

**Appendix IV of
RNTPC Paper No. A/ST/943 to 945**

**Previous Applications at
Workshops 4A & 4B Block A and Workshop 15 Block B,
4/F, On Wah Industrial Building,
1 Sui Wo Road, Fo Tan, Sha Tin, N.T**

Application Approved by the RNTPC

No.	Application No.	Application Premises (Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Approval Condition
1.	A/ST/875	4A Block A	Office (for the purpose of headquarters or back-office operations)	75	3.7.2015	(a), (b), (c), (d)
2.	A/ST/876	4B Block A	Office (for the purpose of headquarters or back-office operations)	77	3.7.2015	(a), (b), (c), (d)
3.	A/ST/877	15 Block B	Office (for the purpose of headquarters or back-office operations)	134	3.7.2015	(a), (b), (c), (d)

Approval Conditions

- (a) Approved for a period of three years.
- (b) The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.1.2016.
- (c) The implementation of the fire safety installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the TPB by 3.4.2016.
- (d) If any of the above planning conditions (b) or (c) 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 V of
RNTPC Paper No. A/ST/943 to 945**

Similar Applications for 'Office' Use at Goldfield Industrial Centre

Applications Approved by the RNTPC/TPB

No.	Application No.	Application Premises (Floor and Unit)	Applied Use	Floor Area (m ²) (About)	Date of Consideration	Approval Condition
1.	A/ST/289	Units 16 & 17 15/F	Office [#]	103	19.11.1993 (expired)	(a)
2.	A/ST/297	Units 1 & 2 12/F	Office [#]	177	21.1.1994 (expired)	(a)
3.	A/ST/301	Unit 10 16/F	Office [#]	80	4.2.1994 (expired)	(a)
4.	A/ST/302	Unit 1 8/F	Office [#]	54	4.2.1994 (expired)	(a)
5.	A/ST/303	Unit 10 7/F	Office [#]	85	4.2.1994 (expired)	(a)
6.	A/ST/308	Unit 23 7/F	Office [#]	109	18.3.1994 (expired)	(a)
7.	A/ST/333	Units 16 & 17 10/F	Office [#]	213.3	5.8.1994 (expired)	(a)
8.	A/ST/417	Units 16 & 17 15/F	Office [@]	103	24.1.1997 (expired)	(b)
9.	A/ST/420	Unit 1 8/F	Office [@]	44.05	14.3.1997 (expired)	(b)
10.	A/ST/422	Unit 10 7/F	Office [@]	80.63	18.4.1997 (expired)	(b)
11.	A/ST/874	Units 18 & 19 4/F	Office (for the purpose of headquarters or back-office operations)	237	3.7.2015	(b), (c), (d), (e)

[#] The planning permission was valid on a temporary basis of 2 years and had already expired.

[@] 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 two years.
- (b) Approved on a temporary basis for a period of three years.
- (c) The submission of a fire service installations proposal within 6 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (d) The implementation of the fire safety installations proposal within 9 months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board.
- (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.

Recommended Advisory Clauses

- (a) a temporary approval of three 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 subject premises will not be jeopardized;
- (b) 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 office shall be separated from adjoining workshops by fire barriers with Fire Resistance Rating of 120 minutes, and adequate natural lighting and ventilation shall be provided to office area;
 - (ii) the layout of the 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; and
 - (iii) adequate access and facilities for persons with a disability should be provided. Building (Planning) Regulation 72 and Design Manual: Barrier Free Access 2008 refer.