

**Appendix II of
RNTPC Paper No. A/ST/971**

**Previous Applications at
Workshop H4, G/F, Century Industrial Centre**

Applications approved by the RNTPC

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Approval Conditions
1.	A/ST/273	H (Part)	Showroom (Displaying Air-Conditioners and Accessories [#]	4	23.7.1993 (lapsed)	Nil
2.	A/ST/618	H4	Shop and Services (Barber Shop) [@]	27.3	18.2.2005 (expired)	(a), (b)
3.	A/ST/723	H4	Shop and Services (Fast Food Shop) ^{*~}	30.71	10.12.2010 (revoked)	(a), (c), (d), (e)
4.	A/ST/764	H4	Shop and Services (Fast Food Shop) ^{*~}	30.71	2.9.2011 (revoked)	(a), (f), (g), (h)
5.	A/ST/777	H4	Shop and Services (Fast Food Shop) ^{*@}	30.71	18.5.2012 (expired)	(a), (i), (j), (k)

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

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

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

~ A/ST/723 and A/ST/764 were revoked due to the non-compliance with approval conditions by the specified date.

Approval Conditions

- (a) Approved on a temporary basis for a period of three years.
- (b) The design and provision of fire resistance walls, means of escape and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.
- (c) The submission of 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 10.9.2011.
- (d) 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 TPB by 10.9.2011;
- (e) If any of the above planning conditions (c) or (d) 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 of fire safety measures within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.12.2011.
- (g) The implementation of fire safety measures within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 2.3.2012.

- (h) If any of the above planning conditions (f) or (g) 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.
- (i) The submission of fire service installations proposal within 3 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 18.8.2012.
- (j) The provision of fire service installations within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 18.11.2012.
- (k) If any of the above planning conditions (i) or (j) 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/971**

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

Applications Approved by the RNTPC/TPB in the Past 10 Years and Applications with valid Permanent Approval Granted 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/133	B	Metal Hardware Shop	95	8.7.1988	Nil
2.	A/ST/207	D (Part)	Packaging Materials and Stationery Shop	58	24.7.1992	Nil
3.	A/ST/501	H2	Retail Shop (Spare Parts for Electrical Appliances and Metal Parts)	7.48	8.10.1999	Nil
4.	A/ST/782	E (Portion)	Proposed Shop and Services (Retail Shop)~	60.87	20.7.2012 (revoked)	(a), (b), (c), (d)
5.	A/ST/825	E (Portion)	Proposed Shop and Services (Retail Shop) [@]	60.87	6.9.2013 (expired)	(a), (e), (f)
6.	A/ST/860	F3	Proposed Shop and Services (Retail Shop and Repair of Computer), Office~	52.7	28.11.2014 (revoked)	(a), (g), (h)
Total :				160.48m²	(Only A/ST/133, A/ST/207 and A/ST/501 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)						
7.	A/ST/228	C	Electrical Shop*	23	6.11.1992	Nil
8.	A/ST/704	I3	Temporary Local Provisions Store for a period of 18 months* [@]	5	11.6.2010 (expired)	(b), (c), (d)
9.	A/ST/913	I1	Temporary Shop and Services (Fast Food Shop) for a Period of 5 Years*~	36.5	17.2.2017 (revoked)	(a), (b), (c), (d)
10.	A/ST/914	I2	Shop and Services (Fast Food Shop)*~	28	17.3.2017 (revoked)	(a), (b), (c), (d)
11.	A/ST/959	I2	Shop and Services (Fast Food Shop)*	28	3.8.2018	(a), (e), (f)

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Approval Condition
12.	A/ST/966	I1	Temporary Shop and Services (Fast Food Shop) for a Period of 5 Years*	38	4.1.2019	(a), (e), (f)

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

~ A/ST/782, A/ST/860, A/ST/913 and A/ST/914 were 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. For A/ST/913 and A/ST/966, they were approved for five years.
- (b) The submission of the fire safety measures/installations within six months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (c) The provision of the fire safety measures/installations within nine months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (d) If any of the above planning conditions (b) or (c) (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.
- (e) 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.
- (f) If the above planning condition (e) (as stated above) 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.
- (g) The provision of the fire safety measures/installations within nine months from the date of approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (h) If the above planning condition (g) 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

Applications Rejected by the RNTPC/TPB in the Past 10 Years

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Rejected Reasons
1.	A/ST/709	I4	Shop and Services (Barber Shop)	11.5	3.12.2010 (Rejected upon review)	R1
2.	A/ST/784	I4	Shop and Services (Barber Shop)	11.5	18.1.2013 (Rejected upon review)	R1

- R1 The proposed development did not comply with Town Planning Board Guidelines No. 25D in that means of escape separated from the industrial portion was not available for the Premises. The proposed shop was unacceptable from the fire safety point of view.

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 application premises will not be jeopardized;
- (c) to apply to the District Lands Officer/Shah Tin, Lands Department (DLO/ST, LandsD) for a 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;
- (d) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:
 - (i) the use shall be complied with the requirements under the Building 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. Building safety requirements will be formulated upon receipt of food premises licence application, where appropriate; and
 - (ii) the subdivision of the unit/ premises should comply with the provision of Building Ordinance/ Building (Minor Works) Regulation. The applicant should engage a registered building professional under the Building Ordinance to co-ordinate the building works, if any.
- (e) to note the comments of the Director of Fire Services that:
 - (i) detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans or referral from licensing authority; and
 - (ii) regarding matters related to fire resisting construction of the application premises, the applicant is reminded to comply with the 'Code of Practice for Fire Safety in Buildings' which is administered by the Building Authority.