

**Appendix II of
RNTPC Paper No. A/ST/960**

**Previous Applications at Portion A1 of Unit 3, 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 ²) (About)	Date of Consideration	Approval Condition
1.	A/ST/815	3 (Part A1)	Shop and Services (Real Estate Agency) [@]	10	19.4.2013 (expired)	(a), (b), (c)

[@] 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 approval to the satisfaction of the Director of Fire Services or of the TPB by 19.10.2013.
- (c) If the above planning condition (b) was not complied with by the specified date, the approval hereby given should cease to have effect and should on the same date be revoked without further notice.

**Appendix III of
RNTPC Paper No. A/ST/960**

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

Applications Approved by the RNTPC/TPB

No.	Application No.	Application Premises (Unit)	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 G/F of an industrial building (with sprinkler system)						
1.	A/ST/208	3D	Metal/Hardware Shop	101	24.7.1992	Nil
2.	A/ST/213	3B	Retail Shop Selling Electrical Accessories, Stationery and Packaging Materials	149	4.9.1992	Nil
3.	A/ST/304	4F (Part)	Metal/Hardware Shop [#]	18	4.2.1994 (lapsed)	Nil
4.	A/ST/844	4D (Part)	Shop and Services (Bicycle Sale) [~]	22.78	9.5.2014 (revoked)	(a), (b), (c)
Total :				250m² (Only A/ST/208 and A/ST/213 are covered by valid planning permissions)		
Uses NOT applicable for the maximum permissible limit of 460 m ² for aggregate commercial floor area on the G/F of an industrial building (with sprinkler system)						
5	A/ST/158	3H	Retail Shop (Local Provisions Store) [@]	27	20.4.1990 (expired)	(d)

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

~ A/ST/844 was revoked due to the non-compliance with approval condition by the specified date.

@ 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 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 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.
- (d) Approved on a temporary basis for a period of one year.

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 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 subject premises will not be jeopardized;
- (c) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the 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 premises 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 applicants 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 comment of the Director of Fire Services that:
 - (i) detailed fire services requirements will be formulated upon receipt of formal submission of general building plans and means of escape completely separated from the industrial portion are available for the subject unit;
 - (ii) regarding matters in relation to fire resisting construction of the application premises, the applicant is advised to comply with the requirements as stipulated in “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.