

Appendix V

**Approval Letter of Planning
Application No. A/TY/139**

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 4810

來函編號 Your Reference:

覆函請註明本會編號

In reply please quote this ref.: TPB/A/TY/139

By Post & Fax (2840 0600)

20 September 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), Sai Tso Wan Road, Tsing Yi, New Territories**

I refer to my letter to you dated 5.9.2019.

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 6.9.2024 and is subject to the following conditions :

- (a) no queuing on public roads in the vicinity of the application site resulting from the operation of the concrete batching plant shall be allowed at any time during the planning approval period;
- (b) the submission of a traffic management plan including contingency plan and associated mitigation measures and traffic facilities within six months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the TPB, by 6.3.2020;
- (c) in relation to (b) above, the implementation of the approved traffic management plan during the operation period of the concrete batching plant to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the existing fire services installations implemented at the application site under application No. A/TY/126 shall be maintained in efficient working order at all times during the planning approval period to the satisfaction of the Director of Fire Services or of the TPB;
- (e) the implementation of the approved Barging Operation Plan under application No. A/TY/126 and the maintenance of the proposed measures at all times during the planning approval period to the satisfaction of the Director of Marine or of the TPB;
- (f) if any of the above planning conditions (a), (c), (d) or (e) is not complied with during the planning approval / operation period, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and

- 2 -

- (g) if the above planning condition (b) is not complied with by the specified date, 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 VI of the TPB Paper.

This temporary permission will lapse on 7.9.2024. 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. S16-1). 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.

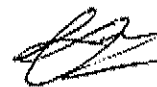
A copy of the TPB Paper in respect of the application (except the supplementary planning statement/technical report(s), if any) and the relevant extract of minutes of the TPB meeting held on 6.9.2019 are enclosed herewith for your reference. I regret that due to staff shortage, we are not able to provide you with a translation of the

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 11.10.2019). 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,



(Raymond KAN)
for Secretary, Town Planning Board

List of Government Department Contacts

(Application No. A/TY/I39)

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	消防總部總區 策劃組 Fire Services Headquarters Command Planning Group (PG)	陳銘冲先生 Mr. CHAN Ming Chung	2733 7737	2739 8775
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, Peter	2399 2426	2381 3799
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(3) Marine Department Planning & Services Division Planning, Development and Port Security Branch Planning and Development Section (3)	劉永堅先生 Mr. LAU Wing Kin	2852 4381	2581 1765

Appendix VI

Approval Letters regarding Compliance of Approval Condition and Advisory Clause

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/139
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)

29 January 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, New Territories
(Application No. A/TY/139)
Submission for Compliance with Approval Condition (b)**

I refer to your letter dated 3.1.2020 enclosing a table of responses to comments from the Commissioner for Transport (C for T) on the traffic management plan submitted on 21.11.2019 for compliance with approval condition (b) in relation to *‘the submission of a traffic management plan including contingency plan and associated mitigation measures and traffic facilities within six months from the date of the planning approval to the satisfaction of the Commissioner for Transport or of the Town Planning Board’*.

After reviewing your submission, the C for T considers that the submission is acceptable and hence the approval condition (b) has been complied with. You are reminded to proceed to implement the approved proposal for compliance with approval condition (c) in relation to *‘the implementation of the approved traffic management plan during the operation period of the concrete batching plant to the satisfaction of the Commissioner for Transport or of the Town Planning Board’*. In particular, it is noted that you have proposed to use part of the Government land currently held under Short Term Tenancy (STT) No. 3914 for marshalling of vehicles in case of emergency. In this regard, the District Lands Officer/Tsuen Wan & Kwai Tsing of the Lands Department advises that the proposed modification of the subject STT is still being processed and you are advised to note her comments as set out in Paragraph (a) of the advisory clause at **Appendix VI** of MPC Paper No. A/TY/139A.

Yours faithfully,

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

C.C.

C for T
DLO/TW&KT, LandsD

(Attn.: Mr. Jacky NG)
(Attn.: Mr. Greg YE)

Fax: 2381 3799
Fax: 2415 0703

File

Site Record

DC/SC/AL/al

[D:\TP KT(1)\青衣 Tsing Yi\01_Planning Applications\A-TY-139 (Concrete Batching Plant)\Conditions\Cond (b)\20200121_TY-139 Cond
(b)_Traffic Management Plan_V.docx]

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 (Task 6)
本署檔號 Our Reference TPB/A/TY/139
電話號碼 Tel. No.: 2417 6251
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)

17 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, New Territories
(Application No. A/TY/139)
Submission of Revised Environmental Assessment Report**

I refer to your submission dated 22 January 2021 enclosing a table of responses to comments and a replacement page of the revised Environmental Assessment (EA) report in relation to the comments of the Director of Environmental Protection (DEP) as set out in Paragraph (c) of the advisory clause at Appendix VI of MPC Paper No. A/TY/139A (i.e. to fully address the comments of DEP on the air quality assessment of the EA report and submit a revised EA report). Please be advised that the DEP has no further comment on the chapter of air quality in the revised EA report after reviewing your submission.

Yours faithfully,

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

c.c.
DEP

(Attn.: Ms. Celine MAK)

Fax: 2591 0558

File
Site Record

SC/AL/al
[D:\TP KT(1)\青衣 Tsing Yi\01_Planning Applications\A-TY-139 (Concrete Batching Plant)\Conditions\EA (Advisory)\20210122 Submission\20210209_TY-139_Revised EA_V.docx]

Appendix VII

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)

CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

FSD Ref.:

消防處檔號

Serial Number

30514 002793

Name of Client 顧客姓名

Anderson Concrete Limited STW1 Concrete Plant

Address 地址

Lot 108RP, Sai Tso Wan Road TYTL 108RP, Tsing Yi



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 Maintenance ONLY**第一部 只適用於年檢事項**

In accordance with Regulation 8(b) of the 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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
	Portable Fire Extinguisher 5kg CO2 F.E. (4 nos.)	Whole Building	Conforms with FSD requirements	20/07/2023	19/07/2024
24	Portable Fire Extinguisher 5kg dry powder F.E. (20 nos.)	Whole Building	Conforms with FSD requirements (defects please see part 3)	20/07/2023	19/07/2024

Part 2 第二部 Installation / Modification / Repair / Inspection works 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/YYYY)

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
24	Portable Fire Extinguisher	運帶轉運台	1 no. 5kg dry powder F.E. outdated	To be replaced

Remark 備註

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.

F.S. 251 (Rev. 01/2012)

ff00-56fb-015c-3d6a-b02b-2d56-6acb-9f93



Authorized Signature:

受權人簽署

Name:

姓名

Wu Yip Sang

FSD/RC No.:

消防處註冊號碼

RC3 / 0514

RC

Company Name:

公司名稱

Wu Yip Sang

Telephone:

聯絡電話

23853836

Date:

日期

25/07/2023



For FSD use only

Inspected

Key-in

Verified

ber

02793

Client 顧客姓名

son Concrete Limited STW1 Concrete Plant

Part 1 Annual Maintenance ONLY

第一部 只適用於年檢事項

In accordance with Regulation 8(b) of the 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/YYYY)	Next Due Date 下次到期日 (DD/MM/YYYY)
24	Portable Fire Extinguisher 4kg dry powder F.E. (1 no.)	Whole Building	Conforms with FSD requirements	20/07/2023	19/07/2024

