

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/ST/997

<u>Applicant</u>	: Prosper Consultant Engineering Company Limited
<u>Premises</u>	: Workshop 4F (Portion), G/F, Fo Tan Industrial Centre, 26-28 Au Pui Wan Street, Fo Tan, Sha Tin, New Territories
<u>Floor Area</u>	: 28.36m ² (about)
<u>Lease</u>	: (a) STTL No. 170 (New Grant No. 11640) (b) to be expired on 30.6.2047 (c) restricted to industrial and/or godown purposes or for showrooms and facilities for the sale of motor vehicles, accessories and spare parts or motor vehicle repair workshops or any of them excluding any petrol filling station or offensive trade
<u>Plan</u>	: Approved Sha Tin Outline Zoning Plan (OZP) No. S/ST/34
<u>Zoning</u>	: “Industrial” (“I”)
<u>Application</u>	: Shop and Services (Money Exchange)

1. The Proposal

- 1.1 The applicant seeks planning permission to use the application premises (the Premises) for ‘Shop and Services (Money Exchange)’ 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 28.36m², is located on the ground floor of Fo Tan Industrial Centre abutting Au Pui Wan Street. It is the subject of a previous application (No. A/ST/304) submitted by a different applicant for ‘Metal/Hardware Shop’ use approved by the Rural and New Town Planning Committee (the Committee) in 1994. As the Premises is no longer used for that approved use, the relevant planning permission has ceased to have effect. The applied use is currently operating without valid planning permission.

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

- 1.3 In support of the application, the applicant submitted the application form with attachments on 9.3.2021 (**Appendix I**). The floor plan and layout plan of the Premises submitted by the applicant are shown in **Drawings A-1** and **A-2**.

2. Justifications from the Applicant

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

- (a) the subject premises directly abut the street and the subject building has sufficient parking, and loading and unloading space to accommodate the operation of the subject money exchange. The applied use would not bring adverse impact on pedestrian and traffic flow; and
- (b) the subject money exchange operates daily from 8 a.m. to 8 p.m.

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

The applicant is not a “current land owner” but has complied with the requirements as set out in the ‘Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance’ (TPB PG-No. 31A) by obtaining owner’s consent. 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 summarized 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 Applications

Part of the Premises is the subject of a previous applications (No. A/ST/304) submitted by a different applicant for 'Metal/Hardware Shop' use. It was a permanent planning permission approved by the Committee in 4.2.1994 (**Plan A-2** and **Appendix II**) mainly on the considerations that the applied use was compatible to be accommodated within an industrial building than in a commercial building; and complied with TPB PG-No. 25D. As the Premises is no longer used for that approved use, the relevant planning permission has ceased to have effect.

6. Similar Applications

6.1 Fo Tan Industrial Centre is located on a sloping ground. The ground and first floors of the building, where commercial floor spaces are found, are abutting Au Pui Wan Street and Tsung Tau Ha Road. On the first floor, there is no similar application. On the ground floor, there are six similar applications for commercial uses, where four applications were approved by the Committee in the past 10 years, and the other two were approved by the Committee in 1992 with permanent approval granted (**Plan A-2** and **Appendix III**).

6.2 The following applications are still valid and should be counted towards the maximum permissible limit of 460m² for aggregate commercial floor area on the ground floor of an industrial building (with sprinkler system) according to TPB PG-No. 25D:

No.	Application No.	Application Premises	Applied Use	Floor Area (About) (m ²)	Date of Consideration
<i>Ground Floor</i>					
1.	A/ST/208	3D	Metal/Hardware Shop	101	24.7.1992
2.	A/ST/213	3B	Retail Shop Selling Electrical Accessories, Stationery and Packaging Materials	149	4.9.1992
3.	A/ST/960	3A1 (Part)	Shop and Services (Real Estate Agency)	15	21.9.2018
4.	A/ST/976	4D (Part)	Proposed Shop and Services (Retail Shop)	40	1.11.2019
Total:				305m²	

6.3 According to TPB-PG No. 25D, the limits on aggregate commercial floor area are applicable to the subject application. Should the floor area of the Premises (i.e.

28.36m²) be included, the aggregate commercial floor area will be 333.36m², which is within the maximum permissible limit of 460m².

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

7.1 The Premises is:

- (a) located on the ground floor (G/F) of Fo Tan Industrial Centre in Fo Tan industrial area;
- (b) currently used as a money exchange without valid planning permission; and
- (c) with direct access to Au Pui Wan Street.

7.2 The subject industrial building is:

- (a) 19 storeys in height bounded by Au Pui Wan Street, Tsung Tau Ha Road and Kwei Tei Street. Car parking spaces are provided on the second floor of the building with vehicular access from Kwei Tei Street; and
- (b) currently occupied by the following uses on various floors:

Floor	Current Uses
G/F (Plan A-3a)	Application premises , godowns, canteen, advertising engineering workshop, mechanical engineering workshop, air condition and decoration engineering workshop, electrical accessories shop [^] , retail shop [^] , metal hardware shops [@] , real estate agencies [@] , bicycle shop*, crystal shop*, interior design companies*, florist*, restaurant*, locked and vacant premises
1/F (Plan A-3b)	Offices, storages, godowns and locked premises
2/F	Car park and management office
3/F-18/F	Offices, storages, godowns, workshops, locked and vacant premises

[^] There is a valid planning approval granted for such use.

[@] There is no record of planning approval granted for one of the two shops.

* There is no record of planning approval granted for such use.

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 500m from the subject industrial building; and
- (c) a centrally located commercial centre (Shatin Galleria) in Fo Tan is about 130m from the Premises. Shatin Galleria is zoned “Commercial” (“C”) on the approved Sha Tin OZP No. S/ST/34 (Plan A-1) and is the only “C” zone in the vicinity.

8. Planning Intention

The “T” 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 Departments

9.1 The following Government 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 situated on Sha Tin Town Lot No. 170 which is governed under New Grant No. 11640 (“the New Grant”). Under the New Grant, the lots shall not be used for any purpose other than industrial or godown purposes or for showrooms and facilities for the sale of motor vehicles, accessories and spare parts or motor vehicle repair workshops or any of them excluding any petrol filling station or offensive trade; and
- (b) the proposal under the application is not permitted under the New Grant. If the current application is approved by the Board, the owner of the Premises is required to apply for a waiver from LandsD to implement this 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 objection in principle to the application provided that:
 - (i) fire service installations and equipment being provided to the satisfaction of Fire Services Department. Detailed fire service requirements will be formulated upon receipt of formal submission of general building plans; and
 - (ii) means of escape separated from the industrial portion is available for the subject unit;
- (b) the building is protected with a sprinkler system so that the maximum permissible aggregate commercial floor area on G/F is

460m² in accordance with TPB PG-No.25D. The applied 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 administered by the Building Authority; and
- (d) 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.

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):

- (a) he has no objection to the application subject to that the proposed use shall comply with the requirements under the Buildings Ordinance;
- (b) inner room proposed in the application should comply with the Code of Practice of Fire Safety in Building 2011;
- (c) adequate access facilities for persons with disability should be provided. Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008 are relevant;
- (d) if subdivision of the unit / premises is involved, it 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; and
- (e) the applicant is advised to engage an authorized person to co-ordinate the building works, if any.

District Officer's Comments

9.1.5 Comments of the District Officer (Sha Tin), Home Affairs Department (DO(ST), HAD):

- (a) no comment on the application from departmental point of view; and

- (b) his office has not received any comment from the locals on the application.

10. Public Comment Received During Statutory Publication Period

On 12.3.2021, the application was published for public inspection. During the first three weeks of the statutory public inspection period, no comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for a money exchange 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 Au Pui Wan Street. The applied use is small in scale and considered 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, the approved aggregate commercial floor area of ‘Shop and Services’ use on the ground floor of the subject building is 305m². Should the subject application be approved, the floor area of the Premises will be included in the aggregate commercial floor area which will increase to 333.36m², and is still within the maximum permissible limit of 460m². D of FS has no in-principle objection to the application subject to provision of fire service installations and equipment to his satisfaction.
- 11.4 The applied use generally complies with 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 the application.
- 11.5 Part of the Premises is the subject of a previous applications (No. A/ST/304) for ‘Metal/Hardware Shop’ use approved by the Committee in 1994. The planning permission has lapsed due to a change of use at the premises. There is no change in planning circumstances since the approval of this application.
- 11.6 A temporary approval of five years is recommended in order not to jeopardise 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.
- 11.7 No public comment was 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 30.4.2026. The following approval conditions and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the submission and implementation of the fire safety measures within 6 months from the date of the approval to the satisfaction of the Director of Fire Services or of the Board by 30.10.2021; and
- (b) if the above planning condition 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 IV**.

- 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 9.3.2021
Appendix II	Previous application at the Premises
Appendix III	Similar applications for 'Shop and Services' use at G/F of Fo Tan Industrial Centre
Appendix IV	Recommended advisory clauses
Drawing A-1	Floor Plan
Drawing A-2	Layout Plan

Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3a and A-3b	Ground Floor Plan and First Floor Plan
Plans A-4a and A-4b	Site Photos

PLANNING DEPARTMENT
APRIL 2021