

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TY/135
(for 3rd Deferment)

- Applicant** : Hongkong United Dockyards Limited represented by Knight Frank Petty Limited
- Site** : Tsing Yi Town Lot (TYTL) 108 RP (Part), Tsing Yi
- Site Area** : About 6,558 m²
- Lease** : (a) To expire on 30.6.2047
(b) Restricted to ship building, ship repairing and ancillary uses, such heavy engineering uses as may be approved by the Director of Lands, cargo handling, and storage and repair of containers
- Plan** : Approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/28
- Zoning** : “Industrial” (“I”)

[Restricted to a maximum plot ratio (PR) of 9.5, or the PR of the existing building, whichever is the greater.]
- Application** : Temporary Asphalt Plant for a Period of 5 Years

1. Background

- 1.1. On 17.5.2017, the applicant seeks planning permission to use part of Tsing Yi Town Lot (TYTL) 108 RP (the Site) for temporary asphalt plant for a period of 5 years.
- 1.2. On 25.8.2017 and 24.11.2017, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months, as requested by the applicant, in order to allow sufficient time for preparation of further information and technical clarifications to address the departmental comments.
- 1.3. On 15.3.2018, the applicant submitted tables of response to departmental comments, a revised Environmental Assessment Report and Health Risk Impact Assessment Report to address the related issues. The application is scheduled for consideration by the Committee on 4.5.2018.

2. Request for Deferment

On 25.4.2018, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months so as to allow time for preparation of further information to address the outstanding comments of concerned departments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for 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. 33) in that the applicant needs more time to prepare further information in response to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the further information 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 six months in total for preparation of submission of further information, 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 to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 25.4.2018 from the applicant's agent
Plan A-1	Location plan