

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/NE-TKLN/51**

*(for 1<sup>st</sup> Deferment)*

<b><u>Applicant</u></b>	: Pong Yuen Holdings Limited
<b><u>Site</u></b>	: Lots 359 S.A and 359 RP in D.D. 80, Lin Ma Hang Road, Ta Kwu Ling North, New Territories
<b><u>Site Area</u></b>	: About 2,950m <sup>2</sup>
<b><u>Lease</u></b>	: Block Government Lease (demised for agricultural use)
<b><u>Plan</u></b>	: Approved Ta Kwu Ling North Outline Zoning Plan No. S/NE-TKLN/2
<b><u>Zoning(s)</u></b>	: “Green Belt” (“GB”)
<b><u>Application</u></b>	: Proposed Temporary Research and InnoTech Centre for a Period of Three Years

**1. Background**

On 3.2.2023, the applicant submitted the current application to seek planning permission for a proposed temporary research and innotech centre for a period of three years at the application site (the Site) (**Plan A-1**).

**2. Request for Deferment**

On 15.3.2023, the applicant wrote to the Secretary of the Town Planning Board (the Board) to request for deferred consideration of the application for two months in order to allow time to prepare further information (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 first 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, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant more time to prepare FI to address outstanding issues.
- 3.2 Should the Rural and New Town Planning Committee (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 can 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 two months for preparation of FI submission, and no further deferment would be granted unless under very special circumstances.

**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 for the Committee's consideration at the next meeting.

**5. Attachments**

<b>Appendix I</b>	Letter received on 15.3.2023 from the applicant
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
MARCH 2023**