

Our Ref SHTSSFS/4(v)/DEL/12
Date 15 January 2024

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") on the submitted Further Information (2).

Please find our responses below to TD's comments received on 19 December 2023:

- Though the applicant stated that there was no change since 1998, but the traffic situation at the concerned area may change. The applicant shall review the updated traffic situation.
- The applicant shall provide traffic assessment at San Hi Tsuen St/CPR – Ping Shan section junction with the additional 60 pcu/hr.
- The video shall cover San Hi Tsuen St/CPR – Ping Shan section junction.
- The angle of the video taken is too narrow and show insufficient information for review.
- The video duration is too short. The video should be at least 2 hours long at peak hours.

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Applicant's Response:

To address TD's concerns with respect to the traffic conditions at the concerned area, a total of twelve (12) video clips have been further prepared at three (3) different locations during peak hours (i.e. 7am – 9am and 5pm – 7pm) on 4 & 5 January 2024 to demonstrate the traffic flow. These locations include:

- Run in/out of the Site at San Fui Street (Junction 1);
- Junction of San Fui Street and San Hi Tsuen Street (Junction 2); and
- Junction of San Hi Tsuen Street and Castle Peak Road – Ping Shan (Junction 3).

Please find **Attachment 1** with hyperlinks for the video clips for your review. A summary table of vehicles entering and leaving the Site and the highest Traffic Movements of the Site during the peak hours of the two sample days in January 2024 could be referred in **Attachment 2**.

As demonstrated, the vehicles entering and leaving the Site including Concrete Mixer Truck, Aggregate Delivery Trucks, Cement Tanker Trucks and Admixture Truck do not cause any adverse impact on the traffic flow at the specific location mentioned above. Furthermore, as stated in our Supplementary Information Paper submitted on 18 December 2023, the number of trips generated by a concrete batching plant is dependent of the demand for concrete and would be controlled by its production rate. Hence, there is potential of a maximum 30 vehicles (equivalent to 60pcu/hour) of Peak Hour Traffic Movements as indicated in the Approved Traffic Impact Assessment (“TIA”) under Planning Application (TPB Ref: A/YL-TYST/181). Given there is no change to the production volume estimated since the Approved TIA, it is not expected to generate further traffic impact as demonstrated above.

The Applicant wishes to supplement the following points:

- A majority of the Plants' jobs (approx. 90%) are Government projects including public housings developments in the Northern Metropolis (“NM”). A steady and on-demand supply of locally produced concrete is crucial for construction of these targeted housing developments and infrastructures to meet the Government's current Policy for Initiatives to increase housing supply. In line with this Policy, the Applicant wishes to continue supply of concrete and support the public developments in Hong Kong to avoid delay and adverse impact to Government implementation programmes.
- The Applicant has made considerable and strenuous efforts in close liaison with relevant Government Departments to address their concerns and to ensure that impacts, if any, are minimised or maintained at an acceptable level.
- With the expiry of the Temporary Renewal of the Planning Application is fast approaching (i.e. 17.2.2024), the Applicant urge the Board to give favourable consideration to allow continuous operation of the Temporary Concrete Batching Plant to avoid disruption of concrete supply to ongoing construction developments.

In addition, please find the Fire Services Installation (“FSI”) Certificates dated 25 April 2023 and 30 April 2023 for your consideration. Please see **Attachment 3**.

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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 Hyperlinks for Video Clips
 Summary Table of Vehicles Run In/out of the Site
 FSI Certificates

Attachment 1

4/1/2024

Junction 1 (Morning)

Junction 2 (Morning)

Junction 3 (Morning)

Junction 1 (Afternoon)

Junction 2 (Afternoon)

Junction 3 (Afternoon)

5/1/2024

Junction 1 (Morning)

Junction 2 (Morning)

Junction 3 (Morning)

Junction 1 (Afternoon)

Junction 2 (Afternoon)

Junction 3 (Afternoon)

Hong Kong Concrete Run In/out Table

04 January 2024 (7am – 9am)		
Vehicle Type	Peak Hour Traffic Movements (each direction)	
	7am – 8am (vehicles/hour)	8am – 9am (vehicles/hour)
Concrete mixer	1	4
Aggregate delivery truck	0	3
Cement tanker truck	0	0
Admixture truck	0	0
Total	1 (equivalent to 2pcu/hour)	7 (equivalent to 14pcu/hour)
04 January 2024 (5pm – 7pm)		
Vehicle Type	Peak Hour Traffic Movements (each direction)	
	5pm – 6pm (vehicles/hour)	6pm – 7pm (vehicles/hour)
Concrete mixer	5	6
Aggregate delivery truck	2	0
Cement tanker truck	1	0
Admixture truck	0	0
Total	8 (equivalent to 16pcu/hour)	6 (equivalent to 12pcu/hour)
05 January 2024 (7am – 9am)		
Vehicle Type	Peak Hour Traffic Movements (each direction)	
	7am – 8am (vehicles/hour)	8am – 9am (vehicles/hour)
Concrete mixer	7	15
Aggregate delivery truck	0	4
Cement tanker truck	0	2
Admixture truck	0	0
Total	7 (equivalent to 14pcu/hour)	21 (equivalent to 42pcu/hour)
05 January 2024 (5pm – 7pm)		
Vehicle Type	Peak Hour Traffic Movements (each direction)	
	5pm – 6pm (vehicles/hour)	6pm – 7pm (vehicles/hour)
Concrete mixer	5	1
Aggregate delivery truck	1	0
Cement tanker truck	0	0
Admixture truck	0	0
Total	6 (equivalent to 12pcu/hour)	1 (equivalent to 2pcu/hour)