


**Attachment III**  
**Responses-to-Comments table**  
**addressing comments from the Public**

**APPLICATION FOR PERMISSION  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)  
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY CONCRETE BATCHING PLANT  
FOR A PERIOD OF 5 YEARS AT TSING YI TOWN LOT NO. 108 RP (PART)  
ON THE APPROVED TSING YI OUTLINE ZONING PLAN NO. S/TY/32  
(APPLICATION NO. A/TY/151– FURTHER INFORMATION 1)**

Summary of Public Comments Objecting to the Application	Response(s)
<p>1. Hygienic Nuisance</p> <p>Concrete trucks from this site negatively impact road hygiene by frequently leaking concrete as they travel along Sai Tso Wan Road, disrupting the flow of other vehicles.</p> <p>Furthermore, some trucks clean their tanks, causing wastewater to run off the slope of Sai Tso Wan Road. This results in a slippery surface and the accumulation of concrete residue on the pavement, leading to issues with road hygiene, the landscape, and nuisance.</p>	<p>There is an existing shelter truck washing facility within the concrete batching plant (refer to Figure 2.1 of the Traffic Management Plan - Appendix VI of the Planning Statement). Trucks will be washed and cleaned before leaving the plant to prevent the spread of dirt, debris, and potentially hazardous materials onto public roads.</p> <p>Moreover, road sweeper truck services have been arranged by the applicant to operate along Sai Tso Wan Road and Tsing Yi Road West, from the junction of Sai Tso Wan Road to the hill of Tsing Yi Road West, with at least three round trips per day (Monday to Saturday, 8 AM to 4 PM).</p>
<p>2. Road Safety</p> <p>The slippery surface of the road, caused by leaking concrete trucks, heightens safety issues, especially during humid or rainy weather. Once the road surface dries, the concrete residue creates a bumpy texture, increasing the risk of traffic accidents.</p>	

Summary of Public Comments Objecting to the Application	Response(s)
	<p>These road sweeping services effectively remove concrete residue from the road surface, addressing issues related to road hygiene, landscape maintenance, and nuisance.</p> <p>With a clean road surface with no dried up concrete attached, the risk of traffic accidents would be minimized.</p>
<p>3. Traffic Congestion and Frequent Road Maintenance</p> <p>Since Sai Tso Wan Road is relatively narrow, an excess of heavy vehicles disrupts normal traffic conditions. In particular, the area is surrounded by industrial facilities, generating significant traffic demand. However, there is only one two-way road running north to south. As a result, traffic congestion occurs when many heavy vehicles pass simultaneously, increasing the risk of traffic accidents and posing dangers to pedestrians and other vehicles. The presence of excessive heavy vehicles also places a greater burden on the road surface, leading to more frequent maintenance needs.</p>	<p>The applicant has conducted a traffic impact assessment for this renewal application, taking into account the existing surrounding uses, including nearby industrial facilities and their corresponding vehicular flows. According to the assessment, the renewal application will not generate additional traffic on the surrounding traffic network.</p> <p>The contingency plan and traffic facilities outlined in the traffic management plan will be implemented accordingly. Therefore, no additional adverse traffic impacts are anticipated.</p>