

RNTPC Paper No. A/YL-PS/762
For Consideration by
the Rural and New Town
Planning Committee
on 5.9.2025

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-PS/762
(for 1st Deferment)

- Applicant** : SL Environment Limited represented by Metro Planning & Development Company Limited
- Site** : Various Lots in D.D. 126 and adjoining Government Land (GL), Ping Shan, Yuen Long
- Site Area** : About 45,870m² (including GL of about 914m² (2.2 %))
- Lease** : Block Government Lease (demised for agricultural purposes)
- Plan** : Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/20
- Zoning** : “Residential (Group A)6” (about 81.9%);
[Restricted to maximum building height of 160mPD and maximum plot ratio of 6.7]
- “Recreation” (“REC”) (about 17.3%); and
- “Village Type Development” (“V”) (about 0.8%)¹
[Restricted to maximum building height of 3 storeys (8.23m)]
- Application** : Temporary Open Storage of New Vehicles (Private Cars, Taxis, Light Goods Vehicles (LGVs) and Light Buses (LBs) only), Construction Machinery and Construction Materials with Ancillary Facilities and associated Filling of Land and Pond for a Period of 3 Years

1. Background

On 17.7.2025, the applicant sought planning permission for temporary open storage of new vehicles (private cars, taxis, LGVs and LBs only), construction machinery and construction materials with ancillary facilities and associated filling of land and pond for a period of three years in “R(A)6” and “REC” zones 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.

¹ A minor portion of the Site (313.8m², 0.8%) falls within an area zoned “V”, which would be considered as minor boundary adjustment in accordance with the covering Notes of the OZP.

2. Request for Deferment

On 26.8.2025, 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 so as to allow time for preparation of 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 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 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 a period of 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Email dated 26.8.2025 from the applicant's representative
Plan A-1	Location plan

**PLANNING DEPARTMENT
SEPTEMBER 2025**