

**Application for Renewal of Planning Approval
for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/NE-LYT/880

1. <u>Proposal</u>	
Applicant	Carlton Woodcraft Manufacturing Ltd. represented by Aikon Development Consultancy Limited
Site (Plan A-1a)	Various Lots in D.D. 83, No. 31A Ma Liu Shui San Tsuen, Fanling
Site Area	About 10,854m ²
Zonings and Outline Zoning Plan (OZP) No.	“Residential (Group C)” (“R(C)”) (about 90%) and “Agriculture” (“AGR”) (about 10%) zones on the approved Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/19
Application	Renewal of Planning Approval for Temporary Warehouses (excluding Dangerous Goods Godown) for a Period of Three Years
Site Context and the Current Proposal	(a) The application site¹ (the Site) is accessible from Sha Tau Kok Road – Lung Yeuk Tau via Dao Yang Road through a 10m-wide access at its western boundary (Drawing A-1, Plans A-1a and A-2). The applied use involves 11 single-storey temporary structures with building heights of not more than 7.35m and a total floor area of about 3,000m² for warehouse use (for storage of food and beverage products for trading), as well as ancillary site office, guard room and storage uses. Five parking spaces and five loading/unloading bays (11m (L) × 3.5m (W) each) are provided for the shared use of heavy goods vehicles (HGVs), medium goods vehicles (MGVs), and light goods vehicles (LGVs). The layout plan submitted by the applicant is shown in Drawing A-1. (b) The operating hours of the applied use are between 7:00 a.m. and 8:00 p.m., from Mondays to Saturdays (excluding Sundays and public holidays), with indoor forklift operations restricted to enclosed warehouses between 7:00 p.m. and 8:00 p.m. only. No workshop and open storage activities will be carried out at the Site. No dangerous or hazardous goods will be stored on-site. Container vehicles are prohibited. All vehicles entering and exiting the Site will route via Dao Yang Road to/from Sha Tau Kok Road – Lung Yeuk Tau during non-peak hours (i.e. from 10:00 a.m. to 4:00 p.m.) only.

¹ According to the record, the Site with portion zoned “AGR” has been hard-paved before the date of imposing a land filling clause pertaining to the zone under the draft Lung Yeuk Tau and Kwan Tei South OZP No. S/NE-LYT/10 gazetted on 29.4.2005.

	(c) Traffic management measures, including (i) deployment of on-site staff to manage traffic entering/exiting the Site; (ii) restriction of vehicle speeds within the Site; and (iii) installation of traffic signs and a convex mirror at prominent locations of the Site, will be imposed for the applied use to ensure that no queue back from the Site onto the public roads and enhance pedestrian safety of the area. (d) The existing on-site fire services installations and drainage facilities will be maintained and managed properly. No tree felling will be involved, and all existing trees within the Site will be preserved during the planning approval period.
Last Previous Relevant Application ²	Application No. A/NE-LYT/804 approved with conditions on 27.10.2023 for a period of three years until 27.10.2026, which was submitted by the same applicant for the same applied use at the same site with the same development parameters and layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_NE-LYT_804_A/A_NE-LYT_804_A_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I to Id)	(a) The Site is the subject of nine previously approved applications (No. A/IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631, 731 and 804) for warehouse use. (b) The applied use is temporary in nature, and approval of the current renewal application will not frustrate the long-term planning intentions of “R(C)” and “AGR” zones. (c) The current application, with the same development parameters and layout as those of the last previous application (No. A/NE-LYT/804), complies with the Town Planning Board Guidelines No. 34D (TPB-PG-No. 34D) on ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ in that there has been no material change in planning circumstances; all the approval conditions for the previous application have been complied with; and the approval period sought is the same as that of the last approval. (d) The applied use takes full advantage of the Site’s proximity to two boundary control points (i.e. Man Kam To and Sha Tau Kok) to meet the demand for warehouse facilities in the Northern New Territories. (e) With proper maintenance and management of existing fire services installations, drainage facilities, and existing trees, the applied use will not induce adverse traffic, environmental, sewerage, drainage, or landscape impacts, nor fire safety issues on the surrounding areas.

² The Site is the subject of nine previous applications (No. A/IDPA/NE-LYT/6, A/NE-LYT/260, 278, 300, 422, 542, 631, 731 and 804) submitted by the same applicant for the same applied use, with or without workshop use, all of which were approved with conditions by the Director of Planning or the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) between 1991 and 2023 (**Plan A-1b**).

Compliance with the “Owner’s Consent/Notification” requirements ³	The applicant is the sole “current land owner”.
--	---

2. <u>Planning Considerations and Assessments</u>				
	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D⁴, including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval (e.g. pre-emption of planned permanent development); iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 3-year approval period sought does not exceed the duration of the last approval.	✓		While the applied use is not in line with the planning intentions of the “R(C)” and “AGR” zones, there is no known residential development proposal at the Site. Besides, only a small portion of the Site (about 10%) falls within the “AGR” zone and the Director of Agriculture, Fisheries and Conservation has no strong view against the renewal application as the previous application for the same use on the Site was approved.
(c)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	Nil
(d)	Any adverse departmental comments?	✓		Relevant government departments consulted, except the Director of Environmental Protection (DEP), have no objection to or no adverse comment on the application (Appendix II). <u>Adverse Departmental Comments</u> • Whilst DEP does not support the application from environmental

³ As set out in TPB Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)). Detailed information would be deposited at the meeting for Members’ inspection.

⁴ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

				planning perspective as the applied use involves the use of heavy vehicle, and domestic dwellings are identified within the immediate vicinity of the Site (Plan A-2), there is no environmental complaint case pertaining to the Site received in the past three years. <u>PlanD's Assessments</u> To address DEP's concerns and the technical requirements of concerned departments, relevant approval conditions are recommended in paragraph 4 below, and the applicant will also be advised to follow the latest 'Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites' to minimise potential environmental nuisance on the surrounding areas. Taking into consideration the location of the Site and the existing traffic conditions in the vicinity of the Site, the Commissioner for Transport recommends imposing approval conditions restricting the vehicular access to/from the Site, and requiring the implementation and maintenance of traffic management measures for road safety and traffic management reasons.
(e)	Public comments received during statutory publication period	✓		Total: 4 - Adverse comments: 2 - Providing view: 2 (indicating no comment on the application) (Appendix III) <u>Major adverse comments</u> • The applied use at the Site has caused adverse traffic impacts (e.g. pedestrian safety concerns) and environmental nuisances to the nearby residents. <u>Responses</u> • Planning assessments and departmental comments above are relevant.

3. <u>Planning Department's View</u>
• <u>No objection</u> to the application.

4. Decision Sought

- 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, and be renewed from 28.10.2026 to 27.10.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) all vehicles entering and exiting the Site shall route via Dao Yang Road connecting to Sha Tau Kok Road – Lung Yeuk Tau, as proposed by the applicant, during the planning approval period;
- (b) all vehicles entering and exiting the Site shall be restricted to non-peak hours (i.e. from 10:00 a.m. to 4:00 p.m. on Mondays to Saturdays (excluding Sundays and Public Holidays)), as proposed by the applicant, during the planning approval period;
- (c) the existing drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the implementation of fire service installations proposal within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 28.7.2027;
- (e) the implementation of the traffic management measures, as proposed by the applicant, within 9 months from the date of commencement of the renewed planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board by 28.7.2027;
- (f) in relation to (e) above, the implemented traffic management measures on the Site shall be maintained at all times during the planning approval period;
- (g) if any of the above planning condition (a), (b), (c) or (f) 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;
- (h) if any of the above planning condition (d) or (e) 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
- (i) upon expiry of the planning permission, the reinstatement of the “AGR” portion of the Site, including the removal of hard paving and fill materials, and grassing of the “AGR” portion of the 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**.

- There is no strong reason to recommend rejection of the application.

Attachments

Appendix I	Application Form received on 14.7.2026
Appendix Ia	Planning Statement received on 14.7.2026
Appendix Ib	Supplementary Information received on 15.7.2026
Appendix Ic	Further Information (FI) received on 26.8.2026 (accepted and exempted from the publication and recounting requirements)
Appendix Id	FI received on 4.9.2026 (accepted and exempted from the publication and recounting requirements)
Appendix II	Government Departments with No Objection / No Adverse Comment
Appendix III	Public Comments Received During Statutory Publication Period
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Plan A-1a	Location Plan with Similar Applications
Plan A-1b	Previous Applications Plan
Plan A-2	Site Plan

**PLANNING DEPARTMENT
SEPTEMBER 2026**