

Previous s.16 Application

Approved Application

Application No.	Proposed Developments	Date of Consideration	Approval Conditions
A/FSS/65	Industrial-Office Building	17.02.1995	A1 – A7

[No previous application in respect of the subject premises]

Approval Conditions

- A1** Every unit within the composite I-O building should be designed, constructed and made suitable for both industrial and office uses. A pure office building or a pure industrial building or a building with discrete horizontal and/or vertical segregation into purely office and industrial portions will not be allowed. Where building design requirements for industrial and office building differ, the more stringent requirements must be adopted. The building design should be to the satisfaction of the Director of Planning or of the Town Planning Board.
- A2** Both heavy and noxious industrial operations and pure office activities unrelated to any industrial operations will not be permitted
- A3** The provision of parking facilities for cars and goods vehicles as well as loading/unloading spaces in accordance with the Hong Kong Planning Standards and Guidelines as if the whole building were an industrial building and to the satisfaction of the Commissioner for Transport or of the Town Planning Board
- A4** The provision of spaces for the parking of private cars for office users in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Commissioner for Transport or of the Town Planning Board
- A5** The access arrangement to the site and the design of the layout for parking, loading/unloading and manoeuvring of goods vehicles to the satisfaction of the Commissioner for Transport or of the Town Planning Board
- A6** The provision of separate entrances and lift lobbies for goods and passengers to the satisfaction of the Director of Buildings or of the Town Planning Board
- A7** The permission shall cease to have effect on 17.2.1997 unless prior to the said date either the development hereby permitted is commenced or this permission is renewed

**Appendix III of RNTPC
Paper No. A/FSS/265**

**Similar S16 Applications for Office Use
within the "Industrial" Zone on the
Approved Fanling & Sheung Shui Outline Zoning Plan No. S/FSS/22**

Approved Applications

Application No.	Uses/Developments	Date of Consideration	Approval Conditions	Building Type (upon Application)	Location of Application Premises
A/FSS/36	Office Use within Industrial Building	4.12.1992	N.A.	Industrial	Rm.6, 1/F, Festigood Industrial Centre, 8 Lok Yip Road
A/FSS/40	Office Use	19.11.1993	A1	Industrial	Workshop 13, 6/F, Hong Leong Plaza, 33 Lok Yip Road
A/FSS/43	Office Use	17.12.1993	A1	Industrial	Unit 13-14, 3/F, Hong Leong Plaza, 33 Lok Yip Road
A/FSS/46	Office Use	7.1.1994	A2	Industrial	Unit 1, 4/F, On Tai Industrial Centre, 4 On Chuen Street
A/FSS/47	Office Use	4.2.1994	A2	Industrial	Unit E, 4/F, Good Harvest Centre, 33 On Chuen Street
A/FSS/48	Office Use	4.2.1994	A2	Industrial	Unit 14, 6/F, Hong Leong Industrial Plaza, 33, Lok Yip Road
A/FSS/50	Office Use	18.3.1994	A1	Industrial	Unit I, 3/F, Good Harvest Centre, 33 On Chun Street
A/FSS/51	Office Use	20.5.1994	A1	Industrial	Room 409, 4/F, Raleigh Centre, 9 Yip Cheong Street
A/FSS/53	Office Use	1.7.1994	A1	Industrial	Room 101, 1/F, Techno Industrial Centre, 33 On Kui Street
A/FSS/57	Office Use	21.10.1994	A1	Industrial/Godown	Unit 316, 3/F, Lincoln On

					Centre, 20 Yip Fung Street
A/FSS/68	Office Use	11.4.1995	A1	Industrial/Godown	Unit 101-2, 127, 1/F, Lincoln Centre, 20 Yip Fung Street
A/FSS/196	Proposed Temporary Office For a Period of 3 Years	13.8.2010 (Revoked on 13.2.2011)	A1, A3, A4, A5 & A6	Industrial	Room 305B, 3/F, Hong Leong Plaza, 33 Lok Yip Road
A/FSS/226	Office (Money Lending Office)	12.12.2014 (Revoked on 12.9.2015)	A1, A5 & A6	Industrial-Office	Unit 7, 3/F, Fuk Shing Commercial Building, 28 On Lok Mun Street
A/FSS/251	Proposed Office (Money-lending Business)	11.11.2016 (Revoked on 11.2.2018)	A1, A5, A6	Industrial	5/F (Part), Yanjing Building, 11 On Lok Mun Street

Approved Conditions

- A1** An approval on a temporary basis of three years
- A2** An approval on a temporary basis of three years pending the availability of an industrial-office building in the area
- A3** The application premises should only be used as a referral centre for local financial and banking institutions as submitted by the applicant.
- A4** No night time operation between 6:00 p.m. and 9:00 a.m.
- A5** The submission of fire service installations proposals & the provision of fire service installations
- A6** The revocation clause

Rejected Application

Application No.	Uses/Developments	Date of Consideration	Rejection Reasons	Building Type (upon Application)	Location of Application Premises
A/FSS/15	Office Use	25.5.1990	R1 & R2	Industrial	Rooms 401-406 & 411, 4/F, Poly Centre, 15 Yip Fung Street

Reasons for Rejection

- R1** The proportion of office use, which amounts to over 80% of the total floor area, is greatly in excess of the limit normally permitted by the Board in respect of ancillary office use within industrial buildings.
- R2** A significant portion of the proposed office use is unrelated to industrial operation.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that the applicant is required to apply to his office for a temporary waiver to give effect to the proposal. However, there is no guarantee that the temporary waiver would be approved. If the temporary waiver is approved by LandsD in the capacity as landlord at his sole discretion, it will be subject to those terms and conditions including the payment of waiver fee/administrative fee as appropriate as proposed by LandsD;
- (b) to note the comments of the Chief Building Surveyor/New Territories West, Building Department (BD) that the door or wall of the inner rooms should be provided with a vision panel in accordance with Clause B11.5 of the "Code of Practice for Fire Safety in Buildings 2011" (FS Code); and the room containing a basin should be provided with a window to comply with Building (Planning) Regulation (B(P)R) 36; and
- (c) to note the comments of the Director of Fire Services (D of FS) that detail fire safety requirements will be formulated upon receipt of formal submission of general building plans.

