

Our Ref SHTSSFS/4(v)/DEL/08
Date 8 December 2023

BY HAND and EMAIL

Secretary, Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, North Point, HONG KONG

Dear Sir,

**SECTION 16 PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)**

**RENEWAL OF PLANNING APPROVAL FOR
TEMPORARY CONCRETE BATCHING PLANT UNDER
APPLICATION NO. A/YL-TYST/1069 FOR A PERIOD OF 3 YEARS IN "INDUSTRIAL" ZONE,
LOTS 1290 S.C RP, 1293 S.C AND 2019 IN DD121 AND ADJOINING GOVERNMENT LAND,
SAN FUI STREET, TONG YAN SAN TSUEN, YUEN LONG**

We refer to the captioned Section 16 Planning Application submitted to the Town Planning Board ("TPB"/"BOARD") on 6 November 2023 and correspondence from Tuen Mun & Yuen Long West District Planning Office of Planning Department ("PlanD") providing comments from Transport Department ("TD").

Please find our responses below to TD's comments received on 7 December 2023:

TD's Comment (a):

The applicant should provide hourly trip generation and trip attraction of the proposed development.

Applicant's Response:

In accordance with the documentation submitted for the planning approval (A/YL-TYST/181) granted on 28 February 2003, the following table sets out the estimation of Peak Hour Traffic Movements when the Proposed Temporary Concrete Batching Plant is operating at its maximum capacity:

MAIN HONG KONG OFFICE :

2801, 28th Floor, 148 Electric Road, North Point, Hong Kong
Telephone : (852) 2521 2911 Facsimile : (852) 2521 6631
E-mail address : tcitd@townland.com Website : www.townland.com

CHINA OFFICE :

Room 1111, Building 1, Yagang Industry and Trade Building, No.18 Fuan Avenue,
Hehua Community, Pinghu Street, Longgang District, Shenzhen, PRC. Postal Code 518111
Telephone : (86) 181 2417 9366
E-mail address : tcitd@townland.com

INDIA OFFICE :

Coworking Space Ministry of New, 3rd Floor, Kitab Mahal,
192 Dr Dadabhai Naoroji Road, Azad Maidan, Fort, Mumbai, India
Telephone : (91) 9819919804
E-mail address : tcpl@townland.com

INDONESIA OFFICE :

Gedung Menara Anugrah, Lantai 21
Kantor Taman E.3.3, Jl. DR. Ide Anak Agung Gde Agung Lot.8.6-8.7
Kawasan Mega Kuningan, Jakarta Selatan 12950, Indonesia
Telephone : (62 21) 2941 0621
E-mail address : tcjkt@townland.com

ASSOCIATED COMPANIES :

TOWNLAND CONSULTANTS (INTERNATIONAL) LIMITED (International)
TOWNLAND CONSULTANTS (SHENZHEN) LIMITED (China)
TOWNLAND CONSULTANTS PVT. LIMITED (India)
PT TOWNLAND INTERNATIONAL (Indonesia)
HOWARD & SEDDON PARTNERSHIP (United Kingdom)



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Vehicle Type	Peak Hour Traffic Movements (each direction)
Concrete mixer	19 vehicles/ hour
Aggregate delivery truck	8 vehicles/ hour
Cement tanker truck	2 vehicles /hour
Admixture truck	1 vehicle /hour
Total	30 vehicles/hour (equivalent to 60 pcu/hr)

The above maximum hourly traffic pattern reflects the worst case scenario where all of the above vehicles would enter the proposed plant within the same hour. Additionally, an ice truck and dump truck will make irregular trips to the plant, hence these are not included in the peak hour calculations. There is also 1 small private car parking space provided on site which will result in one trip in and out per day outside peak hours.

There has been no change to the above figures since the 2003 approval and there will be no change as a result of the current application for renewal of Planning Permission for a further term of 3 years.

TD's Comment (b):

The applicant should clarify whether there is traffic complaint/allegation due to the proposed development in the previous planning approval period and provide the details if so.

Applicant's Response:

There is **no** traffic complaint/allegation due to the proposed development in the previous planning approval period.

TD's Comment (c):

Layout plan with dimensions showing the run-in/out arrangement and its correlation with the public road should be provided.

Applicant's Response:

An updated Layout Plan is attached showing the dimension of the run-in/out and access to the Site from San Fui Street for consideration (**Attachment 1** refers).

TD's Comment (d):

Sufficient space should be provided within the application site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.

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Applicant's Response:

In accordance with the planning condition (b) of the Approved Planning Application No. A/TL-TYST/1069, no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period. As demonstrated in the Supplementary Planning Statement ("SPS") (*Para. 5.4.3* refers), the Applicant has complied with the planning condition (b) under previous approval. In addition, there is sufficient space provided within the Application Site for manoeuvring of vehicles as illustrated in the SPS (*Photos 5.2(a), (b) & (c)* refer).

Furthermore, the Applicant wishes to supplement the latest Fire Services Installation ("FSI") Certificate dated July 2023 and FSI Layout Plans for consideration. Please see **Attachment 2** and **Attachment 3**.

Should there be any queries, please do not hesitate to contact the undersigned or Mr. Kelvin Chung.

Yours faithfully
FOR AND ON BEHALF OF
TOWNLAND CONSULTANTS LIMITED



Delius Wong
Associate / Project & Quality Manager

DEL/KELVINHC

Enc Updated Layout Plan & FSI Certificate & Layout