

**Appendix II of
RNTPC Paper No. A/ST/959**

**Previous Applications at
Workshop I2, G/F, Century Industrial Centre**

Applications approved by the RNTPC

| No. | Application No. | Application Premises (Unit) | Applied Use | Floor Area (m ²) (About) | Date of Consideration | Approval Conditions |
|-----|-----------------|-----------------------------|--|--------------------------------------|------------------------|-----------------------|
| 1. | A/ST/104 | I | Shop and Services (Showroom and Retail Shop for Construction Materials) [#] | 152 | 20.2.1987 (lapsed) | Nil |
| 2. | A/ST/914 | I2 | Temporary Shop and Services (Fast Food Shop) for a Period of 5 Years [~] | 28 | 17.3.2017 (revoked) | (a), (b), (c), (d) |

The applied use ceases operation or there is a change of use of Premises under application. Hence, the planning permission granted has lapsed.

~ A/ST/914 was revoked due to the non-compliance with approval condition by the specified date.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 of the fire service installations and water supplies proposal for fire fighting 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.
- (c) The implementation of the fire service installations and water supplies proposal for fire fighting within 9 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 17.12.2017.
- (d) If the above planning condition (b) or (c) 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.

Application rejected by the RNTPC

| No. | Application No. | Application Premises (Unit) | Applied Use | Floor Area (m ²) (About) | Date of Consideration | Rejection Reasons |
|-----|-----------------|-----------------------------|-------------|--------------------------------------|-----------------------|-------------------|
| 1. | A/ST/191 | I | Restaurant | 152 | 24.1.1992 | R1, R2, R3 |

Rejection Reasons

- R1 There is already an abundant supply of eating facilities in the Fo Tan Industrial Area. Hence there is no strong justification to sacrifice the industrial ground floor space for subject use.

- R2 The proposed restaurant would attract people who are not workers in the subject industrial building and would expose them to fire and life risks which they are neither aware of nor prepared to face.
- R3 Approval of the proposed use would set an undesirable precedent thereby stimulating similar conversion of existing industrial ground floor space for non-industrial uses.

**Appendix III of
RNTPC Paper No. A/ST/959**

Similar Applications for 'Shop and Services' Uses at G/F of Century Industrial Centre

Applications Approved by the RNTPC/TPB

| No. | Application No. | Application Premises (Unit) | Applied Use | Floor Area (m ²) (About) | Date of Consideration | Approval Condition |
|--|-----------------|-----------------------------|---|--|--|-----------------------|
| Uses applicable for the maximum permissible limit of 460 m ² for aggregate commercial floor area on the G/F of an industrial building (with sprinkler system) | | | | | | |
| 1. | A/ST/133 | B | Metal Hardware Shop | 95 | 8.7.1988 | Nil |
| 2. | A/ST/207 | D (Part) | Packaging Materials and Stationery Shop | 58 | 24.7.1992 | Nil |
| 3. | A/ST/210 | H2 | Herbal Tea Shop # | 25 | 14.8.1992 (lapsed) | Nil |
| 4. | A/ST/242 | G (Part) | Furniture Shop @ | 26 | 14.5.1993 (approved upon review) (expired) | (a) |
| 5. | A/ST/273 | H (Part) | Showroom (Displaying Air-Conditioners and Accessories) # | 4 | 23.7.1993 (lapsed) | Nil |
| 6. | A/ST/396 | G (Part) | Furniture Shop @ | 26 | 26.1.1996 (expired) | (a) |
| 7. | A/ST/468 | G (Part) | Furniture Shop @ | 25.18 | 25.9.1998 (expired) | (a) |
| 8. | A/ST/501 | H2 | Retail Shop (Spare Parts for Electrical Appliances and Metal Parts) | 7.48 | 8.10.1999 | Nil |
| 9. | A/ST/535 | H1 | Retail Shop cum Fast Food Shop # | 15 | 30.3.2001 (lapsed) | Nil |
| 10. | A/ST/540 | G (Part) | Retail Shop (Selling Office Furniture) # | 25.18 | 18.5.2001 (lapsed) | Nil |
| 11. | A/ST/618 | H4 | Shop and Services (Barber Shop) @ | 27.3 | 18.2.2005 (expired) | (a), (b) |
| 12. | A/ST/636 | H1 | Shop and Services (Property Agency) ~ | 14 | 16.6.2006 (revoked) | (a), (c), (d) |
| 13. | A/ST/650 | H1 | Shop and Services (Property Agency) @ | 14 | 13.4.2007 (expired) | (a), (c), (d) |
| 14. | A/ST/782 | E (Portion) | Proposed Shop and Services (Retail Shop) ~ | 60.87 | 20.7.2012 (revoked) | (a), (e), (f), (g) |
| 15. | A/ST/825 | E (Portion) | Proposed Shop and Services (Retail Shop) @ | 60.87 | 6.9.2013 (expired) | (a), (c), (d) |
| 16. | A/ST/860 | F3 | Proposed Shop and Services (Retail Shop and Repair of Computer), Office ~ | 52.7 | 28.11.2014 (revoked) | (a), (h), (i) |
| | | | Total : | 160.48m² (Only A/ST/133, A/ST/207 and A/ST/501 are covered by valid planning permissions) | | |

| No. | Application No. | Application Premises (Unit) | Applied Use | Floor Area (m ²) (About) | Date of Consideration | Approval Condition |
|---|-----------------|-----------------------------|---|--------------------------------------|-------------------------|-----------------------|
| Uses NOT applicable for the maximum permissible limit of 460 m ² for aggregate commercial floor area on the G/F of an industrial building (with sprinkler system) | | | | | | |
| 17. | A/ST/152 | G (Part) | Local Provisions Store * [@] | 24 | 13.10.1989 (expired) | (a) |
| 18. | A/ST/183 | G (Part) | Local Provisions Store * [@] | 24 | 7.6.1991 (expired) | (a) |
| 19. | A/ST/206 | H1 | Local Provisions Store * [#] | 15 | 24.7.1992 (lapsed) | Nil |
| 20. | A/ST/228 | C | Electrical Shop * | 23 | 6.11.1992 | Nil |
| 21. | A/ST/240 | G (Part) | Electrical Shop * [#] | 7 | 4.12.1992 (lapsed) | Nil |
| 22. | A/ST/354 | H (Part) | Electrical Shop * [@] | 8 | 16.12.1994 (expired) | (a) |
| 23. | A/ST/442 | H2 | Electrical Shop * [@] | 6 | 7.11.1997 (expired) | (a) |
| 24. | A/ST/578 | I1 | Fast Food Shop * [#] | 49.24 | 16.5.2003 (lapsed) | Nil |
| 25. | A/ST/704 | I3 | Temporary Local Provisions Store for a period of 18 months * [@] | 5 | 11.6.2010 (expired) | (a), (e), (f), (g) |
| 26. | A/ST/723 | H4 | Shop and Services (Fast Food Shop) * [~] | 30.71 | 10.12.2010 (revoked) | (a), (e), (f), (g) |
| 27. | A/ST/764 | H4 | Shop and Services (Fast Food Shop) * [~] | 30.71 | 2.9.2011 (revoked) | (a), (j), (k), (l) |
| 28. | A/ST/777 | H4 | Shop and Services (Fast Food Shop) * [@] | 30.71 | 18.5.2012 (expired) | (a), (j), (k), (l) |
| 29. | A/ST/913 | I1 | Shop and Services (Fast Food Shop) * [~] | 36.5 | 17.2.2017 (revoked) | (a), (e), (f), (g) |

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

The applied uses ceases operation or there is a change of use of the premises under application. Hence, the planning permission granted has lapsed.

~ A/ST/636, A/ST/723, A/ST/764, A/ST/782, A/ST/860 and A/ST/913 were revoked due to the non-compliance with approval condition by the specified date.

@ The planning permission was valid on a temporary basis of 3 years and had already expired.

Approval Conditions

- Approved on a temporary basis for a period of three years. (A/ST/442 for two years)
- The design and provision of fire resistance walls, means of escape and fire service installations to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- The submission and implementation of the fire safety measures within six months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.

- (d) If the above planning condition (c) (as stated above) is 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.
- (e) 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.
- (f) The provision 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.
- (g) If any of the above planning conditions (e) or (f) (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.
- (h) The provision 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.
- (i) If the above planning condition (h) 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
- (j) The submission of the fire safety measures/installations proposal within three months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (k) The 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.
- (l) If any of the above planning conditions (i) or (j) (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.

Applications Rejected by the RNTPC/TPB

| No. | Application No. | Application Premises (Unit) | Applied Use | Floor Area (m ²) (About) | Date of Consideration | Rejected Reasons |
|-----|-----------------|-----------------------------|---------------------------------------|--------------------------------------|-------------------------------------|------------------|
| 1. | A/ST/146 | F | Bank | N/A | 17.3.1989 | R1, R2, R3 |
| 2. | A/ST/272 | D (Part) | Flower Shop and Gift Packaging Centre | 7 | 23.7.1993 | R3, R4, R5 |
| 3. | A/ST/317 | H (Part) | Congee / Noodle Shop | 32 | 20.5.1994 | R3, R5 |
| 4. | A/ST/709 | I4 | Shop and Services (Barber Shop) | 11.5 | 3.12.2010 (Rejected upon review) | R6 |
| 5. | A/ST/784 | I4 | Shop and Services (Barber Shop) | 11.5 | 18.1.2013 (Rejected upon review) | R6 |

- R1 There are already four existing banks within industrial buildings in close vicinity of the Premises to serve the industrialists and workers in Fo Tan area.
- R2 Adequate floor space would be available for bank use in the commercial building under construction in nearby Shan Mei Street which is scheduled to be completed in about a year's time.
- R3 Approval of the proposed use would set an undesirable precedent thereby stimulating similar conversion of existing industrial ground floor space for non-industrial uses.
- R4 Retail floor spaces for use by the subject shop are available in the nearby commercial centre.
- R5 The development is not in line with the Board's Guidelines for Commercial use in Industrial Building in "Industrial" Zone in that the submission has not provided strong justification to sacrifice industrial ground floor spaces for the development.
- R6 The proposed development did not comply with Town Planning Board Guidelines No. 25D in that means of escape separated from the industrial portion was not available for the Premises. The proposed shop was unacceptable from the fire safety point of view.

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 Premises will not be jeopardized;
- (c) apply to the District Lands Officer/Shu 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 workshops by fire barriers with Fire Resistance Rating of 120 minutes, and the means of escape of the existing adjoining workshop shall not be adversely affected. Building safety requirements will be formulated upon receipt of food premises licence application, where appropriate; and;
 - (ii) the subdivision of the unit/premises should comply with the provisions of Building Ordinance/Building (Minor Works) Regulations. The applicant should engage a registered building professional under Building Ordinance to co-ordinate the buildings 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; and
 - (ii) regarding matters in relation to fire resisting construction of the Premises, the applicant is reminded to comply with the “Code of Practice for Fire Safety in Buildings” which is administered by the Building Authority.