

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-KTS/1101
(for 2nd Deferment)

- Applicant** : Alpha Bless Limited represented by Goldrich Planners & Surveyors Limited
- 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 (GL), 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** : Proposed 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 proposed 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 9.1.2026, 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 two months, as requested by the applicant’s representative, in order to allow time for preparation of further information (FI) to address the departmental comments.
- 1.3 On 3.3.2026, the applicant submitted FI to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 8.4.2026, 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 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 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 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 a total 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 for the Committee's consideration at the next meeting.

5. Attachments

Appendix I Letter dated 8.4.2026 from the applicant's representative

Plan A-1 Location Plan

**PLANNING DEPARTMENT
APRIL 2026**