

RNTPC Paper No. A/FSS/306A
For Consideration by
the Rural and New Town
Planning Committee
on 9.10.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/FSS/306
(for 2nd Deferment)

- Applicant** : Ample Skill Limited represented by KTA Planning Limited
- Site** : Fanling Sheung Shui Town Lot (FSSTL) 245, On Kui Street, Fanling
- Site Area** : About 1,631.3m²
- Lease** : FSSTL 245 held under New Grant No. 22955 dated 17.2.2022
- (i) restricted for modern industrial purposes;
- (ii) subject to a maximum and minimum total gross floor area of 8,156.5m² and 4,893.9m² respectively; and
- (iii) a Building Covenant expiring on 31.3.2027.
- Plan** : Approved Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/28
- Zoning** : “Industrial”
[restricted to a maximum plot ratio of 5.0 and a maximum building height (BH) of 65m (excluding basements)]
- Application** : Proposed Minor Relaxation of BH Restriction (BHR) for Permitted Industrial Use cum Public Vehicle Park (PVP)

1. Background

- 1.1 On 25.6.2025, the applicant sought planning permission for proposed minor relaxation of BHR for permitted industrial use cum PVP at the application site (**Plan A-1**).
- 1.2 On 14.8.2026, 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 21.8.2026, 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 5.10.2026, 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 the 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 5.10.2026
Plan A-1	Location Plan

**PLANNING DEPARTMENT
OCTOBER 2026**