

**Appendix II of**  
**RNTPC Paper No. A/ST/962**

**Previous Application at Portion of G/F, HK JEBN Group Center,  
13-15 Shing Wan Road, Tai Wai, New Territories**

**Application Approved by the RNTPC**

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m2) (About)	Date of Consideration	Approval Conditions
1.	A/ST/873	G/F (Portion)	Shop and Services *	450	4.9.2015 (expired)	(a), (b), (c)

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

**Approval Conditions**

- (a) the submission of fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.3.2016;
- (b) in relation to (a) above, the provision of fire service installations within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 4.6.2016; and
- (c) if any of the above planning conditions (a) or (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.

**Similar Applications for Shop and Services at  
G/F of Transport City Building**

**Applications Approved by the RNTPC**

No.	Application No.	Address	Applied Use	Floor Area (m <sup>2</sup> ) (About)	Date of Consideration	Approval Conditions
1.	A/ST/785	Unit 9, G/F, Transport City Building, 1-7 Shing Wan Road, Sha Tin	Shop and Services (Bicycle Rental and Service Shop)*	172	24.8.2012 ( <b>revoked</b> )	(a), (b)
2.	A/ST/827	Unit 9 (Part), G/F, Transport City Building, 1-7 Shing Wan Road, Tai Wai, Sha Tin	Shop and Services (Bicycle Repair and Storage)*	32	27.9.2013 ( <b>revoked</b> )	(c), (d), (e)

\* Application was revoked due to the non-compliance with approval condition by the specified date.

**Approval Conditions**

- (a) 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;
- (b) If the above planning condition (a) (as stated above) 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;
- (c) The submission of the fire safety measures within three months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- (d) In relation to (c) above, the implementation of the fire safety measures within six months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board; and
- (e) If any of the above planning condition (c) or (d) (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.

**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 (2) & Rail, Buildings Department that:
  - (i) adequate exit doors with individual and total widths complying with “Code of Practice for Fire Safety in Building 2011” should be provided; and
  - (ii) adequate provision of sanitary fitments should be provided for the proposed use; and
  - (iii) further detailed comments to be given at plan submission stage.
- (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 and means of escape completely separated from the industrial portion should be 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 “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.