

**Appendix II of
RNTPC Paper No. A/ST/972**

**Previous Application at
Portion of Workshop F9, LG/F, Wah Lok Industrial Centre Phase 2,
31-35 Shan Mei Street, Sha Tin, New Territories**

Application Approved by the RNTPC

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Approval Condition
1.	A/ST/227	F9 (Part)	Building Materials Shop~	23	6.11.1992 (lapsed)	Nil

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

**Appendix III of
RNTPC Paper No. A/ST/972**

**Similar Applications for ‘Shop and Services’ Uses
at LG/F of Wah Lok Industrial Centre**

Applications Approved by the RNTPC/TPB in the Past 10 Years and Applications with Valid Permanent Approval Granted by the RNTPC/TPB

No.	Application No.	Application Premises	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 LG/F of an industrial building (with sprinkler system)						
1.	A/ST/558	F-9B (Part) and 9C (Part)	Retail Shop (Selling of Metal and Hardware)	20	12.4.2002	Nil
2.	A/ST/916	D6	Proposed Shop and Services	47.7	17.3.2017	(a), (b), (c), (d)
3.	A/ST/941	E3 (Part)	Proposed Shop and Services (Real Estate Agency)	7.75	16.3.2018	(a), (e), (f)
4.	A/ST/964	F9 (Part)	Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	20.13	16.11.2018	(a), (e), (f)
Total :				95.58m²	(A/ST/558, A/ST/916, A/ST/941 and A/ST/964 are covered by valid planning permissions)	

Approval Conditions

- (a) Approved on a temporary basis for a period of three years.
- (b) The submission 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.
- (c) The implementation of the fire safety measures 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) 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 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) 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 five 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 application premises will not be jeopardized;
- (c) to apply to the District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD) for a 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 be complied with the requirements under the Building 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 premises shall not be adversely affected;
 - (ii) the subdivision of the unit/ premises should comply with the provision of Building Ordinance/ Building (Minor Works) Regulation. The applicant should engage a registered building professional under the Building Ordinance to co-ordinate the building works, if any; and
 - (iii) adequate access and facilities for persons with a disability should be provided. Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008 are relevant.
- (e) to note the comments of the Director of Fire Services that:
 - (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
 - (ii) means of escape separated from the industrial portion is available for the application premises;
 - (iii) regarding matters related to fire resisting construction of the application premises, the applicant is reminded 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.