

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

**APPLICATION NO. A/SK-PK/291**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Pac-Wealth Enterprises Limited represented by Gender Consultants Limited
- Site** : Lot 859 in D.D. 216, 101 Tai Mong Tsai Road, Sai Kung, New Territories
- Site Area** : About 618m<sup>2</sup>
- Lease** : Lot 859 in D.D. 216  
(a) New Grant No. 22194 dated 14.9.2015 for private residential purpose  
(b) Gross floor area not exceeding 309m<sup>2</sup> and site coverage (SC) not exceeding 25%
- Plan** : Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11
- Zoning** : “Residential (Group C)2”  
*[restricted to a maximum plot ratio (PR) of 0.5, a maximum SC of 25% and a maximum building height of 9m and 2 storeys over 1 storey of carport]*
- Application** : Proposed Minor Relaxation of Site Coverage and Plot Ratio Restrictions for Permitted House Development

**1. Background**

On 22.11.2023, the applicant submitted the current application to seek planning permission for proposed minor relaxation of SC and PR restrictions for a 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) at this meeting.

**2. Request for Deferment**

On 8.1.2024, the applicant’s representative 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 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 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 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 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 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>	Email dated 8.1.2024 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
JANUARY 2024**