

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-TT/753

Applicant : Man Sing Taxi & Public Light Bus Co. Ltd

Site : Lot 972 (Part) in D.D. 116, Yuen Long

Site Area : 715 m² (about)

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 : Temporary Office and Private Vehicle Park (Taxis and Minibuses Only) with Ancillary Storage and Associated Filling of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for temporary office and private vehicle park (taxis and minibuses only) with ancillary storage and associated filling of land for a period of three 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 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 currently paved and occupied by the applied uses without valid planning permission (**Plans A-2 to A-4**).
- 1.2 The Site is accessible from Long Ho Road via a local track with an ingress/egress point at the northwest (**Drawing A-1** and **Plan A-2**). The applied uses comprise seven structures, including five one to two-storey structures (not more than 6m in height) for office, pantry, conference room, ancillary storage and toilet, and two rain shelters with a total floor area of about 383.2 m². Four parking spaces, including two for private cars, one for taxi and one for minibus, will be provided at the Site (**Drawing A-1**). The applicant also proposes to regularise the filling of land which has already been undertaken for the entire Site (i.e. 715 m² with concrete of a depth of about 0.2m) for site formation and vehicle manoeuvring. The operation hours are from 10:00 a.m. to 8:00 p.m. daily including Sundays and public holidays. Plans showing the site layout, drainage and fire service

installations (FSIs) proposals submitted by the applicant are at **Drawings A-1 to A-3** respectively.

- 1.3 The Site was involved in a previous application (No. A/YL-TT/605) submitted by the same applicant for the same uses which was approved by the Rural and New Town Planning Committee (the Committee) of the Board in 2023 (details at paragraph 5 below). However, the planning permission was revoked due to non-compliance with time-limited approval conditions. Compared with the last approved application, the current application is submitted by the same applicant at the same Site with the same layout and development parameters.
- 1.4 In support of the application, the applicant has submitted the following documents:
- (a) Application Form with attachments received on **(Appendix I)**
25.11.2025
 - (b) Supplementary Information (SI) received on 28.11.2025* **(Appendix Ia)**
 - (c) Further Information (FI) received on 10.3.2026* **(Appendix Ib)**
 - (d) FI received on 15.6.2026* **(Appendix Ic)**
* *accepted and exempted from publication and recounting requirements*
- 1.5 On 23.1.2026 and 8.5.2026, the Committee agreed to defer making a decision on the application for two months each as requested by the applicant.

2. Justifications from the Applicant

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

- (a) the applicant is a taxi and public light bus (PLB) service operator in Yuen Long. Its original operation at a site in Yuen Long has been resumed by the Government for the implementation of the Yuen Long South New Development Area (YLS NDA). There is an imminent need for the applicant to secure a relocation site to continue the affected operation;
- (b) the applicant considers that the Site is the most suitable location for the applicant as it is proximate to the applicant's PLB service area in Yuen Long and is highly accessible to the staff of the company;
- (c) the application is temporary in nature and approval of the application would not frustrate the long-term planning intention of the "AGR" zone;
- (d) the Site is the subject of a previously approved application (No. A/YL-TT/605) submitted by the same applicant for the same use with the same development parameters; and
- (e) the applicant has demonstrated effort to comply with approval conditions of the previously approved application. While the applicant has complied with the

condition regarding the submission and implementation of FSIs proposal, there was insufficient time to revise the drainage proposal and complete the construction work of the drainage system, which led to revocation of the planning permission. The applicant has submitted both FSIs proposal and drainage proposal in support of the current application.

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.

4. **Background**

The parking of vehicles and storage use on the Site would be subject to planning enforcement action.

5. **Previous Application**

The Site was involved in a previous application (No. A/YL-TT/605)¹ for the same uses submitted by the same applicant as the current application. The application was approved with conditions by the Committee on 8.12.2023 mainly on the considerations that having obtained policy support of the Secretary for Development (SDEV); being not incompatible with the surrounding uses; and the departmental comments could be addressed by implementation of approval conditions. However, the planning permission was subsequently revoked in 2025 due to non-compliance with time-limited approval conditions related to submission and implementation of drainage proposal. Details of this previous application are summarised at **Appendix II** and its location is shown on **Plan A-1**.

6. **Similar Application**

There is no similar application within the subject “AGR” zone in the past five years.

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

7.1 The Site is:

- (a) currently paved and occupied by the applied uses without valid planning permission; and
- (b) accessible from Long Ho Road via a local track.

¹ The previous application was intended to facilitate the relocation of the applicant’s original operation at Tin Liu Tsuen, Yuen Long, which had been resumed by the Government for implementation of the YLS NDA, as stated in RNTPC Paper No. A/YL-TT/605A.

- 7.2 The surrounding areas are predominantly rural in character comprising residential dwellings and vacant land intermixed with parking of vehicles, shop and services, open storage/storage yards and farmland.

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 Bureau/Departments

- 9.1 Apart from the government bureau and departments as set out in paragraphs 9.2 and 9.3 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 bureau and department support the application.

Policy Aspect

9.2.1 Comments of the SDEV:

- (a) the application is to facilitate relocation of a business operation for private vehicle park for taxis and minibuses in Yuen Long, which has been affected by the YLS NDA. According to the applicant, the Site is considered the most suitable for the relocation. The Site is of comparable size with the original premises cleared by the Government²; and
- (b) in view of the above and subject to no adverse comments on land use compatibility and technical aspects from concerned departments, the application is supported from the policy perspective.

² The original operation at Tin Liu Tsuen occupied an area of 1,146 m², according to the applicant’s justification set out in RNTPC Paper No. A/YL-TT/605A.

Traffic

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

- (a) she supports the application from traffic engineering point of view; and
- (b) advisory comments as detailed in **Appendix IV**.

9.3 The following government departments do not support/ have adverse comment on the application.

Agriculture and Nature Conservation

9.3.1 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. 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 applied uses are not supported from agricultural perspective; and
- (b) no comment from nature conservation point of view.

Land Administration

9.3.2 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

- (a) his office has adverse comment on the application;
- (b) the Site comprises Old Schedule Agricultural Lots 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;
- (c) his office has detected irregularities on the application that there are unauthorized structure(s) and/or uses on the private lot which has/have already been subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
- (d) if the planning application is approved, the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the said private lot. The application(s) for STW and will be considered by LandsD in its capacity as a landlord and there is no guarantee that such application(s) will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered

appropriate by LandsD. Besides, given the applied uses are temporary in nature, only erection of temporary structure(s) will be considered; and

- (e) should the application be approved, the applicant should note his advisory comments in **Appendix IV**.

10. Public Comment Received During the Statutory Publication Period

On 2.12.2025, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

11. Planning Considerations and Assessments

- 11.1 The application is for temporary office and private vehicle park (taxis and minibuses only) with ancillary storage and associated filling of land for a period of three years at the Site zoned “AGR” on the OZP. The applied uses are 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. Nevertheless, according to the applicant, the current application is to facilitate the relocation of its business affected by the implementation of the YLS NDA. The applicant considers that the Site, which is of a comparable size to the affected site in Yuen Long, is the most suitable location for the applied uses due to operational needs. To facilitate relocation of the business operation at Yuen Long which is affected by the YLS NDA, SDEV supports the application from policy perspective. Meanwhile, according to the applicant, the applied uses are intended to support the operation of its taxi and PLB business. In this regard, C for T supports the application from traffic engineering perspective. Taking into account the above and the planning assessments below, there is no objection to the applied uses on a temporary basis of three years.
- 11.2 The applicant also involves regularisation of land filling works which has already been undertaken for the entire Site (i.e. 715 m² with concrete of a depth of about 0.2m) for site formation and vehicle manoeuvring. 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 (CE/MN, DSD) and Director of Environmental Protection have no objection to the application from drainage and environmental perspective 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 and restore the greenery of the area is recommended should the Committee decide to approve the application.
- 11.3 The applied uses are generally not incompatible with the surrounding areas which are predominantly rural in character comprising residential dwellings and vacant land intermixed with parking of vehicles, shop and services, open storage/storage yards and farmland (**Plan A-2**). The Chief Town Planner/Urban Design and

Landscape of Planning Department (PlanD) also considers that no significant adverse landscape impact arising from the applied uses is anticipated.

- 11.4 Other relevant government departments consulted, including the Director of Fire Services (D of FS), has no objection to or no adverse comment on the application. 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 “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimise potential environmental nuisances on the surrounding areas. Regarding DLO/YL, LandsD’s concerns on the unauthorized structure(s) and/or uses on the Site, the applicant will be advised to liaise with LandsD on the land administration matters should the Committee approve the application.
- 11.5 The Site was involved in a previous application (No. A/YL-TT/605) for the same uses submitted by the same applicant as the current application, which was approved with conditions for a period of three years in 2023. However, the planning permission was subsequently revoked in 2025 due to non-compliance with time-limited approval conditions related to submission and implementation of drainage proposal. In this regard, the applicant clarifies that he did not manage to submit and implement the drainage proposal within the time limit of compliance due to insufficient time to revise the drainage proposal and thus completing the construction of drainage system. In support of the current application, a drainage proposal has been submitted by the applicant, which is considered acceptable by CE/MN, DSD. 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.

12. Planning Department’s Views

- 12.1 Based on the assessments made in paragraph 11 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 14.8.2029. The following conditions of approval and advisory clauses are also suggested for Members’ reference:

Approval conditions

- (a) the implementation of the accepted 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 14.5.2027;
- (b) in relation to (a) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (c) the submission of a revised fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 14.2.2027;

- (d) in relation to (c) above, the implementation of the revised 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 14.5.2027;
- (e) if the above planning condition (b) 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 (a), (c) or (d) 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 application site, including the removal of the 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 applied uses with associated filling of land are 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

Appendix I	Application Form with attachments received on 25.11.2025
Appendix Ia	SI received on 28.11.2025
Appendix Ib	FI received on 10.3.2026
Appendix Ic	FI received on 15.6.2026
Appendix II	Previous Application
Appendix III	Government Departments' General Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Site Layout Plan
Drawing A-2	Drainage Proposal
Drawing A-3	FSIs Proposal
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**