

1. Office use is not a new use in the subject building as you could see that office use was approved in Unit B9,5/F and Unit B3,9/F (same floor of subject premises) of the subject building as well as in Block A of the subject development. This suggests that approving office use in the subject building was not unprecedented.
2. The existing zoning may have changed to Residential (Group E) which may come along with new planning consideration for this zoning. To address this change, we have also found that although it is not in the subject building, there have been planning approval cases for which office was allowed for industrial buildings with Residential (Group E), i.e. A/K3/596 on 17.3.2023 and A/K3/594 on 22.4.2022.
3. Furthermore, we also noted that there is planning approval for office use in strata industrial building very close to our subject building which is also under residential zoning, i.e. A/K22/33 of Newport Centre Phase II, 116 Ma Tau Kok Road, Kowloon of Residential (Group A) zoning.
4. Specific to our application, our office is used as headquarter operation for administration and marketing works to support youth with diabetes and their family on a non-profit making basis. No direct provision of service and products will be provided to the general public.
5. The applied use is small in scale. There are only 6 employees working in this office and will not organize any class or seminar here. Therefore, it shall not have any adverse impact on the pedestrian flow in the area.
6. The subject building is well served by sprinkler system and other fire services installation. There are sprinklers covering the subject application premises.
7. Our operation will not involve bulk delivery and there will be no loading and unloading works involved in our daily operation so it shall not have adverse impact on the traffic in the area.
8. The official operation hour of the office is from Monday to Friday 9 am to 6 pm, off on Saturday, Sunday and public holiday, which is compatible with the surrounding use.
9. The office use is compatible with other users within the subject building and the existing use in the area