

**Appendix II of
RNTPC Paper No. A/ST/940**

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

Application at Wah Wai Centre approved by the RNTPC

No.	Application No.	Application Premises	Applied Use	Floor Area (About) (m²)	Date of Consideration	Approval Condition(s)
1.	A/ST/355	Unit 4(Part), G/F, Wah Wai Industrial Centre	Fast Food Shop* [@]	24	13.1.1995 (expired)	(a)

Applications at Veristrong Industrial Centre approved by the RNTPC

No.	Application No.	Application Premises	Applied Use	Floor Area (About) (m²)	Date of Consideration	Approval Condition(s)
1.	A/ST/180	Unit 5(Part), G/F, Veristrong Industrial Centre	Local Provisions Store* [@]	12	7.6.1991 (expired)	(a)
2.	A/ST/254	Unit 3B, G/F, Veristrong Industrial Centre	Retail Shop (selling paint) [#]	9	8.1.1993 (lapsed)	Nil
3.	A/ST/260	Unit 6, G/F, Veristrong Industrial Centre	Building Materials Shop [#]	65	5.3.1993 (lapsed)	(b), (c), (d), (e), (f)
4.	A/ST/287	Unit 5(Part), G/F, Veristrong Industrial Centre	Local Provisions Store* [#]	19	19.11.1993 (lapsed)	Nil
5.	A/ST/336	Unit 3(Part), G/F, Veristrong Industrial Centre	Metal Hardware Shop/Showroom [#]	14	2.9.1994 (lapsed)	Nil
6.	A/ST/350	Unit 5A, G/F, Veristrong Industrial Centre	Metal Hardware Shop [@]	9	16.12.1994 (expired)	(a)
7.	A/ST/377	Unit 3(Part), G/F, Veristrong Industrial Centre	Showroom for Decoration Materials* [#]	21	4.8.1995 (lapsed)	Nil
8.	A/ST/387	Unit 4(Part), G/F, Veristrong Industrial Centre	Fast Food Shop* [@]	15	1.12.1995 (expired)	(a)
9.	A/ST/412	Unit 4(Part), G/F, Veristrong Industrial Centre	Fast Food Shop* [@]	19	1.11.1996 (expired)	(a)
10.	A/ST/433	Unit 5A, G/F, Veristrong Industrial Centre	Metal Hardware Shop* [@]	10	8.8.1997 (expired)	(a)

No.	Application No.	Application Premises	Applied Use	Floor Area (About) (m ²)	Date of Consideration	Approval Condition(s)
11.	A/ST/476	Unit 4(Part), G/F, Veristrong Industrial Centre	Fast Food Shop* [#]	16	30.10.1998 (lapsed)	Nil
12.	A/ST/499	Unit 4B3, G/F, Veristrong Industrial Centre	Fast Food Shop* [#]	19	10.9.1999 (lapsed)	Nil
13.	A/ST/503	Unit 3B, G/F, Veristrong Industrial Centre	Retail Shop (spare parts for electrical appliances & metal parts)	16	8.10.1999	Nil
14.	A/ST/506	Unit 5(Part), G/F, Veristrong Industrial Centre	Local Provisions Store cum Fast Food Shop* [#]	42	19.11.1999 (lapsed)	Nil
15.	A/ST/686	Unit 6A, G/F, Veristrong Industrial Centre	Shop and Services (Metal Hardware Shop)~	5	4.12.2009 (revoked)	(a), (g), (h), (i), (j)
16.	A/ST/761	Unit 5A, G/F, Veristrong Industrial Centre	Shop and Services (Paint Store)~	8.51	23.11.2012 (revoked)	(a), (k), (l)
17.	A/ST/828	Unit 5A, G/F, Veristrong Industrial Centre	Shop and Services (Construction Materials Store) [@]	8.51	25.10.2013 (expired)	(a), (m), (n), (o)
18.	A/ST/906	Unit 5A, G/F, Veristrong Industrial Centre	Temporary Shop and Services (Construction Materials Store)	8.51	11.11.2016	(a), (h), (i), (j)

* 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.

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

~ A/ST/686 and A/ST/761 were 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 shop should be completely separate from other industrial uses in the same building by materials having a fire resistance period of at least 2 hours;
- (c) Loading/unloading activities should be undertaken within the subject industrial building;
- (d) Any use of the premises, other than the part under application, for retail purpose would require planning permission from the Town Planning Board;
- (e) The cockloft within the premises has been erected without the approval of and consent from the Building Authority and may be subject to enforcement action under the Buildings Ordinance; and
- (f) The existing office use at the cockloft floor within the subject premises requires planning permission from the Town Planning Board.

- (g) The provision of means of escape to the satisfaction of the Director of Buildings or of the Town Planning Board.
- (h) 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.
- (i) 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.
- (j) If any of the above planning conditions (g), (h) or (i) (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.
- (k) 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.
- (l) If the above planning condition (k) 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.
- (m) The submission of the fire service installations and water supplies for fire fighting proposals within three months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (n) The implementation of the fire service installations and water supplies for fire fighting within six months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (o) If any of the above planning conditions (m) or (o) (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

No.	Applicati on No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Rejected Reasons
1.	A/ST/241	Unit 5 (Part), G/F, Veristrong Industrial Centre	Furniture Shop	24	4.12.1992	R1, R2, R3
2.	A/ST/293	Unit 4 (Part), G/F, Veristrong Industrial Centre	Fast Food Shop	7	7.1.1994	R1, R3

Rejected Reasons

- R1 The development is not in line with the Town Planning Board's guidelines for commercial use in industrial building in that it is not providing a supporting role to industrial undertakings. There is no strong justification to sacrifice the industrial ground floor spaces for the use.
- R2 Commercial floor spaces for retail propose are available in the nearby commercial centre.
- R3 The approval of the application would set an undesirable precedent for similar applications.

Recommended Advisory Clauses

- (a) 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;
- (b) to apply to the District Lands Officer/Shi Tin, Lands Department 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;
- (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) as part of the existing toilet areas in the Workshop 1 as shown in the approved plan will be taken up by the proposed shop, the applicant should engage an Authorised Person to ensure adequate toilet facilities are available for the proposed shop and remaining areas of the workshop.
- (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;
 - (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.