

6 OCT 2021

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-I  
表格第 S16-I 號

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF  
THE TOWN PLANNING ORDINANCE  
(CAP.131)**

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:**  
適用於建議不涉及或不祇涉及:

- (i) **Construction of "New Territories Exempted House(s)";**  
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**  
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas**  
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.info.gov.hk/tpb/en/plan\\_application/apply.html](https://www.info.gov.hk/tpb/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:  
[https://www.info.gov.hk/tpb/tc/plan\\_application/apply.html](https://www.info.gov.hk/tpb/tc/plan_application/apply.html)

**General Note and Annotation for the Form**  
**填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	AIFSS/284
	Date Received 收到日期	6 OCT 2021

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

WISE KINGDOM CORPORATION LIMITED

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	NO. 33 ON LOK MUN STREET, FANLING, NEW TERRITORIES (FANLING SHEUNG SHUI TOWN LOT NO. 9)
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 479.7 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 2,392.057 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積(倘有)	NIL ..... sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	APPROVED FANLING SHEUNG SHUI OUTLINE ZONING PLAN (OZP) NO. S/FSS/24
(e) Land use zone(s) involved 涉及的土地用途地帶	INDUSTRIAL
(f) Current use(s) 現時用途	INDUSTRIAL  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☒ is the sole "current land owner"<sup>#</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#</sup> (請夾附業權證明文件)。
- ☐ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。

- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified ..... "current land owner(s)"#  
已通知 ..... 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)#&  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書&

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知&
- ☐ posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)&  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- ☐ others (please specify)  
其他（請指明）
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

## 6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: “如發展涉及龕位或墳墓用途，請填妥附件的表格(al undertakings involving the use/storage of Dangerous Goods)”

## (i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 .....		sq.m 平方米 □About 約
	Non-domestic part 非住用部分.....		sq.m 平方米 □About 約
	Total 總計 .....		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約  (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度 <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> (Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)											

Waiting Space for Car Lift

**(iv) For Type (iv) application 供第(iv)類申請**

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 ..... to 至 .....  
地積比率限制
- ☐ Gross floor area restriction From 由 .....sq. m 平方米 to 至 .....sq. m 平方米  
總樓面面積限制
- ☐ Site coverage restriction From 由 .....% to 至 ..... %  
上蓋面積限制
- ☐ Building height restriction From 由 .....m 米 to 至 ..... m 米  
建築物高度限制
- From 由 ..... mPD 米 (主水平基準上) to 至 .....mPD 米 (主水平基準上)
- From 由 ..... storeys 層 to 至 ..... storeys 層
- ☐ Non-building area restriction From 由 .....m to 至 ..... m  
非建築用地限制
- ☐ Others (please specify) .....  
其他 (請註明) .....

**(v) For Type (v) application 供第(v)類申請**

(a) Proposed use(s)/development  
擬議用途/發展

COMMERCIAL DEVELOPMENT WITH "SHOP AND SERVICES", "EATING PLACE" AND "OTHER USES (INCLUDING "ART STUDIO", "OFFICE", "INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES", AND "PLACE OF RECREATION, SPORTS OR CULTURE")"  
(WHOLESALE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING)  
(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

**(b) Development Schedule 發展細節表**

Proposed gross floor area (GFA) 擬議總樓面面積	2,392.057	
	..... sq.m 平方米	<input checked="" type="checkbox"/> About 約
Proposed plot ratio 擬議地積比率	NOT MORE THAN 5	<input type="checkbox"/> About 約
Proposed site coverage 擬議上蓋面積	88.997	
	..... %	<input checked="" type="checkbox"/> About 約
Proposed no. of blocks 擬議座數	1	
Proposed no. of storeys of each block 每座建築物的擬議層數	6	
	..... storeys 層	
	<input type="checkbox"/> include 包括..... storeys of basements 層地庫	
	<input type="checkbox"/> exclude 不包括..... storeys of basements 層地庫	
Proposed building height of each block 每座建築物的擬議高度	36.84	
	..... mPD 米(主水平基準上)	<input type="checkbox"/> About 約
	25	
	..... m 米	<input type="checkbox"/> About 約

☐ Domestic part 住用部分

GFA 總樓面面積 ..... sq. m 平方米 ☐ About 約  
 number of Units 單位數目 .....  
 average unit size 單位平均面積 ..... sq. m 平方米 ☐ About 約  
 estimated number of residents 估計住客數目 .....

☒ Non-domestic part 非住用部分

## GFA 總樓面面積

☒ eating place 食肆 ..... 533.838 sq. m 平方米 ☒ About 約  
☐ hotel 酒店 ..... sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目) .....

☐ office 辦公室 ..... sq. m 平方米 ☐ About 約  
☒ shop and services 商店及服務行業 ..... 1,514.757 sq. m 平方米 ☒ About 約

☐ Government, institution or community facilities

政府、機構或社區設施

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)  
 .....  
 .....  
 .....

☒ other(s) 其他

(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總樓面面積)  
 ENTRANCE HALL: 103.462 SQ.M  
 OTHER USES (DESIGNATED  
 PORTION): 240.SQ.M .....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於  
☐ public open space 公眾休憩用地 ..... sq. m 平方米 ☐ Not less than 不少於

## (c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
1	G/F	ENTRANCE HALL / "OTHER USES (DESIGNATED PORTION)" / CAR PARK /
		LOADING AND UNLOADING AREA / E&M.
	1/F	SHOP AND SERVICES / "OTHER USES (DESIGNATED PORTION)" / LOADING AND
		UNLOADING AREA
	2/F - 3/F	SHOP AND SERVICES
	4/F - 5/F	SHOP AND SERVICES / EATING PLACE

## (d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

NIL

**7. Anticipated Completion Time of the Development Proposal****擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2023

**8. Vehicular Access Arrangement of the Development Proposal****擬議發展計劃的行人通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是          No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))  ON LOK MUN STREET <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)  <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Private Car Parking Spaces 私家車車位 2 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是          No 否	<input checked="" type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 9.5M LONG GOODS VEHICLE SPACES 1 

## 9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.  
如需要的話，請另頁表示可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/></p>	<p><input checked="" type="checkbox"/> Please provide details 請提供詳情</p> <p>PLEASE REFER TO PLANNING STATEMENT</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																													
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 <input type="checkbox"/> No 否 <input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約</p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														

**10. Justifications 理由**

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

PLEASE REFER TO PLANNING STATEMENT


**11. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in an application to the Board and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.  
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

  
E. K. CHAN 陳昌傑

Name in Block Letters  
姓名（請以正楷填寫）

DIRECTOR 董事

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會 /

☐ RPP 註冊專業規劃師

Others 其他 .....

on behalf of  
代表

LANBASE SURVEYORS LIMITED 宏基測量師行有限公司

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

.....2.1.SEP.2021..... (DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in an application to the Board and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

**For Developments involving Columbarium Use, please also complete the following:**  
**如發展涉及靈灰安置所用途，請另外填妥以下資料：**

Ash interment capacity 骨灰安放容量<sup>②</sup>

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

② Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;  
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and  
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.  
在該靈灰安置所內，總共最多可安放多少份骨灰。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and deposited at the Planning Enquiry Counters of the Planning Department for general information.)  
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及存放於規劃署規劃資料查詢處以供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	NO. 33 ON LOK MUN STREET, FANLING, NEW TERRITORIES (FANLING SHEUNG SHUI TOWN LOT NO. 9)		
Site area 地盤面積	479.7	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	APPROVED FANLING SHEUNG SHUI OUTLINE ZONING PLAN (OZP) NO. S/FSS/24		
Zoning 地帶	INDUSTRIAL		
Applied use/ development 申請用途/發展	COMMERCIAL DEVELOPMENT WITH "SHOP AND SERVICES", "EATING PLACE" AND "OTHER USES (INCLUDING "ART STUDIO", "OFFICE", "INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS INDUSTRIES", AND "PLACE OF RECREATION, SPORTS OR CULTURE")" (WHOLESALE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING)		
(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	2,392.057 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	5 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用	1	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	25	m 米 <input type="checkbox"/> (Not more than 不多於)
		36.84	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		6	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
			Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)  ( <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	88.997%		<input checked="" type="checkbox"/> About 約
(v) No. of units 單位數目			
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數	2
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)	2 NIL NIL NIL NIL NIL
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數	1
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) 9.5M – LONG GOODS VEHICLE SPACE	NIL NIL NIL NIL NIL NIL 1

#### Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總網發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

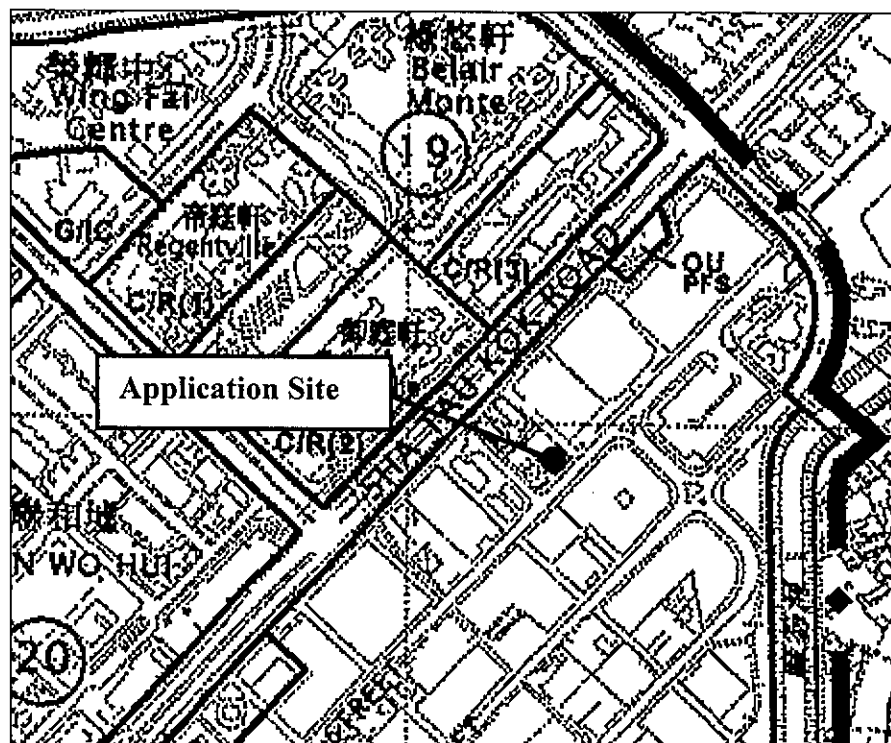
PLEASE REFER TO THE PLANNING STATEMENT

請參考夾附的規劃研究報告書

**Planning Application**  
**under Section 16 of the**  
**Town Planning Ordinance (Cap.131)**

**Proposed Commercial Development with “Shop and Services”,  
“Eating Place” and “Other Uses (including “Art Studio”, “Office”,  
“Information Technology and Telecommunications Industries”, and  
“Place of Recreation, Sports or Culture”)”  
(Wholesale Conversion of an Existing Industrial Building)**  
**No. 33 On Lok Mun Street**  
**Fanling, New Territories**  
**(Fanling Sheung Shui Town Lot No. 9)**

**PLANNING STATEMENT**



Prepared by

**LANBASE Surveyors Ltd.**

September 2021

Our Ref.: NH/TPN/2457A/L03

4 January 2022

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

**By Post**

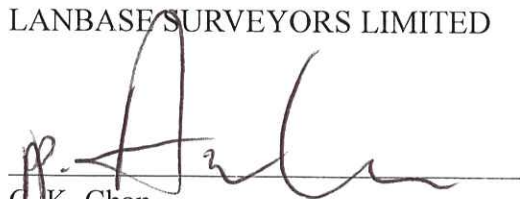
Dear Sir/Madam,

**Planning Application for  
Proposed Commercial Development with “Shop and Services”, “Eating Place” and  
“Other Uses (including “Art Studio”, “Office”, “Information Technology and  
Telecommunications Industries”, and “Place of Recreation, Sports or Culture”)  
(Wholesale Conversion of an Existing Industrial Building)  
No. 33 On Lok Mun Street  
Fanling, New Territories  
(Fanling Sheung Shui Town Lot No. 9)  
(Planning Application No. A/FSS/284)**

We refer to the captioned planning application.

We would like to provide herewith a set of “Response-to-Comments” responding to the government departmental comments for re-activating the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at . Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



C.K. Chan  
Director  
CK/AL  
Encl.

c.c.  
DPO/FSS&YLE (Attn.: Ms. Lily Lau By Email )  
Client

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong  
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk  
香港九龍尖沙咀漆咸道南9號均輝大廈9樓  
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/2457A/L04

14 February 2022

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

**By Post and Fax (2877-0245)**

Dear Sir/Madam,

**Planning Application for  
Proposed Commercial Development with “Shop and Services”, “Eating Place” and  
“Other Uses (including “Art Studio”, “Office”, “Information Technology and  
Telecommunications Industries”, and “Place of Recreation, Sports or Culture”)  
(Wholesale Conversion of an Existing Industrial Building)  
No. 33 On Lok Mun Street  
Fanling, New Territories  
(Fanling Sheung Shui Town Lot No. 9)  
(Planning Application No. A/FSS/284)**

We refer to the captioned planning application.

We would like to provide herewith a set of “Response-to-Comments” responding to the EPD’s comments for the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at . Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



C. K. Chan  
Director  
CK/AL  
Encl.

C.C.  
DPO/FSS&YLE (Attn.: Ms. Lily Lau By Email )  
Client

宏 基 測 量 師 行

9/F, Hecny Tower, 9 Chatham Road South, Tsim Sha Tsui, Kowloon, Hong Kong  
Tel: (852) 2301 1869 Fax: (852) 2739 1913 E-mail: info@lanbase.com.hk  
香港九龍尖沙咀漆咸道南9號均輝大廈9樓  
Estate Agent Licence (Company) No. C-006243 地產代理(公司)牌照號碼:C-006243

Our Ref.: NH/TPN/2457A/L06

19 April 2022

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

**By Post**

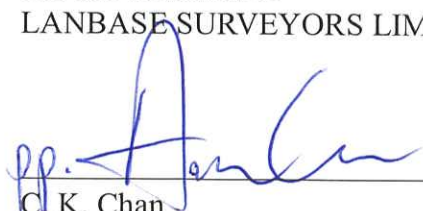
Dear Sir/Madam,

**Planning Application for  
Proposed Commercial Development with “Shop and Services”, “Eating Place” and  
“Other Uses (including “Art Studio”, “Office”, “Information Technology and  
Telecommunications Industries”, and “Place of Recreation, Sports or Culture”)  
(Wholesale Conversion of an Existing Industrial Building)  
No. 33 On Lok Mun Street  
Fanling, New Territories  
(Fanling Sheung Shui Town Lot No. 9)  
(Planning Application No. A/FSS/284)**

We refer to the captioned planning application.

We would like to provide herewith a set of “Response-to-Comments” responding to the government departmental comments for re-activating the captioned planning application. Should you have any queries, please feel free to call our Mr. Anson Lee at . Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED

  
C. K. Chan  
Director  
CK/AL  
Encl.

c.c.  
DPO/FSS&YLE (Attn.: Ms. Lily Lau By Email )  
Client



Our Ref.: NH/TPN/2457A/L07

25 May 2022

Secretary  
Town Planning Board  
15/F, North Point Government Offices  
333 Java Road, North Point  
Hong Kong

**By Post and Fax (2877-0245)**

Dear Sir/Madam,

**Planning Application for  
Proposed Commercial Development with “Shop and Services”, “Eating Place” and  
“Other Uses (including “Art Studio”, “Office”, “Information Technology and  
Telecommunications Industries”, and “Place of Recreation, Sports or Culture”)”  
(Wholesale Conversion of an Existing Industrial Building)  
No. 33 On Lok Mun Street  
Fanling, New Territories  
(Fanling Sheung Shui Town Lot No. 9)  
(Planning Application No. A/FSS/284)**

We refer to the captioned planning application.

We would like to clarify that the proposed development would only involve A&A works for wholesale conversion of the building in which the building bulk of the existing building (i.e. Plot Ratio, GFA, Building Height and Site Coverage) would remain unchanged.

Should you have any queries, please feel free to call our Mr. Anson Lee at . Thank you.

Yours faithfully,  
For and on behalf of  
LANBASE SURVEYORS LIMITED



C. K. Chan  
Director  
CK/AL  
Encl.

C.C.  
DPO/FSS&YLE (Attn.: Ms. Lily Lau By Email )  
Client



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)



ISO 9001 : 2015  
Certificate No.: CC 1687  
(Valuation & Land Administration)

## On Lok Tsuen (Site A13)

**Zoning:** “Industrial” (“I”)

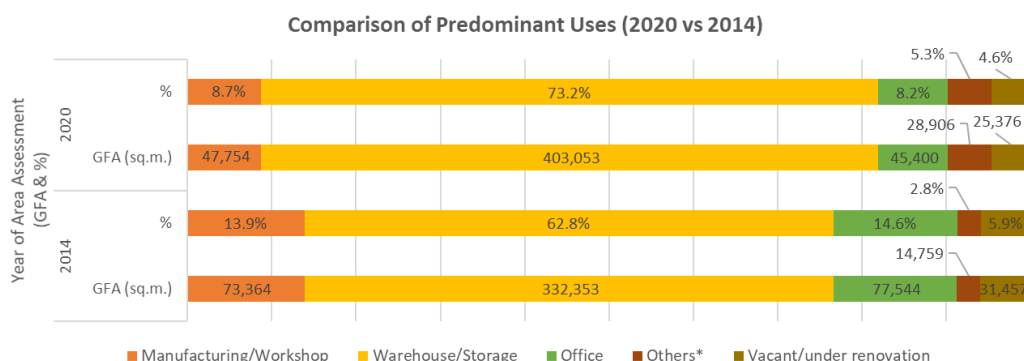
**Area (in ha) (about):** 32.62 ha (No difference from 2014 Area Assessments (AA))

**No. of Private Industrial Building (IB):** 96 (- 2 from 2014 AA)<sup>1</sup>

	Total	Surveyed
No. of Units Involved	1344	896 (66.7% of total)
GFA Involved (about)	550,489m <sup>2</sup>	429,406m <sup>2</sup> (78% of total)

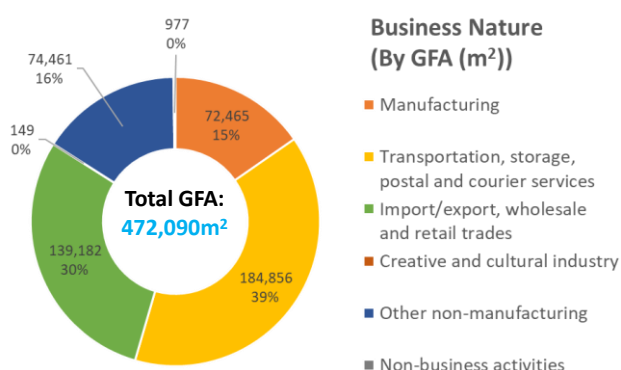
Other Building(s)/Site(s):	<b>Private:</b> Electricity sub-station (ESS), concrete batching plant and work in progress sites <b>Government:</b> Car park, open space
Surrounding Land Uses (Plan A13)	Commercial, residential and village type developments, GIC facilities (including police station, fire station, pumping station, ESS, offtake station, school and church) and open space
Accessibility	MTR Fanling Station located to the southwest, bus and minibus along Sha Tau Kok Road and Jockey Club Road

### Uses



\* The share of GFA for “Others” uses (in brackets) were research & development or testing centre (2.1%) in 2014, and research & development or testing centre (2.3%), data centre (0.9%), shop & services (0.3%) in 2020.

### Business Nature of Occupied Units



### Number of IBs with planning / lease approval since 2014 (Plan A13a)

Wholesale conversion for eating place, office, shop and services (and private club)	4
I&T Industries	1
Concrete batching plant	1

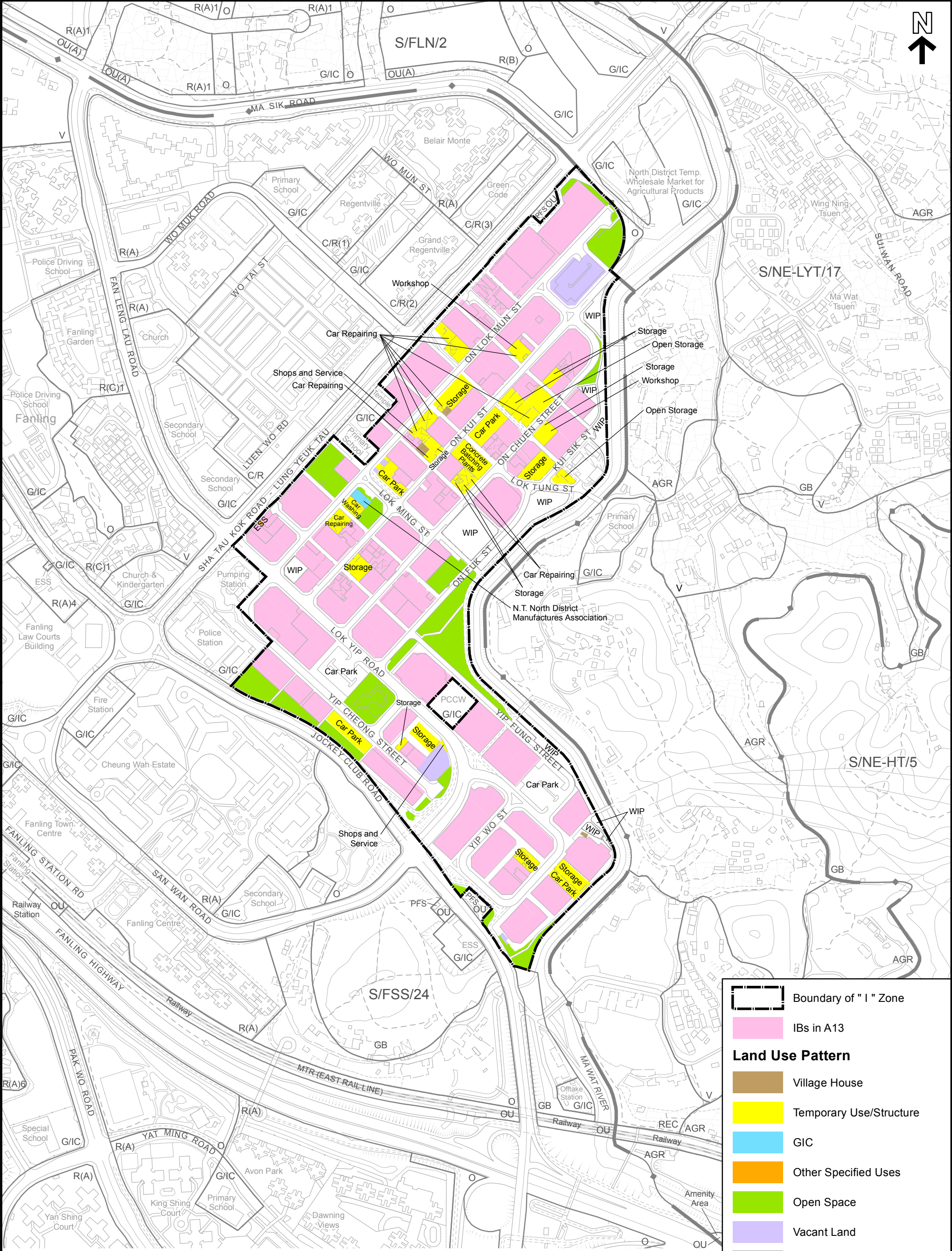
<sup>1</sup> Compare with 2014 IAA, 9 IBs are deducted and 7 IBs are added resulting in a net reduction of 2 IBs.

## Area Assessments

**Site A13**, which is located at the eastern fringe of the Fanling/Sheung Shui New Town, is the largest “I” area in the territory in terms of land area and number of IBs. A majority of the 96 IBs in this survey (about 71%) are under single ownership. **Warehouse/storage** took up about 73.2% of the floor space as the largest user. **Manufacturing and workshop** was the second largest user (about 8.7% of the GFA), closely followed by office use of about 8.2% of the GFA. A mixture of uses grouped under “Others” (about 5.3% of the GFA) came last. Only around 0.1% of the units in the survey was found subdivided, and the mode of floor space per unit was mostly in the range of 81m<sup>2</sup> to 133m<sup>2</sup>. Associated to these uses, majority of the shares in GFA were occupied by business nature of **transport, storage, postal and courier services** (39%) and **import/export, wholesale and retail trades** (30%). Only a very minimal share of GFA of about 0.03% was taken up by Creative and Cultural Industry. Compared with 2014, the visible increment in warehouse/storage use contributed to the overall increase in the GFA share for industrial uses. Data centre grouped under “Others” was also an emerging use.

Majority of the business (about 80%) in **Site A13** have been established for over 7 years and about 69.6% of these companies have been operating for 5 to 10 years or more based on responses to optional questions. About 13.7% of the units were used by start-ups in **Site A13**, mainly used by import/export, wholesale and retail trades for warehouse/storage uses. In terms of employment, about 5,738 workers are estimated to be engaged in IBs in **Site A13**. The observed rate of vacant/under renovation of **Site A13** is 4.6%, which was lower than the rate of 5.9% in 2014 and also lower than district average vacancy of 5.3% of North district under Hong Kong Property Review 2021 by the Rating and Valuation Department. Since 2014 only four IBs have obtained planning permission for wholesale conversion for retail and office uses.

The survey showed that IBs in **Site A13** were still in active use with low vacancy rate. Wholesale conversion of IBs or redevelopment of sites including those occupied by temporary structures was not apparent. That said, **Site A13** is located near the existing Man Kam To, Lo Wu, Lok Ma Chau and Liantang/Heung Yuen Wai Boundary Control Points, as well as the existing Fanling/Sheung Shui New Town, the planned Kwu Tung North and Fanling North New Development Areas (NDAs). The area is also well-served by the East Rail and major road network (such as the existing Sha Tau Kok Road/Ma Sik Road/Jockey Club Road branched off from Fanling Highway, and the planned new road linking Fanling Highway and the Liantang/Heung Yuen Wai Boundary Control Point which will further enhance the connectivity to the Northeast New Territories areas). The locational advantage provides the area the opportunity to capitalize on the economic interaction between Hong Kong and the Mainland and serve as the major employment node for the existing and planned population in the surrounding areas (including the NDAs). Disposal of suitable government sites in the area might further catalyse redevelopment. Given the future large scale developments in the Northern New Territories including the future developments in Heung Yuen Wai/Ta Kwu Ling/Ping Che/Queen’s Hill, further review of **Site A13** may be required at an opportune time taking account of any new policy initiatives as well as changes in the local character or planning context.

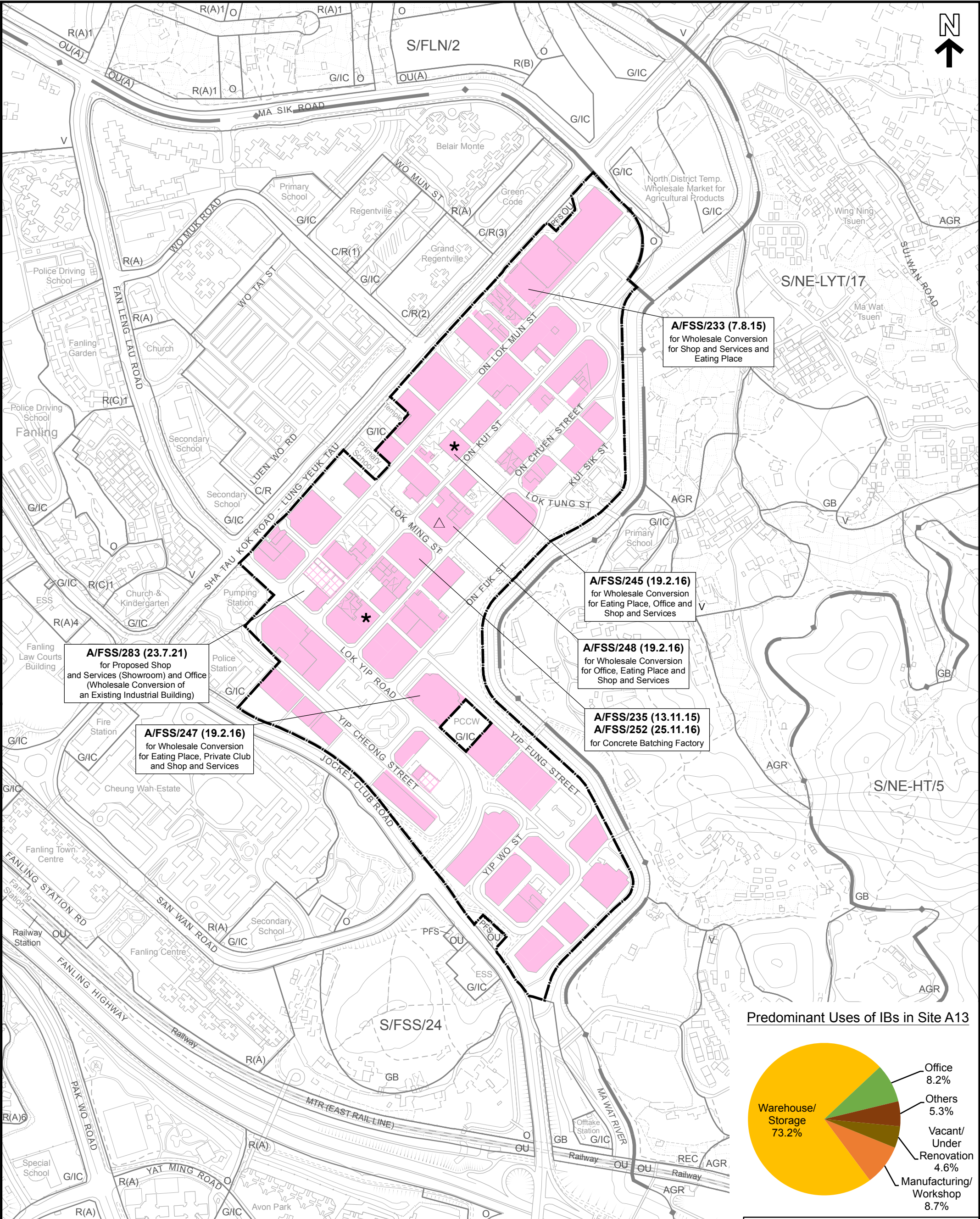


Source : Survey undertaken by PlanD (as at 12.2019 - 11.2020)  
OZP Nos. S/FLN/2, S/FSS/24, S/NE-HT/5 and S/NE-LYT/17

**Site Context and Land Use Plan**  
**On Lok Tsuen**  
SCALE 1 : 5 000

	Boundary of "I" Zone
	IBs in A13
<b>Land Use Pattern</b>	
	Village House
	Temporary Use/Structure
	GIC
	Other Specified Uses
	Open Space
	Vacant Land
	Works in Progress

PLANNING DEPARTMENT	
Plan No. M/HOLS/21/16	Plan A13
Date : 24.9.2021	



Record of Application as at 30.9.2021

**A/FSS/233 (7.8.15)** Approved Application (date of meeting)

★ IB with Special Waiver Executed for Wholesale Conversion (as at 9.2021)

△ IB with Special Waiver In Progress for Wholesale Conversion

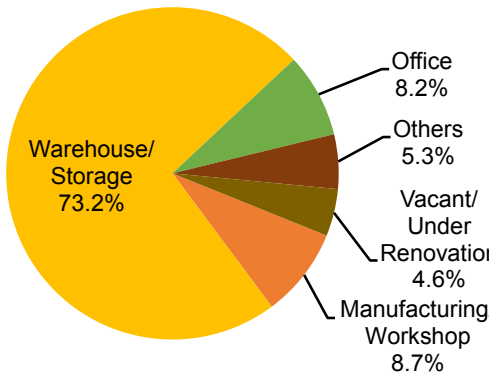
Source : Survey undertaken by PlanD (as at 12.2019 - 11.2020)  
OZP Nos. S/FLN/2, S/FSS/24, S/NE-HT/5 and S/NE-LYT/17

## The Subject Industrial Buildings

On Lok Tsuen

SCALE 1 : 5 000

Predominant Uses of IBs in Site A13



- Boundary of "I" Zone
- IBs in A13
- IBs (Vacant Building)

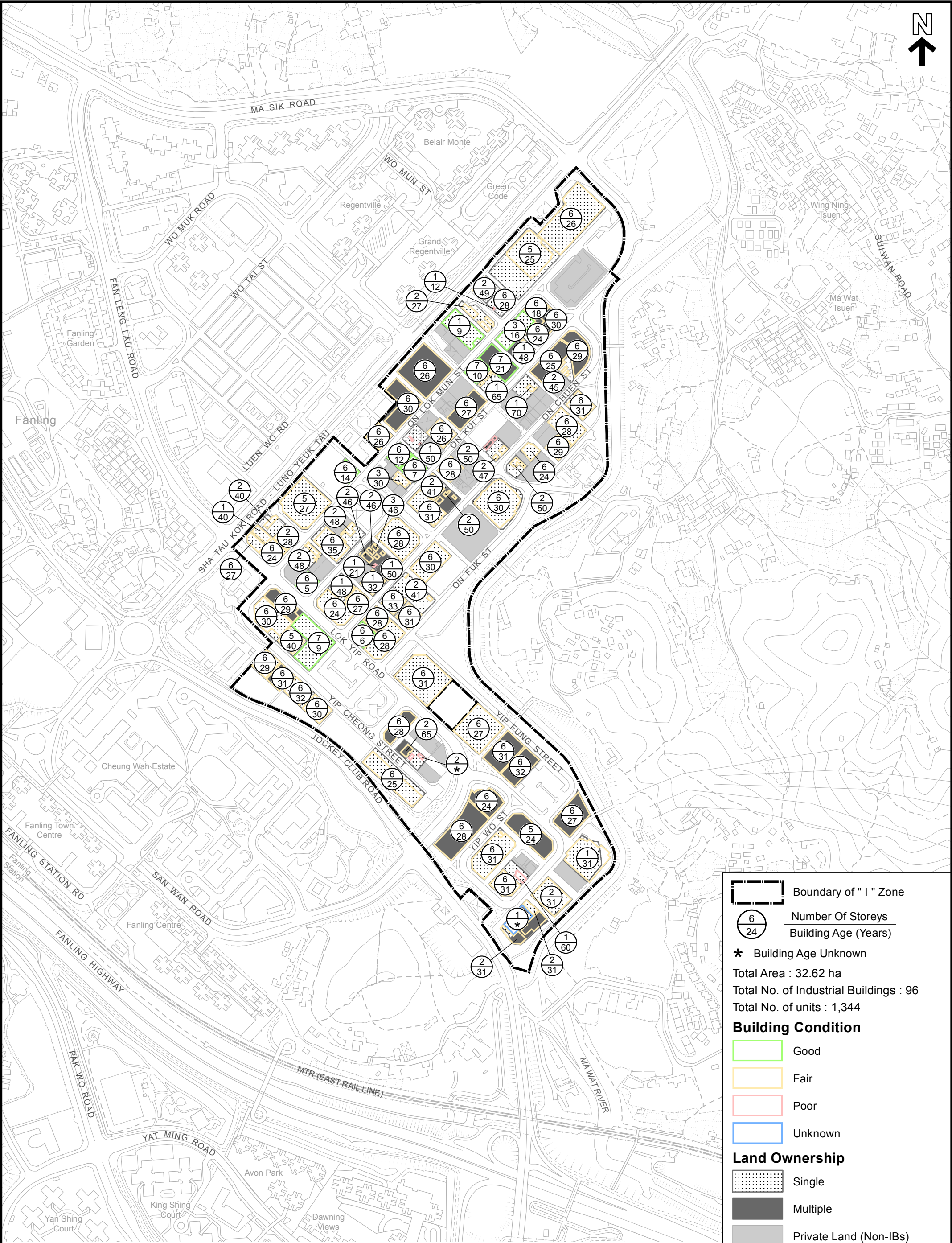
PLANNING DEPARTMENT



Plan No. M/HOLS/21/16

Date : 29.11.2021

Plan A13a



Source : Survey undertaken by PlanD (as at 12.2019 - 11.2020) and Building age as in 12.2020  
Land Ownership recorded from Land Registry (as at 2.6.2020)  
Survey Sheets No. 3-SW-A and C

Boundary of "I" Zone

6

24

Number Of Storeys  
Building Age (Years)

\*

Building Age Unknown

Total Area : 32.62 ha

Total No. of Industrial Buildings : 96

Total No. of units : 1,344

**Building Condition**

Good

Fair

Poor

Unknown

**Land Ownership**

Single

Multiple

Private Land (Non-IBs)

Government Land

Land Ownership, Building Age, Number of Storeys and Building Conditions

On Lok Tsuen

SCALE 1 : 5 000

PLANNING DEPARTMENT



Plan No. M/HOLS/21/16

Date : 8.10.2021

Plan A13b

**Previous Application covering the Application Site**

**Rejected Application**

<b>Application No.</b>	<b>Proposed Developments</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/FSS/112	Social Welfare Facility (Elderly Centre)	8.2.1999 rejected by RNTPC	(1), (2) and (3)

**Rejection Reasons**

- (1) The proposed development is not in line with the planning intention of the "Industrial" zone. No strong justifications have been provided for a departure from such planning intention.
- (2) The proposed development is incompatible with the surrounding land uses which are industrial in character. No information has been provided to demonstrate that the proposed development would not create industrial/residential interface problems.
- (3) The approval of the application would set an undesirable precedent for other similar applications.

**Similar Applications within the same “I” Zone on the**  
**Draft Fanling/Sheung Shui Outline Zoning Plan No. S/FSS/25**

**Approved Applications**

<b>No.</b>	<b>Application No.</b>	<b>Proposed Developments</b>	<b>Date of Consideration</b>	<b>Approval Conditions</b>
1	A/FSS/233	Proposed Shop and Services/Eating Place (in Wholesale Conversion of an Existing Building)	7.8.2015 Approved by RNTPC	(1), (2) and (3)
2	A/FSS/245	Proposed Eating Place, Office, Shop and Services (in Wholesale Conversion of an Existing Building Only)	19.2.2016 Approved by RNTPC	(1) and (2)
3	A/FSS/247	Proposed Eating Place, Private Club, Shop and Services (in Wholesale Conversion of an Existing Building Only)	19.2.2016 Approved by RNTPC	(1), (2) and (4)
4	A/FSS/248	Proposed Office, Eating Place, Shop and Services (in Wholesale Conversion of an Existing Building Only)	19.2.2016 Approved by RNTPC	(1), (2) and (5)
5	A/FSS/283	Proposed Shop and Services (Showroom) and Office (Wholesale Conversion of an Existing Industrial Building)	23.7.2021 Approved by RNTPC	(1) and (2)

**Approval Conditions**

- (1) Submission and implementation of proposals for water supplies for fire-fighting and fire service installations.
- (2) Design and provision of car parking spaces and loading and unloading facilities.
- (3) Submission and implementation of landscape proposals.
- (4) Design and implementation including development programme of the pedestrian crossing facility across Lok Yip Road.
- (5) Design and provision of sewage treatment facilities/sewer connections to the site.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates  
A/FSS/284

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

We support the Northern Metropolis Scheme,  
removal of old blocks for commercial purposes  
is welcome.

Chairman of

I.O. of Fanling Ind. Chr

Gordon Ho

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

日期 Date

16 Oct 2021



5-2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk



**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/FSS/284

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

於該處進行工程  
鴻益置業有限公司 鄭建國 謹啟

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature

鄭建國



日期 Date

2021-10-16

5-3

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

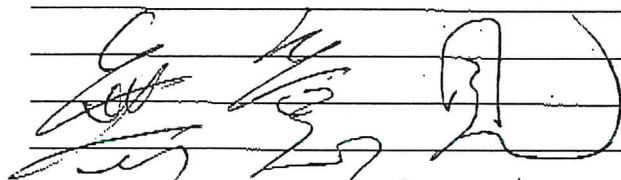
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/FSS/284

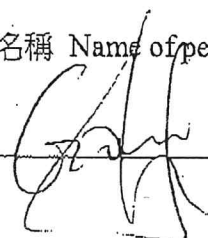
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment 侯志強

簽署 Signature



日期 Date

26 OCT 2021



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

**To : Secretary, Town Planning Board**

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

**有關的規劃申請編號 The application no. to which the comment relates**

**A/FSS/284**

**意見詳情 (如有需要，請另頁說明)**

**Details of the Comment (use separate sheet if necessary)**

\_\_\_ With the many shops, services and catering, the number of parking space for goods is very limited. It is likely to cause queues on the street waiting to upload and unload. This would in turn cause congestion at peak times.

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「提意見人」姓名/名稱 Name of person/company making this comment \_\_\_ Wong Hoi Ying \_\_\_

簽署 Signature \_\_\_\_\_ 日期 Date \_\_\_ 1 Nov 2021 \_\_\_



5-5

2/3

粉嶺區鄉事會

FDRC

## 香港新界粉嶺區鄉事委員會

Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號

電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

RECEIVED

- 1 NOV 2021

Town Planning  
Board

敬啟者：

貴署檔號：TPB/A/FSS/284

新界粉嶺安樂門街 33 號

擬議商店及服務行業、食肆及其他用途(包括藝術工作/辦公室/資訊科技及  
電訊業/康體文娛場所)(改裝整幢現有工業大廈)  
(申請編號：A/FSS/284)

本會頃接粉嶺本區村民對上述個案之申請提 強烈反對，希望本會向  
貴署轉述其意見如下：

- 1) 該段道路非常狹窄，加上周邊是工業區，車輛流量特別多，經常出現  
塞車情況，嚴重影響周邊鄉村的村民出入。
- 2) 受擠塞的主要道路會影響很大，造成交通不便。
- 3) 停車位不足。
- 4) 交通配套不足，沒有公共車輛可直達，令市民極為不方便。

懇請 貴處理解村民之憂慮，慎重處理上述申請。肅此奉達，敬祈亮察！

此致

規劃署粉嶺、上水及元朗東規劃專員

粉嶺區鄉事委員會副主席



劉永安

(劉永安)

敬上

2021 年 11 月 1 日

5-6



# 香港新界粉嶺區鄉事委員會

## Hong Kong Fanling District Rural Committee

3, Luen Fat Street, Luen Wo Market, Fanling, N.T., Hong Kong 香港新界粉嶺聯和墟聯發街三號  
電話/Tel: (852) 26755277 圖文傳真/ Fax: (852) 26699687

RECEIVED

- 1 NOV 2021

Town Planning  
Board

敬啟者：

貴署檔號：TPB/A/FSS/284

新界粉嶺安樂門街 33 號

擬議商店及服務行業、食肆及其他用途(包括藝術工作/辦公室/資訊科技及  
電訊業/康體文娛場所)(改裝整幢現有工業大廈)  
(申請編號：A/FSS/284)

本會頃接粉嶺本區村民對上述個案之申請提 強烈反對，希望本會向  
貴署轉述其意見如下：

- 1) 該段道路非常狹窄，加上周邊是工業區，車輛流量特別多，經常出現  
塞車情況，嚴重影響周邊鄉村的村民出入。
- 2) 受擠塞的主要道路會影響很大，造成交通不便。
- 3) 停車位不足。
- 4) 交通配套不足，沒有公共車輛可直達，令市民極為不方便。

懇請 貴處理解村民之憂慮，慎重處理上述申請。肅此奉達，敬祈亮察！

此致

規劃署粉嶺、上水及元朗東規劃專員

粉嶺區鄉事委員會副主席



李廣明

(李廣明)

敬上

2021 年 11 月 1 日

**Advisory Clauses**

- (a) The current application is for conversion of the industrial floor spaces within existing IB for shop and services (showroom) and office uses. In order not to jeopardise the potential long term planning intention of the Site, the approval would be for the lifetime of the building. Upon redevelopment, the Site would need to conform with the zoning and development restrictions on the OZP in force at the time of redevelopment which may not be the same as those of the existing buildings;
- (b) to note the comments of District Lands Officer/North, Lands Department (DLO/N, LandsD) and the Chief Estate Surveyor/Development Control, LandsD (CES/DC, LandsD) that
  - (i) the proposed conversion works would be in breach of user and types of building clauses under the lease. Therefore, if the planning application is approved, the lot owner will need to apply to LandsD for a lease modification or a waiver to effect the proposed uses. LandsD acting in the capacity of landlord will consider the application which, if approved, will be subject to such terms and conditions as considered appropriate including the payment of premium/waiver fee and administrative fee. There is no guarantee that such application will be approved. Besides, the proposed alterations and additions works would be scrutinized in building plan submission stage;
  - (ii) as the applicant in paragraph 6.1 of the Planning Statement (Appendix Ia) showed the intention to apply for a special waiver, the applicant should refer to the LandsD Lands Administration Office Practice Note No. 6/2019 (the PN) for the prerequisites, no change to existing structure/bulk, requirement of the designated portion and specified uses (both as defined in the PN) for application of a special waiver under the 2018 IB Revitalization Scheme;
  - (iii) paragraph 6.4 of the Planning Statement (Appendix Ia) mentioned that the building height and number of storey (of the proposed development) would remain unchanged from the existing condition. The applicant is reminded that the recovery of total accountable GFA due to conversion works is not permitted (e.g. recovery of total accountable GFA due to demolition of the floor slabs is not permitted) except subject to restrictive exceptions stated in the PN;
  - (iv) LandsD reserves comments on the details of the proposed conversion works (such as the schematic drawings in Appendix 4 of the Planning Statement (**Drawings A-1 to A-8**), GFA calculation, GFA accountability, exiting building bulk, the proposed specified uses/ location/ design/ size of designated portion, etc. as contained in the planning statement which would only be examined and considered in detail upon LandsD receive the owner's application for a special waiver;

- (c) to note the comments of Director of Fire Services (D of FS) that detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans; and as no details of the emergency vehicular access (EVA) have been provided, comments could not be offered by his department at the present stage. Nevertheless, the applicant is advised to observe the requirements of EVA as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Building 2011 which is administered by the Building Department;
- (d) to note the comments of Director of Electrical and Mechanical Services (DEMS) that:
  - (i) it is noted that the Site is located in the vicinity of the underground Intermediate Pressure synthetic natural gas pipeline running from NENT landfill to Tai Po Gas Production Plant;
  - (ii) the applicant is responsible for checking with the Hong Kong and China Gas Company Limited about the existence of synthetic natural gas pipelines in the vicinity of the concerned areas/sites;
  - (iii) the applicant should maintain liaison/coordination with the Hong Kong and China Gas Company Limited in respect of the exact location of existing or planned gas pipe routes/ gas installations in the vicinity of the proposed works area and the minimum set back distance away from the gas pipes/ gas installations if any excavation works are required during the design and construction stages of the development;
  - (iv) the applicant shall also note the requirements of the Electrical and Mechanical Services Department's Code of Practice on Avoiding Danger from Gas Pipes.
- (e) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
  - (i) before any new building works (including containers/open sheds as temporary buildings) are to be carried out on the Site, the prior approval and consent from the BA should be obtained, otherwise they are Unauthorized Building Works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
  - (ii) for UBW erected on leased land, enforcement action may be taken by the BA to effect their removal in accordance with BDs enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
  - (iii) if the Site does not abut on a specific street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation

19(3) of the Building (Planning) Regulation at the building plan submission stage;

- (iv) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations respectively; and
- (v) detailed comments under the BO would be provided at the building plan submission stage.