

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/TY/137
(for 1st Deferment)

- Applicants** : Supreme Enterprises Limited represented by Aikon Development Consultancy Limited
- Site** : Tsing Yi Town Lot (TYTL) No. 14 (Part) and Adjoining Government land, Tam Kon Shan Road, Tsing Yi
- Site Area** : About 1,434.3m² (including about 1,152.3m² Government land, i.e. about 80.3% of the Site)
- Lease** : (i) TYTL No. 14
(a) Restricted to ship/boat building and repairing
(b) To expire on 30.6.2047
- (ii) Short Term Tenancy (STT) No. 538KT
(a) Restricted to open storage purposes
(b) Subject to a term of one year certain commencing from 1.1.1983 and thereafter quarterly, and is terminable by a three-month notice
- (iii) Government Land
- Plan** : Approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/28
- Zoning** : (i) Partly within “Other Specified Uses” (“OU”) annotated “Boatyard and Marine-oriented Industrial Uses” (about 84% of total site area); and
- (ii) Partly outside the OZP Planning Scheme Boundary (about 16% of total site area)
- Application** : Proposed Open Storage of Sand (Pre-made Sandbags Only)

1. Background

On 5.3.2019, the applicant seeks planning permission to use part of TYTL No. 14 and adjoining Government land (the Site) for the proposed ‘Open Storage of Sand (Pre-made Sandbags Only)’ use. The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 31.5.2019.

2. Request for Deferment

On 27.5.2019, 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 departmental comments from concerned departments including the Highways Department (**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 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

Appendix I	Letter dated 27.5.2019 from the applicant's agent
Plan A-1	Location plan