

RNTPC Paper No. Y/FSS/20A  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 6.2.2026

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**APPLICATION FOR AMENDMENT OF PLAN**  
**UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. Y/FSS/20**  
***(for 2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	: Sime Darby Motor Services Limited represented by KTA Planning Limited
<b><u>Site</u></b>	: Lots 4250 S.D, 4250 RP (Part), 4252 S.A RP (Part), 4272 S.D, 4272 RP, 4273 S.B ss.1, 4273 S.B RP, 4897 S.A and 4897 RP (Part) in D.D. 51 and Adjoining Government Land (GL), Fanling, New Territories
<b><u>Site Area</u></b>	: About 5,480.4m <sup>2</sup> (including GL of about 11.4 m <sup>2</sup> (0.2%))
<b><u>Leases</u></b>	: - New Grant No. 8755 (restricted to purpose of a camphor wood furniture factory) for Lots 4897 S.A and 4897 RP in D.D. 51 only  - Block Government Lease (demised for agricultural use) for all remaining lots in D.D. 51
<b><u>Plan</u></b>	: Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/28
<b><u>Zoning</u></b>	: “Government, Institution or Community” (“G/IC”)
<b><u>Proposed Amendment</u></b>	: To rezone the application site from “G/IC” to “Other Specified Uses” annotated “Innovation and Technology” (“OU(I&T)”)

**1. Background**

- 1.1 On 28.8.2025, the applicant submitted the current application to rezone the application site (**Plan Z-1**) from “G/IC” to “OU(I&T)” to facilitate a development for accommodating I&T uses with supporting staff/talent accommodation, commercial/business facilities and other complementary infrastructure.
- 1.2 On 24.10.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow time for preparation of further information (FI) to address departmental comments.

- 1.3 On 17.11.2025 and 24.12.2025, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2. Request for Deferment**

On 28.1.2026, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of FI to address departmental comments (**Appendix I**).

## **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

## **4. Decision Sought**

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

## **5. Attachments**

**Appendix I**      Email from the applicant's representative dated 28.1.2026

**Plan Z-1**        Location Plan

**PLANNING DEPARTMENT  
FEBRUARY 2026**