

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

**APPLICATION NO. A/YL-TT/773**

- Applicant** : Mang Sang Timber Trading Limited (民生木材貿易有限公司)  
represented by R-riches Planning Limited
- Site** : Various lots in D.D. 117 and Adjoining Government Land (GL), Tai Tong,  
Yuen Long, New Territories
- Site Area** : 3,109m<sup>2</sup> (about) (including GL of about 1,841m<sup>2</sup> or 59.2%)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20
- Zoning** : “Agriculture” (“AGR”)
- Application** : Proposed Temporary Warehouse (Excluding Dangerous Goods Godown)  
with Ancillary Facilities and Associated Filling of Land for a Period of 3  
Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of three years at the application site (the Site) which is zoned “AGR” on the OZP (**Plan A-1a**). According to the Notes of the OZP, temporary use or development of any land or buildings not exceeding a period of three years and filling of land within the “AGR” zone require planning permission from the Town Planning Board (the Board). The Site is formed and largely occupied by vacant structures (**Plan A-4**).
- 1.2 The Site is accessible via a local track leading from Tai Tong Road with an ingress/egress point at the northwest (**Drawing A-1** and **Plan A-2**). According to the applicant, the proposal consists of a two-storey structure (12m in height) for warehouse for storage of construction materials with ancillary site office<sup>1</sup>, as well as two single-storey structures (2.5 to 3m in height) for transformer room and washroom, with a total floor area of about 1,841m<sup>2</sup>. The remaining open-air area of about 1,347m<sup>2</sup> (43%) is mainly for circulation, parking and loading/unloading

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<sup>1</sup> A standalone two-storey structure for site office is located inside the two-storey main structure at the Site (**Drawing A-2**).

(L/UL) area to support daily operation of the warehouse. Two parking spaces for private car (5m x 2.5m) and two L/UL spaces for light goods vehicle (LGV) (7m x 3.5m) will be provided within the Site. The application also involves regularization of filling of land already undertaken at the entire site with a depth of not more than 0.2m with concrete mainly for site formation, L/UL, car parking and circulation purposes. No workshop activities and storage of dangerous goods will be carried out at the Site. The operation hours are from 8:00 a.m. to 7:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays. Plans showing the vehicular access, site layout, land filling, swept path analysis and fire service installations (FSIs) proposal submitted by the applicant are at **Drawings A-1 to A-5** respectively.

- 1.3 The Site was involved in four previous applications (**Plan A-1b**), including two applications for temporary warehouse use with/without associated filling of land approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2022 and 2024 (details at paragraph 5 below). However, both planning permissions were revoked due to non-compliance with time-limited approval conditions. As compared with the last approved application (No. A/YL-TT/645)<sup>2</sup>, the current application is submitted by the same applicant for the same use with similar layout and development parameters, except for the change in number and type of L/UL spaces (i.e. from one for container vehicle<sup>3</sup> to two for LGV).
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with attachments received on 9.3.2026 (**Appendix I**)
  - (b) Supplementary Planning Statement (SPS) (**Appendix Ia**)
  - (c) Supplementary Information (SI) received on 12.3.2026 (**Appendix Ib**)
  - (d) Further Information (FI) received on 2.4.2026\* (**Appendix Ic**)
  - (e) FI received on 11.5.2026\* (**Appendix Id**)
  - (f) FI received on 19.5.2026\* (**Appendix Ie**)  
*[\*accepted and exempted from publication and recounting requirements]*
- 1.5 On 8.5.2026, the Committee agreed to the applicant's request to defer making a decision on the application for two months.

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<sup>2</sup> The approved application was to facilitate the relocation of business based in Ma Tso Lung, Kwu Tung North (KTN) which had been resumed by the Government for implementation of the KTN New Development Area (KTN NDA).

<sup>3</sup> The applicant subsequently revised the proposal from provision of one L/UL space for container vehicle to two L/UL spaces for LGV for compliance with approval conditions related to road widening and run-in/out under planning application No. A/YL-TT/645.

## 2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SPS, SI and FIs at **Appendices I to Ie**. They can be summarised as follows:

- (a) the Site was covered by two previously approved applications (No. A/YL-TT/544 and 645) for the same use submitted by the same applicant in 2022 and 2024 to facilitate the relocation of their construction materials trading business premises in Ma Tso Lung, which were resumed by the Government to facilitate the implementation of KTN NDA in 2022. The applicant has spent efforts on identifying the Site for relocation;
- (b) the applicant has demonstrated efforts to comply with the approval conditions of the last approved application (No. A/YL-TT/645). However, the applicant was waiting for water supplies connection from government mains and did not have sufficient time to implement the FSIs within the specified time period which led to the revocation of the planning permission. The applicant has submitted FSIs proposal to support the current application. For the approval conditions related to the implementation of run-in/out and road widening, the applicant has revised the proposal by involving only use of LGV at the Site, which was considered acceptable by relevant departments;
- (c) the proposed use is not incompatible with the surrounding areas;
- (d) the applicant will follow the “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” (“CoP”) and relevant environmental protection/pollution control ordinances to minimise any potential environmental impacts to the surroundings; and
- (e) the application is temporary in nature and approval of the application would not frustrate the long-term planning intention of the “AGR” zone.

## 3. **Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection. For the GL portion, the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable.

## 4. **Background**

The Site is currently not subject to any planning enforcement action.

## 5. **Previous Applications**

- 5.1 The Site was involved in one rejected previous application (No. A/YL-TT/315) and three approved previous applications (No. A/YL-TT/515, 544 and 645) covering different extents of the Site. Details of the applications are summarised at **Appendix II** and the boundaries of the sites are shown on **Plan A-1b**.

Rejected Application

- 5.2 Application No. A/YL-TT/315 for temporary open storage of construction machinery and materials for a period of three years was rejected by the Board on review in 2014. The considerations of this application are not relevant to the current application which involves a different use.

Approved Applications

- 5.3 Application No. A/YL-TT/515 covering the eastern part of the Site for temporary place of recreation, sports or culture (hobby farm) for a period of five years with filling of land was approved by the Committee in 2021. The considerations of this application are not relevant to the current application which involves a different use.
- 5.4 Applications No. A/YL-TT/544 and 645 for temporary warehouse for storage of construction materials for a period of three years were approved by the Committee in 2022 and 2024 respectively mainly on the considerations of having policy support from the Secretary for Development; not frustrating the long-term planning intention of the “AGR” zone; and not being incompatible with the landscape character of the surrounding areas. However, both planning permissions were revoked in 2024 and 2026 respectively. As for the last approved application, the planning permission was revoked due to non-compliance with time-limited approval conditions related to implementation of run-in/out, road widening and FSIs proposals.

**6. Similar Application**

There is one similar application (No. A/YL-TT/650) for temporary warehouse and associated filling of land within the same “AGR” zone in the past five years. The application was approved with conditions by the Committee for a period of three years on 22.11.2024 mainly on the considerations that the temporary use would not jeopardise the long-term planning intention of the “AGR” zone; being not incompatible with the surrounding uses; and the departmental concerns could be addressed by implementation of approval conditions. Details of the similar application are summarised in **Appendix II** and the location is shown on **Plan A-1a**.

**7. The Site and Its Surrounding Areas (Plans A-1a to A-4)**

7.1 The Site is:

- (a) currently formed and largely occupied by vacant structures; and
- (b) accessible via a local track leading from Tai Tong Road.

7.2 The surrounding areas are rural in character comprising predominantly open storage/storage yards intermixed with temporary structures, farmland, residential dwellings and vacant/unused land.

## **8. Planning Intention**

- 8.1 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.
- 8.2 According to the Explanatory Statement of the OZP, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities in the subject “AGR” zone.

## **9. Comments from Relevant Government Departments**

- 9.1 Apart from the government department as set out in paragraph 9.2 below, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices III** and **IV** respectively.
- 9.2 The following government department does not support the application:

### **Agriculture and Nature Conservation**

- 9.2.1 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):
- (a) the Site falls within the “AGR” zone and is generally vacant with some structures. There are active agricultural activities in the vicinity and agricultural infrastructures such as road access and water source are also available. The Site can be used for agricultural activities such as open-field cultivation, greenhouses and plant nurseries, etc. As the Site possesses potential for agricultural rehabilitation, the proposed use is not supported from agricultural perspective; and
  - (b) no adverse comment from nature conservation point of view.

## **10. Public Comment Received During the Statutory Publication Period**

On 17.3.2026, the application was published for public inspection. During the statutory publication period, one public comment was received from an individual providing view that the previous approval conditions have not been fulfilled (**Appendix V**).

## **11. Planning Considerations and Assessments**

- 11.1 The application is for proposed temporary warehouse (excluding dangerous goods godown) with ancillary facilities and associated filling of land for a period of three years at the Site which is zoned “AGR” on the OZP. The proposed use is not in line with the planning intention of the “AGR” zone and DAFC does not support the application from agricultural perspective mainly on consideration that the Site possesses potential for agricultural rehabilitation. Nonetheless, based on the

planning assessments below, there is no objection to the application on a temporary basis of three years.

- 11.2 The application also involves regularisation of filling of land already undertaken at the entire site (i.e. 3,109m<sup>2</sup>) with concrete of not more than 0.2m in depth for site formation, L/UL, car parking and circulation purposes. Filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection have no objection to the application from drainage and environmental perspectives respectively. As the Site is zoned “AGR”, an approval condition requiring reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 11.3 The proposed use is considered not incompatible with the surrounding areas comprising predominantly open storage/storage yards intermixed with temporary structures, farmland, residential dwellings and vacant/unused land (**Plan A-2**). The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no adverse comment on the application from landscape planning perspective.
- 11.4 Other relevant government departments consulted, including the Commissioner for Transport (C for T), Chief Highway Engineer/New Territories West of Highways Department (CHE/NTW, HyD) and Director of Fire Services (D of FS), have no objection to or no adverse comment on the application from traffic and fire safety aspects respectively. Should the application be approved, relevant approval conditions are recommended in paragraph 12.2 below to address the technical requirements of concerned government departments. The applicant will also be advised to follow the latest “CoP” to minimise potential environmental nuisances on the surrounding areas.
- 11.5 The Site was involved in two approved previous applications (No. A/YL-TT/544 and 645) for the same use submitted by the same applicant of the current application with similar layout and development parameters as detailed in paragraph 5 above. However, the planning permissions were subsequently revoked in 2024 and 2026 respectively due to non-compliance with time-limited approval conditions. Nevertheless, the applicant has justified that the non-compliance of the respective approval conditions of the previous planning permission (No. A/YL-TT/645) was mainly due to time constraints in waiting for water supplies connection from government mains and hence unable to implement the FSIs proposal within the specified time period; and compliance with approval conditions related to implementation of run-in/out and road widening were no longer applicable due to revised proposal. In support of current application, the applicant has submitted a FSIs proposal (**Drawing A-5**) and D of FS has no adverse comment on the submitted proposal. Both C for T and CHE/NTW, HyD also have no adverse comment on the application and consider that approval conditions related to run-in/out and road widening are not required for the current application. In view of the above, sympathetic consideration may be given to the application. Should the application be approved, the applicant will be advised that failure to comply with any of the approval conditions will result in revocation of

the planning permission and sympathetic consideration may not be given to any further applications.

- 11.6 There has been no major change in the planning circumstances since the approval of two previous applications for the same use as detailed in paragraph 5 above. In addition, one similar application within the subject “AGR” zone was approved by the Committee in 2024 as mentioned in paragraph 6 above. Approval of the current application is in line with the Committee’s previous decisions.
- 11.7 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.6 above are relevant.

## **12. Planning Department’s Views**

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comment mentioned in paragraph 10 above, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 26.6.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

### Approval conditions

- (a) the existing drainage facilities on the site shall be maintained at all times during the planning approval period;
- (b) the implementation of the accepted fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 26.3.2027;
- (c) if the above planning condition (a) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (d) if any of the above planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (e) upon expiry of the planning permission, the reinstatement of the application site, including the removal of fill materials and hard paving and grassing of the application site to the satisfaction of the Director of Planning or of the Town Planning Board.

### Advisory clauses

The recommended advisory clauses are at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members’ reference:

the proposed use with associated filling of land is not in line with the planning intention of the “Agriculture” zone which is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes and to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. No strong planning justification has been given in the submission for a departure from the planning intention, even on a temporary basis.

### **13. Decision Sought**

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

### **14. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 9.3.2026
<b>Appendix Ia</b>	Supplementary Planning Statement
<b>Appendix Ib</b>	SI received on 12.3.2026
<b>Appendix Ic</b>	FI received on 2.4.2026
<b>Appendix Id</b>	FI received on 11.5.2026
<b>Appendix Ie</b>	FI received on 19.5.2026
<b>Appendix II</b>	Previous and Similar Applications
<b>Appendix III</b>	Government Departments’ General Comments
<b>Appendix IV</b>	Recommended Advisory Clauses
<b>Appendix V</b>	Public Comment
<b>Drawing A-1</b>	Vehicular Access Plan
<b>Drawing A-2</b>	Layout Plan
<b>Drawing A-3</b>	Site Paving Plan
<b>Drawing A-4</b>	Swept Path Analysis
<b>Drawing A-5</b>	FSIs Proposal
<b>Plan A-1a</b>	Location Plan with Similar Application
<b>Plan A-1b</b>	Previous Applications Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JUNE 2026**