

Appendix IV
Approval Letter of Planning Application
No. A/TY/145

城市規劃委員會

香港北角渣華道三百三十三號
北角政府合署十五樓

TOWN PLANNING BOARD

15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong.

傳 真 Fax: 2877 0245 / 2522 8426

電 話 Tel: 2231 4810

來函編號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TY/145

By Post & Fax

15 October 2021

Knight Frank Petty Ltd.
4/F, Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong

(Attn.: Tammy Tam)

Dear Sir/Madam,

**Renewal of Planning Approval for
Temporary Concrete Batching Plant for a Period of 5 Years in "Industrial"
Zone, Tsing Yi Town Lot 98, 14-18 Tsing Tim Street, Tsing Yi, New Territories**

I refer to my letter to you dated 13.9.2021.

After giving consideration to the application, the Town Planning Board (TPB) approved the application for permission under section 16 of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The permission shall be valid on a temporary basis for a period of five years from 15.10.2021 to 14.10.2026 and is subject to the following conditions:

- (a) no queuing on public roads in the vicinity of the site resulting from the operation of the concrete batching plant shall be allowed at any time during the planning approval period to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the submission of a 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 15.4.2022;
- (c) in relation to (b) above, the implementation of the approved traffic management plan during the operation period of the concrete batching plant to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (d) the existing fire service installations implemented at the 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;

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- (e) 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
- (f) 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.

The TPB also agreed to advise you to note the advisory clauses as set out at Appendix VI of the TPB Paper.

This temporary permission will lapse on 15.10.2026. You may submit an application to the TPB for renewal of the temporary permission no less than two months and normally no more than four months before its expiry by completing an application form (Form No. S16-D). Application submitted more than four months before expiry of the temporary approval may only be considered based on the individual merits and exceptional circumstances of each case. For details, please refer to TPB Guidelines No. 34D. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved development that may be permitted with or without application under section 16A, please refer to TPB Guidelines No. 36B for details.

A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 24.9.2021 are enclosed herewith for your reference.

Under section 17(1) of the Town Planning Ordinance, an applicant aggrieved by a decision of the TPB may apply to the TPB for a review of the decision. If you wish to seek a review, you should inform me within 21 days from the date of this letter (on or before 5.11.2021). I will then contact you to arrange a hearing before the TPB which you and/or your authorized representative will be invited to attend. The TPB is required to consider a review application within three months of receipt of the application for review. Please note that any review application will be published for three weeks for public comments.

This permission by the TPB under section 16 of the Town Planning Ordinance should not be taken to indicate that any other government approval which may be needed in connection with the development, will be given. You should approach the appropriate government departments on any such matter.

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If you have any queries regarding this planning permission, please contact Mr. Stephen Chan of Tsuen Wan and West Kowloon District Planning Office at 2417 6251. In case you wish to consult the relevant Government departments on matters relating to the above approval conditions, a list of the concerned Government officers is attached herewith for your reference.

Yours faithfully,



(Raymond KAN)
for Secretary, Town Planning Board

RK/CC/ql

List of Government Department Contacts
(Application No. A/TY/145)

部門 Department	辦事處 Office	聯絡人姓名 Name of Contact Person	電話號碼 Telephone No.	傳真號碼 Facsimile No.
消防處 Fire Services Department	消防安全總區 新建設課 Fire Safety Command New Projects Division (NP)	李建中先生 Mr. LEE Kin Chung	3971 4600	2722 6234
運輸署 Transport Department	新界分區辦事處 交通工程(新界西)部 NT Regional Office Traffic Engineering (NTW) Division	關德儀女士 Ms. KWAN Tak Yee, Florence	2399 2425	2381 3799

Appendix V
Approval Letter regarding Compliance
of Approval Condition (b) and (c)

規 劃 署

荃灣及西九龍規劃處
新界荃灣西樓角路 38 號
荃灣政府合署 27 樓

**Planning Department**

Tsuen Wan & West Kowloon
District Planning Office
27/E, Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan, N.T.

本函編號	Your Reference	LAS/ADL/CK/JC/13-12462 (Task 5)	Post and By Fax
本署檔號	Our Reference	TPB A/TY/145	
電話號碼	Tel. No. :	2417 6256	
傳真機號碼	Fax No. :	2412 5435	

31 March 2022

Knight Frank
4/F Shui On Centre
6-8 Harbour Road, Wan Chai
Hong Kong

(Attn: Mr. Calvin KAN)

Dear Sir/Madam,

**Renewal of Planning Approval for Temporary Concrete Batching Plant
for a Period of 5 Years
at Tsing Yi Town Lot 98, Nos. 14-18 Tsing Tim Street, Tsing Yi, New Territories
(Planning Application No. A/TY/145 under s.16 of Town Planning Ordinance)**

Submission for Compliance with Approval Conditions (b) and (c)

Reference is made to your letter dated 4 January 2022 enclosing submission including traffic management plan and the subsequent letter dated 4 March 2022 enclosing a revised traffic management plan for compliance with the following approval conditions of planning application No. A/TY/145:

- (b) *"the submission of a 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 15.4.2022"; and*
- (c) *"in relation to (b) above, the implementation of the approved traffic management plan during the operation period of the concrete batching plant to the satisfaction of the Commissioner for Transport or of the Town Planning Board".*

Your submission has been forwarded to the Commissioner for Transport (C for T) for comments. C for T has no further comments on the submission and advised that approval conditions (b) and (c) are considered complied with.

Should you have any enquiries, please contact Ms. Florence KWAN of the Transport Department at 2399 2425 or Mr. Cecil CHOW of our Tsuen Wan and West Kowloon District

我們的理想 - 「透過規劃工作,使香港成為世界知名的國際都市」
Our Vision - "We plan to make Hong Kong an international city of world prominence."



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Planning Office at 2417 6657.

Yours faithfully,



(Derek TSE)
for and on behalf of
the Director of Planning

C.C.

Commissioner for Transport (Attn.: Ms. Florence KWAN) (Fax: 2381 3799)

Internal

Site Record

DT/SC/CC/PN/pn

[A_TY_145 Compliance Approval Condition (b) & (c), 20220338.docx]