

**Appendix II of
RNTPC Paper No. A/ST/965**

**Previous Application at
Workshop D2, G/F, Universal Industrial Centre,
19-25 Shan Mei Street, 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/861	D2	Shop and Services (Retail and Repair Shop of Electronic Appliances and Computer Products) [@]	28.7	12.12.2014 (expired)	(a), (b), (c), (d)

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

Approval Conditions

- (a) Approved on a temporary basis for a period of three years.
- (b) The submission of fire service installations proposal with 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 12.6.2015.
- (c) In relation to (b) 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 Town Planning Board by 12.9.2015.
- (d) 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.

**Appendix III of
RNTPC Paper No. A/ST/965**

**Similar Applications for 'Shop and Services' Uses at
G/F of Universal 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 460m ² for aggregate commercial floor area on the G/F of an industrial building (with sprinkler system)						
1.	A/ST/234	E	Auto Parts Shop [#]	19	20.11.1992 (lapsed)	Nil
2.	A/ST/236	H	Showroom [#]	12	4.12.1992 (lapsed)	Nil
3.	A/ST/375	J (Part)	Metal Hardware Shop	17	21.7.1995	Nil
4.	A/ST/560	J (Part)	Retail Shop (Bakery Shop) [#]	30	31.5.2002 (lapsed)	Nil
5.	A/ST/609	J (Part)	Temporary Shop and Services (Real Estate Agency) for a period of 3 years [@]	50.4	19.11.2004 (expired)	(a), (b)
6.	A/ST/640	E (Part)	Shop and Services (Retail Shop)	66	1.9.2006	(c), (d)
7.	A/ST/664	J (Part)	Temporary Shop and Services (Real Estate Agency) for a Period of 3 years [~]	50.4	14.12.2007 (revoked)	(a), (e), (f), (g)
8.	A/ST/668	J (Part)	Temporary Shop and Services (Real Estate Agency) for a Period of 3 years [~]	50.4	20.6.2008 (revoked)	(a), (e), (f), (g)
9.	A/ST/775	J02 and J03	Shop and Services (Showroom and Retail Shop) [~]	52	30.3.2012 (revoked)	(a), (c), (d)
10.	A/T/830	D1	Shop and Services (Retail and Repair Shop of Electronic Appliances and Computer Products) [~]	37.2	8.11.2013 (revoked)	(a), (c), (d)
Total:				83m²		
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)						
11.	A/ST/690	I (Part)	Proposed Shop and Services (Convenience Store) ^{*@}	48.97	18.12.2009 (expired)	(a), (h), (i), (j)

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Approval Condition
12.	A/ST/800	I (Part)	Shop and Services (Convenience Store)*@	48.97	21.12.2012 (expired)	(a), (c), (d)

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/664, A/ST/668, A/ST/775 and A/ST/830 were revoked due to the non-compliance with approval condition by the specified date.

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

Approval Conditions

- (a) Approved on a temporary basis for a period of three years.
- (b) The provision of fire resistance construction and design, means of escape and fire service installations should be to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (c) The submission and implementation of fire safety measures within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or the Town Planning Board.
- (d) If the above planning condition (c) is 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.
- (e) The submission of the fire safety measures within 3 months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (f) The 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 Town Planning Board.
- (g) If any of the above planning conditions (e) or (f) is 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.
- (h) The submission 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 Town Planning Board.
- (i) The implementation of the fire safety measures within 9 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 (h) or (i) is 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.

Applications rejected by the RNTPC/TPB

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Rejected Reasons
1.	A/ST/238	D	Motor Vehicle Showroom	58	4.12.1992	R1, R2, R3
2.	A/ST/347	J (Part)	Fruit Juice Shop	24	21.4.1995 (Rejected upon review)	R3, R4

Rejected Reasons

- R1 The development is not in line with the Town Planning Board's guidelines for showroom use in industrial building in that it adversely affects the traffic and road safety conditions of the surrounding areas. Besides, the location of the vehicular ingress/egress point would cause safety hazards to both pedestrians and vehicles along Shan Mei Street.
- R2 There is no strong justification to sacrifice the ground floor space in an industrial building for the vehicle showroom.
- R3 The approval of the application would set an undesirable precedent for similar applications.
- R4 There are no strong justifications for using the ground floor space of an industrial building for a fruit juice shop, as ample provisions of eating facilities and suitable accommodation are available in the vicinity of the subject site.

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 five 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;
- (c) to apply to the District Lands Officer/Shia Tin, Lands Department (DLO/ST, LandsD) for a waiver to implement 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;
- (d) 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; and
 - (ii) the applicant is advised to engage an authorised person to co-ordinate the building works, if any.
- (e) 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.