

**Previous Applications for Shop and Services at
G/F (Portion), Power Industrial Building**

Applications approved by the RNTPC

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m²) (About)	Date of Consideration	Approval Conditions
1.	A/ST/814	G/F (Portion)	Shop and Services (Retail Shop)~	110	5.4.2013 (revoked)	(a), (b), (c)
2.	A/ST/915	G/F (Portion)	Shop and Services (Retail Shop)~	100	17.3.2017 (revoked)	(a), (d), (e), (f)

~ Application was revoked due to the non-compliance with approval condition by the specified date.

Approval Conditions

- (a) Approved on a temporary basis for a period of three years.
- (b) The submission and implementation of the fire safety measures within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 5.10.2013; and
- (c) If the above planning condition (a) was not complied with by the specified date, the approval hereby given should cease to have effect and should on the same date be revoked without further notice.
- (d) The submission of the fire service installations proposal within 3 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 17.6.2017.
- (e) The implementation of the fire service installations within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 17.9.2017.
- (f) If the above planning condition (d) or (e) 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.

**Appendix III of
RNTPC Paper No. A/ST/955A**

**Similar Applications for Shop and Services at
G/F of Hopeful Factory Centre and Wah Wai Industrial Building**

Applications approved by the RNTPC

No.	Application No.	Address	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Approval Conditions
1.	A/ST/681	Unit 2 (Part), G/F, Hopeful Factory Centre, 10-16 Wo Shing Street	Proposed Shop and Services (Fast Food Shop)*~	30	10.7.2009 (revoked)	(a), (b), (c), (d)
2.	A/ST/810	Unit 2A, G/F, Hopeful Factory Centre, 10-16 Wo Shing Street, Fo Tan, Sha Tin	Shop and Services (Real Estate Agency) [@]	25.93	15.3.2013 (expired)	(a), (e), (f)
3.	A/ST/833	Unit 4A, G/F, Hopeful Factory Centre, 10-16 Wo Shing Street	Shop and Services (Real Estate Agency)~	4.94	13.12.2013 (revoked)	(a), (e), (f)
4.	A/ST/865	Unit 4A, G/F, Hopeful Factory Centre, 10-16 Wo Shing Street	Proposed Shop and Services (Real Estate Agency)~	4.94	13.3.2015 (revoked)	(a), (g), (h), (i)
5.	A/ST/904	Unit 2A, G/F, Hopeful Factory Centre, 10-16 Wo Shing Street	Shop and Services (Real Estate Agency)	25.93	14.10.2016	(a), (b), (c), (d)
6.	A/ST/905	Unit A, G/F, Wah Wai Industrial Building, 1-7 Wo Heung Street	Shop and Services (Retail Shop)~	459.982	11.11.2016 (revoked)	(a), (b), (c), (d)

* The floor area will not be counted up to the aggregate commercial floor area based on the TPB-PG No. 25D.

~ A/ST/681, A/ST/833, A/ST/865 and A/ST/905 were revoked due to the non-compliance with approval condition by the specified date.

@ The planning permission was valid on a temporary basis of three years and had already expired.

Approval Conditions

- (a) Approved on a temporary basis for a period of three years.
- (b) The submission of the fire safety measures/installations proposal within six months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (c) The implementation of the fire safety measures/installations within nine months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (d) If any of the above planning conditions (b) or (c) (as stated above) 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.

- (e) The submission and implementation of the fire safety measures/installations within six months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (f) If the above planning condition (e) (as stated above) 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.
- (g) the submission of the fire safety measures/installations proposal within three months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (h) in relation to (g) above, the fire safety measures/installations within six months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (i) If any of the above planning conditions (g) or (h) (as stated above) 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.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the application premises;
- (b) a temporary approval of three years is given in order to allow the Committee to monitor the compliance of the approval conditions and the supply and demand of industrial floor space in the area to ensure that the long term planning intention of industrial use for the subject premises will not be jeopardized;
- (c) apply to the District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD) for a temporary waiver to permit the applied use. Such application, if received, will be considered by LandsD acting in its capacity as the landlord at its sole discretion and any approval given will be subject to such terms and conditions including, inter alia, payment of waiver fee and administrative fee as may be imposed by LandsD;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the use shall comply with the requirements under the Buildings Ordinance. For instance, the shop shall be separated from adjoining premises of industrial use by fire barriers with Fire Resistance Rating of 120 minutes, and the means of escape of the existing adjoining premises shall not be adversely affected;
 - (ii) the subdivision of the unit/premises should comply with the provisions of Buildings Ordinance/Building (Minor Works) Regulations. The applicant should engage a registered building professional under Buildings Ordinance to co-ordinate the buildings works, if any; and
 - (iii) the applicant is advised to engage an authorised person to co-ordinate the building works, if any.
- (e) to note the comments of the Director of Fire Services that:
 - (i) detailed requirements will be formulated upon receipt of formal submission of general building plans;
 - (ii) means of escape separated from the industrial portion should be available for the subject unit;
 - (iii) regarding matters in relation to fire resisting construction of the application premises, the applicant is advised to comply with the “Code of Practice for Fire Safety in Buildings” which is administered by the Building Authority; and
 - (iv) the applicant should pay attention to the “Guidance Note on Compliance with Planning Condition on Provision of Fire Safety Measures for Commercial Uses in Industrial Premises” if the application is approved.