

Previous s.12A & s.16 Applications covering the Application Site/Premises

Rejected Applications

| Application No. | Proposed Use(s) | Date of Consideration (MPC/TPB) | Rejection Reasons |
|------------------------|--|--|--------------------------|
| Y/H15/7 | “Other Specified Uses” annotated “Open Space and Boatyard” | 19.8.2011 | (1), (2), (3) |
| Y/H15/8 | “Other Specified Uses” annotated “Open Space and Boatyard” | 19.8.2011 | (1), (2), (4) |
| A/H15/256 | Yacht Center-led Mixed Development (including Yacht Center, Marine Exhibit, Shop and Services and Boatyards) | 7.2.2014 | (5), (6), (7), (8) |

Rejection Reasons

- (1) There was a need to retain the boatyards and engineering workshops to provide the necessary maintenance and repairing services to the local fishing fleets and pleasure vessels. The current “I” zoning for the application site was appropriate
- (2) There was adequate existing/planned open space provision to serve the population in Aberdeen and Ap Lei Chau Planning Scheme Area as well as Ap Lei Chau alone. The location of the proposed open space was not suitable for open space development.
- (3) Implementation issues relating to the funding for engineering works and relocation of the boatyards, the practicality of the noise resistant enclosures as well as the maintenance and management responsibilities of the proposed open space were uncertain. The implementability of the proposal was doubtful.
- (4) Implementation issues related to the relocation of boatyards as well as the development, maintenance and management responsibilities of the proposed open space were uncertain. The implementability of the proposal was doubtful.
- (5) There is a need to retain the shipyards in the subject “Industrial” zone to provide the necessary maintenance and repairing services to the local fishing fleet and pleasure vessels. There is no strong justification to warrant a deviation from this planning intention.

- (6) The technical feasibility of the proposed development has not been demonstrated.
- (7) No implementation mechanism is proposed for the proposed development and the implementability of the proposal is doubtful.
- (8) Approval of the application would set an undesirable precedent for similar applications in the area. The cumulative effect of approving such similar applications will affect shipyard operation which is much needed in the locality.

Similar s.16 Applications

Approved Applications

| Application No. | Proposed Use(s) | Date of Consideration (MPC/TPB) | Approval Condition |
|------------------------|---|--|---------------------------|
| H15/24P | Ship or boat building or ship or boat repairing or both | 21.8.1981 | -- |
| H15/51 | Ship-building and ship-repairing yard | 17.1.1986 | -- |

Appendix V of
MPC Paper No. A/H15/279

Advisory Clauses

- (a) To note the comment of Chief Architect/CMD2, ArchSD that toilet with natural lighting and ventilation complying relevant Buildings (Planning) Regulation shall be provided.
- (b) To note the comment of Director of Fire Services on the requirements of emergency vehicular access.