

Our Ref SHTSSFS/4(v)/DEL/14
Date 2 February 2024

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 informal submission dated 26 January 2024 and Fire Service Department on the submitted Further Information (3) ("FI(3)").

Please find our responses below to TD's comments received on 26 January 2024:

- The Applicant has further prepared eight (8) video clips during peak hours on 29 January 2024 to demonstrate the traffic flow. One more junction (Junction 4) was added to help identify traffic queue during peak hours. Please find the hyperlinks for the above video clips (video file sizes reduced as much as possible) and a summary table of vehicles entering and leaving the Site and the highest Traffic Movements of the Site during peak hours on 29 January 2024 in **Attachment 1** and **Attachment 2** respectively.
- As demonstrated, the number of vehicles entering and leaving the Site and the highest Traffic Movements of the Site during the peak hours of the one sample day in January 2024 is 60pcu/hr. 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 in the previously submitted FI(3) and information above.

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HOWARD & SEDDON PARTNERSHIP (United Kingdom)



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- In addition, please note that the hard copy of the same video clips is submitted to TD by hand on 31 January 2024 to address the difficulty in downloading videos due to large file sizes.
- Furthermore, the Applicant wishes to supplement a full set of Fire Services Installation (“FSI”) Certificates dated between 24 April 2023 and 14 December 2023 for your consideration (previously submitted separately). Please see **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 Hyperlinks for Video Clips
Summary Table of Vehicles Run In/out of the Site
Full set of FSI Certificates

cc Client / Team
Mr. Edwin Yeung TP/YL TMYLWDPO

29-1-2024 (Morning)

[20240129 Morning Junction 1](#)

[20240129 Morning Junction 2](#)

[20240129 Morning Junction 3](#)

[20240129 Morning Junction 4](#)

29-1-2024 (Afternoon)

[20240129 Afternoon Junction 1](#)

[20240129 Afternoon Junction 2](#)

[20240129 Afternoon Junction 3](#)

[20240129 Afternoon Junction 4](#)

29 January 2024 (7am – 9am)		
Vehicle Type	Peak Hour Traffic Movements (each direction)	
	7am – 8am (vehicles/hour)	8am – 9am (vehicles/hour)
Concrete mixer	19	19
Aggregate delivery truck	9	9
Cement tanker truck	2	2
Admixture truck	0	0
Total	30 (equivalent to 60pcu/hour)	30 (equivalent to 60pcu/hour)
29 January 2024 (5pm – 7pm)		
Vehicle Type	Peak Hour Traffic Movements (each direction)	
	5pm – 6pm (vehicles/hour)	6pm – 7pm (vehicles/hour)
Concrete mixer	19	19
Aggregate delivery truck	9	9
Cement tanker truck	2	2
Admixture truck	0	0
Total	30 (equivalent to 60pcu/hour)	30 (equivalent to 60pcu/hour)