

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TY/135
(for 4th Deferment)

- Applicant** : Hongkong United Dockyards Limited represented by Knight Frank Petty Limited
- Site** : Tsing Yi Town Lot (TYTL) 108 RP (Part), Sai Tso Wan Road, 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 TYTL 108 RP (the Site) for temporary asphalt plant for a period of 5 years.
- 1.2. On 25.8.2017, 24.11.2017 and 4.5.2018, the Metro Planning Committee (the Committee) agreed to defer making a decision on the application for two months respectively, as requested by the applicant, in order to allow sufficient time for preparation of further information to address departmental comments.
- 1.3. On 29.6.2018 and 26.7.2018, the applicant submitted further information to mainly address departmental comments on traffic, environmental and health issues. The application is scheduled for consideration by the Committee on 17.8.2018.

2. **Request for Deferment**

On 6.8.2018, the applicant's agent wrote to the Secretary of the Town Planning Board (the Board) requesting 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 from the Transport Department (TD) (**Appendix I**).

3. **Planning Department's Views**

3.1 The application has been deferred three times for a total of six months at the request of the applicant to allow more time to address departmental comments. The applicant has demonstrated efforts in preparing further information in support of the application. Since the last deferment in May 2018, the applicant has mainly submitted a revised Traffic Impact Assessment (TIA), replacement pages to the Environmental Assessment and responses to departmental comments. However, as TD has further comments on the submitted TIA, the applicant would require more time to prepare further information to address the outstanding comments from TD.

3.2 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.

3.3 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 a further two months for the preparation of submission of further information. Since it is the fourth deferment of the application, the applicant should be reminded that the Committee has allowed a total of eight months for preparation of submission of further information, and that this is the last deferment and no further deferment would be granted.

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 6.8.2018 from the applicant's agent

Plan A-1 Location plan

**PLANNING DEPARTMENT
AUGUST 2018**