

**Appendix II of
RNTPC Paper No. A/ST/974**

**Previous Applications for Shop and Services at
Workshop 5A (Part), G/F, Veristrong Industrial Centre,
34-36 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.**

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/180 | 5(Part) | Local Provisions Store* [@] | 12 | 7.6.1991 (expired) | (a) |
| 2. | A/ST/287 | 5(Part) | Local Provisions Store* [#] | 19 | 19.11.1993 (lapsed) | Nil |
| 3. | A/ST/350 | 5A | Metal Hardware Shop* [@] | 9 | 16.12.1994 (expired) | (a) |
| 4. | A/ST/433 | 5A | Metal Hardware Shop* [@] | 10 | 8.8.1997 (expired) | (a) |
| 5. | A/ST/506 | 5(Part) | Local Provisions Store cum Fast Food Shop* [#] | 42 | 19.11.1999 (lapsed) | Nil |
| 6. | A/ST/761 | 5A | Shop and Services (Paint Store)* [~] | 8.51 | 23.11.2012 (revoked) | (a), (b), (c) |
| 7. | A/ST/828 | 5A | Shop and Services (Construction Materials Store)* [@] | 8.51 | 25.10.2013 (expired) | (a), (d), (e), (f) |
| 9. | A/ST/906 | 5A(Part) | Temporary Shop and Services (Construction Materials Store) for a Period of 3 Years | 8.51 | 11.11.2016 | (a), (g), (h), (i) |

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

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

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

~ A/ST/761 was revoked due to the non-compliance with approval condition by the specified date.

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 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) 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.
- (e) 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.

- (f) If any of the above planning conditions (d) or (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.
- (g) The submission of the fire safety measures within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (h) The implementation of the fire safety measures within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (i) If any of the above planning conditions (g) or (h) 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

| No. | Application No. | Application Premises (Unit) | Applied Use | Floor Area (m ²) (About) | Date of Consideration | Rejected Reasons |
|-----|-----------------|-----------------------------|----------------|--------------------------------------|-----------------------|------------------|
| 1. | A/ST/241 | 5 (Part) | Furniture Shop | 24 | 4.12.1992 | R1, R2, R3 |

Rejected Reasons

- R1 The development is not in line with the Town Planning Board's guidelines for commercial use in industrial building in that it is not providing a supporting role to industrial undertakings. There is no strong justification to sacrifice the industrial ground floor spaces for the use.
- R2 Commercial floor spaces for retail propose are available in the nearby commercial centre.
- R3 The approval of the application would set an undesirable precedent for similar applications.

**Appendix III of
RNTPC Paper No. A/ST/974**

**Similar Applications for Shop and Services at
G/F, Veristrong Industrial Centre,
34-36 Au Pui Wan Street, Fo Tan, Sha Tin, N.T.**

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 | Applied Use | Floor Area (About) (m ²) | Date of Consideration | Approval Condition(s) |
|-----|-----------------|----------------------|--|--------------------------------------|-------------------------------|----------------------------|
| 1. | A/ST/503 | 3B | Retail Shop (spare parts for electrical appliances & metal parts)* | 16 | 8.10.1999 | Nil |
| 2. | A/ST/686 | 6A | Shop and Services (Metal Hardware Shop)*~ | 5 | 4.12.2009 (revoked) | (a), (b), (c), (d), (e) |

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

~ A/ST/686 was revoked due to the non-compliance with approval condition by the specified date.

Approval Conditions

- (a) Approved on a temporary basis for a period of three years.
- (b) The provision of means of escape to the satisfaction of the Director of Buildings or of the TPB.
- (c) 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.
- (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 Town Planning Board.
- (e) If any of the above planning conditions (b), (c) or (d) are 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) 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 premises of industrial use 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 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.