

Response-to-Comment

**Proposed Temporary Concrete Batching Plant for a Period of 5 Years in “Other Specified Uses”
annotated “Boatyard and Marine-oriented Industrial Uses” Zone, Area shown as ‘Road’
and Area not Covered by Statutory Plan, Tsing Yi Town Lots 14 and 15
and Adjoining Government Land, Tam Kon Shan Road, Tsing Yi, New Territories**

(Application No. A/TY/150)

(i) A RtC table:

Departmental Comments		Applicant's Responses
1. Comments of the Marine Department (MD)		
(a)	<p>With reference to Section 2.2 of the Barging Operation Plan (BOP), MD requests clarification regarding the stated maximum daily output of 3,800 units, specifically:</p> <p>Comprehensiveness of Calculation</p> <ul style="list-style-type: none"> - does this figure account for all operational scenarios, including potential night-time operations? - if nighttime operations are implemented, will the daily output exceed the 3,800 limit? 	<p>The proposed development consists of 3 production lines, each with a design production capacity of approximately 100 m³/hr. The plant is scheduled to operate from 07:00 to 21:00 daily, including public holidays. The maximum design concrete production is approximately 4,200 m³/day. There are no planned night-time operations.</p> <p>The 4,200 m³/day figure reflects the design maximum capacity, rather than a fixed daily operational output. Actual production levels will vary depending on site conditions and project demand. On-site silo storage for both aggregates and cement provides operational flexibility, allowing material supply to be managed in line with production requirements without necessitating strict day-to-day alignment between delivery and output.</p> <p>Any adjustments to delivery arrangements, including scheduling or operational coordination, will be reviewed as part of the Marine Traffic Impact Assessment (MTIA). The MTIA is being prepared to reflect a comprehensive range of delivery scenarios and marine traffic conditions, ensuring that operational flexibility is properly assessed and managed.</p> <p>The BOP has been updated accordingly to reflect the clarified design output of 4,200 m³/day and</p>
(b)	<p>Consistency with Section 3.3</p> <ul style="list-style-type: none"> - the calculation provided (1,500 x 2 + 800 = 3,800) suggests this is the peak capacity under the current barge configuration (two aggregate barges + one cement barge). - if output exceeding 3,800 is feasible (e.g., through extended operations), Section 3.3 may require revision, as its assumptions appear based on this being an absolute maximum. 	
(c)	<p>The applicant should confirm the following:</p> <ul style="list-style-type: none"> - is the 3,800 limit a strict operational ceiling, or can it be surpassed with additional resources (e.g., more barges are required)? - If exceeding 3,800 is possible, what adjustments (e.g., additional vessels or revised scheduling) would be necessary? 	

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(d)	The applicant should draw prompt attention to this matter and prepare detailed response to ensure alignment across all proposal (including but not limited to MTIA and BOP).	to confirm that no night-time operations are planned (Annex 1).
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