

**Appendix II of
RNTPC Paper No. A/ST/964**

**Similar Applications for 'Shop and Services' Uses at
at LG/F of Wah Lok 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 LG/F of an industrial building (with sprinkler system)						
1.	A/ST/227	9 (Part)	Building Materials Shop [#]	23	6.11.1992 (lapsed)	Nil
2.	A/ST/233	9 (Part)	Metal/Hardware Shop [#]	4	20.11.1992 (lapsed)	Nil
3.	A/ST/261	E1	Motor-vehicle showroom [#]	70	19.3.1993 (lapsed)	(a)
4.	A/ST/437	E3 (Part)	Metal/Hardware Shop [@]	28	5.9.1997 (expired)	(b)
5.	A/ST/534	E3 (Part)	Metal/Hardware Shop [#]	29	2.2.2001 (lapsed)	Nil
6.	A/ST/558	F9B (Part) and 9C (Part)	Retail Shop (Selling of Metal and Hardware)	20	12.4.2002	Nil
7.	A/ST/916	D6	Proposed Shop and Services	47.7	17.3.2017	(b), (c), (d), (e)
8.	A/ST/941	E3 (Part)	Shop and Services (Real Estate Agency)	7.75	16.3.2018	(b), (f), (g)
			Total :	75.45m² (Only A/ST/558, A/ST/916 and A/ST/941 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 LG/F of an industrial building (with sprinkler system)						
9.	A/ST/205	9 (Part)	Local Provisions Store ^{*#}	19	24.7.1992 (lapsed)	Nil
10.	A/ST/229	9 (Part)	Electrical Shop ^{*#}	27	6.11.1992 (lapsed)	Nil

* The floor area will not be counted up to the aggregate commercial floor area based on the TPB-PG No. 25D.

The applied use ceased operation or there was a change of use of the Premises under application. Hence, the planning permission granted had lapsed.

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

Approval Conditions

- (a) The arrangement of the vehicular access to and from the subject showroom will be to the satisfaction of the Commissioner for Transport or of the Town Planning Board.
- (b) Approved on a temporary basis for a period of three years.

- (c) The submission of the fire service installations proposal within six months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (d) The implementation of fire service installations within nine months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (e) If any of the above planning conditions (b) or (c) 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.
- (f) The submission and implementation of the fire safety measures within six months from the date of the approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (g) If the above planning condition (e) 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) to apply to the District Lands Officer/Shia Tin, Lands Department (DLO/ST, LandsD) 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 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; and
 - (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.
- (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 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 “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.