

RNTPC Paper No. A/STT/26A
For Consideration by
the Rural and New Town
Planning Committee
on 21.11.2025

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/STT/26
(for 2nd Deferment)

- Applicant** : Kenwell Limited represented by Lawson David & Sung Surveyors Limited
- Site** : Lot 764 RP (Part) in D.D. 99, San Tin, Yuen Long, New Territories
- Site Area** : About 163,181m²
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved San Tin Technopole Outline Zoning Plan No. S/STT/2
- Zoning** : “Other Specified Uses” annotated “Innovation and Technology”
- Application** : Proposed Filling of Ponds for Permitted Innovation and Technology 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))

1. Background

- 1.1 On 3.6.2025, the applicant sought planning permission for proposed filling of ponds for permitted innovation and technology 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)) at the application site (**Plan A-1**).
- 1.2 On 1.8.2025, the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months as requested by the applicant, to allow time for the applicant to prepare further information (FI) to address departmental comments.

- 1.3 On 30.9.2025, the applicant's representative submitted FI to address public comments. The application is scheduled for consideration by the Committee of the Board at this meeting.

2. Request for Deferment

On 14.11.2025, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of FI to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the second deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter from the applicant's representative dated 14.11.2025
Plan A-1	Location Plan

**PLANNING DEPARTMENT
NOVEMBER 2025**