

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

**APPLICATION NO. A/TY/145**  
***(for 1<sup>st</sup> Deferment)***

- Applicant** : Liway Guide Limited represented by Knight Frank Petty Limited
- Site** : 14-18 Tsing Tim Street, Tsing Yi
- Site Area** : About 3,355m<sup>2</sup>
- Lease** : Tsing Yi Town Lot No. 98  
(a) restricted for industrial or godown or both excluding any offensive trades  
(b) maximum plot ratio (PR) of 2.5  
(c) maximum site coverage of 60%  
(d) subject to a temporary waiver dated 3.9.2020 to permit the parking, loading and unloading spaces for the existing development (i.e. a concrete batching plant) for a term of three years certain from 19.1.2018 and thereafter quarterly
- Plan** : Draft Tsing Yi Outline Zoning Plan No. S/TY/31
- Zoning** : “Industrial” (“I”)  
- maximum PR of 9.5
- Application** : Renewal of Planning Approval for Temporary Concrete Batching Plant for a Period of Five Years

**1. Background**

On 7.7.2021, an application for the renewal of the planning approval under Application No. A/TY/132 to continue to use the application site for a temporary concrete batching plant for a period of five years was received by the Town Planning Board (the Board) (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

**2. Request for Deferment**

On 17.8.2021, the applicant’s representative wrote to the Secretary of the Board requesting the Board to defer making a decision on the application for a period of two

months to allow time for preparation of further information to address departmental comments (**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 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 making 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 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 of 17.8.2021 from the applicant's representative
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
AUGUST 2021**