

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lots 869 S.E, 869 S.F, 870 RP (Part), 871 and 2141 RP (Part) in D.D. 83, Lung Yeuk Tau, Fanling, New Territories* (the Site) for **'Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years'** (the proposed development) (**Plans 1 to 3**).
- 1.2 The applicant, who operates a taxi fleet called Big Bee Taxi, intends to operate the proposed development to provide space for vehicle showroom and vehicle trading/renting services.

2) Planning Context

- 2.1 The Site currently falls within an area zoned "Agriculture" ("AGR") and "Residential (Group C)" ("R(C)") on the Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19 (**Plan 2**). According to the Notes of the OZP, the applied use is neither a Column 1 nor 2 use within the "AGR" zone, whilst is a Column 2 use within the "R(C)" zone, which requires planning permission from the Board.
- 2.2 The proposed development is considered not incompatible with the surrounding areas, which are dominated by public housing development, residential dwellings, temporary structures, parking of vehicle, workshop, warehouse, etc. Despite falling within the "AGR" zone, the Site has been left vacant without agricultural activities. Besides, there is no known residential development programme at the "R(C)" zone. Therefore, approval of the application on a temporary basis would not frustrate the long-term planning intentions of the "AGR" and "R(C)" zones and can better utilise precious land resources in the New Territories.
- 2.3 A similar application for the same applied use No. A/NE-LYT/854 was approved by the Board in September 2025 on a temporary basis for a period of 3 years within the same "AGR" zone on the OZP. Therefore, approval of the current application is in line with previous decisions of the Board and would not set an undesirable precedent.

3) Development Proposal

- 3.1 The Site occupies an area of 3,565 m² (about) (**Plan 3**). 2 nos. of temporary structure are proposed at the Site for shop and services, office and washroom with total gross floor area (GFA) of 72 m² (about) (**Plan 4**). The ancillary office is intended to provide indoor workspace

for staff to support the daily operation of the proposed development. The remaining open area will be used for vehicle parking spaces, pedestrian circulation area, and vehicle displaying area. The proposed operation hours are from 09:00 to 18:00 daily, including Sundays and public holidays. In terms of the operation, about 60-70 vehicles will be displayed at the Site. It is estimated that there will be a maximum of about 10 visitors per day and about 3 members of staff on the Site. Detailed development parameters are shown at **Table 1** below.

Table 1 – Major development parameters

Site area	3,565 m ² (about)
Covered area	72 m ² (about)
Uncovered area	3,493 m ² (about)
Plot ratio	0.02 (about)
Site coverage	2% (about)
No. of structure	2
GFA	72 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	72 m ² (about)
Building height	3 m (about)
No. of storey	1

- 3.2 Currently, the "R(C)" portion of the Site (i.e. about 918 m²) is hard-paved with concrete and gravel of not more than 0.2 m in depth; whereas the "AGR" portion of the Site is partly hard-paved (i.e. about 1,029 m²) with concrete and gravel of not more than 0.2 m in depth, and partly of soil ground (i.e. about 1,618 m²). The site level of the paved portion is at +12.2 mPD whilst that of the unpaved portion is at +12.0 mPD. According to the Notes of the OZP, any filling of land within the "AGR" zone shall not be undertaken on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Board.
- 3.3 The current application serves to regularise the existing filling of land within the "AGR" zone, as well as to propose filling of land with concrete and gravel of not more than 0.2 m in depth on the soil ground. Upon completion, the site level of the entire site will be at +12.2 mPD. This is to facilitate a flat surface for the erection of structures and the provision of vehicle displaying, parking and circulation area, which is considered necessary and has been kept to a minimum for the operation of the proposed development. Upon expiry of the planning permission, the applicant will reinstate the Site into an amenity area.

- 3.4 The Site is accessible from Sha Tau Kok Road – Lung Yeuk Tau via Dao Yang Road and Hai Wing Road (**Plan 1**). An 8 m-wide (about) vehicular ingress/egress is proposed at the northern periphery. A total of 8 parking spaces is provided at the Site. Details of their provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL provisions

Type of space	No. of space
Parking space for private cars (PC) - 2.5 m (W) x 5 m (L)	4
Parking space for light goods vehicles (LGV) - 3.5 m (W) x 7 m (L)	4

- 3.5 Sufficient space is provided for vehicles to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). Staff will be deployed to station at the ingress/egress of the Site to direct incoming/outgoing vehicles to enhance pedestrian/road safety. As the estimated trip generated/attracted by the proposed development is expected to be minimal, the adverse traffic impact to the surrounding road network is not anticipated. Details of the trip generation/attraction are shown at **Table 3** below.

Table 3 – Estimated trip generation/attraction

Time period	Estimated trip generation/attraction				
	PC		LGV		2-way total
	In	Out	In	Out	
Trips at <u>AM peak</u> per hour (09:00 – 10:00)	2	0	1	0	3
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	2	0	1	3
Average trip per hour (10:00 – 17:00)	2	2	1	1	6

- 3.6 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to be parked/stored on or enter/exit the Site at all times during the planning approval period.
- 3.7 No open storage, storage of dangerous and dusty goods, storage of unlicensed vehicle, car beauty, washing, cleansing, paint-spaying, repairing, dismantling or other workshop activities will be involved at the Site at any time during the approval period of the planning permission.

- 3.8 2.5 m high solid metal wall will be provided along the site boundary to minimise the potential nuisance to the surroundings. The boundary wall will be installed properly by licensed contractor to prevent misalignment, so as to ensure that there is no gap or slit on the boundary wall.
- 3.9 The applicant will strictly comply with all environmental protection/pollution control ordinances i.e. *Water Pollution Control Ordinance*, *Air Pollution Control Ordinance*, *Noise Control Ordinance* etc. at all times during the planning approval period. No public announcement system or any form of audio amplification system will be used at the Site during the planning approval period. The applicant will also follow relevant mitigation measures and requirements in the latest the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department (EPD) to minimise the potential adverse environmental impacts and nuisance to the surrounding area.
- 3.10 The applicant will follow the good practices stated in the *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the impact on water quality of nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be properly maintained, and the deposited silt/grit will be removed regularly at the start and end of rainstorm to ensure that these facilities are always operational. The applicant will also continue to implement good practices under *ProPECC PN 1/23* when maintaining the on-site drainage system at the Site.

4) Conclusion

- 4.1 Significant nuisance to the surrounding areas arising from the proposed development is not anticipated. Upon obtaining relevant planning permission, the applicant will submit proposals in relation to fire safety and drainage aspects to mitigate any potential adverse impact that would have arisen from the proposed development.

- 4.2 In view of the above, the Board is hereby respectfully recommended to **approve** the subject application for **‘Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years’**.

R-riches Planning Limited

September 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan
Plan 5	Filling of land at the Site
Plan 6	Swept path analysis