

Appendix IV
Approval Letters of Planning Application
No. A/TY/136 and A/TY/136-1

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 4317

來函檔號 Your Reference:

覆函請註明本會檔號

In reply please quote this ref.: TPB/A/TY/136

By Registered Post & Fax (2840 0600)

16 August 2019

Knight Frank Petty Ltd.
4/F Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong
(Attn: Calvin Kan)

Dear Sir/Madam,

**Temporary Concrete Batching Plant for a Period of 5 Years in
“Industrial” Zone, Tsing Yi Town Lot 108 RP (Part), Tsing Yi, New Territories**

I refer to my letter to you dated 23.7.2019.

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 until 2.8.2024 and is subject to the following conditions :

- (a) the submission of a traffic management plan including details on the fleet management and monitoring / auditing mechanism, restrictions of vehicles at critical junctions and a transportation plan before commencement of the operation of the proposed development to the satisfaction of the Commissioner for Transport (C for T) or of the TPB;
- (b) in relation to (a) above, the implementation of the approved traffic management / transportation plans during the operation period of the proposed development to the satisfaction of the C for T or of the TPB;
- (c) no queuing on public roads in the vicinity of the application site resulting from the operation of the proposed development shall be allowed at any time during the planning approval period of the proposed development;
- (d) the design and implementation of the road junction improvement works, as proposed by you, before commencement of the operation of the proposed development to the satisfaction of the C for T or of the TPB;
- (e) the design of the proposed vehicle marshalling area, as proposed by you, before commencement of the operation of the proposed development to the satisfaction of the C for T or of the TPB;

- (f) in relation to (e) above, the provision of the proposed vehicle marshalling area, as proposed by you, during the operation period of the proposed development to the satisfaction of the C for T or of the TPB;
- (g) the submission and implementation of water supplies for fire fighting and fire service installations proposals before commencement of the operation of the proposed development to the satisfaction of the Director of Fire Services or of the TPB;
- (h) the submission of a barging operation plan setting out details of the type and size of the vessel / barge involved, relevant operation, mooring arrangement, etc. before commencement of the operation of the proposed development to the satisfaction of the Director of Marine or of the TPB;
- (i) in relation to (h) above, the implementation of the approved barging operation plan and the maintenance of the proposed measures at all times during the operation period of the proposed development to the satisfaction of the Director of Marine or of the TPB;
- (j) the completion of a full Site Inspection conducted in accordance with requirements in the 'Practice Guide for Investigation and Remediation of Contamination Land', including the submission of Contamination Assessment Plan, Contamination Assessment Report and, if deemed necessary, Remediation Action Plan and Remediation Report before commencement of the construction of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) if any of the above planning conditions (a), (d), (e), (g) or (h) is not complied with before commencement of the operation of the proposed development, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;
- (l) if any of the above planning conditions (b), (c), (f) or (i) is not complied with during the planning approval / operation period of the proposed development, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (m) if the above planning condition (j) is not complied with before commencement of the construction of the proposed development, 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 V of the TPB Paper.

This temporary permission will lapse on 3.8.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-I). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

For amendments to the approved scheme 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 2.8.2019 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 6.9.2019). 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.

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,



(Felix MA)

for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/TY/136)

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	交通工程(新界西)部 葵青組 Traffic Engineering (NTW) Division Kwai Tsing Section	馮家傑先生 Mr. FUNG Ka Kit	2399 2426	2381 3799
環境保護署 Environmental Protection Department	環境評估科 區域評估組 南大嶼山、南丫島、長 洲及青衣評估課(5) Environmental Assessment Division Regional Assessment Group Lantau South, Lamma, Cheung Chau & Tsing Yi Section (5)	麥絲華女士 Ms. MAK Sze Wah, Celine	2835 1293	2591 0558
海事處 Marine Department	策劃及海事服務科 策劃、發展協調及港口 保安部 策劃及發展協調組(2) Planning & Services Division Planning, Development and Port Security Branch Planning and Development Section (2)	黃騰達先生 Mr. WONG Tang Tat, Dennis	2852 4435	2581 1765

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/F., Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan, N.T.

本函檔號 Your Reference
本署檔號 Our Reference TPB A/TY/136-1
電話號碼 Tel. No. : 2417 6256
傳真機號碼 Fax No. : 2412 5435

By Post and Fax (2840 0600)

26 February 2020

Knight Frank Petty Limited
4/F, Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong
(Attn: Mr. Calvin KAN)

Dear Sir,

**Proposed Amendments to Application No. A/TY/136
for Temporary Concrete Batching Plant for a Period of 5 Years in
“Industrial” Zone, Tsing Yi Town Lot 108 RP (Part), Tsing Yi, New Territories
(S.16A Application No. A/TY/136-1)**

I refer to your application seeking planning permission for Class B amendments to an approved development proposal for temporary concrete batching plant for a period of 5 years under Application No. A/TY/136 which was received by the Town Planning Board (TPB) on 15.11.2019 and your further information submitted on 17.12.2019, 20.12.2019, 15.1.2020, 12.2.2020 and 21.2.2020.

After giving consideration to your application, the Director of Planning, under the delegated authority of the TPB, approved your application for amendments to permission under section 16A of the Town Planning Ordinance on the terms of the application as submitted to the TPB. The amended permission shall be valid on a temporary basis for a period of five years until 2.8.2024 and is subject to the following conditions:

- (a) the submission of a traffic management plan including details on the fleet management and monitoring / auditing mechanism, restrictions of vehicles at critical junctions and a transportation plan before commencement of the operation of the proposed development to the satisfaction of the Commissioner for Transport (C for T) or of the TPB;
- (b) in relation to (a) above, the implementation of the approved traffic management / transportation plans during the operation period of the proposed development to the satisfaction of the C for T or of the TPB;

- (c) no queuing on public roads in the vicinity of the application site resulting from the operation of the proposed development shall be allowed at any time during the planning approval period of the proposed development;
- (d) the design and implementation of the road junction improvement works, as proposed by you, before commencement of the operation of the proposed development to the satisfaction of the C for T or of the TPB;
- (e) the design of the proposed vehicle marshalling area, as proposed by you, before commencement of the operation of the proposed development to the satisfaction of the C for T or of the TPB;
- (f) in relation to (e) above, the provision of the proposed vehicle marshalling area, as proposed by you, during the operation period of the proposed development to the satisfaction of the C for T or of the TPB;
- (g) the submission and implementation of water supplies for fire fighting and fire service installations proposals before commencement of the operation of the proposed development to the satisfaction of the Director of Fire Services or of the TPB;
- (h) the submission of a barging operation plan setting out details of the type and size of the vessel / barge involved, relevant operation, mooring arrangement, etc. before commencement of the operation of the proposed development to the satisfaction of the Director of Marine or of the TPB;
- (i) in relation to (h) above, the implementation of the approved barging operation plan and the maintenance of the proposed measures at all times during the operation period of the proposed development to the satisfaction of the Director of Marine or of the TPB;
- (j) the completion of a full Site Inspection conducted in accordance with requirements in the 'Practice Guide for Investigation and Remediation of Contamination Land', including the submission of Contamination Assessment Plan, Contamination Assessment Report and, if deemed necessary, Remediation Action Plan and Remediation Report before commencement of the construction of the proposed development to the satisfaction of the Director of Environmental Protection or of the TPB;
- (k) if any of the above planning conditions (a), (d), (e), (g) or (h) is not complied with before commencement of the operation of the proposed development, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice;
- (l) if any of the above planning conditions (b), (c), (f) or (i) is not complied with during the planning approval / operation period of the proposed development, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

- (m) if the above planning condition (j) is not complied with before commencement of the construction of the proposed development, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

The Director of Planning also agreed to advise you to note the advisory clauses as set out in **Annex 1**.

This temporary permission will lapse on 3.8.2024. You may submit an application to the TPB for renewal of the temporary permission no less than two months before its expiry by completing an application form (Form No. S16-I). For details, please refer to TPB Guidelines No. 34C. However, the TPB is under no obligation to renew the temporary permission.

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 the Secretariat of the TPB (15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong – Tel. No. 2231 4810 or 2231 4835 and Fax No. 2877 0245 or 2522 8426) within 21 days from the date of this letter (on or before 18.3.2020). The Secretariat of the TPB 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.

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.

I should be grateful if you could advise me in due course whether this amended permission or the previous planning permission granted by the TPB in respect of the development would be implemented.

Yours faithfully,



(Derek CHEUNG)

for and on behalf of Director of Planning

Advisory Clauses

- (a) to note the comments of the District Lands Officer/Tsuen Wan & Kwai Tsing of the Lands Department (LandsD) that
- (i) the proposed use as a concrete batching plant under the subject application is not permissible under the existing lease. The applicant should apply to LandsD for a temporary waiver for the proposal. The application will be considered by LandsD acting in the capacity as landlord at its sole discretion. There is no guarantee that any such application will be approved by the Government. Any approval if given will be subject to such terms and conditions as the Government shall deem fit to do so including, among others, charging of waiver fee and administrative fee;
 - (ii) the proposal of using part of the marshalling area as queuing / waiting spaces for concrete mixers and delivery / disposal trucks and for the picking-up and dropping-off of staff from coach is in contravention with the tenancy agreement of the concerned Short Term Tenancy (STT) 3194K&T. The applicant should apply to LandsD for a modification to the tenancy agreement of STT 3194K&T for the proposal. The application will be considered by LandsD acting in the capacity as landlord at its sole discretion including but not limited to the review as to the suitability of its continued letting. There is no guarantee that the modification application will be approved by the Government. Any approval if given will be subject to such terms and conditions as the Government shall deem fit to do so, including, among others, charging of administrative fee and revision to rental;
 - (iii) the applicant shall be responsible to make their own arrangement for necessary access; and
 - (iv) the Government reserves all its rights to take appropriate lease enforcement action if there is any breach of lease conditions;
- (b) to note the comments of the Director of Marine that the Barging Operation Plan should include the following operation arrangement:
- (i) no ocean-going vessel shall be allowed or permitted to use the sea access or berth at the designated seafrontage of the Site;
 - (ii) only one vessel / barging activities shall be allowed to use the sea access and berth at the designated seafrontage of the Site per day;
 - (iii) only one tier of vessel or barge shall be allowed to berth at the designated seafrontage of the Site and no off-shore anchoring shall be permitted in the vicinity;
 - (iv) any vessel / barging activity operating near or at the seafrontage of the Site shall not cause any obstruction to the through traffic of the Site nor affect the operation of other sites in the vicinity;
 - (v) the route of vessel / barging and the Marine Traffic Impact Assessment Report; and

- (vi) any vessel or barge employed / engaged / involved for loading / unloading at the Site shall comply with local legislation. Sufficient manning shall be maintained on board the vessel / barge at all times;
- (c) to note the comments of the Director of Environmental Protection that the concrete batching plant needs to be operated with a Specified Process Licence complying with requirements as stipulated in the Best Practice Means for Cement Works (Concrete Batching Plants) BPM 3/2;
- (d) to note the comments of the Chief Engineer/Construction of the Water Supplies Department (WSD) that the proposed development is outside the existing salt water supply zone of Tsing Yi Island. For provision of fresh water supply to the development, the applicant may need to extend his/her inside services to the nearest government water mains for connection and seek approval from the Water Authority as necessary. The applicant shall resolve any land matter (such as private lots) associated with the provision of water supply and shall be responsible for the installation, operation and maintenance of inside services within the private lots to WSD's standards;
- (e) to note the comments of the Director of Electrical and Mechanical Services that
 - (i) in the interest of public safety and ensuring the continuity of electricity supply, the parties concerned with the planning, design, organisation and supervision of any activity near the underground cable or overhead line under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the Site. The Electricity Supply Lines (Protection) Regulation and the 'Code of Practice on Working near Electricity Supply Lines' established under the Regulation should be observed when works are carried out in the vicinity of the electricity supply line; and
 - (ii) if there is any change in the proposed development that will result in an increase in living or working population within the consultation zone of the existing Potentially Hazardous Installation, namely Shell Oil / LPG terminal, a quantitative risk assessment will be required for submission to the "Coordinating Committee on Land-use Planning and Control relating to Potentially Hazardous Installations" for consideration;
- (f) to note the comments of the Director of Fire Services that the arrangement of emergency vehicular access shall comply with Section 6, Part D of the 'Code of Practice for Fire Safety in Building 2011', which is administered by the Buildings Department;
- (g) to note the comments of the Chief Building Surveyor/New Territories West of the Buildings Department that:
 - (i) erection of concrete batching plant is subject to valid Temporary Building Permit and/or Temporary Occupation Permit issued by the Building Authority. Concrete batching plants are 'buildings' under the Buildings Ordinance. Detailed comment will be given upon receipt of submission of general building plans; and
 - (ii) the Site shall be provided with means of obtaining access thereto from a street under the Building (Planning) Regulation 5 and emergency vehicular access shall be provided for

all the buildings to be erected on the Site in accordance with the requirements under the Building (Planning) Regulation 41D.

Appendix V
Approval Letters regarding Compliance
of Approval Conditions

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/F, Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan, N.T.

本函檔號 Your Reference LAS/ADL/CK/JC/12-11643
本署檔號 Our Reference TPB A/TY/136
電話號碼 Tel. No. : 2417 6256
傳真機號碼 Fax No. : 2412 5435

Post and By Fax [2840 0600]

21 November 2022

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

(Attn: Mr. Calvin KAN)

Dear Sir/Madam,

**Proposed Temporary Concrete Batching Plant for a Period of 5 Years
at Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi, New Territories
(Planning Application No. A/TY/136 under s.16 of Town Planning Ordinance)**

Submission for Compliance with Approval Condition (a)

I refer to your letter dated 4.11.2022 enclosing a revised traffic management plan with a response to comments (R-to-C) table for compliance with approval condition (a) of planning application No. A/TY/136 in relation to *“the submission of a traffic management plan including details on the fleet management and monitoring/auditing mechanism, restrictions of vehicles at critical junctions and a transportation plan before commencement of the operation of the proposed development to the satisfaction of the Commissioner for Transport or of the Town Planning Board.”*

The Commissioner for Transport considers that the submission complied with approval condition (a). In this regard, the approval condition (a) is now discharged.

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 & West Kowloon District 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/cc

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/F, Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan, N.T.

本函檔號 Your Reference LAS/ADL/CK/JC/12-11643
本署檔號 Our Reference TPB A/TY/136
電話號碼 Tel. No. : 2417 6256
傳真機號碼 Fax No. : 2412 5435

Post and By Fax [2840 0600]

25 November 2022

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

(Attn: Mr. Calvin KAN)

Dear Sir/Madam,

**Proposed Temporary Concrete Batching Plant for a Period of 5 Years
at Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi, New Territories
(Planning Application No. A/TY/136 under s.16 of Town Planning Ordinance)**

Submission for Compliance with Approval Condition (d)

I refer to your letter dated 24.11.2022 enclosing submission for compliance with approval condition (d) of planning application No. A/TY/136 in relation to *“the design and implementation of the road junction improvement works, as proposed by the applicant, before commencement of the operation of the proposed development to the satisfaction of the Commissioner for Transport (C for T) or of the Town Planning Board.”*

The Commissioner for Transport considers that the submission for the design and implementation of the road junction improvement works has complied with approval condition (d). In this regard, the approval condition (d) is now discharged.

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 & West Kowloon District 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/cc

規 劃 署

荃灣及西九龍規劃處
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/F, Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan

本函檔號 Your Reference LAS/ADL/CK/TT/12-11643
本署檔號 Our Reference TPB/A/TY/136
電話號碼 Tel. No.: 2417 6256
傳真機號碼 Fax No.: 2412 5435

By Fax (2840 0600) and Post

Knight Frank Petty Limited
4/F Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong
(Attn.: Mr. Calvin KAN)

25 February 2021

Dear Sir,

**Temporary Concrete Batching Plant for a Period of 5 Years in “Industrial” Zone,
Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi
(Application No. A/TY/136)
Submission for Compliance with Approval Conditions (e) and (f)**

I refer to your letter dated 27 January 2021 enclosing the submission for compliance with approval condition (e) in relation to *‘the design of the proposed vehicle marshalling area, as proposed by you, before commencement of the operation of the proposed development to the satisfaction of the Commissioner for Transport (C for T) or the Town Planning Board (TPB)’*, as well as approval condition (f) in relation to *‘the provision of the proposed vehicle marshalling area, as proposed by you, during the operation period of the proposed development to the satisfaction of the C for T or the Town Planning Board’*.

After reviewing your submission, the C for T considers that the approval conditions (e) and (f) of the subject application have been complied with.

Yours faithfully,

(Katy FUNG)

for and on behalf of
the Director of Planning

C.C.

C.C.

Commissioner for Transport	(Attn.: Mr. Jacky NG)	Fax: 2381 3799
District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department	(Attn.: Mr. Eddie LEUNG)	Fax: 2415 0703

File

Site Record

KF/SC/AL/al

[D:\TP KT(1)\青衣 Tsing Yi\01_Planning Applications\A-TY-136 (Concrete Batching Plant)\Approval Conditions\Cond (e) and (f) Vehicle
Marshalling Area\20210225_TY-136 Cond (e) and (f)_Marshalling Area_V.docx]

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荃灣及西九龍規劃處
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/F, Tsuen Wan Government Offices,
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本函檔號 Your Reference LAS/ADL/CK/TT/12-11643
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電話號碼 Tel. No. : 2417 6256
傳真機號碼 Fax No. : 2412 5435

By Post

Knight Frank Petty Limited
4/F Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong
(Attn.: Mr. Calvin KAN)

9 November 2022

Dear Sir,

**Temporary Concrete Batching Plant for a Period of 5 Years in “Industrial” Zone,
Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi
(Application No. A/TY/136)**

Submission for Compliance with Approval Condition (g)

I refer to your letter dated 28.9.2022 regarding compliance with approval condition (g) of the subject planning application, i.e. “*the submission and implementation of water supplies for fire fighting and fire service installations proposals before commencement of the operation of the proposed development to the satisfaction of the Director of Fire Services or of the Town Planning Board*”.

The Director of Fire Services considers that the approval condition (g) has been fulfilled satisfactorily. In this regard, the approval condition (g) is now discharged.

Should you any questions on the above, please contact Mr. LAU Yin-pok (Tel: 3971 4673) or Mr. CHUNG Chi-kong (Tel: 3971 4622) of the Fire Services Department or Mr. Cecil CHOW (Tel: 2417 6657) of our Tsuen Wan & West Kowloon District Planning Office.

Yours faithfully,

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

c.c.

Director of Fire Services

(Attn.: Mr. LEE Kin-chung)

Fax: 2722 6234

Internal
CTP/TPB(2)

File
Site Record

DT/SC/CC/cc

規 劃 署

荃灣及西九龍規劃處
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/F, Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan

本函檔號 Your Reference LAS/ADL/CK/TT/12-11643
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電話號碼 Tel. No.: 2417 6256
傳真機號碼 Fax No.: 2412 5435

By Fax (2840 0600) and Post

Knight Frank Petty Limited
4/F Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong
(Attn.: Mr. Calvin KAN)

14 October 2020

Dear Sir,

**Temporary Concrete Batching Plant for a Period of 5 Years in “Industrial” Zone,
Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi
(Application No. A/TY/136)
Submission for Compliance with Approval Condition (h)**

I refer to your letter dated 21 September 2020 enclosing the submission for compliance with approval condition (h) in relation to *‘the submission of a barging operation plan setting out details of the type and size of the vessel / barge involved, relevant operation, mooring arrangement, etc. before commencement of the operation of the proposed development to the satisfaction of the Director of Marine or of the Town Planning Board’*, and your subsequent email on 8 October 2020 enclosing a replacement page of the submission.

After reviewing your submissions, the Director of Marine considers that the submissions are acceptable and hence approval condition (h) of the subject application has been complied with. Please provide two copies of the approved barging operation plan for record purpose.

You are also reminded to proceed to implement the approved barging operation plan for compliance with approval condition (i) regarding *‘the implementation of the approved barging operation plan and the maintenance of the proposed measures at all times during the operation period of the proposed development to the satisfaction of the Director of Marine or of the Town Planning Board’*.

Yours faithfully,

(Katy FUNG)
for and on behalf of
the Director of Planning

c.c.

Director of Marine

(Attn.: Mr. Calvin Wong)

Fax: 2581 1765

File

Site Record

KF/SC/AL/al

規 劃 署

荃灣及西九龍規劃處
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/F, Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan

本函檔號 Your Reference LAS/ADL/CK/TT/12-11643
本署檔號 Our Reference TPB/A/TY/136
電話號碼 Tel. No.: 2417 6256
傳真機號碼 Fax No.: 2412 5435

By Fax (2840 0600) and Post

Knight Frank Petty Limited
4/F Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong
(Attn.: Mr. Calvin KAN)

21 May 2020

Dear Sir,

**Temporary Concrete Batching Plant for a Period of 5 Years in “Industrial” Zone,
Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi
(Application No. A/TY/136)
Submission for Compliance with Approval Condition (j)**

I refer to your letter dated 24 April 2020 enclosing the revised submission for compliance with approval condition (j) in relation to *‘the completion of a full Site Inspection conducted in accordance with requirements in the ‘Practice Guide for Investigation and Remediation of Contamination Land’, including the submission of Contamination Assessment Plan, Contamination Assessment Report and, if deemed necessary, Remediation Action Plan and Remediation Report before commencement of the construction of the proposed development to the satisfaction of the Director of Environmental Protection or the Town Planning Board’*.

After reviewing your submission, the Director of Environmental Protection considers that the revised submission is acceptable and hence approval condition (j) of the subject application has been complied with.

Yours faithfully,

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

c.c.

Director of Environmental Protection (Attn. Ms. Celine MAK) Fax: 2591 0558

File

Site Record

DC/SC/AL/al

[D:\TP KT(1)\青衣 Tsing Yi\01_Planning Applications\A-TY-136 (Concrete Batching Plant)\Approval Conditions\Cond (j) Land Contamination\20200424 revised submission\20200521_TY-136 Cond (j)_Land Con_V.docx]

b.c.c.

Secretary, TPB

Appendix VI
Approved Fire Service Installation
Proposal and Certificate of FS 251

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

A 9160661

FSD Ref.:
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client : 顧客姓名 **Anderson Concrete Limited**

Name of Building : 樓宇名稱 **Sai Tso Wan 2 (STE 2) Plant**

Street No./Town Lot : 門牌號數/市地段 **TYTL 108 R.P.** Street/Road/Estate Name : 街道/屋苑名稱 **Sai Tso Wan Road**

Block : 座 [] District : 分區 **Tsing Yi Island** Area : 地區 HK 香港 K 九龍 NT 新界

Type of Building 樓宇類型 : Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防 (裝置及設備) 規例第八條(b)款: 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
11	EMERGENCY LIGHTING	1/F	TO REPLACE 8 NOS. OF EMERGENCY LIGHT	Conforms with FSD requirement	10/3/2024
	EMERGENCY LIGHTING	2/F	TO REPLACE 7 NOS. OF EMERGENCY LIGHT	Conforms with FSD requirement	10/3/2024
	EMERGENCY LIGHTING	3/F	TO REPLACE 6 NOS. OF EMERGENCY LIGHT	Conforms with FSD requirement	10/3/2024
	EMERGENCY LIGHTING	4/F	TO REPLACE 13 NOS. OF EMERGENCY LIGHT	Conforms with FSD requirement	10/3/2024
	EMERGENCY LIGHTING	5/F	TO REPLACE 3 NOS. OF EMERGENCY LIGHT	Conforms with FSD requirement	10/3/2024
12	EXIT SIGN	6/F	TO REPLACE 1 NO. OF EXIT SIGN	Conforms with FSD requirement	10/3/2024
16	FIRE HYDRANT / HOSE REEL SYSTEM	G/F	TO REPLACE 2 NOS. HOSE REEL NOZZLE	Conforms with FSD requirement	10/3/2024

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

Authorized Signature : 授權人簽署

Name : 姓名

FSD/RC No. : 消防處註冊號碼

Company Name : 公司名稱

Telephone : 聯絡電話

Date : 日期



LAU KIN WAI

RC 1 / 469 RC 2 / 640

HANG FUNG ENGINEERING SERVICES LIMITED

3904 3195

10-3-2024

For FSD use only:

Inspected

Key-in

Verified

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

消防 (裝置及設備) 規例

(Regulation 9(1))

(第九條 (1) 款)

A 9160659

FSD Ref.:
消防處檔號

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client: **Anderson Concrete Limited**
顧客姓名

Name of Building: **Sai Tso Wan 2 (STE 2) Plant**
樓宇名稱

Street No./Town Lot: **TYTL 108 R.P.** Street/Road/Estate Name: **Sai Tso Wan Road**
門牌號數/市地段 街道/屋苑名稱

Block: District: **Tsing Yi Island** Area: HK K NT
座 分區 地區 香港 九龍 新界

Type of Building 樓宇類型: Industrial 工業 Commercial 商業 Domestic 住宅 Composite 綜合 Licensed premises 持牌處所 Institutional 社團

Part 1 Annual Inspection ONLY
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
11	EMERGENCY LIGHTING	G/F-6/F	(Defect see part 3)	01-03-2024	28-02-2025
12	EXIT SIGN	G/F-6/F	(Defect see part 3)	01-03-2024	28-02-2025
13	FIRE ALARM SYSTEM	G/F-6/F	Conforms with FSD requirement	01-03-2024	28-02-2025
15	FIRE DETECTION SYSTEM	G/F-1/F	Conforms with FSD requirement	01-03-2024	28-02-2025
16	FIRE HYDRANT / HOSE REEL SYSTEM	G/F-6/F	(Defect see part 3)	01-03-2024	28-02-2025
34	STREET FIRE HYDRANT	G/F	Conforms with FSD requirement	01-03-2024	28-02-2025

Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)

Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
11	EMERGENCY LIGHTING	1/F	8 NOS. OF EMERGENCY LIGHT - DEFECTIVE	NEED REPLACE
	EMERGENCY LIGHTING	2/F	7 NOS. OF EMERGENCY LIGHT - DEFECTIVE	NEED REPLACE
	EMERGENCY LIGHTING	3/F	6 NOS. OF EMERGENCY LIGHT - DEFECTIVE	NEED REPLACE
	EMERGENCY LIGHTING	4/F	13 NOS. OF EMERGENCY LIGHT - DEFECTIVE	NEED REPLACE
	EMERGENCY LIGHTING	5/F	3 NOS. OF EMERGENCY LIGHT - DEFECTIVE	NEED REPLACE
12	EXIT SIGN	6/F	1 NO. OF EXIT SIGN - DEFECTIVE	NEED REPLACE
16	FIRE HYDRANT / HOSE REEL SYSTEM	G/F	2 NOS. HOSE REEL NOZZLE - DEFECTIVE	NEED REPLACE

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

如證書涉及年檢事項, 應張貼於大廈或處所當眼處以供消防處人員查核

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized Signature: 授權人簽署

Name: 姓名

FSD/RC No.: 消防處註冊號碼

Company Name: 公司名稱

Telephone: 聯絡電話

Date: 日期



LAU KIN WAI

RC 1 / 469 RC 2 / 640

HANG FUNG ENGINEERING SERVICES LIMITED

3904 3195

01-03-2024

For FSD use only:

Inspected

Key-in

Verified