

Our Ref: PLAS/ ADL/CK/HL/24-11643 (Task 11)

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point
Hong Kong

20 May 2024

By Courier and Email

Dear Sirs,



**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
RENEWAL OF PLANNING APPROVAL FOR TEMPORARY CONCRETE BATCHING PLANT
FOR A PERIOD OF 5 YEARS AT TSING YI TOWN LOT NO. 108 RP (PART),
SAI TSO WAN ROAD, TSING YI, NEW TERRITORIES
ON THE APPROVED TSING YI OUTLINE ZONING PLAN NO. S/TY/32
(APPLICATION NO. A/TY/147 – FURTHER INFORMATION 1)**

We refer to the captioned planning application No. A/TY/147.

Further to our original submission received by the Town Planning Board (“TPB”) on 8 April 2024, we hereby submit Further Information (1) to support this application.

We would like to clarify that the captioned application is submitted to seek TPB’s permission for the renewal of the planning approval to continue the operation of the Temporary Concrete Batching Plant under the previously approved Class B Amendments scheme (No. A/TY/136-1) of planning application No. A/TY/136. There have been no material changes to the existing development parameters of the Application Site.

With that being said, we would like to update the development parameters of the captioned application to align with the existing development. The site area will be adjusted to about 7,198.7m², which is consistent with the Temporary Waiver Plan Dated 19 January 2022 (memorial no. 22041400910020) and approved building plan dated 1 November 2022.

The total Gross Floor Area (“GFA”), plot ratio (“PR”), site coverage (“SC”), building height (“BH”) and no. of non-domestic blocks will remain consistent with the Class B Amendments scheme of the previous planning application No. A/TY/136 (i.e. GFA: about 2,691.63m²; PR: about 0.37; SC: about 28.9%; BH: not more than 40.3mPD or 35m; and No. of Non-domestic Blocks: 36). Replacement pages of the Application Form and revised Supporting Planning Statement with appendices can be found in **Attachment I** and **Attachment II** respectively.

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Your partners in property

Regulated by RICS

20 May 2024
Town Planning Board
Attention: Secretary, Town Planning Board



Moreover, we hereby also enclose the R-to-C tables in **Attachment III and Attachment IV** in response to the comments from the Marine Department and Transport Department respectively. Our responses to departmental comments have also been reflected in **Attachment II**.

Should there be any queries, please feel free to contact the undersigned or our Ms. Charlotte Lau at [REDACTED]

Yours faithfully
For and on behalf of
Knight Frank Petty Limited

P.P. 

Calvin Kan MHKIP RPP
Associate Director
Planning & Land Advisory Services

Encs

Cc Client (By email only)
Tsuen Wan and West Kowloon District Planning Office (By email only)
(Attn.: Mr. LUI Wing Cho / Mr. Cecil Chow)

Attachments

Attachment I	Replacement pages of the Application Form
Attachment II	Revised Supporting Planning Statement with Appendices superseding the original submission
Attachment III	R-to-C table in response to comments from Marine Department
Attachment IV	R-to-C table in response to comments from Transport Department

Your Ref: TPB/A/TY/147

Our Ref: PLAS/ADL/CK/HL/24-11643 (Task11)

The Secretary
Town Planning Board
15/F North Point Government Offices
333 Java Road, North Point
Hong Kong

23 May 2024

By Hand & Email

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UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP 131)
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(APPLICATION NO. A/TY/147 – FURTHER INFORMATION 1)**

We refer to the captioned planning application No. A/TY/147.

Further to our original submission received by the Town Planning Board (“TPB”) on 8 April 2024 and Further Information (1) on 20 May 2024, we hereby submit replacement pages for Further Information (1) to support this application.

Attachment I Replacement Pages of the Revised Traffic Impact Assessment Report

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Knight Frank Petty Limited EAA Lic No C-010431
C P Property Management Limited

Knight Frank Hong Kong Limited EAA Lic No C-013197
Knight Frank Asset Appraisal Limited

Your partners in property

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Knight Frank (Services) Limited EAA Lic No C-012848

23 May 2024
Town Planning Board
Attention: Secretary, Town Planning Board



Should there be any queries, please feel free to contact the undersigned or our Ms Charlotte Lau at [REDACTED]
or Mr Haywood Lau at [REDACTED]

Yours faithfully
For and on behalf of
Knight Frank Petty Limited

A handwritten signature in blue ink, appearing to be "CK", written over a white background.

Calvin Kan MHKIP RPP
Associate Director
Planning & Land Advisory Services

Encs

cc Kowloon District Planning Office (Email only)
(Attention: Mr. LUI Wing Cho / Mr. CHOW Chun Chi, Cecil)
Client (Email only)