

**Similar Applications**

**(a) Applications involving shop and services use on G/F of the subject industrial building (IB)**

No.	Application No.	Address (Plan A-1)	Premises Area (about)	Applied Use	Date of Consideration (MPC)	Approval Condition(s)
1	A/K3/459	Unit 7A, G/F, Cheung Fat Industrial Building, 64-76 Larch Street, Tai Kok Tsui	110m <sup>2</sup>	Retail Shop and Wholesale Trade	29.7.2005	(1)
2	A/K3/460	Unit 5, G/F, Cheung Fat Industrial Building, 64-76 Larch Street, Tai Kok Tsui	186m <sup>2</sup>	Retail Shop, Wholesale Trade and Industrial Use (Metalwork Workshop)		(1)
3	A/K3/462	Unit 1, G/F, Cheung Fat Industrial Building, 64-76 Larch Street, Tai Kok Tsui	170m <sup>2</sup>	Shop and Services and Industrial Use (Metalwork Workshop)		(1) and (2)

**Approval Conditions:**

- (1) Time clause for commencement of development.
- (2) Provision of fire services installations.

**(b) Applications involving only shop and services use on G/F of other IBs within the "R(E)" zone on the Mong Kok Outline Zoning Plan**

No.	Application No.	Address (Plan A-1)	Premises Area (about)	Applied Use	Date of Consideration (MPC)	Approval Condition(s)
1	A/K3/424	G/F, Yip Kwong Industrial Building, 1139 Canton Road	111m <sup>2</sup>	Retail Shop with Ancillary Storage Area	9.1.2004	(1), (6)
2	A/K3/436	Unit 4, G/F, Henley Industrial Centre, 9-15 Bute Street	22.91m <sup>2</sup>	Retail Shop	17.12.2004	(1), (6)
3	A/K3/438	Units 7 and 8, G/F, Henley Industrial Centre, 9-15 Bute Street	29.89m <sup>2</sup>	Retail Shop	17.12.2004	(1), (6)
4	A/K3/444	Units 5 and 6, G/F, Henley Industrial Centre, 9-15 Bute Street	75m <sup>2</sup>	Retail Shop	18.2.2005	(1), (6)
5	A/K3/445	Unit 9, G/F, Henley Industrial Centre, 9-15 Bute Street	38m <sup>2</sup>	Retail Shop	18.2.2005	(1), (6)
6	A/K3/450	Unit 4, G/F, Henley Industrial Centre, 9-15	67.936m <sup>2</sup>	Retail Shop	15.4.2005	(1), (6)

		Bute Street				
7	A/K3/451	Units 7 and 8, G/F, Henley Industrial Centre, 9-15 Bute Street	70.647m <sup>2</sup>	Retail Shop	15.4.2005	(1), (6)
8	A/K3/480	Workshop A, G/F, Yip Kwong Industrial Building, 39-41 Beech Street	69.702m <sup>2</sup>	Offices, Shop and Services (Showroom)	3.3.2006	(3), (6)
9	A/K3/488	Workshop B, G/F, Yip Kwong Industrial Building, 39-41 Beech Street	100.743m <sup>2</sup>	Offices, Shop and Services (Showroom)	17.11.2006	(3), (6)
10	A/K3/496	Workshop B, G/F, Yip Kwong Industrial building, 39-41 Beech Street	106.71m <sup>2</sup>	Wholesale Trade and Shop and Services (Retail Shop)	22.6.2007 ( <b>revoked</b> )	(2), (7)
11	A/K3/498	Units A-F, G/F, Famous Horse Industrial Building, 1145-1153 Canton Road	354.63m <sup>2</sup>	Retail Shop	2.11.2007	(2), (7)
12	A/K3/502	Unit 1, G/F, Henley Industrial Centre, 9-15 Bute Street	8.28m <sup>2</sup>	Shop and Services (Retail) and Wholesale Trade	1.2.2008 ( <b>revoked</b> )	(2), (4), (7)
13	A/K3/504	Unit 1(Part), G/F, Henley Industrial Centre, 9-15 Bute Street	8.82m <sup>2</sup>	Shop and Services (Retail) and Wholesale Trade	18.4.2008 ( <b>revoked</b> )	(2), (4), (7)
14	A/K3/515	Unit 3, G/F, Henley Industrial Centre, Bute Street	76.55m <sup>2</sup>	Shop and Services	17.4.2009 ( <b>revoked</b> )	(2), (5), (7)
15	A/K3/531	Unit 9, G/F, Henley Industrial Centre, 9-15 Bute Street	41m <sup>2</sup>	Shop and Services (Retail Shop)	24.9.2010	(2), (7)
16	A/K3/578	G/F (Portion), Hong Tai Building, 85 Larch Street	203.6m <sup>2</sup>	Temporary Shop and Services for a Period of 5 Years	9.2.2018	(2), (7)
17	A/K3/593	Unit 1, G/F, Henley Industrial Centre, 9-15 Bute Street	41.992m <sup>2</sup>	Shop and Services	26.11.2021	(2), (7)

Approval Conditions:

- (1) Provision of fire services installations.
- (2) Provision of fire services installations and/or means of escape within 6 months from the date of approval/before operation of the use.
- (3) The showroom at the premises should only be used for the display of aluminium and glass products/building materials.
- (4) The submission of a sewerage impact assessment and implementation of sewerage improvement and upgrading works
- (5) The submission of an assessment on the change in sewage discharge as a result of the applied use and implementation of necessary sewerage upgrading works within 6 months

- from the date of the planning approval.
- (6) Time clause for commencement of development.
  - (7) Revocation clause.

**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 of the District Lands Officer/Kowloon West, Lands Department (LandsD) that the 'Shop and Services' use at the Premises does not comply with the lease conditions of Lot Nos. 6306, 7644, 7645, 7646, 7647, 7648 and 7649. The owner of the Premises has to apply to LandsD for a waiver or a lease modification for the use. However, there is no guarantee that the approval will be given. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would 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.
- (c) to note the comments of the Director of Fire Services that 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:
  - (i) before any new building works are carried out, prior approval and consent from the Building Authority (BA) under the Buildings Ordinance (BO) should be obtained, unless the works fall within the scope of designated minor works that can be carried out under simplified requirements specified in the Building (Minor Works) Regulation or such works are exempted works;
  - (ii) for unauthorised 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 approval should not be construed as an acceptance of an UBW at the Premises under the BO;
  - (iii) if the use under application is subject to the issue of a licence, the applicant is reminded that any existing structures at the Premises 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; and
  - (iv) detailed comments under the BO will be given at the building plan submission stage.
- (e) to note the comments of the Commissioner for Transport (C for T) that C for T has the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions 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.