

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/SK-PK/312
(for 2nd Deferment)

Applicant : Master Art Limited

Site : Lot 111 in D.D. 219, Kei Pik Shan, Sai Kung, New Territories

Site Area : About 2,447.4m²

Lease : Block Government Lease (demised for agricultural use)

Plan : Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11

Zoning : “Conservation Area”

Application : Proposed Temporary Private Garden and Associated Filling and Excavation of Land for a Period of Three Years

1. Background

- 1.1 On 15.9.2025, the applicant sought planning permission for proposed temporary private garden and associated filling and excavation of land for a period of three years at the application site (**Plan A-1**).
- 1.2 On 7.11.2025, 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, to allow time for preparation of further information (FI) to address departmental comments.
- 1.3 On 6.1.2026, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 2.2.2026, 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 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 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 making 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 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

Appendix I	Email dated 2.2.2026 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
FEBRUARY 2026**