

TOWN PLANNING BOARD

**TPB Paper No. 10439
For Consideration by
the Town Planning Board on 13.7.2018**

**REVIEW OF APPLICATION NO. A/TY/134
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE
*(1st Deferment)***

**Proposed Temporary Concrete Batching Plant for a Period of 5 Years
Tsing Yi Town Lot (TYTL) Nos. 14 and 15 and Adjoining Government Land,
Tam Kon Shan Road, Tsing Yi**

REVIEW OF APPLICATION NO. A/TY/134
UNDER SECTION 17 OF THE TOWN PLANNING ORDINANCE
(1st Deferment)

- Applicant** : Supreme Enterprises Limited represented by Top Bright Consultants Ltd.
- Site** : Tsing Yi Town Lot (TYTL) Nos. 14 and 15 and Adjoining Government Land, Tam Kon Shan Road, Tsing Yi
- Site Area** : TYTL Nos. 14 and 15: about 3,278m²
Government Land: about 988m² (about 23% of the Site)
Total: about 4,266m²
- Lease** : (i) TYTL Nos. 14 and 15
(a) To expire on 30.6.2047
(b) Restricted to ship/boat building and repairing

(ii) Short Term Tenancy (STT) 538 K&T
(a) Restricted to open storage
- Plan** : Approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/28 (currently in force)

Draft Tsing Yi OZP No. S/TY/27 (in force at the time of submission under section 16 of the Town Planning Ordinance (the Ordinance). The zonings and development restrictions for the site remain unchanged on the current OZP)
- Zoning** : (i) Partly within “Other Specified Uses” (“OU”) annotated “Boatyard and Marine-oriented Industrial Uses” (about 2,173m² or 51% of total site area); and
(ii) Partly outside the OZP Planning Scheme Boundary (about 2,093m² or 49% of total site area)
- Application** : Proposed Temporary Concrete Batching Plant for a Period of 5 Years
- MPC’s Decision** : Rejected (16.3.2018)
[Date of Consideration]
- Subject of Review** : To review the Metro Planning Committee (MPC)’s decision to reject the application

1. Background

- 1.1. On 16.8.2016, the applicant sought planning permission to use the application site (the Site) for a proposed temporary concrete batching plant for a period of 5 years under s.16 of the Ordinance. On 16.3.2018, the MPC of the Town Planning Board (the Board) decided to reject the application.
- 1.2. On 16.4.2018, the applicant applied, under s.17(1) of the Ordinance, for review of the MPC's decision to reject the application. The applicant has not submitted any written representation or technical assessment in support of the review. The review application is scheduled for consideration by the Board on 13.7.2018.

2. Request for Deferment

On 6.7.2018, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the review application for two months so as to allow time for preparation of supplementary information to address departmental comments for review of the MPC's decision on the application (**Annex A**).

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 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.
- 3.2 Should the Committee agree to defer a decision on the review application, the application will be submitted to the Board for consideration within three 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 Board's consideration. The applicant should be advised that the Board 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 Board is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the review application will be submitted to the Board for consideration at the next meeting.

5. **Attachments**

Annex A Letter dated 6.7.2018 from the applicant's representative

Plan R-1 Location plan

**PLANNING DEPARTMENT
JULY 2018**