

**Appendix II of**  
**RNTPC Paper No. A/ST/976**

**Previous Application at Unit 4D (Part), G/F, Fo Tan Industrial Centre,**  
**26-28 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.**

**Application Approved by the RNTPC**

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m <sup>2</sup> ) (About)	Date of Consideration	Approval Condition
1.	A/ST/844	4D (Part)	Shop and Services (Bicycle Sale)~	22.78	9.5.2014 <b>(revoked)</b>	(a), (b), (c)

~ A/ST/844 was revoked due to the non-compliance with approval condition by the specified date.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 provision of the fire service installations and equipment within 6 months from the date of approval to the satisfaction of the Director of Fire Services or of the TPB by 9.11.2014
- (c) If the above planning condition (b) 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/976**

**Similar Applications for 'Shop and Services' Uses at  
G/F of Fo Tan Industrial Centre**

**Applications Approved by the RNTPC/TPB in the Past 10 Years**

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m <sup>2</sup> ) (About)	Date of Consideration	Approval Condition
Uses applicable for the maximum permissible limit of 460 m <sup>2</sup> for aggregate commercial floor area on the G/F of an industrial building (with sprinkler system)						
1.	A/ST/208	3D	Metal/Hardware Shop	<b>101</b>	24.7.1992	Nil
2.	A/ST/213	3B	Retail Shop Selling Electrical Accessories, Stationery and Packaging Materials	<b>149</b>	4.9.1992	Nil
3.	A/ST/815	3 (Part A1)	Shop and Services (Real Estate Agency) <sup>@</sup>	10	19.4.2013 <b>(expired)</b>	(a), (b), (c)
4.	A/ST/960	3A1 (Part)	Shop and Services (Real Estate Agency)	<b>15</b>	21.9.2018	(a), (b), (c)
			<b>Total :</b>	<b>265m<sup>2</sup></b> (Only A/ST/208, A/ST/213 and A/ST/960 are covered by valid planning permissions)		

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

**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 planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (c) If the above planning condition (b) 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) 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;
- (b) to note the comments of the District Lands Officer/Shu Tin, Lands Department that:
  - (i) to apply for a waiver from LandsD to implement this proposal. 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; and
  - (ii) during the site inspection, a movable staircase was found in front of the application premises falling on the adjoining Government land. The owner of the application premises shall remove the staircase as soon as possible to rectify the unauthorised occupation of Government land or the Government will take appropriate land control action. If any staircase or ramp is required for implementation of the present application, such staircase or ramp shall be provided within the application premises.
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
  - (i) the proposed 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;
  - (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 the Buildings Ordinance to co-ordinate the building works, if any; and
  - (iii) the applicant is advised to engage an authorised person to co-ordinate the building works, if any.
- (d) 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 should be available for the subject unit. 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
  - (iii) 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.