

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

**APPLICATION NO. A/TY/142**  
***(for 1st Deferment)***

- Applicant** : Ming Lee Ship Yard Limited represented by Aikon Development Consultancy Limited
- Site** : Tsing Yi Town Lot No. 143, Tam Kon Shan Road, Tsing Yi
- Site Area** : About 3,213.98 m<sup>2</sup>
- Lease** : (a) Held under New Grant No. 7084 which was expired on 29.12.2014 and has not been extended  
(b) Holding over on monthly term and terminable by one-month notice under a Hold-Over Letter dated 17.2.2017 subject to:  
(i) user for a shipyard for ship or boat building, or ship or boat repairing purposes, or both;  
(ii) total site coverage of any building(s) shall not exceed 50%;  
(iii) building height not exceeding 7.62m above ground;  
(iv) no vehicular access;  
(v) the northern half of the Lot (i.e. the “Blue Area” under lease with 1,607m<sup>2</sup> of water area (about)) restricted to erection and maintenance of slipway(s) and/or piers and no reclamation is allowed; and  
(vi) an absolute restriction on alienation
- Plan** : Approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/30
- Zoning** : (a) Partly within “Other Specified Uses” (“OU”) annotated “Boatyard and Marine-oriented Industrial Uses” (about 769.12m<sup>2</sup> or 24% of total site area); and  
(b) Partly outside the OZP Planning Scheme Boundary (about 2,444.86m<sup>2</sup> or 76% of total site area)
- Application** : Proposed Temporary Asphalt Plant for a Period of Five Years

**1. Background**

On 27.4.2020, the application for a temporary asphalt plant for a period of five years at Tsing Yi Town Lot No. 143 (the Site) (**Plan A-1**) was received by the Town Planning

Board (the Board). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

**2. Request for Deferment**

On 10.6.2020, 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 so as to allow sufficient time for preparation of further information to address the comments from the concerned Government departments (**Appendix I**).

**3. Planning Department's Views**

3.1 The Planning Department has no objection to the request for deferment as the justifications provided 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 more time is required for the applicant 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 can 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 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**

<b>Appendix I</b>	Letter dated 10.6.2020 requesting for deferment
<b>Plan A-1</b>	Location Plan