

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/1005

<u>Applicant</u>	: Forever Waterfall Limited represented by Innovative Development Company
<u>Premises</u>	G/F (Minor Portion) of Canteen Hall, Block 2, Kin Ho Industrial Building, 14-24 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories
<u>Floor Area</u>	9.713m ² (about)
<u>Lease</u>	: (a) STTL Nos. 65 and 66 (New grant Nos. 11268 and 11269) (b) to be expired on 30.6.2047 (c) restricted to industrial and/or godown purposes excluding offensive trade
<u>Plan</u>	: Draft Sha Tin Outline Zoning Plan (OZP) No. S/ST/35
<u>Zoning</u>	: “Industrial” (“I”)
<u>Application</u>	Proposed Shop and Services (Convenience Store)

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application premises (the Premises) for the proposed ‘Shop and Services (Convenience Store)’ use. According to the Notes of the OZP, ‘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)’¹ is a Column 2 use in “I” zone requiring planning permission from the Town Planning Board (the Board).
- 1.2 The Premises, with a floor area of about 9.713m², is located on the ground floor of Block 2 of Kin Ho Industrial Building abutting Au Pui Wan Street. The Premises is currently vacant.
- 1.3 In support of the application, the applicant submitted the application form on 31.12.2021 (**Appendix I**) and further information on 25.1.2021 in response to comments from the Fire Services Department (**Appendix Ia**). The floor plan of the premises submitted by the applicant is shown in **Drawing A-1**.

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

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the part 10 of the application form in **Appendix I**. They can be summarised as follows:

- the proposed convenience store is to cope with the market demand in the local community, and to provide jobs opportunities.

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

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

4. **Town Planning Board Guidelines**

The ‘Town Planning Board Guidelines for Use/Development within “Industrial” Zone’ (TPB PG-No. 25D), which was revised and promulgated in September 2007, is relevant to this application. For a proposed commercial use in an industrial building, relevant planning assessment criteria are summarised as follows:

- (a) it should be demonstrated that there is a genuine need for the proposed use under application and no suitable alternative accommodation can be found in the vicinity. The location and scale of the proposed use should be justified on operational grounds;
- (b) there should be an adequate provision of parking and loading/unloading facilities within the site in accordance with the Hong Kong Planning Standards and Guidelines and to the satisfaction of the Transport Department. The inclusion and operation of the proposed commercial use should not adversely affect the traffic conditions in the local road network; and.
- (c) the Fire Services Department should be satisfied on the risks likely to arise or increase from the proposed commercial use under application. Owing to fire safety concern, the aggregate commercial floor areas on the ground floor of an existing industrial building with and without sprinkler systems should as a general principle not exceeding 460m² and 230m² respectively. The limits on aggregate commercial floor area do not apply to uses which are ancillary to or for the purposes of supporting the industrial activities and the routine activities of the workers in the industrial building. These uses include bank, fast food counter (sited at street level without seating accommodation and licensed as food factory), electrical shop, local provisions store and showroom in connection with the main industrial use. Moreover, the 230m²/460m² criteria do not apply to cases involving conversion of the low zone of an existing industrial building for commercial uses if the commercial portion is completely separated from the industrial portion on the upper floors by a buffer floor of non-hazardous occupancy such as a car-parking floor. In all cases, separate means of escape should be available for the commercial portion.

5. Previous Application

There is no previous application at the Premises.

6. Similar Applications (Plan A-2 and Appendix II)

- 6.1 The ground floor of Kin Ho Industrial Building, where commercial uses are found, abuts Au Pui Wan Street and Min Fong Street. On the ground floor of the subject building, there are 13 similar applications for commercial uses within the past 10 years, which were approved by the Committee from 2012 to 2019. Apart from planning application No. A/ST/978 for fast food shop (without seating accommodation) approved in 2019 which is valid until 2024, all other planning permissions have either expired or have been revoked due to non-compliance with approval conditions.
- 6.2 There is no valid planning permission in the subject industrial building subject to the maximum permissible limit of 460m² for aggregate commercial floor area on the ground floor according to TPB PG No. 25D.
- 6.3 Should the subject planning application be approved, the floor area of the Premises (i.e. 9.713m²) will be counted into the aggregate commercial floor area of the subject building, which will not exceed the maximum permissible limit of 460m².
- 6.4 A similar application No. A/ST/1004 for ‘Shop and Services (Real Estate Agency and Retail Shop)’ use on G/F of the same industrial building with a floor area of about 33m², is scheduled to be considered by the Committee at this meeting (**Plan A-2**). Should both planning applications be approved by the Committee, the aggregate commercial floor area of the subject building will be 42.713m², which will not exceed the maximum permissible limit of 460m².

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

7.1 The Premises is:

- (a) located on the ground floor (G/F) of Block 2 of Kin Ho Industrial Building in Fo Tan industrial area; and
- (b) directly accessible to Min Fong Street.

7.2 The subject industrial building is:

- (a) 18-storey in height bounded by Au Pui Wan Street, Min Fong Street, Tsung Tau Ha Road and Shek Lau Tung Street with vehicular access at the ground floor from Shek Lau Tung Street. Loading/unloading and/or car parking spaces are provided on the ground floor and second floor of the building; and
- (b) currently occupied by the following uses on various floors:

Floor	Current Uses
G/F	Application premises , godown, loading/ unloading areas, office, fast food shops ^{~+^} , restaurants [#] , retail shops ^{*@} , real

Floor	Current Uses
	estate agency ^{&} , locked premises and premises under renovation, canteen (mezzanine level)
2/F	Carpark and loading/unloading areas
1/F and 3/F to 17/F	Godowns, workshops, offices, locked and vacant premises

- ~ The planning approval for such use was revoked for one fast food shop.
+ There is a valid planning approval granted for one fast food shop.
^ There is no record of planning approval granted for four fast food shops.
Such use is not allowed in an industrial building.
* The planning approval for two retail shops has expired.
@ There is no record of planning approval granted for one retail shop.
& There is no record of planning approval granted for real estate agency.

7.3 The surrounding areas have the following characteristics:

- (a) Fo Tan is an established industrial area with high-rise industrial buildings;
- (b) MTR Fo Tan station is located about 400m from the subject industrial building; and
- (c) a centrally located commercial centre (Shatin Galleria) in the Fo Tan District is about 150m from the premises. Shatin Galleria is the only site zoned “Commercial” (“C”) (**Plan A-1**) in the vicinity.

8. **Planning Intention**

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

9. **Comments from Relevant Government Bureaux/Departments**

9.1 The following government bureaux/departments have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Shia Tin, Lands Department (DLO/ST, LandsD):

- (a) the Premises is located at Sha Tin Town Lot Nos. 65 and 66 which are governed under New Grant No. 11268 and 11269 (collectively “the New Grants”). Under the New Grants, the lots shall not be used for any purposes other than industrial or godown purposes or both, excluding offensive trade; and
- (b) the proposal under the application to use the Premises as ‘Shop and Service (Convenience Store)’ is not permitted under the New Grant. If the application is approved by the Board, owner of the premises should apply for a waiver from LandsD to implement the proposal.

However, there is no guarantee that the waiver application will be approved. 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.

Fire Safety

9.1.2 Comments of the Director of Fire Services (D of FS):

- (a) he has no in-principle objection to the application provided that:
 - (i) fire services installations and equipment being provided to the satisfaction of D of FS. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) means of escape completely separated from the industrial portion is available for the subject unit;
- (b) the building is protected with a sprinklers system so that the maximum permissible aggregate commercial floor area on G/F is 460m² in accordance with TPB PG-No. 25D. The proposed use should be counted up to the aggregate commercial floor area;
- (c) regarding matters related to fire resisting construction of the premises, the applicant is reminded to comply with the “*Code of Practice for Fire Safety in Buildings*” which is administrated by the Building Authority; and
- (d) the applicant’s attention is drawn 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.

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

- no in-principle objection to the application from traffic engineering point of view.

Building Matters

9.1.4 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW of BD):

- no in-principle objection to the application under the Buildings Ordinance (BO) subject to the following:
 - (a) the proposed use shall comply with the requirements under the BO and allied regulations. For instance, the subject shop and

services shall be separated from the adjoining workshops by fire barriers with Fire Resistance Rating of 120 minutes and the means of escape in case of emergency of the existing adjoining premises shall not be adversely affected;

- (b) adequate access facilities for persons with disability should be provided. Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008 are relevant;
- (c) the subdivision of the unit / premises should comply with the provisions of Building Ordinance / Building (Minor Works) Regulation. The applicant should engage a registered building professional under the Buildings Ordinance to co-ordinate the building works, if any; and
- (d) the applicant is advised to engage an authorized person to co-ordinate the building works, if any.

9.2 The following government department had no comment on the application:

- District Officer (Sha Tin), Home Affairs Department

10. Public Comments Received During Statutory Publication Period

On 7.1.2022, the application was published for public inspection. During the statutory publication period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for a proposed shop and services (Convenience Store) at the Premises located on the ground floor 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 an 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 is located on the ground floor of an existing industrial building with direct access to Min Fong Street and vehicular ingress/egress at Shek Lau Tung Street. The proposed use is small in scale and not incompatible with the industrial and industrial-related uses in the subject industrial building and the surrounding developments.
- 11.3 The subject industrial building is subject to a maximum permissible limit of 460m² for aggregate commercial floor area on the ground floor. Currently, there is no approved planning application subject to aggregate commercial floor area on the ground floor of the subject building. Should the subject application be approved, the floor area of about 9.713m² of the Premises will be included in the aggregate commercial floor area, which will not exceed the maximum permissible limit of 460m². D of FS has no in-principle objection to the application subject to the

provision of fire safety measures to his satisfaction, and means of escape is completely separated from the industrial portion is available for the subject unit.

- 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. Relevant government departments including FSD, BD and TD have no objection to/ no adverse comments on the application.
- 11.5 A temporary approval of five years is recommended to avoid jeopardising the long term planning intention of industrial use for the Premises and to allow the Committee to monitor the supply and demand of industrial floor space in the area.
- 11.6 No public comments were received during the statutory public inspection period.

12. Planning Department's Views

- 12.1 Based on the assessment 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 18.2.2027. The following approval conditions and advisory clauses are suggested for Members' reference.

Approval Conditions

- (a) the submission and implementation of fire safety measures to the satisfaction of the Director of Fire Services or of the Board before operation of the use; and
- (b) if the above planning condition is not complied with before the operation of the use, 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 in **Appendix III**.

- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant 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

Appendix I	Application form received on 30.12.2021
Appendix Ia	Further information received on 25.1.2022
Appendix II	Similar applications
Appendix III	Advisory clauses
Drawing A-1	Floor plan
Plan A-1	Location plan
Plan A-2	Site plan
Plan A-3	Floor Plan
Plans A-4a to A-4b	Site photos

**PLANNING DEPARTMENT
FEBRUARY 2022**