

Previous s.16 Applications

Approved Applications

Application No.	Proposed Development	Date of Consideration	Approval Conditions
A/FSS/64	Industrial-Office Building	13.01.1995	A1 – A7
A/FSS/107	Commercial-Office Building	03.07.1998	A7 & A8
A/FSS/141	Commercial/Office Building	11.01.2002	A7
A/FSS/251	Proposed Office (Money-lending Business)	11.11.2016 (Revoked on 11.2.2018)	A9 – A11

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
- A4 The provision of spaces for the parking of private cars for office users in accordance with the Hong Kong Planning Standards and Guidelines
- A5 The access arrangement to the site and the design of the layout for parking, loading/unloading and manoeuvring of goods vehicles
- A6 The provision of separate entrances and lift lobbies for goods and passengers
- A7 The commencement clause
- A8 The provision of car-parking space

- A9 the submission of proposals for fire service installations within 6 months from the date of planning approval
- A10 the provision of fire service installations within 9 months from the date of planning approval
- A11 the revocation clause

Rejected Application

Application No.	Proposed Development	Date of Consideration	Rejection Reasons
A/FSS/98	Industrial-Office Building with lowest three levels for retail and restaurant uses	06.02.1998	R1, R2 & R3

Reasons of Rejection

- R1 the proposed development does not comply the “Town Planning Board Guidelines for Application for Composite Industrial-Office (I-O) Buildings in Industrial Zone” in that the proposed commercial gross floor area (GFA) with a plot ratio of 2.15 and 43% of the total GFA exceeds the level stipulated in the Guidelines, and that no buffer floor separating the commercial and I-O portions is proposed to be provided
- R2 the proposed commercial GFA is considered excessive and out of proportion with the T-O floorspace of the subject building
- R3 the approval of the application would set undesirable precedent for similar applications, which would result in a further reduction of I-O units

Similar s.16 Applications for Office Use
 within the "Industrial" Zone in On Lok Tsuen 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)	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/265	Proposed Office	16.3.2018	A1, A5 & A6	Industrial-Office	Unit 4, 3/F, Fuk Shing Commercial Building, 28 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

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 Chief Building Surveyor/New Territories West, Building Department (BD) that
 - (i) the applicant is advised to consult building professionals, e.g. authorized person (AP) on the layout for compliance with the Building Ordinance (BO) so that adequate Means of Escape (MOE) and Means of Access (MOA) are provided as stipulated in Code of Practice on Fire Safety in Building 2011;
 - (ii) barrier free access and accessible toilet should be provided in compliance with Design Manual: Barrier Free Access 2008; and
 - (iii) detailed comments under BO would be provided at building plan submission stage.
- (b) to note the comments of the Director of Fire Services (D of FS) that the applicant is advised to seek comment from Buildings Department on whether formal submission of building plans for the alteration is required.

