

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/ST/1048**

|                           |  |
|---------------------------|--|
| <b><u>Applicant</u></b>   | : Sincere (Asia) Limited   |
| <b><u>Premises</u></b>    | : Flat G1, G/F, Century Centre, 33-35 Au Pui Wan Street, Fo Tan, Sha Tin   |
| <b><u>Floor Area</u></b>  | : About 43.149m <sup>2</sup>   |
| <b><u>Lease</u></b>       | : Sha Tin Town Lot (STTL) No. 68 held under New Grant No. 11293<br>- restricted to industrial and/or godown purposes excluding offensive trade |
| <b><u>Plan</u></b>        | : Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/39  |
| <b><u>Zoning</u></b>      | : “Industrial” (“I”)   |
| <b><u>Application</u></b> | : Proposed Shop and Services   |

**1. The Proposal**

- 1.1 The applicant seeks planning permission to use the application premises (the Premises) for proposed shop and services. The Premises is located on the G/F of an existing industrial building, known as Century Centre (the Building), falling within an area zoned “I” on the OZP (**Plan A-1**). According to the Notes of the OZP for the “I” zone, ‘Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and ancillary showroom which may be permitted on any floor)’<sup>1</sup> is a Column 2 use which requires planning permission from the Town Planning Board (the Board). The Premises is currently occupied by storage use<sup>2</sup> which is always permitted within the “I” zone (**Plan A-4**).
- 1.2 The Premises occupies Flat G1 on G/F of the Building with a total floor area of about 43.149m<sup>2</sup>. As shown on **Plan A-2**, the Premises has direct frontage to Min Fong Street. The floor plan and layout plan submitted by the applicant are at **Drawings A-1** and **A-2** respectively.

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<sup>1</sup> ‘Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only)’ is always permitted within the “I” zone.

<sup>2</sup> According to the applicant, the Premises is being used as temporary storage of office furniture (**Appendix Ia**).

1.3 Part of the Premises is the subject of five previous applications (No. A/ST/240, 242, 396, 468 and 540) (**Plan A-2**) for various shop and services uses submitted by different applicants, which were approved by the Rural and New Town Planning Committee (the Committee) or by the Board on review between 1992 and 2001. Details of the previous applications are set out in paragraph 5 below.

1.4 In support of the application, the applicant submitted the following documents:

- (a) Application Form received on 30.3.2026 (Appendix I)
- (b) Further Information (FI) received on 18.5.2026\* (Appendix Ia)  
\*accepted and exempted from publication and recounting requirements

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I and Ia**, as summarised below:

- (a) the proposed use offers retail logistics services to serve the local neighbourhood; and
- (b) the proposed use will enhance local vibrancy and facilitate the transformation of Fo Tan Industrial Area (FTIA).

## 3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner” of the Premises. Detailed information would be deposited at the meeting for Member’s inspection.

## 4. **Town Planning Board Guidelines**

The Town Planning Board Guidelines for Use/Development within “T” Zone (TPB PG-No. 25D) are relevant to the application. Relevant extract of the Guidelines is at **Appendix II**.

## 5. **Previous Applications**

5.1 Part of the Premises is the subject of five previous applications (No. A/ST/240, 242, 396, 468 and 540<sup>3</sup>) for various shop and services uses submitted by different applicants. Applications No. A/ST/240 for electrical shop, No. A/ST/396 and 468 for furniture shop and No. A/ST/540 for retail shop (selling office furniture) were approved by the Committee between 1992 and 2001, mainly on the considerations that the application generally complied with the relevant TPB Guidelines and approval of the application would not result in a substantial reduction in the overall provision of industrial floor space in the building as well as in the FTIA given the premises was small in size.

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<sup>3</sup> Applications No. A/ST/240 and 540 were approved by the Committee on a permanent basis while applications No. A/ST/242, 396 and 468 were approved by the Committee on a temporary basis for a period of three years.

- 5.2 Application No. A/ST/242 for furniture shop was approved by the Board on review on 14.5.1993, mainly on the reasons that the predominant use of the premises was for making and repairing furniture, which was permitted in “T” zone, and that the applied retail use was only ancillary.
- 5.3 Details of the applications are at **Appendix III** and their locations are shown on **Plan A-2**.

## 6. Similar Applications

- 6.1 There are four similar applications (No. A/ST/133, 207, 501 and 1028) for commercial uses on the G/F of the Building. Among them, one application (No. A/ST/1028) for shop and services (fast food shop) was approved by the Committee on a temporary basis for a period of five years in 2024, and the remaining three applications (No. A/ST/133, 207 and 501) were approved by the Committee on a permanent basis from 1988 to 1999, mainly on similar considerations as stated in paragraph 5.1 above. Details of the applications are summarised at **Appendix IV** and their locations are shown on **Plan A-2**.
- 6.2 The following three similar applications approved on a permanent basis are still valid and should be counted towards the maximum permissible limit of 460m<sup>2</sup> for aggregate commercial floor area on the G/F of an industrial building (with sprinkler system) according to TPB PG-No. 25D:

| No.   | Application No. | Application Premises | Applied Use   | Floor Area (About) (m <sup>2</sup> ) | Date of Approval |
|---|-----------------|----------------------|---|--------------------------------------|------------------|
| Uses applicable for the maximum permissible limit of 460m <sup>2</sup> for aggregate commercial floor area on the G/F of an industrial building (with sprinkler system) |                 |                      |   |                                      |                  |
| 1.  | A/ST/133        | Unit B               | Metal Hardware Shop   | <b>95</b>                            | 8.7.1988         |
| 2.  | A/ST/207        | Unit D (Part)        | Packaging Materials and Stationery Shop                             | <b>58</b>                            | 24.7.1992        |
| 3.  | A/ST/501        | Unit H2              | Retail Shop (Spare Parts for Electrical Appliances and Metal Parts) | <b>7.48</b>                          | 8.10.1999        |
| <b>Total:</b>   |                 |                      |   | <b>160.48 m<sup>2</sup></b>          |                  |

- 6.3 Should the Committee approve the current application, the total approved aggregate commercial floor area will be 203.629m<sup>2</sup>, which is within the maximum permissible limit of 460m<sup>2</sup> on the G/F of an industrial building with sprinkler system.

## 7. **The Premises and its Surrounding Areas (Plans A-1 to A-4)**

7.1 The Premises is:

- (a) located on G/F of the Building with direct street frontage to Min Fong Street; and
- (b) currently occupied by storage use.

7.2 Based on the site inspection conducted on 10.4.2026, the existing main uses of the Building by floors are summarised below:

| Floor             | Current Uses  |
|-------------------|---|
| G/F<br>(Plan A-3) | <b>The Premises</b> , real estate agencies <sup>#</sup> , retail shop for spare parts for electrical appliances and metal parts <sup>^</sup> , godowns, fast food shops <sup>@^</sup> , local provisions store <sup>#</sup> , metal hardware shop <sup>^</sup> , electrical shop <sup>#</sup> , packaging materials and stationery shop <sup>^</sup> , antiques shop <sup>#</sup> , claw machine <sup>#</sup> , and locked premises |
| 1/F               | Carpark   |
| 2/F-18/F          | Storage/warehouses, offices, workshops, art studio, and locked premises   |

<sup>#</sup> There is no record of planning approval granted for such use

<sup>@</sup> The planning approval for such use has been expired

<sup>^</sup> Covered by valid planning permissions

7.3 The surrounding areas are predominantly high-rise industrial buildings in the FTIA with some residential developments, e.g. Yuk Wo Court, to the further southeast.

## 8. **Planning Intention**

The planning intention of the “I” zone is primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-orientated industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

## 9. **Comments from Relevant Government Departments**

9.1 Apart from the government department as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices V** and **VI** respectively.

### **Trade and Industry**

9.2 Comments of the Director-General of Trade and Industry (DG of TI):

he indicates concern on the application for conversion of the Premises to ‘Shop and Services’ use on a permanent basis. Nevertheless, he would have no comment if

the approval is on a temporary basis which will not jeopardise the long-term industrial-related uses of the Premises.

## **10. Public Comment Received During Statutory Publication Period**

On 10.4.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

## **11. Planning Considerations and Assessments**

- 11.1 The application is for proposed 'Shop and Services' use at the Premises located on G/F of an existing industrial building zoned "I" on the OZP. While the planning intention of the "I" zone is to reserve land primarily for general industrial uses to ensure adequate supply of industrial floor space to meet demand from production-oriented industries, commercial uses in industrial buildings within the "I" zone may be permitted on application to the Board based on individual merits and the planning assessment criteria set out in TPB PG-No. 25D.
- 11.2 The Premises has a floor area of about 43.149m<sup>2</sup>, which is located on the G/F of the Building with direct street frontage to Min Fong Street (**Plan A-2**). In view of the operation nature and small scale of the proposed use, it is considered not incompatible with other uses on the G/F of the Building, as well as the surrounding developments which are predominately industrial buildings.
- 11.3 According to the TPB PG-No. 25D, owing to fire safety concern, the Building is subject to a maximum permissible limit of 460m<sup>2</sup> for aggregate commercial floor area on G/F. The Director of Fire Services (D of FS) advises that the Building is protected with a sprinkler system and the proposed use should be counted up to the aggregate commercial floor area. If the application is approved, the floor area of 43.149m<sup>2</sup> of the Premises will be included in the aggregate commercial floor area, which will not exceed the maximum permissible limit of 460m<sup>2</sup>.
- 11.4 The proposed use generally complies with the relevant considerations set out in TPB PG-No. 25D including the fire safety and traffic aspects. D of FS has no in-principle objection to the application subject to provision of fire service installations and equipment as recommended in paragraph 12.2 below. Concerned government departments consulted, including the Commissioner for Transport and Chief Building Surveyor/New Territories West of Buildings Department have no objection to/no adverse comment on the application from traffic and buildings aspects respectively.
- 11.5 Part of the Premises is the subject of five previous applications for various shop and services uses approved by the Committee or by the Board on review as detailed in paragraphs 5.1 and 5.2 above. Besides, there are four similar applications within the Building approved by the Committee as mentioned in paragraph 6.1 above. The planning circumstances of the current application are similar to those of the approved applications. Approval of the current application is generally in line with the Committee's previous decisions.
- 11.6 The applicant has applied to use the Premises for the proposed shop and services use on a permanent basis. Nevertheless, considering the comments from DG of

TI, it is recommended to grant a temporary approval of five years in order not to jeopardise the long-term planning intention of industrial use for the Premises and to allow the Committee to monitor the provision of industrial floor space in the area.

## 12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above, the Planning Department has no objection to the application on a temporary basis for a period of five years.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of five years until 22.5.2031. The following approval conditions and advisory clauses are suggested for Members' reference:

### Approval Conditions

- (a) the submission and implementation of fire service installations and equipment within 6 months from the date of the approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 22.11.2026; and
- (b) if the above planning condition (a) 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.

### Advisory Clauses

The recommended advisory clauses are attached at **Appendix VI**.

- 12.3 There is no strong reason to recommend rejection of the application on a temporary basis.

## 13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant the permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

#### 14. Attachments

|                     |  |
|---------------------|--|
| <b>Appendix I</b>   | Application Form received on 30.3.2026   |
| <b>Appendix Ia</b>  | FI received on 18.5.2026                 |
| <b>Appendix II</b>  | Relevant extract of TPB PG-No. 25D       |
| <b>Appendix III</b> | Previous applications                    |
| <b>Appendix IV</b>  | Similar applications                     |
| <b>Appendix V</b>   | Government departments' general comments |
| <b>Appendix VI</b>  | Recommended advisory clauses             |
| <br>                |  |
| <b>Drawing A-1</b>  | Floor Plan                               |
| <b>Drawing A-2</b>  | Layout Plan                              |
| <b>Plan A-1</b>     | Location Plan                            |
| <b>Plan A-2</b>     | Site Plan                                |
| <b>Plan A-3</b>     | Floor Plan                               |
| <b>Plan A-4</b>     | Site Photos                              |

**PLANNING DEPARTMENT  
MAY 2026**