

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/942

<u>Applicant</u>	:	Mr. LAM Ping Sum and Ms. PO Yuk Yin represented by Mr. NG Siu Kei, David
<u>Premises</u>	:	Unit A5, G/F, On Wah Industrial Building, 41-43 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.
<u>Floor Area</u>	:	24.16m ² (about)
<u>Lease</u>	:	(a) STTL No. 70 (New Grant No. 11297) (b) to be expired on 30.6.2047 (c) restricted to industrial and/or godown purposes or both
<u>Plan</u>	:	Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/33
<u>Zoning</u>	:	“Industrial” (“I”)
<u>Application</u>	:	Shop and Services (Fast Food Shop)

1 The Proposal

- 1.1 The applicants seek planning permission to use the application premises (the Premises) for ‘Shop and Services (Fast Food Shop)’ use. According to the Notes of the OZP, ‘Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom which may be permitted on any floor)’¹ use in “I” zone requires planning permission from the Town Planning Board (the Board).
- 1.2 The Premises, with a floor area of about 24.16m², is located on the ground floor of On Wah Industrial Building abutting Au Pui Wan Street. The subject fast food shop is currently operating without valid planning permission.
- 1.3 In support of the application, the applicants submitted the following documents:
 - (a) Application form received on 6.2.2018 **(Appendix I)**
 - (b) Further Information (FI) received on 26.2.2018 **(Appendix Ia)**
 - (c) Further Information (FI) received on 14.3.2018 **(Appendix Ib)**
- 1.4 The layout plan of the Premises submitted by the applicants is shown in **Drawing A-1**.

¹ ‘Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)’ is always permitted in the “I” zone.

2 Justifications from the Applicant

The justifications put forth by the applicants in support of the application are detailed in Part 9 of the application form and attachment at **Appendix I** and FI at **Appendix Ib**. They can be summarised as follows:

- (a) the fast food shop is located on ground floor fronting Au Pui Wan Street with a valid food factory licence issued by Food and Environmental Hygiene Department;
- (b) the fast food shop on ground floor provides catering services to the workers of the surrounding industrial buildings;
- (c) there is no seating accommodation and the food is for consumption off the Premises which would not attract large number of persons to stay; and
- (d) the fast food shop will not generate any adverse environmental and sewerage impacts to the surrounding areas.

3 Compliance with the “Owner’s Consent/Notification” Requirements

The applicants are the sole “current land owners”. Detailed information would be deposited at the meeting for Members’ inspection.

4 Town Planning Board Guidelines

The ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No. 25D), which was revised and promulgated in September 2007, is relevant to this application. For a proposed commercial use in an industrial building, relevant planning assessment criteria are summarized as follows:

- (a) it should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds;
- (b) there should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network; and
- (c) the Fire Services Department should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas on the ground floor of an existing industrial building with and without sprinkler systems should as a general principle not exceeding 460m² and 230m² respectively. The limits on aggregate commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food

factory), electrical shop, local provisions store and showroom in connection with the main industrial use. Moreover, the 230m²/460m² criteria do not apply to cases involving conversion of the low zone of an existing industrial building for commercial uses if the commercial portion is completely separated from the industrial portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion.

5 Previous Application

The Premises is the subject of a previous application No. A/ST/620 for 'Fast Food Shop' use which was approved by the Rural and New Town Planning Committee (the Committee) on 18.3.2005 with conditions (**Plan A-2 and Appendix II**). In view that the applied use under planning application No. A/ST/620 had ceased operation, the planning permission granted has lapsed.

6 Similar Applications

- 6.1 The ground floor of On Wah Industrial Building, where commercial floor spaces are found, are abutting Au Pui Wan Street, Tsung Tau Ha Road and Fo Tan Road respectively. On the ground floor of On Wah Industrial Building, there are 19 similar applications for commercial uses which were approved by the Committee between 1984 and 2014. However, there is no valid application that should be counted towards the maximum permissible limit of 460m² for aggregate commercial floor area on the ground floor of an industrial building (with sprinkler system) according to TPB PG-No. 25D (**Plan A-2 and Appendix III**).
- 6.2 According to the TPB-PG No. 25D, the limits on aggregate commercial floor area do not apply to fast food counter which is sited at street level without seating accommodation and licensed as food factory. Hence, the limits on aggregate commercial floor area are not applicable to the current application.

7 The Premises and its Surrounding Areas (Plans A-1 to A-4)

- 7.1 The Premises is:
- (a) located on the ground floor (G/F) of On Wah Industrial Building in Fo Tan industrial area; and
 - (b) with direct access to Au Pui Wan Street.
- 7.2 The subject industrial building is:
- (a) 17 storeys in height bounded by Au Pui Wan Street, Tsung Tau Ha Road and Fo Tan Road. Car parking and loading/unloading spaces are provided on the first floor of the building with vehicular access from Au Pui Wan Street; and

- (b) currently occupied by the following uses on various floors:

Floor	Current Uses
G/F (Plan A-3)	Application premises , printing shop, foreign exchange [^] , real estate agency [^] , stationary shop [^] , office equipment company [^] , herb tea shop [#] , vehicle repair workshops, recycle centre, metal workshop, engineering workshop, wedding dress shop [#] , aluminium and glass workshop, locked and vacant premises
1/F	Carpark
2/F to 16/F	Offices, godowns, workshops, locked and vacant premises

[#]There is no record of planning approval granted for such use.

[^]The planning approval for such use has expired.

7.3 The surrounding areas have the following characteristics:

- (a) Fo Tan is an established industrial area with high-rise industrial buildings;
- (b) MTR Fo Tan Station is located about 450m from the subject industrial building; and
- (c) a centrally located commercial centre (Shatin Galleria) is about 90m from the Premises. Shatin Galleria is zoned “Commercial” (“C”) on the draft Sha Tin OZP No. S/ST/33 (Plan A-1) and is the only “C” zone in the vicinity.

8 **Planning Intention**

The “I” zone of Fo Tan is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

9 **Comments from Relevant Government Departments**

9.1 The following Government departments have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Shatin, Lands Department (DLO/ST, LandsD):

- (a) the Premises is situated on Sha Tin Town Lot No. 70, and is governed under New Grant No. 11297 (“the New Grant”). Under the New Grant, the lot shall not be used for any purpose other than industrial or godown purposes or both excluding offensive trade. No building or buildings shall be erected on the lot except a factory or factories or a godown or godowns or both, ancillary offices and

such canteen and other welfare facilities for workmen employed on the lot as may in the opinion of the Director of Lands be necessary and such quarters for watchmen or caretakers as considered essential by the Commissioner for Labour; and

- (b) the proposal under the present application to use the Premises as 'Shop and Services (Fast Food Shop)' is not permitted under lease. If the Board approves the present application, the owner of the Premises is required 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.

Building Matters

9.1.2 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW of BD):

- (a) the subdivision of the unit/ premises should comply with the provisions of Buildings Ordinance/ Building (Minor Works) Regulations. 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 fire existing adjoining premises shall not be adversely affected. The applicant should engage a registered building professional under the Buildings Ordinance to co-ordinate the building works, if any; and
- (b) if the use under application is subject to the issue of a licence, the applicant should be reminded that any existing structures at the Premises intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority.

Fire Safety

9.1.3 Comments of the Director of Fire Services (D of FS):

- (a) he has no specific comment on the application subject to the following conditions:
 - (i) the 'Shop and Service (Fast Food Shop)' is ancillary to or for purposes of supporting the industrial activities and the routine activities of the workers in the industrial building;
 - (ii) the 'Shop and Service (Fast Food Shop)' is used for the selling of quick meals including drinks mainly for consumption off the Premises and operated as a fast food counter which is sited at street level only and licensed as food factories;

- (iii) the 'Shop and Service (Fast Food Shop)' will not attract unreasonably large number of persons to stay for long periods of time, as in case of restaurants and clubs;
 - (iv) the 'Shop and Service (Fast Food Shop)' shall only be licensed and operated as 'food factory' or as 'factory canteen'; and
 - (v) fire service installations are provided to the satisfaction of the Fire Services Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from licensing authority.
- (b) the subject proposal licensed and operated as a 'general restaurant' or 'light refreshment restaurant' will not be accepted; and
 - (c) regarding matters related to fire resisting construction of the Premises, the applicant is advised to comply with the 'Code of Practice for Fire Safety in Buildings' which is administered by the Building Authority.

9.2 The following Government departments have no comment on / objection to the application:

- (a) Director of Food and Environmental Hygiene;
- (b) Commissioner for Transport; and
- (c) District Officer/Shau Tin, Home Affairs Department.

10 Public Comment Received During Statutory Publication Period

On 13.2.2018, the application was published for public inspection. During the first three weeks of the statutory public inspection period, which ended on 6.3.2018, no comment was received.

11 Planning Considerations and Assessments

- 11.1 The planning intention of the "I" zone is to reserve land primarily for general industrial uses to ensure adequate supply of industrial floor space to meet demand from production-oriented industries. However, commercial uses in industrial buildings within the "I" zone may be permitted on application to the Board based on individual merits and the planning assessment criteria set out in the TPB PG-No. 25D.
- 11.2 The Premises is located on the ground floor of an existing industrial building with direct access to Au Pui Wan Street. The 'Shop and Services (Fast Food Shop)' use under application is small in scale and considered not incompatible with the industrial and industrial-related uses in the subject industrial building and the surrounding developments. Similar applications for a range of mixed 'Shop and Services' uses such as fast food shop, retail shop and real estate agency have been

approved for other units on the ground floor of the subject industrial building (**Plan A-2** and **Appendix III**) and its vicinity.

- 11.3 The subject industrial building is subject to a maximum permissible limit of 460m² for aggregate commercial floor area on the ground floor but the limit does not apply to fast food counter at street level without seating accommodation and licensed as food factory. D of FS has no comment on the application subject to approval conditions on provision of fire service installations and that the fast food shop is used for the selling of quick meals including drinks mainly for consumption off the Premises and operated as a fast food shop counter which is sited at street level only and licensed as food factories.
- 11.4 The 'Shop and Services (Fast Food Shop)' use under application generally complies with the relevant considerations set out in the TPB PG-No. 25D including the fire safety and traffic aspects. Relevant Government departments, including BD and Transport Department have no objection to or no adverse comment on the application.
- 11.5 A temporary approval of three years is recommended in order not to jeopardise the long term planning intention of industrial use for the Premises and to allow the Committee to monitor the supply and demand of industrial floor space in the area.
- 11.6 No public comment was received during the statutory public inspection period.

12 Planning Department's Views

- 12.1 Based on the assessment made in paragraph 11 above, the Planning Department has no objection to the application on a temporary basis for a period of three years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 6.4.2021. The following approval conditions and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission and implementation of the fire safety measures within 6 months from the date of the approval to the satisfaction of the Director of Fire Services or of the Board by 6.10.2018;
- (b) if the above planning condition 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.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 There is no strong reason to recommend rejection of the application.

13 Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.

14. Attachments

Appendix I	Application form received on 6.2.2018
Appendix Ia	FI received on 26.2.2018
Appendix Ib	FI received on 14.3.2018
Appendix II	Previous applications at the Premises
Appendix III	Similar applications for shop and services at G/F of On Wah Industrial Building
Appendix IV	Recommended advisory clauses
Drawing A-1	Layout Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Floor Plan
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
APRIL 2018**