RNTPC Paper No. A/NE-LYT/882
For Consideration by the
Rural and New Town
Planning Committee
on 6.11.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-LYT/882

Applicant	:	Hong Kong Big Bee Green Energy Technology Limited represented by R-riches Planning Limited
Site	:	Lots 1488 (Part) and 1489 (Part) in D.D. 83, Lung Yeuk Tau, Fanling
Site Area	:	About 1,533m^2
Lease	:	Block Government Lease (demised for agricultural use)
Plan	:	Approved Lung Yeuk Tau and Kwan Tei South Outline Zoning Plan (OZP) No. S/NE-LYT/19
Zoning	:	"Agriculture" ("AGR")
Application	:	Proposed Temporary Public Vehicle Park (Taxis Only) and Associated Filling of Land for a Period of 3 Years

1. The Proposal

1.1 The applicant seeks planning permission for proposed temporary public vehicle park (PVP) (taxi only) and associated filling of land for a period of 3 years at the application site (the Site) falling within an area zoned "AGR" on the OZP (**Plan A-1**). According to the Notes of the OZP, temporary use or development of any land or building 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 currently vacant, and generally overgrown with wild plants and trees (**Plan A-4**).

1.2 The Site, with a proposed 7.3m-wide ingress/egress to its south, is accessible from Sha Tau Kok Road – Lung Yeuk Tau via Sui Wan Road and a local access (**Plans A-2** and **A-4**). According to the applicant, the proposed use involves a total of 20 parking spaces, comprising 10 for standard-size taxis (5m (L) × 2.5m (W) each) and 10 for premium 6-seater electric taxis[1] (7m (L) × 3.5m (W) each), for parking taxis of various sizes under his own fleet, Big Bee Taxi (**Drawing A-1**). No structure will be erected within the Site. The applicant also applies for proposed filling of land for the entire Site with concrete and gravel to a depth of about 0.2m

[1] According to the applicant, the body dimensions of the largest taxi model (the Premium 6-seater Electric Taxi) measure 5,490 mm (L) × 1,980 mm (W) × 2,050 mm (H), which cannot be accommodated within a standard private car parking space (**Appendix Ia** refers).

(from +10.5mPD to +10.7mPD) for site formation purpose (**Drawing A-2**). No vehicle other than taxi as registered under the Road Traffic (Registration and Licensing of Vehicles) Regulations will be allowed to enter or be parked at the Site at all times. No vehicle repairing, dismantling, maintenance, cleansing, spraying or other workshop activities will be carried out at the Site at all times. The layout and land filling plans submitted by the applicant are shown in **Drawings A-1** and **A-2** respectively.

1.3 In support of the application, the applicant has submitted the following documents:

(a)	Application Form with Attachments received on 8.9.2026	(**Appendix I**)
(b)	Further Information (FI) received on 29.10.2026^	(**Appendix Ia**)

^ *accepted and exempted from the publication and recounting requirements*

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the Application Form and FI at **Appendices I** and **Ia**, as summarised below:

(a) the applicant, who operates a taxi fleet, intends to utilise the Site for parking of taxis under his fleet;

(b) the Site is currently vacant with no active agricultural activities. The proposed use is temporary in nature and approval of the application would not frustrate the long-term planning intention of the "AGR" zone;

(c) the proposed use is not incompatible with the surrounding land uses, which are predominated by temporary domestic structures, vehicle parks and workshops. Besides, there are similar applications approved by the Committee in the vicinity within the same "AGR" zone;

(d) the applicant undertakes to strictly follow the requirements of the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ('COP') issued by the Environmental Protection Department to minimise environmental impacts on and nuisances to the surrounding areas. In general, it would not induce adverse traffic, environmental, drainage, sewerage and landscape impacts and fire safety issue on the surrounding areas; and

(e) the extent of land filling, which is to meet the operational needs of the proposed use, has been kept to the minimum. No further land will be carried out at the Site. Upon expiry of the planning permission, the Site will be reinstated into an amenity area.

3. Compliance with the "Owner's Consent/Notification" Requirements

The applicant is not the "current land owner" but has complied with 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) by posting site notice and sending notice to the Fanling

District Rural Committee. Detailed information would be deposited at the meeting for Members' inspection.

4. Background

Part of the Site is subject to active planning enforcement action against an unauthorized development (UD) involving parking of vehicles (enforcement case No. E/NE-LYT/296) (**Plan A-2**). An Enforcement Notice (EN) was issued on 5.12.2025 requiring discontinuation of the UD by 5.3.2026. As the UD had been discontinued, a compliance notice (CN) for EN had been issued on 21.7.2026. Subsequently, a reinstatement notice (RN) had been issued on 22.7.2026 requiring the landowner to remove leftovers, debris and fill materials (including asphalt) on the land, and to grass the land by 22.10.2026. If the notice is not complied with, prosecution action would be considered.

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Applications

6.1 There are six similar applications for temporary PVP (No. A/NE-LYT/777, 806[2], 820, 828, 837 and 851) involving four sites within or partly within the "AGR" zones in the vicinity of the Site in the past five years (**Plan A-1**), all of which were approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board between 2023 and 2025, mainly on the considerations that the proposed/applied use was not incompatible with the surrounding areas; it would not induce significant adverse traffic, environmental and drainage impacts on the surroundings; and/or there were approved similar applications in the vicinity of the site.

6.2 Details of the similar applications are summarised at **Appendix II** and their locations are shown on **Plan A-1**.

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

7.1 The Site is:

(a) currently vacant, and generally overgrowth with wild plants and trees; and

(b) accessible from Sha Tau Kok Road – Lung Yeuk Tau via Sui Wan Road and a local access.

7.2 The surrounding areas of rural character mainly comprising village houses/domestic structures, storage yards, workshops, active farmland, vacant land and tree clusters or vegetated area. To the southwest are two PVPs within the same "AGR" zone, which are covered by valid planning permissions under

[2] Application No. A/NE-LYT/806 involves a site mainly zoned "AGR" (about 53%) and partly zoned "Residential (Group C)" (about 47%).

applications No. A/NE-LYT/828 and 837 respectively (**Plans A-1** and **A-2**).

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.

9. Comments from Relevant Government Departments

9.1 Apart from the government departments as set out in paragraphs 9.2 and 9.3, other departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and recommended advisory clauses are provided at **Appendices III** and I**V** respectively.

9.2 The following government departments object to or do not support the application:

Land Administration

9.2.1 Comments of the District Lands Officer/North, Lands Department (DLO/N, LandsD):

(a) he objects to the application;

(b) the Site comprises Old Schedule Agricultural Lots 1488 RP (Part) and 1489 RP (Part) in D.D. 83 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government. Besides, according to the vehicular access plan of the planning statement, the proposed vehicular ingress/egress requires to pass through other private lots, the applicant shall make his own arrangement as there is no such right granted to the Site;

(c) the following irregularities not covered by the subject planning application have been detected:

Unlawful occupation of Government land (GL) not covered by the planning application

(i) the GL adjoining the said private lot has been fenced-off without permission. The GL being illegally occupied is not included in the application. Any occupation of GL without Government's prior approval is an offence under the Land (Miscellaneous Provisions) Ordinance) (Cap. 28). His office reserves the rights to take necessary land control action against the illegal occupation of GL without further notice;

(ii) the lot owner shall realign the fence and cease the illegal occupation of the adjoining GL not covered by the subject planning application immediately; and

(iii) unless and until the unlawful occupation of GL is duly rectified by the lot owner, please take it as his office's objection to the application which must be brought to the attention of the Board when consider the application; and

(d) his advisory comments are at **Appendix IV**.

Agriculture

9.2.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

he does not support the application from agricultural development perspective as the Site zoned "AGR" possesses potential for agricultural rehabilitation. There are active agricultural activities in the vicinity of the Site, 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.

9.3 The following government department provides views on the application:

Traffic

Comments of the Commissioner for Transport (C for T):

(a) as taxi is classified as commercial vehicle and providing taxi parking spaces aligns with the government policy on the supply of parking spaces based on the principle of prioritizing and accommodating the parking needs of commercial vehicles, as well as Transport Strategy Blueprint's goal to continuously increase the supply of parking spaces to address the shortfall in parking spaces for commercial vehicles, she therefore has no objection to the application from traffic engineering and public transport services perspectives;

(b) to ensure that the taxi parking spaces comply with government policy and are not misused by other types of vehicles during the planning approval period, an approval condition restricting the type of vehicle permitted to be parked at the Site is recommended; and

(c) the applicant should be advised that no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period.

10. Public Comments Received During Statutory Publication Period

10.1 On 15.9.2026, the application was published for public inspection. During the statutory public inspection period, nine public comments were received (**Appendix V**).

10.2 Six comments from the Chairman and Vice-Chairman of Fanling District Rural Committee, two groups of villagers/residents of the areas (letters with 17 and 14 signatures respectively) and two individuals object to the application. Their major grounds are summarised as follows:

(a) the Site, without a proper ingress/egress, is considered not suitable for the proposed PVP use, which would induce adverse traffic impacts on surrounding areas and raise pedestrian safety concerns;

(b) the proposed use would cause environmental nuisances to nearby villagers, including noise and air pollution. Furthermore, there are security concerns regarding the provision of parking spaces for taxi drivers and owners who do not reside in the adjacent villages;

(c) the proposed use would alter the drainage characteristics of the Site, posing flooding risks to the surrounding areas which are of a lower site formation level; and

(d) the Site is surrounded by temporary structures in its immediate vicinity, and the parking of vehicles at the Site would pose fire risks to those structures.

10.3 Another commenter expresses views that the Site may ultimately be used for open storage and warehouse purposes; and there is no information on the EV charging facilities on-site. The remaining two comments from a member of the North District Council and the Chairman of Lung Shan Area Committee indicate no comment on the application.

11. Planning Considerations and Assessments

11.1 The application is for proposed temporary PVP (excluding container vehicle) and associated filling of land for a period of three years at the Site zoned "AGR" on the OZP (**Plan A-1**). Whilst 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, the applicant advises that the proposed use is intended to provide parking spaces for his own taxi fleet. Furthermore, C for T has no comment on the application from traffic engineering and public transport services perspectives, as the provision of taxi parking aligns with the government policy and transport strategies prioritising commercial vehicles. In view of the above and taking into account the planning assessments below, there is no objection to the proposed use with associated filling of land on a temporary basis of three years.

11.2 The applicant also applies for proposed filling of land for the entire Site with concrete and gravel of about 0.2m in depth (to a level of not more than +10.7mPD) (**Drawing A-2**) as detailed in paragraph 1.2 above. Filling of land in the "AGR" zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the surrounding 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 planning perspectives respectively. As the Site is zoned "AGR", an approval condition requiring the reinstatement of the Site upon expiry of the planning permission so as to uphold the planning intention of the "AGR" zone is

recommended should the Committee decide to approve the application.

11.3 The Site, which is currently vacant and generally overgrown with wild plants and trees, is situated in an area of rural character mainly comprising village houses/domestic structures, storage yards, workshops, active farmland, vacant land and tree clusters or vegetated areas (**Plans A-2** to **A-4**). There are two PVPs located to the southwest of the Site with valid planning permissions under applications No. A/NE-LYT/828 and 837 (**Plan A-1**). The Chief Town Planner/Urban Design and Landscape, Planning Department (PlanD) has no objection to the application from landscape planning perspective, and considers the proposed use with associated filling of land is not incompatible with the surrounding environments.

11.4 Other concerned government departments consulted, including the Director of Fire Services, have no objection to or no comment on the application. To address the technical requirements of concerned government departments, appropriate approval conditions are recommended in paragraph 12.2 below. In particular, C for T advises that to ensure that the taxi parking spaces comply with government policy and are not misused by other types of vehicles during the planning approval period, an approval condition restricting the type of vehicle permitted to be parked at the Site is recommended. Should the planning application be approved, the applicant will also be advised to follow the requirements of the latest 'COP' in order to minimise possible environmental nuisance on the surroundings. Regarding DLO/N, LandsD's concerns on the unlawful occupation of GL outside the Site, the applicant will be advised to liaise with LandsD on these land administration matters should the Committee approve the application.

11.5 There are six approved similar applications within or partly within the "AGR" zones in the vicinity of the Site in the past five years (**Plan A-1**) as detailed in paragraph 6.1 above. The planning circumstances of the current application are similar to those of the approved similar applications. Approving the current application is in line with the Committee's previous decisions.

11.6 Regarding the public comments as detailed in paragraph 10 above, the government departments' comments and the planning assessments 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 comments 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 6.11.2029. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

(a) only vehicles registered as taxi under the Road Traffic (Registration and Licensing of Vehicles) Regulations are allowed to be parked at the Site at any time during the planning approval period;

(b) the submission of a drainage proposal within 6 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.5.2027;

(c) in relation to (b) above, the implementation of the drainage proposal within 9 months from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 6.8.2027;

(d) in relation to (c) above, the implemented drainage facilities shall be maintained at all times during the planning approval period;

(e) if any of the above planning condition (a) or (d) 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;

(f) if any of the above planning condition (b) or (c) 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

(g) upon expiry of the planning permission, the reinstatement of the site, including the removal of hard paving and fill materials and grassing 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 V**.

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 "AGR" 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. There is no strong justification in the submission for a departure from such 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 the 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

Appendix I	Application Form with Attachments received on 8.9.2026
Appendix Ia	FI received on 29.10.2026
Appendix II	Similar Applications
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

PLANNING DEPARTMENT
NOVEMBER 2026