

Date : 17<sup>th</sup> February, 2025  
Our Ref. : ADCL/PLG-10306/L004

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

**By Email**

Dear Sir/Madam,



**Re: Section 16 Planning Application for Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories (No. A/YL-NSW/338)**

We refer to the latest comments from Environmental Protection Department and Planning Department and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

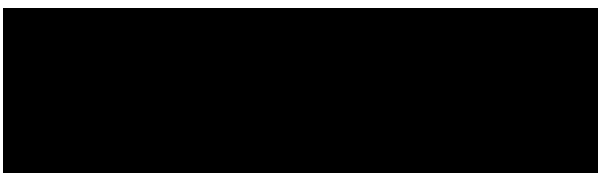
We would like to confirm that no dangerous goods will be stored and no repairing, assembling, dismantling or workshop activities will be carried out at the application site, and no vehicle is allowed to queue back to or reverse onto/from public road at all times.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,  
Aikon Development Consultancy Limited

Encl.  
cc. Client



Section 16 Planning Application for Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Environmental Protection Department	4.2.2025	Please clarify what type(s) of vehicle(s) would be involved in the proposed use and numbers of vehicle(s)	<p>Container vehicles will be used to support the existing use as a Temporary Container Storage Yard, with approximately 40 vehicles involved.</p> <p>It should be noted that the application site has been subject to 6 previously approved applications (No. A/YL-NSW/2, 70, 158, 194, 234 and 276) for the same purpose since 1994 and the application site falls within an area zoned "Open Storage" which is intended for similar open storage uses. The applicant has effectively managed the application site and implemented appropriate management measures. According to the applicant, there have been no adverse environmental impacts throughout the operation of the temporary container storage yard since 1994. Hence, it is not anticipated that significant environmental impacts would occur should the current application be approved and the application site be allowed to continue to be utilised as temporary container storage yard.</p>



Date : 20<sup>th</sup> February, 2025  
Our Ref. : ADCL/PLG-10306/L005

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

**By Email**



Dear Sir/Madam,

**Re: Section 16 Planning Application for Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories (No. A/YL-NSW/338)**

We refer to the comments from the Planning Department, we would like to clarify that fencing are provided on four sides of the application site and the existing solid barrier wall along the western and north-western boundary of the application site is 3m in height.

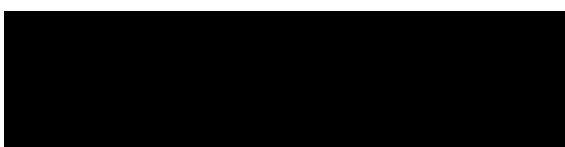
Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,  
Aikon Development Consultancy Limited

The signature is a blue ink cursive script of the word "Aikon". To its right is a circular blue ink seal. The seal contains the text "Development Consultancy Limited" around the top edge, "Aikon" at the bottom, and Chinese characters "毅勤發展顧問有限公司" in the center.

Encl.  
cc. Client





Date : 20<sup>th</sup> February, 2025  
Our Ref. : ADCL/PLG-10306/L006

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

**By Email**



Dear Sir/Madam,

**Re: Section 16 Planning Application for Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.C RP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories (No. A/YL-NSW/338)**

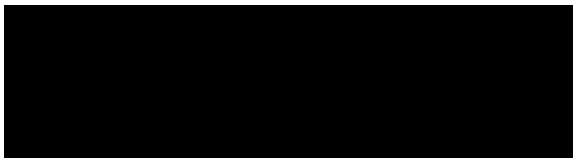
We refer to the latest comments from the Transport Department dated 20.2.2025 and would like to enclose herewith our Responses-to-Comments Table to address the abovementioned departmental comments for their consideration.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our

Yours faithfully,  
Aikon Development Consultancy Limited

Encl.  
cc. Client



Section 16 Planning Application for Renewal of Planning Approval (Application No. A/YL-NSW/276) for Temporary Container Storage Yard for a Period of 5 Years at Lot 1743 S.CRP in D.D.107, Castle Peak Road, Sha Po, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Transport Department	20.2.2025	The applicant should provide the trip generation and attraction due to the development and assess the traffic impact to Castle Peak Road - Tam Mi and the local access.	<p>The application site has been subject to 6 previously approved applications (No. A/YL-NSW/2, 70, 158, 194, 234 and 276) for the same purpose since 1994 and the application site falls within an area zoned "Open Storage" which is intended for similar open storage uses.</p> <p>A Traffic Impact Assessment (TIA) was conducted for the current use in compliance with the relevant approval conditions of the previous approved application No. A/YL-NSW/194, which was approved on 12.02.2010. No adverse traffic impact to Castle Peak Road - Tam Mi and the local access was anticipated. The traffic arrangements proposed in the TIA have been implemented and continue to be in effect. It should also be noted that the container vehicles will not stay in the application site after delivering the containers but leave immediately after unloading. With sufficient spaces within the application site, it is considered acceptable and no adverse traffic impact will be induced. Since the current application seeks to renew the planning approval and maintain existing operations and traffic arrangements, it is anticipated that there will be no adverse impact on Castle Peak Road - Tam Mi and local access. The applicant is committed to effectively managing operations to prevent any negative traffic impacts resulting from existing activities.</p> <p>According to the approved TIA for the compliance of relevant approval conditions of the previous approved application No. A/YL-NSW/194, the traffic volume (combined two-way) was approximately 180 and 135 passenger car units in the AM and PM peak hour respectively. Considering there has been no significant change in the operation and layout, the trip generation and attraction are anticipated to remain unchanged.</p>