

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/TY/2
(for 1st Deferment)

<u>Applicant</u>	:	Hongkong United Dockyards Limited represented by KTA Planning Limited
<u>Application Site</u>	:	Tsing Yi Town Lot (TYTL) 80 and 108 RP and adjoining Government land, Tsing Yi
<u>Site Area</u>	:	About 199,171m ² (Includes Government Land of about 83,985m ²)
<u>Lease</u>	:	(i) TYTL 108 RP under special purpose lease (a) to expire on 30.6.2047 (b) restricted for the uses of ship building, ship repairing and ancillary uses, such heavy engineering uses as may be approved in writing by Director of Lands, cargo handling, and storage and repair of containers (ii) TYTL 80 under special purpose lease (a) to expire on 30.6.2047 (b) restricted for the uses of mooring and operation of floating dry docks to serve such industry as may be lawfully carried on upon TYTL 108 RP
<u>Plan</u>	:	Approved Tsing Yi Outline Zoning Plan No. S/TY/32 (the OZP)
<u>Zonings</u>	:	“Industrial” (“I”), “Other Specified Uses” annotated “Recreation and Tourism Related Uses” (“OU(RTRU)”) and “Green Belt” (“GB”)
<u>Proposed Amendments</u>	:	To rezone the application site from “I”, “OU(RTRU)” and “GB” to “Residential (Group A)6” (“R(A)6”), “Residential (Group A)7” (“R(A)7”) and area shown as ‘Road’; and to incorporate an area currently not covered by the OZP into the OZP and rezone it to “R(A)6” and “OU” annotated “Marina Club” (“OU(Marina Club)”)

1. Background

- 1.1 On 28.2.2023, the applicant submitted the current application to seek planning permission for rezoning the application site (the Site) (**Plan Z-1**) from “I”, “OU(RTRU)” and “GB” to “R(A)6”, “R(A)7 and area shown as ‘Road’, and incorporating an area currently not covered by the OZP into the OZP and rezone it to “R(A)6” and “OU(Marina Club)” and to amend the Notes of the zone applicable to the Site.
- 1.2 On 8.5.2023, 18.7.2023, 29.9.2023, 8.12.2023 and 7.2.2024, the applicant’s representative submitted various sets of further information (FI) including revised

sewerage impact assessment, air quality impact assessment, noise impact assessment, air ventilation assessment, land contamination report, waste management report, quantitative risk assessment, new water quality impact assessment, and other responses to departmental comments. The application is scheduled for consideration by the Committee at this meeting.

2. Request for Deferment

On 2.4.2024, 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 the applicant 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 justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues.
- 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 FI from the applicant. If the FI submitted by the applicant is not substantial and could 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 the submission of FI, 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

Appendix I	Letter from the applicant's representative dated 2.4.2024
Plan Z-1	Location Plan