

**Application for Renewal of Planning Approval for Temporary Use
Under Section 16 of the Town Planning Ordinance**

Application No. A/TY/153

1. <u>Proposal</u>	
Applicant	Liway Guide Limited represented by Knight Frank Petty Limited
Site (Plan A-1)	Tsing Yi Town Lot No. 98, 14-18 Tsing Tim Street, Tsing Yi
Site Area	About 3,355m ²
Zoning and Outline Zoning Plan (OZP) No.	“Industrial” (“I”) zone on the approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/32 <i>[Restricted to a maximum plot ratio of 9.5]</i>
Application	Renewal of Planning Approval for Temporary Concrete Batching Plant (CBP) for a Period of Five Years
Site Context and the Current Proposal	The Site is accessible via Tsing Tim Street connecting to Sai Tso Wan Road (Plans A-2 and A-4). It is currently occupied by the applied use covered by planning permission (under application No. A/TY/145), which is valid until 14.10.2026 (Plan A-1). The approved CBP has a gross floor area not exceeding 980m² and a building height (BH) not exceeding 44.9mPD (about 37.5m in absolute BH). It comprises cement overhead silos, aggregate bins, admixture tanks, ice handling facility, customer’s switch room, transfer towers, conveyor belts, water tanks, and truck washing and waste management facilities, including concrete reclaimer and filter press room, etc. (Drawing A-1, Plan A-5). The maximum production capacity of the CBP will remain at 88.8m³/hour. Nine private car parking spaces, six concrete trucks/ lorries parking spaces, one trailer parking space and three loading/unloading spaces for concrete trucks/lorries are provided within the Site (Drawing A-1). The operation hour will remain unchanged from 7:00 a.m. to 7:00 p.m. on Mondays to Saturdays (and operations will occasionally occur during night time and on Sundays/ public holidays). The number of workers at the CBP is limited to 10 persons. According to the applicant, there is no change in the layout, development parameters and operational parameters as compared with the latest planning permission. The layout plan and sections submitted by the applicant are at Drawings A-1 to A-4.

Last Previous Relevant Application ¹	Application No. A/TY/145 approved on 24.9.2021 for a period of 5 years until 14.10.2026, which was submitted by the same applicant for the same use at the same Site with the same development parameters and layout. (Please refer to https://www.tpb.gov.hk/uploads/page/meetings/MPC/A_TY_145/A_TY_145_MainPaper.pdf for details of the last previous relevant application)
Justifications from the Applicant (Appendices I, Ia and Ib)	(a) approval of the application is in line with the Town Planning Board's (the Board) previous decisions as there is no change in planning circumstances since the granting of the previous approval and all the approval conditions have been complied with; (b) the CBP is in line with the planning intention of the "I" zone and is compatible with the surrounding area, where a cluster of CBPs have been approved (Plan A-1); (c) the CBP ensures a steady and ready supply of concrete mix to meet the increasing demand for construction materials arising from various large-scale development projects in Hong Kong; (d) the Site enables efficient delivery of ready-mixed concrete to various areas of Hong Kong with its central location within the territory and convenient access brought by the strategic road network in Tsing Yi; (e) the Site is located at a remote industrial area in the western part of Tsing Yi, separated from the major residential areas (in the north-eastern part of Tsing Yi) by hill ranges; the CBP will not generate adverse environmental impacts and disturbances to the distant residences; and (f) there is no change in the development parameters as compared with the latest planning permission; no adverse traffic, air/water quality and waste impacts are anticipated.
Compliance with the "Owner's Consent/ Notification" requirements ²	The applicant is the sole current land owner.

¹ The Site is the subject of four previous applications (No. A/TY/85, 123, 132 and 145), all approved with conditions for permanent/temporary CBP use. Application No. A/TY/85 for permanent CBP was submitted by a different applicant and the permission had lapsed as the proposal had not been implemented. The remaining three applications were all submitted by the same applicant as the current application for the same temporary CBP use.

² As set out in TPB Guidelines on Satisfying the 'Owner's Consent/Notification' Requirements under Sections 12A and 16 of the Town Planning Ordinance ([TPB PG-No. 31B](#)) and detailed information would be deposited at the meeting for Members' inspection.

2. Planning Considerations and Assessments

	<u>Criteria</u>	<u>Yes</u>	<u>No</u>	<u>Remarks</u>
(a)	In line with TPB PG No. 34D³, including: i. no material change in planning circumstances since the previous approval was granted (e.g. a change in planning policy/zoning for the area) or land uses of surrounding areas); ii. no adverse planning implications arising from the renewal of the planning approval; iii. all the time-limited approval conditions under the previous approval have been complied with; and iv. the 5-year approval period sought does not exceed the duration of the last approval.	✓		The subject “I” zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. There has been no material change in the planning circumstances and surrounding land uses since the granting of the last temporary approval by the Metro Planning Committee (the Committee) of the Board on 24.9.2021, nor would the temporary use have any long-term planning implications to the area. To support the application, the applicant has submitted a traffic impact assessment, traffic management plan (TMP) including a contingency plan, and a valid Certificate of Fire Service Installation (FSIs) and Equipment. Relevant Government departments, including the Commissioner for Transport (C for T) and Director of Fire Services (D of FS), have no objection to the application subject to imposition of relevant approval conditions (similar to those of the latest planning permission, in which the time-limited ones have been complied with) to their satisfaction.
(b)	Any other relevant considerations (e.g. minor change in layout/development parameters)?		✓	No change in layout, development parameters and operations.
(c)	Any adverse departmental comments?		✓	Relevant government departments consulted have no objection to/no adverse comment on the application (Appendix II). To address C for T’s concern on vehicle queuing on public roads and D of FS’s concern on maintaining the efficient working order of FSIs, relevant approval conditions are recommended in paragraph 4 below should the renewal application be approved by the

³ TPB Guidelines No. 34D on Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development.

				Committee. Relevant advisory clauses are also recommended at Appendix III to draw the applicant's attention to the requirements under lease, highways maintenance and buildings aspects.
(d)	Public comments received during statutory publication period		✓	No public comment was received.

3. **Planning Department's View**

- No objection to the application.

4. **Decision Sought**

- Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of five years, and be renewed from 15.10.2026 to 14.10.2031. The following conditions of approval and advisory clauses are suggested for Members' reference:

Approval Conditions

- no vehicle is allowed to queue back or reverse onto/from public road at any time during the planning approval period;
- the submission of a review of traffic management plan including contingency plan and associated mitigation measures and traffic facilities within six months from the date of commencement of the renewed planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board **by 15.4.2027**;
- in relation to (b) above, the implementation of the approved traffic management plan during the planning approval period to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- the existing fire service installations implemented at the application site shall be properly maintained in efficient working order at all times during the planning approval period to the satisfaction of the Director of Fire Services or of the Town Planning Board;
- if the above planning condition (a), (c) or (d) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- if the above planning condition (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

Advisory clauses

The recommended advisory clauses are at **Appendix III**.

- | |
|--|
| <ul style="list-style-type: none">• There is no strong reason to recommend rejection of the renewal application. |
|--|

Attachments

Appendix I	Application Form with Supporting Planning Statement received on 13.7.2026
Appendix Ia	Further Information (FI) received on 12.8.2026
Appendix Ib	FI received on 19.8.2026
Appendix II	Government Departments with No Objection/No Adverse Comment
Appendix III	Recommended Advisory Clauses
Drawing A-1	Layout Plan
Drawings A-2 to A-4	Sections
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4 and A-5	Site Photos

**PLANNING DEPARTMENT
SEPTEMBER 2026**