


**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 ASPHALT 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/152– FURTHER INFORMATION 1)**

Summary of Public Comments Objecting to the Application	Response(s)
<p>1. Hygienic Nuisance</p> <p>Asphalt mixing trucks from this site adversely affect road hygiene by frequently leaking asphalt while traveling along Sai Tso Wan Road, disrupting the flow of other vehicles.</p> <p>Moreover, some trucks clean their tanks, causing wastewater to run off the slope of Sai Tso Wan Road. This results in a slippery surface due to the accumulation of asphalt residue on the pavement, leading to concerns related to road hygiene, landscape, and nuisance.</p>	<p>Leakage of asphalt from an asphalt tipper truck is highly unlikely, as hot asphalt is semi-solid and cannot spill out during transit. The rear discharge gate is secured by three anchors, and all asphalt trucks are equipped with covers to prevent spillage from the top.</p> <p>Additionally, 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 asphalt mixing trucks, heightens safety issues, especially during humid or rainy weather. Once the road surface dries, the asphalt 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 efficiently clear asphalt or any residue from the road surface, tackling concerns related to road hygiene, landscape upkeep, and nuisance.</p> <p>A clean road surface free of dried debris reduces the risk of traffic accidents.</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 the renewal application, taking into account the existing surrounding uses, including nearby industrial facilities and their associated vehicle flows. The assessment concludes that no additional traffic will be generated in the surrounding network.</p> <p>The contingency plan and traffic facilities outlined in the traffic management plan will be implemented as specified. Consequently, no additional adverse traffic impacts are anticipated.</p>