

**Attachment I**  
**Responses-to-Comments table**  
**addressing comments from the**  
**Environmental Protection Department**  
**(“EPD”) and Highways Department**  
**(“HyD”)**

**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)**

Comments	Response(s)
<b><u>Environmental Protection Department (EPD)</u></b> <b>Received on 4 June 2025</b>	
1. The applicant should confirm whether the A&A works would result in changes in layout plan, the maximum daily production rate, and the total production capacity of the asphalt plant.	The potential A&A works will not result in changes to the layout plan. The maximum daily production rate will be maintained at 1200 tonnes, which is the same as in the last approved planning application No. A/TY/144. Additionally, regarding the total production capacity, the operation of the asphalt plant will remain compliant with the permitted rate of the Specified Process Licence.
2. Section 5.8 (Page 10/13) of the planning statement, 1st line, subsection of Air - The statement should be revised as "... no additional emission sources have been identified, as there are no major changes to the current development, except for minor adjustments made for potential A&A Works."	The sentence has been revised accordingly. Please refer to section 5.5 of the planning statement.
3. The applicant to confirm whether there are no changes to the total production capacity of the asphalt plant in addition to the maximum daily production rate.	The applicant hereby confirms that there will be no changes to the maximum daily production rate of the asphalt plant, which will remain the same (i.e., 1,200 tonnes) as in the last approved planning application No. A/TY/144. Additionally, regarding total production capacity, the operation of the asphalt plant will remain compliant with the permitted rate of the Specified Process Licence.

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4. The applicant to confirm there is no change in site layout and the layout of the asphalt plant, except for 1 additional private car parking space, and to prepare a comparison table for the Planning Application No. A/TY/144 and the current proposal in terms of development parameters.	<p>The applicant hereby confirms that there is no change in site layout and the layout of the asphalt plant, except for 1 additional private car parking space.</p> <p>The comparison table for Planning Application No. A/TY/144 and the current proposal, in terms of development parameters, is listed as follow:</p> <table><tr><th>Development Parameters</th><th colspan="2">Last Approved Scheme A/TY/144 (i)</th><th>Current Application (ii)</th><th>Difference (ii – i)</th></tr><tr><td>Site Area</td><td colspan="2">About 2,555m<sup>2</sup></td><td>About 2,555m<sup>2</sup></td><td>- no change -</td></tr><tr><td>Covered Area</td><td colspan="2">About 894.36m<sup>2</sup></td><td>About 900m<sup>2</sup></td><td>About 5.64m<sup>2</sup></td></tr><tr><td>Site Coverage</td><td colspan="2">About 35%</td><td>About 35%</td><td>- no change -</td></tr><tr><td>Gross Floor Area</td><td colspan="2">About 894.36 m<sup>2</sup></td><td>About 900m<sup>2</sup></td><td>About 5.64m<sup>2</sup></td></tr><tr><td>Plot Ratio</td><td colspan="2">About 0.35</td><td>About 0.35</td><td>- no change -</td></tr><tr><td>Building Height</td><td colspan="2">Not exceeding 20m</td><td>Not exceeding 26mPD*</td><td>0.8 m</td></tr><tr><td rowspan="3">Car Parking &amp; Loading / Unloading Facilities</td><td>Private Car Parking Spaces</td><td>-</td><td>1</td><td>1</td></tr><tr><td>Lorry Parking Spaces</td><td>8</td><td>8</td><td>- no change -</td></tr><tr><td>Loading / Unloading Spaces</td><td>8</td><td>8</td><td>- no change -</td></tr></table> <p><small>*Note: According to the GBP approved dated 6 June 2013, the main street level is +5.2 mPD.</small></p>	Development Parameters	Last Approved Scheme A/TY/144 (i)		Current Application (ii)	Difference (ii – i)	Site Area	About 2,555m <sup>2</sup>		About 2,555m <sup>2</sup>	- no change -	Covered Area	About 894.36m <sup>2</sup>		About 900m <sup>2</sup>	About 5.64m <sup>2</sup>	Site Coverage	About 35%		About 35%	- no change -	Gross Floor Area	About 894.36 m <sup>2</sup>		About 900m <sup>2</sup>	About 5.64m <sup>2</sup>	Plot Ratio	About 0.35		About 0.35	- no change -	Building Height	Not exceeding 20m		Not exceeding 26mPD*	0.8 m	Car Parking & Loading / Unloading Facilities	Private Car Parking Spaces	-	1	1	Lorry Parking Spaces	8	8	- no change -	Loading / Unloading Spaces	8	8	- no change -
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	You may also refer to section 4.1 of the planning statement.
<p>5. The applicant to revise Planning Statement, “Air” in Section 5.5 (Page 10/11):</p> <ul style="list-style-type: none"> <li>- Please review whether the first sentence can be revised to “The proposed development will not introduce any additional emission sources compared to the existing development.”</li> <li>- Please revise “concrete batching plant” in Line 5 to “project site compared to those in the approved scheme No. A/TY/144”.</li> </ul>	<p>The first sentence of the subsection - “Air” under section 5.5 has been revised to <i>“In terms of the environment, no additional emission sources have been identified, as there are no major changes to the current development, except for minor adjustments made for potential A&amp;A Works.”</i></p> <p>Also, <i>“project site compared to those in the approved scheme No. A/TY/144”</i> have also been incorporated into Line 5, subsection - “Air” under section 5.5 of the planning statement accordingly.</p>
<p><b><u>Highways Department (HyD)</u></b>  <b>Received on 13 June 2025</b></p>	
<p>1. The vehicular access from Sai Tso Wan Road to the application site is not maintained by HyD and HyD is not going to take up the maintenance responsibility; and</p>	<p>Noted.</p>
<p>2. Adequate drainage measures shall be provided to prevent surface water running from the application site to nearby public roads and drains.</p>	<p>As mentioned in section 5.5 under subsection – “Water Quality” of the planning statement, <i>“the existing asphalt plant has been designed to retain all wastewater and surface runoff within the plant, with all water collected in pits for recycling; thus, no water is discharged from the plant”</i>.</p>