

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-TMT/85
(for 1st Deferment)

- Applicant** : Fung Sau Property Company Limited represented by Townland Consultants Limited
- Site** : 8 Fung Sau Road, Tai Mong Tsai, Sai Kung, New Territories
- Site Area** : About 2,588.3m²
- Lease** : Lots 285 S.A. RP, 285 S.A. ss.1 and 285 RP in D.D. 252
(a) held under New Grant No. 6035 restricted for private residential purpose;
(b) maximum building height of 2 storeys / 25 feet (about 7.62m) above the mean foundation level;
(c) maximum built-over area of 15%;
(d) provision of not less than two car parking spaces for motor vehicles for each flat in the building(s) or each house; and
(e) carport at or below ground level or on the roof of the building will be permitted in addition to the number of storeys
- Plan** : Approved Tai Mong Tsai and Tsam Chuk Wan Outline Zoning Plan No. S/SK-TMT/4
- Zoning** : “Residential (Group C) 3”
[restricted to a maximum plot ratio of 0.3, a maximum site coverage of 40% and a maximum BH of 9m and 3 storeys including 1 storey of carport]
- Application** : Proposed Minor Relaxation of Building Height (BH) Restriction for Permitted House Development

1. Background

On 19.9.2025, the applicant sought planning permission for proposed minor relaxation of BH restriction for permitted house 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 24.10.2025, the applicant 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, Comments, 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 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 applicant. If the FI submitted by the applicant is not substantial and can 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 two months for preparation of 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 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

Appendix I	Letter dated 24.10.2025 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2025**