

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/HSK/588

(for 2nd Deferment)

- Applicant** : Alpha Star Enterprises Limited represented by R-riches Planning Limited
- Site** : Various Lots in D.D.127 and Adjoining Government Land (GL), Yuen Long, New Territories
- Site Area** : About 17,648m² (including GL of about 2,283m² or 12.9%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Draft Hung Shui Kiu and Ha Tsuen (HSK and HT) Outline Zoning Plan (OZP) No. S/HSK/3
(currently in force)
Approved HSK and HT OZP No. S/HSK/2
(at the time of submission)
[the zoning and development restrictions for the application site remain unchanged on OZP No. S/HSK/3]
- Zonings** : (i) “Open Space” (“O”) (about 74.9%); and
(ii) “Other Specified Uses” annotated “Mixed Use” (“OU(MU)”) (about 25.1%)
[Restricted to a maximum plot ratio of 7 and a maximum building height of 160mPD]
- Application** : Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities for a Period of 3 Years

1. Background

- 1.1 On 16.10.2025, the applicant sought planning approval for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities for a period of three years at the application site (**Plan A-1**).
- 1.2 On 5.12.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for a period of two months, as requested by the applicant, to allow time to prepare further information (FI) to address departmental comments.

1.3 On 2.2.2026, the applicant's representative submitted FI to address departmental and public comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 3.3.2026, 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 allow time to address further departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for the second 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 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 a total period of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

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	Letter dated 3.3.2026 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2026**