RNTPC Paper No. A/NE-SSH/168
For Consideration by the
Rural and New Town Planning
Committee on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-SSH/168

(for 1st Deferment)

Applicant	:	Tseng Tau Tsuen (Sai Kung North) Management Committee represented by Grandmax Surveyors Limited
Site	:	Various Lots in D.D. 165, Shap Sz Heung, Tai Po
Site Area	:	About 270m^2
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Shap Sz Heung Outline Zoning Plan No. S/NE-SSH/11
Zonings	:	(i) "Green Belt" (about 93% of the Site); and (ii) "Village Type Development" (about 7% of the Site)
Application	:	Proposed Temporary Private Car Park (Private Cars Only) for a Period of Three Years

1. The Proposal

On 15.9.2026, the applicant submitted the current application to seek planning permission for proposed temporary private car park (private cars only) for a period of three years 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 15.10.2026, the applicant's 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 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 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 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

Appendix I	Email dated 15.10.2026 from the applicant's representative
Plan A-1	Location Plan

PLANNING DEPARTMENT
NOVEMBER 2026