Road, Kwun Tong,
Kowloon**

1. INTRODUCTION

1.1 Purpose

1.1.1 This application is prepared and submitted on behalf of Hip Hing Industrial Limited (the “Applicant”) to seek planning permission from the Town Planning Board (“TPB”) for the proposed “Shop and Services (Fast Food Counter)” use in Unit F (Part) (the “Application Premises” / “Premises”) on G/F, Kwun Tong Industrial Centre Phase 3, No. 448-458 Kwun Tong Road, Kwun Tong, Kowloon. The Premises is located at a site zoned for “Other Specified Uses” annotated “Business (“OU(B)”) under the prevailing Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/25. The purpose of this planning submission is to furnish members of the TPB with details of the development proposal, justifications in support of the Application and other necessary information to facilitate consideration of this Application.

1.2 Report Structure

1.2.1 This Supplementary Planning Statement is divided into 5 sections. Following this introductory section, the site and planning context will be elaborated in Section 2. The proposed use will be described in Section 3. Planning justifications for the Application will be explained in Section 4. Section 5 will conclude this Supporting Planning Statement.

2. SITE AND PLANNING CONTEXT

2.1 Location of the Premises and Existing Use

2.1.1 The Premises with a total GFA of about 30m² fronting Kwun Tong Road is located at Unit F (Part), G/F, Kwun Tong Industrial Centre (KTIC) Phase 3, No. 448-458 Kwun Tong Road, Kwun Tong, Kowloon (**Figures 2.1** and **Photo 2.1** refer). It is conveniently located in close proximity to Kwun Tong MTR Station Exit D2, with less than 3 minutes walking distance.

2.1.2 The existing building, KTIC Phase 3, is an industrial building of 15 storeys (including G/F and Basement Floor (B/F)), which was completed in 1979. Although the pedestrian flow along this section of Kwun Tong Road is not as high as that along Hoi Yuen Road, there are bus stops of 7 bus routes and a GMB stop directly in front of the Premises, as well as a GMB stop in front of KTIC Phase 2¹.

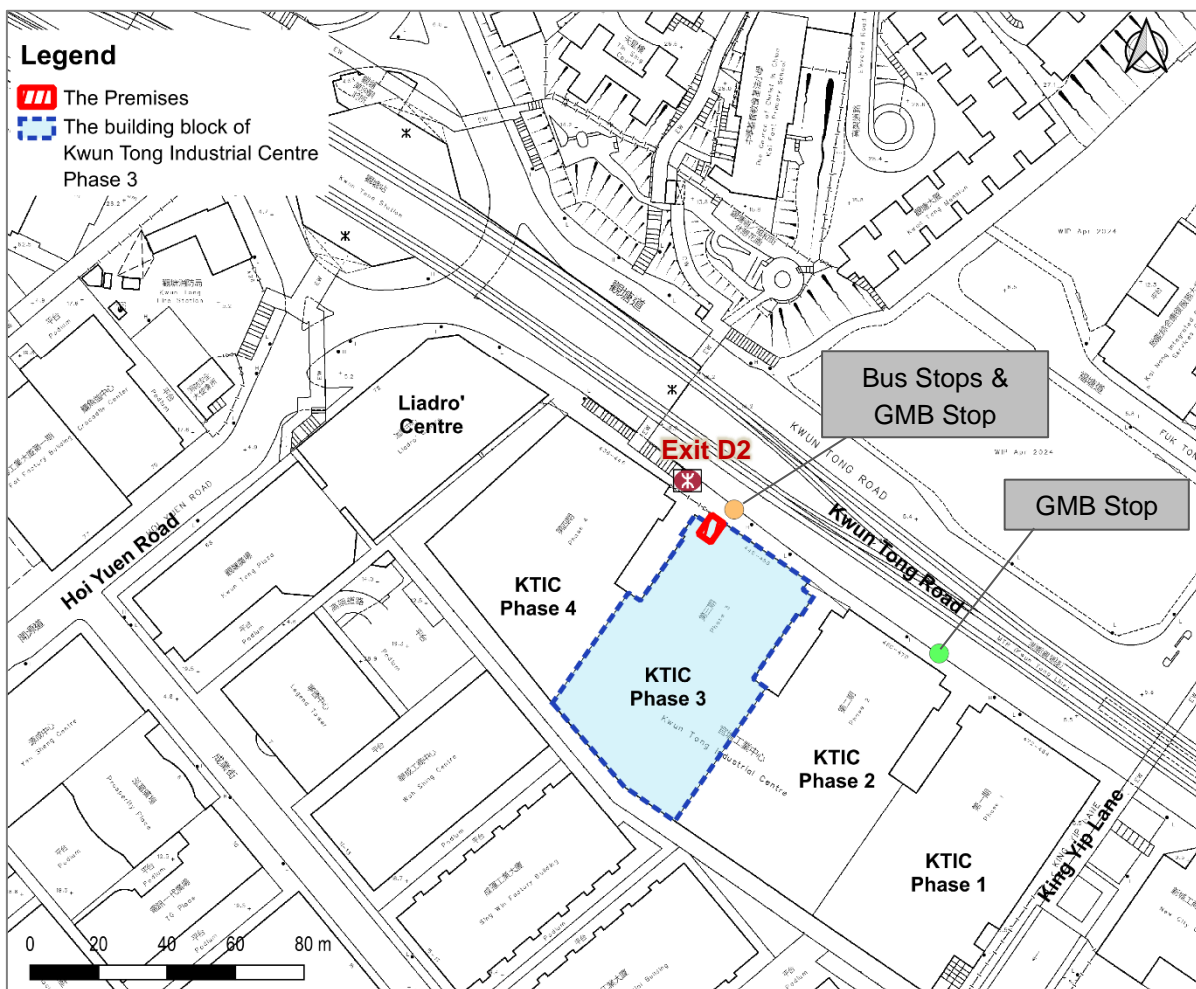


Figure 2.1: Site Location Plan

¹ Bus Routes at this bus stop include KMB 14B (Lam Tin (Kwong Tin Estate) → Ngau Tau Kok), 15A (Ping Tin → Tsz Wan Shan (North)), 16 (Lam Tin (Kwong Tin Estate) → Mong Kok (Park Avenue)), 16M (Lam Tin (Hong Wah Court) → MTR Kwun Tong Station (Circular)), 889 (Ping Tin → Sha Tin Race Course (Special Despatch during Horse Racing Day)), 98A (Hang Hau (North) → MTR Kwun Tong Station (Special Despatch during Peak Hours)), and CTB N29 (Tseung Kwan O (Hong Sing Garden) → MTR Tung Chung Station Bus Terminus (All-night Service)). The GMB stop in front of KTIC3 is for NT GMB 62S (Lam Tin (Kwong Tin Estate) → Tsim Sha Tsui East) and another one in front of KTIC2 is for NT GMB 10M (Well On Garden to Yue Man Square).

2.1.3 The whole Unit F on the G/F was originally used as furniture showroom and now the Applicant as the owner of the whole Unit F has decided to convert part of Unit F as 'shop and services (fast food counter)' use.

2.1.4 There is an existing sprinkler system within the Premises (**Photos 2.2 & 2.3** refer).



Photo 2.1: The Premises viewed from Kwun Tong Road



Photos 2.2 & 2.3: The Automatic Sprinkler System within the Premises

2.2 Surrounding Context

Kwun Tong Industrial/Business Area

2.2.1 Since early 2000s, the whole area has been transforming into a core business district (CBD) known as **Kwun Tong Business Area ("KTBA")**. A number of commercial buildings and industrial-office buildings have been developed. In general, KTBA is now in a mix of modern office towers, industrial-office buildings and old-type industrial buildings mainly used for wholesaling, trading, retailing, design and storage with small manufacturing companies. It is expected that further approved conversions or redevelopments into business uses will be implemented in the KTBA in response to the planning intention of the Area.

Transformation Patterns of Ground Level Units within KTBA

2.2.2 Although there are still quite a lot of existing industrial buildings within KTBA, many of the ground floor units have been turned into retail and commercial uses. For instance, quite a lot of ground floor shops are found on Hoi Yuen Road, Shing Yip Street and Kwun Tong Road. A few are located along internal open passages. A vast majority of the ground floor units have been turned into banks and shops for general retail uses, such as restaurants, fast food shops, convenient stores, etc.

Surrounding Context in the Immediate Neighbourhood

2.2.3 The section of Kwun Tong Road between Hoi Yuen Road and King Yip Lane is mainly occupied by the long frontage of KTIC Phases 1 to 4, with Liadro' Centre at the corner of Hoi Yuen Road. Quite a number of the G/F workshop units are used as furniture showroom, while some are being recently converted to other uses due to the economic situation in recent years. There are three eating places with/without fast food counter along this street frontage.

2.2.4 Although the pedestrian flow along this section of Kwun Tong Road is not as high as that along Hoi Yuen Road, there are bus stops of 7 bus routes and a GMB stop directly in front of the Premises. This provides opportunities for commuters to pass through such section of Kwun Tong Road.

2.3 Statutory Planning Context

2.3.1 The Premises is located within the site zoned "Other Specified Uses" annotated "Business" Zone ("OU(B)") on the prevailing Draft Kwun Tong (South) Outline Zoning Plan (Draft OZP) No. S/K14S/25 (**Figure 2.2** refers). According to the Statutory Notes of this Approved OZP, the "OU(B)" zone is intended "primarily for general business uses".

2.3.2 Under Schedule II: for industrial or industrial-office building of the prevailing "OU(B)" zone, 'Shop and Services (not elsewhere specified) (ground floor only except Ancillary Showroom which may be permitted on any floor)' use is a Column 2 use that may be permitted with or without conditions on application to the TPB.

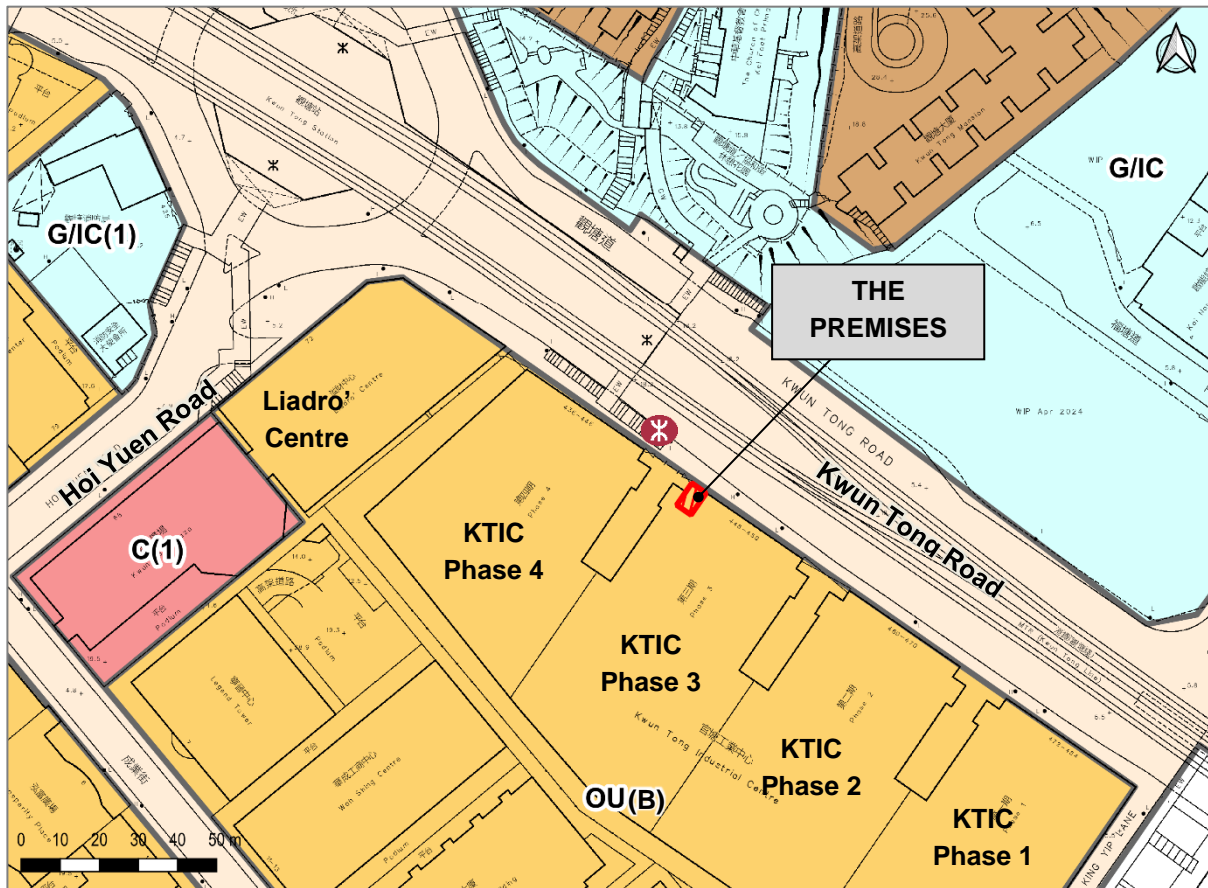


Figure 2.2: Zoning and Surrounding Context Plan
(Extract from Draft Kwun Tong (South) OZP No. S/K14S/25)

2.4 Town Planning Board Planning Guideline No. 22D

- 2.4.1 The Town Planning Board Planning Guideline (TPB PG-No.22D) "Development Within 'Other Specified Uses (Business)' Zone" states that "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", and for any application "which would result in a slightly 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 merits".
- 2.4.2 Nevertheless, it states that 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", and 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".

2.5 Planning History of the Premises

- 2.5.1 The Premises is at part of Unit F which was the subject site of proposed 'Shop and Service (Showroom)' use in the planning application No. A/K14/188 rejected on 13/01/1995. Although it was rejected, the application was submitted when the Site was still zoned "Industrial ("I)". 'Shop and Services (Showroom)' use at the Premises is always permitted under the prevailing "OU(B)" zoning.

2.6 Converted 'Shop and Services' Use on G/F of the Same Block

- 2.6.1 Apart from Unit F, there are two other factory units on the ground floor of the same building, which had been involved in previous planning applications (**Table 2.2** and **Figure 2.3** refer). The aggregate commercial floor area (valid today) on the ground floor of the same building is 129m² in UFA based on the approved Application No. A/K14/398.

Table 2.1: The Details of the Previous Planning Applications at G/F of KTIC Phase 3

Case No.	Decision Date	Decision	Applied Use	UFA (m ²)
Unit C				
A/K14/36	23/02/1990	Rejected	Proposed Estate Agency	10
A/K14/59	21/09/1990	Rejected	Proposed Retail Store	135
A/K14/169	18/11/1994	AX	Proposed Showroom Use	133
Unit D				
A/K14/321	25/09/1998	Rejected	Proposed Retail Shop	126
A/K14/330	30/04/1999	AC	Proposed Showroom	65
A/K14/398	15/03/2002	AC	Proposed Retail Shop	129
Unit F				
A/K14/188	13/01/1995	Rejected	Shop and Services	70

Notes:

"AX" means Approved with condition(s) on a temporary basis

"AC" means Approved with condition(s)

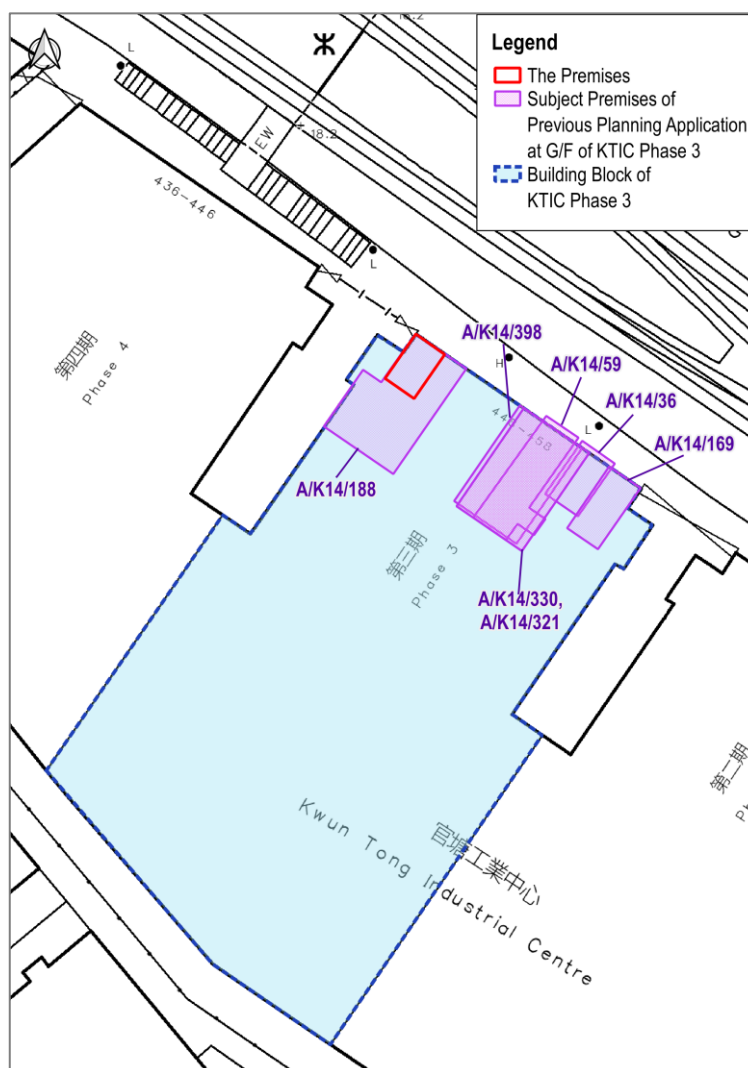


Figure 2.3: The Location of Planning Applications regarding Ground Floor Shops at KTIC Phase 3

3. THE PROPOSED USE

3.1 Proposed 'Shop and Services (Fast Food Counter)' Use

3.1.1 It is the intention of the Applicant to convert the Premises of area about 30m² into 'Shop and Services (Fast Food Counter)' use. The proposed fast food counter selling "meal boxes" will serve the nearby workers and residents, and enhance the vibrancy of street activities along Kwun Tong Road. The floor plan and layout plan illustrating the proposed scheme are provided in **Appendix 1**.

3.1.2 There is existing loading / unloading (L/UL) area on G/F behind the workshop units fronting Kwun Tong Road. Entrance of the vehicular access to the L/UL area is between Phase 1 and Phase 2 of Kwun Tong Industrial Centre. Loading and unloading activities for the proposed 'Shop and Services (Fast Food Counter)' use will take place there.

4. PLANNING JUSTIFICATIONS

4.1 The Proposed Use is in-line with the Planning Intention

4.1.1 The Premises is located within an area zoned “OU(B)” which is intended for mixed commercial and non-polluting business use in the long run. Coupled with a series of revitalization measures to facilitate the redevelopment and wholesale conversion of old industrial buildings (revitalization measures), the previously-known Kwun Tong Industrial Area is successfully transforming into a vibrant business area where a number of commercial buildings and industrial-office buildings have been developed. The whole area has been gradually transformed into an important secondary employment node. Therefore, the proposed ‘Shop and Services (Fast Food Counter)’ use at the Premises is definitely in line with the planning intention of the “OU(B)” zone in the long run.

4.2 There is a Continuing Trend to Convert the Ground Floor Units of the Industrial Buildings into Shop and Services Use in KTBA

4.2.1 In support of the revitalization measures and emerging business uses on the upper floor, converting ground floor units or workshops of existing industrial/industrial-office buildings into shop and services use is common in KTBA. As shown in **Table 4.1** below, there have been eight approved applications for ‘shop and services’ use at G/F Unit in “OU(B)” zone under Kwun Tong South OZP in the recent three years. The proposed ‘shop and services’ use serves the needs of the local workers and daily operations of businesses within the Industrial / Business Area. More streetfront shops would also benefit the emerging business district by enhancing street vibrancy.

Table 4.1: Approved S16 Planning Applications for ‘Shop and Services’ Use at G/F Unit in “OU(B)” Zone under Kwun Tong South OZP (July 2021 to June 2024)

Application No.	Address	Use	GFA (m ²)	Decision Date
A/K14/826	Workshops No. 1, 3, 5, 7, 12, 16 and 18 of Flats No. A, B, C and D on G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong	Proposed Shop and Services (Bank, Fast Food Counter, Local Provision Store, Electrical Shop and Showroom)	329	27/10/2023
A/K14/825	Workshops No. 2, 6, 8 and 10 of Flats No. A, B, C and D on G/F, How Ming Factory Building, 99 How Ming Street, Kwun Tong	Proposed Shop and Services (Bank, Fast Food Counter, Local Provisions Store, Electrical Shop and/or Showroom)	210	27/10/2023
A/K14/821	Unit A2 (Part), G/F, Block I, Camelpaint Building, 62 Hoi Yuen Road, Kwun Tong, Kowloon	Proposed Shop and Services (Fast Food Counter)	40	25/11/2022
A/K14/818	Unit 6 (Part), G/F, 1 Hung To Road, Kwun Tong, Kowloon	Proposed Shop and Services	13	09/09/2022
A/K14/817	Unit B on G/F, Winner Factory Building, 55 Hung To Road, Kwun Tong	Proposed Shop and Services	215.13	09/09/2022

A/K14/816	Factory A on G/F, Winner Factory Building, 55 Hung To Road, Kwun Tong, Kowloon	Proposed Shop and Services	147	15/07/2022
A/K14/815	Workshop No. 3 (Portion), G/F, Hung Tai Industrial Building, 37-39 Hung To Road, Kwun Tong	Proposed Shop and Services	29.04	10/06/2022
A/K14/805	Workshop Units 6C and 6D, G/F, Hoi Luen Industrial Centre, 55 Hoi Yuen Road, Kwun Tong	Proposed Shop and Services (Bank)	806.71	26/11/2021

Note: All applications were approved with conditions

4.3 There is a Certain Need for Fast Food Shop / Fast Food Counter in KTBA

4.3.1 As revealed from the “Report on 2020 Area Assessments of Industrial Land in the Territory”, about 74,721 workers are estimated to be engaged in the industrial / industrial-office buildings in KTBA, not even including those engaged in commercial buildings in KTBA. As KTBA is one of the major employment nodes in the district where a large number of commercial buildings and industrial / industrial-office buildings are situated, the total number of workers and businesspersons working in the KTBA accounts for the lion’s share of the total employment in the Kwun Tong District. Therefore, it is expected that there will be certain demand for fast food counters, especially in the area near Kwun Tong MTR Station.

4.3.2 A recently opened Fast Food Counter on Shing Yip Street being quite popular reflects such demand (**Photo 4.1** refers). The proposed ‘Shop and Services (Fast Food Counter)’ at the Premises would help to appropriately cater for the continued demand for fast food counters and increase the diversity of shops especially near Kwun Tong MTR Station.



Photo 4.1: A Recently Opened Fast Found Counter on Shing Yip Street

4.4 Convenient Location for Shop and Services Use

4.4.1 The Premises is within 3-minute walking distance from Kwun Tong MTR Station. Furthermore, there are bus stops of 7 bus routes and a GMB stop directly in front of the Premises, as well as a GMB stop in front of KTIC Phase 2. It reflects that the Premises is convenient enough for shop and services use. It would be beneficial to convert the Premises into shop and services use for the workers and residents nearby, as well as commuters to and from Kwun Tong.

4.5 Fire Safety Issue is Properly Addressed

4.5.1 According to Para. 4.6 of the Town Planning Board Guideline (TPB PG-No.22D) "Development Within 'Other Specified Uses (Business)' Zone", "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", and for any application "which would result in a slightly 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 merits".

4.5.2 It explicitly stated that such limits do not apply to uses including bank and fast food counter. Even if it is counted, the aggregate commercial floor area at G/F of the same area is 129m² (in UFA) which altogether will not exceed the limit.

4.5.3 Nevertheless, there is an existing sprinkler system at the Premises, which is well maintained and therefore the fire safety issues is probably addressed. Furthermore, the Premises opens widely and directly onto Kwun Tong Road without any fire escape constraints.

4.6 No Adverse Traffic Impact is Anticipated

4.6.1 The loading and unloading activities will take place at the loading / unloading area at G/F of Kwun Tong Industrial Centre (behind the workshop units fronting Kwun Tong Road). No on-street loading and unloading activities will be generated along Kwun Tong Road. The scale of the fast food counter is small and it is expected to take at most 2 times of loading / unloading activities per day only. Therefore, no adverse traffic impact is anticipated.

5. CONCLUSION

5.1 This Supplementary Planning Statement is prepared on behalf of Hip Hing Industrial Limited (the "Applicant") to seek planning permission from the Board for the proposed 'Shop and Services (Fast Food Counter)' use at part of Unit F, G/F of Kwun Tong Industrial Centre Phase 3.

5.2 The proposed development at the Site is fully justified for the following main reasons:

- The proposed use is in-line with the planning intention of the "OU(B)" zone in the long run.
- The proposed conversion is in-line with the continuing trend to convert the Ground Floor units of the industrial buildings into 'Shop and Services' uses in KTBA.
- There is a certain need for 'Shop and Services (Fast Food Counter)' use in KTBA.
- The convenient location of the Premises makes it suitable for 'Shop and Services' use.
- The fire safety issue is properly addressed.
- The proposed use will not induce adverse traffic impact.

5.3 With the justifications and merits presented above, we sincerely request the TPB to give favourable consideration to this planning application.