

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-SKT/34
(for 1st Deferment)

- Applicants** : Boxwin Limited, Jade Spirit Limited, Regenteam Investments Limited, Shingo Development Limited and Tenswin Limited represented by Arup Hong Kong Limited
- Site** : Various Lots in D.D. 221 and adjoining Government Land (GL), Sha Ha, Sai Kung, New Territories
- Site Area** : About 9,038m² (including about 2,590m² of GL (about 29%))
- Lease** : (a) All lots except Lot 1696 in D.D. 221: Block Government Lease (demised for agricultural purpose and no structure shall be allowed without prior approval of the Government)
(b) Lot 1696 in D.D. 221: New Grant Lot (restricted for threshing floor on which no building shall be erected)
- Plan** : Approved Sai Kung Town Outline Zoning Plan No. S/SK-SKT/6
- Zoning** : Area shown as 'Road'
- Application** : Proposed Residential Development

1. Background

On 25.3.2025, the applicants submitted the current application to seek planning permission for proposed residential development at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 4.7.2025, the applicants' 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 to prepare further information (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 first deferment

as the justification for deferment meets 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 applicants to prepare FI to address outstanding issues.

- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants 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 applicants should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicants' 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

Appendix I	Email dated 4.7.2025 from the applicants' representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JULY 2025**