Annex C of
TPB Paper No. 11085

城市規劃委員會
香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳　真 Fax: 2877 0245
電　話 Tel: 2231 4810
來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/YL-KTN/1238

By Post & Fax [redacted]

14 August 2026

Lanbase Surveyors Ltd.
[redacted]
(Attn.: Nora Choi)

Dear Sir/Madam,

Temporary Open Storage of Construction Machineries and Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years in "Agriculture" Zone, Lots 1160 (Part), 1174 RP (Part), 1175 RP (Part) and 1176 RP (Part) in D.D. 109, Kam Tin North, Yuen Long

I refer to my letter to you dated 14.7.2026.

After giving consideration to the application, the Town Planning Board (TPB) decided to reject the application and the reasons are :

(a) the applied use with associated filling of land is 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. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis;

(b) the applied use with associated filling of land is not compatible with the surrounding land uses; and

(c) the applied use with associated filling of land does not comply with the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) in that no previous planning approval has been granted to the site and there are adverse departmental comment and public objections.

A copy of the TPB Paper in respect of the application is available at TPB website at this link (https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/792_rnt_agenda.html). The relevant extract of minutes of the TPB meeting held on 24.7.2026 is enclosed herewith for your reference.

Under section 17(1) and 17(1A) of the Town Planning Ordinance (the Ordinance), an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. The application must be in writing and must set out the grounds for the review. If you wish to seek a review, you should inform me and provide the grounds for review within 21 days from the date of this letter (on or before 4.9.2026). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

Under the Ordinance, the TPB can only reconsider at the review hearing the original application in the light of further written and/or oral representations. Should you decide at this stage to materially modify the original proposal, such proposal should be submitted to the TPB in the form of a fresh application under section 16 of the Ordinance.

If you wish to seek further clarifications/information on matters relating to the above decision, please feel free to contact Mr. Jeffrey Wong of the Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4036.

Yours faithfully,

(Letigia LEUNG)
for Secretary, Town Planning Board