

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/FSS/284**  
***(2<sup>nd</sup> Deferment)***

<b><u>Applicant</u></b>	Wise Kingdom Corporation Limited represented by Lanbase Surveyors Limited
<b><u>Site</u></b>	No. 33 On Lok Mun Street, Fanling, New Territories
<b><u>Site Area</u></b>	About 479.4 m <sup>2</sup>
<b><u>Lease</u></b>	<p>Fanling Sheung Shui Town Lot 9</p> <ul style="list-style-type: none"><li>(a) governed by the Conditions of Exchange under New Grant No. 12302 for a term commencing from 21.6.1988 to 30.6.2047;</li><li>(b) restricted to industrial or godown purposes or both excluding offensive trades;</li><li>(c) maximum gross floor area (GFA) of 2,398 m<sup>2</sup>;</li><li>(d) not more than 6 storey and a height restriction of 25m above the mean formation level; and</li><li>(e) parking requirements</li></ul>
<b><u>Plan</u></b>	<p>Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/24 (in force at the time of submission)</p> <p>Draft Fanling/Sheung Shui OZP No. S/FSS/25 (currently in force) [The zoning and development restrictions for the Site remain unchanged on the current draft OZP No. S/FSS/25.]</p>
<b><u>Zoning</u></b>	<p>“Industrial” (“I”)</p> <p>[Restricted to a maximum plot ratio (PR) of 5.0 and a maximum building height of 65m (excluding basements) or the PR and height of the existing building, whichever is greater]</p>
<b><u>Application</u></b>	Proposed Shop and Services, Eating Place and Other Uses (including Art Studio/ Office/ Information Technology and Telecommunications Industries/ Place of Recreation, Sports or Culture) (Wholesale Conversion of an Existing Industrial Building)

## **1 Background**

- 1.1 On 6.10.2021, the applicant submitted the application to seek planning permission for proposed shop and services, eating place and other uses (including art studio/ office/ information technology and telecommunications industries/ place of recreation, sports or culture) (wholesale conversion of an existing industrial building) on the application site (the Site) (**Plan A-1**).
- 1.2 On 26.11.2021, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, to allow time for preparation of further information (FI) in response to departmental comments.
- 1.3 On 4.1.2022 and 14.2.2022, the applicant submitted FIs to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## **2 Request for Deferment**

On 22.2.2022, the applicant wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of FI in response to comments from Transport Department (**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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the applicant needs more time to address the comments from Transport Department, the deferment period is not indefinite and the deferment would not affects the interests of other relevant parties.
- 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 further submission 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 for the Committee's consideration at the next meeting.

**5 Attachments**

<b>Appendix I</b>	Letter dated 22.2.2022 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
FEBRUARY 2022**