

RNTPC Paper No. A/YL-PS/764  
For Consideration by  
the Rural and New Town  
Planning Committee  
on 7.11.2025

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

**APPLICATION NO. A/YL-PS/764**  
*(for 1<sup>st</sup> Deferment)*

- Applicant** : Mr. CHAN Chun Wo represented by Metro Planning & Development Company Limited
- Site** : Lots 106 (Part), 107 (Part), 289 (Part), 293 (Part), 294 (Part), 295 (Part), 301 (Part), 302 (Part) and 319 (Part) in D.D.126, Fung Ka Wai, Ping Shan, Yuen Long
- Site Area** : 3,030 m<sup>2</sup> (about)
- Lease** : Block Government Lease (demised for agricultural purposes)
- Plan** : Draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/21 (Currently in force)
- Approved Ping Shan OZP No. S/YL-PS/20  
(At the time of submission)
- Zoning** : “Recreation” (“REC”) (about 57%); and
- “Village Type Development” (“V”) (about 43%)  
*[Restricted to a maximum building height of 3 storeys (8.23m)]*
- Application** : Proposed Temporary Public Vehicle Park (Private Cars) and Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years

**1. Background**

On 17.9.2025, the applicant sought planning permission for proposed temporary public vehicle park (private cars) and open storage of construction machinery and construction materials and associated filling of land for a period of three years in “REC” and “V” 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.

**2. Request for Deferment**

On 3.11.2025, 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**

<b>Appendix I</b>	Email dated 3.11.2025 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
NOVEMBER 2025**