

Supplementary Statement

1) Background

- 1.1 The applicant seeks planning permission from the Town Planning Board (the Board) to use *Lot 2170 RP (Part) in D.D.129, Lau Fau Shan, Yuen Long, New Territories* (the Site) for ‘**Proposed Temporary Shop and Services with Ancillary Facilities for a Period of 3 Years**’ (the proposed development) (**Plan 1**).
- 1.2 The Lau Fau Shan area is currently dominated by traditional seafood markets and other industrial uses, which lack daily essentials to serve the locals. With the increase in local residents and workers in the Lau Fau Shan area, there is growing demand for various commercial facilities in the area. The proposed development could alleviate the pressing demand for retail shops and service trades in the area. As the Site is located at a popular tourism destination with several tourist attractions, the proposed development could benefit the local economy by creating additional local employment opportunities.
- 1.3 In view of that, the applicant intends to operate the applied use at the Site to bring convenience to nearby locals and business operators.

2) Planning Context

- 2.1 The Site currently falls within an area zoned “Commercial/Residential” (“C/R”) and “Recreation” (“REC”) on the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No.: S/YL-LFS/11 (**Plan 2**). According to the Notes of the OZP, the applied use is always permitted within the “C/R” zone, while it is a column 2 use within the “REC” zone, which requires planning permission from the Board.
- 2.2 The proposed development with low-rise structures is considered not incompatible with the surrounding area which is dominated by low-rise residential and commercial developments, warehouses and public vehicle parks. As the proposed development is intended to serve the nearby locals, approval of the application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone and would better utilise precious land resources in the New Territories.
- 2.3 Upon obtaining relevant planning permission from the Board, the applicant will submit proposals for drainage facilities and fire service installations (FSIs) to alleviate the potential

adverse impacts arising from the proposed development.

3) Development Proposal

3.1 The Site occupies an area of 1,881 m² (about) (**Plan 3**). The operation hours of the Site are from 08:00 to 22:00 daily, including public holidays. A total of seven structures are proposed at the Site for shop and services with total gross floor area (GFA) of 1,095 m² (about) (**Plan 4**). The estimated number of staff working at the Site are 10. It is estimated that the Site would be able to accommodate 30 visitors per day. Details of the development parameters are shown at **Table 1** below:

Table 1 – Major Development Parameters

Site Area	1,881 m ² (about)
Covered Area	789 m ² (about)
Uncovered Area	1,092 m ² (about)
Plot Ratio	
	0.58 (about)
Site Coverage	
	42% (about)
No. of Structure	
	7
Total GFA	
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,095 m ² (about)
Building Height	
	4 m - 7 m (about)
No. of Storey	
	1 - 2

3.2 The Site is accessible from Lau Fau Shan Road via a local access (**Plan 1**). Staff will be deployed by the applicant to direct vehicles entering/exiting the Site to ensure pedestrian safety to/from the Site. An 8 m-wide vehicular ingress/egress and a pedestrian access are proposed at the eastern and western part of the Site respectively. Details of the parking and L/UL provisions are shown at **Table 2** below.

Table 2 – Parking and L/UL Provisions

Types of Space	Nos. of Space
Private Car (PC) Parking Space for Staff - 2.5 m (W) x 5 m (L)	2
L/UL Space for Light Goods Vehicle (LGV) - 3.5 m (W) x 7 m (L)	1

3.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 5**). Since the Site is well-served by public transportation, only two private car parking spaces are provided for staff. Visitors are required to access the Site by taking public transportation and then walking to the Site. As 5.5 tonnes truck will be deployed for transportation of goods to / out of the Site, hence, one L/UL space for LGV is provided to support the daily operation.

3.4 No medium or heavy goods vehicles exceeding 5.5 tonnes, including container tractors/trailers, as defined in the *Road Traffic Ordinance*, are allowed to enter/exit the Site. As the estimated traffic generated/ attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated 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 (08:00 – 09:00)	2	0	0	0	2
Trips at <u>PM peak</u> per hour (17:00 – 18:00)	0	1	0	0	1
Average trip per hour (Beyond AM & PM Peaks)	0	0	1	1	2

3.5 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. 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.

4) Conclusion

4.1 The proposed development will not create significant nuisance to the surrounding areas. Adequate mitigation measures (i.e. the submission of the drainage and FSIs proposals) will be provided by the applicant to mitigate any potential adverse impact arising from the proposed development after planning approval has been granted by the Board.

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 for a Period of 3 Years'**.

R-riches Planning Limited

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LIST OF PLANS

Plan 1	Location plan
Plan 2	Plan showing the zoning of the Site
Plan 3	Plan showing the land status of the Site
Plan 4	Layout plan
Plan 5	Swept path analysis