

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

**APPLICATION NO. A/TY/139**  
*(for 1<sup>st</sup> Deferment)*

- Applicants** : Hongkong United Dockyards Limited represented by Knight Frank Petty Limited
- Site** : Tsing Yi Town Lot No. 108 RP (Part), Sai Tso Wan Road, Tsing Yi, New Territories
- Site Area** : About 4,200m<sup>2</sup>
- Lease** : (a) Restricted for ship building, ship repairing and ancillary uses, such heavy engineering uses as may be approved in writing by the Director of Lands, cargo handling, and storage and repair of containers  
(b) Subject to a temporary waiver for concrete production use for a term from 7.1.2014 to 6.7.2015 and thereafter quarterly
- 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 Concrete Batching Plant for a Period of Five Years

**1. Background**

On 20.3.2019, the applicant seeks planning permission for a temporary concrete batching plant for a period of five years at Tsing Yi Town Lot No. 108 RP (Part), Sai Tso Wan Road (the Site). The application is scheduled for consideration by the Metro Planning Committee (the Committee) on 31.5.2019.

**2. Request for Deferment**

On 22.5.2019, 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 the Transport Department and Lands 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**

<b>Appendix I</b>	Letter dated 22.5.2019 from the applicant's agent
<b>Plan A-1</b>	Location plan

**PLANNING DEPARTMENT  
MAY 2019**