

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1101
(for 1st Deferment)

- Applicant** : Alpha Bless Ltd. represented by Goldrich Planners & Surveyors Ltd.
- Site** : Lots 670 (Part), 671 (Part) , 673 (Part) , 674, 675, 676, 677 (Part), 679 (Part) and 680 (Part) in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories
- Site Area** : About 6,147m² (including GL of about 845m² (about 13.7%))
- Lease:** : Block Government Lease (demised for agricultural use) and GL
- Plan** : Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15
- Zoning** : “Residential (Group D)” (“R(D)”)
[*restricted to a maximum plot ratio of 0.2 and a maximum building height of 2 storeys (6m)*]
- Application** : Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities for a Period of Five Years

1. Background

- 1.1 On 2.10.2025, the applicant sought planning permission for temporary shop and services (retail shop for hardware groceries and construction materials) with ancillary facilities for a period of five years at the application site (**Plan A-1**).
- 1.2 On 19.11.2025, the applicant submitted further information (FI) to address departmental comments. 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 31.12.2025, 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 for preparation of 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 issue(s).

- 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 to the Committee's for consideration at the next meeting.

5. Attachments

Appendix I	Email dated 31.12.2025 from the applicant
Plan A-1	Location Plan

**PLANNING DEPARTMENT
JANUARY 2026**