

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

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來函檔號 Your Reference:

覆函請註明本會檔號
In reply please quote this ref.: TPB/A/STT/26

By Email

27 March 2026

Lawson David & Sung Surveyors Ltd.



Dear Sir/Madam,

Proposed Filling of Ponds for Permitted Innovation and Technology (I&T) Hub (including Permitted Cargo Handling and Forwarding Facilities, Creative Industries, Eating Place, Flat (Staff Quarters only), Industrial Use, Information Technology and Telecommunications Industries, Office, Public Utility Installation, Research, Design and Development Centre, Shop and Services and Warehouse (excluding Dangerous Goods Godown)) in “Other Specified Uses” annotated “Innovation And Technology” Zone, Lot 764 RP (Part) in D.D. 99, San Tin, Yuen Long

I refer to my letter to you dated 26.1.2026.

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

- (a) the proposed filling of ponds is not in line with the TPB Guidelines for ‘Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 12C) in that there is no ecological impact assessment in the submission to demonstrate that the proposed development would not result in a net loss in wetland function and negative disturbance impact; and
- (b) there is no strong justification for the proposed filling of ponds to be carried out by you for the proposed I&T Hub as the proposed I&T Hub is not in line with the Government’s development policy of comprehensive planning and implementation including the site formation and pond filling works of the Technopole coordinated by the Government.

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/784_rnt_agenda.html). The relevant extract of minutes of the TPB meeting held on 13.3.2026 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 17.4.2026). 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. Kimson Chiu of the Fanling, Sheung Shui & Yuen Long East District Planning Office at 3168 4033.

Yours faithfully,



(Leticia LEUNG)

for Secretary, Town Planning Board