



Date : 29th December, 2025
Our Ref. : ADCL/PLG-10324/L002

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories (Planning Application No. A/YL-NSW/359)

We refer to the comments from the Transport Department (TD) and Environmental Protection Department (EPD) regarding the subject application and like to provide the following clarifications to facilitate considerations by the EPD, TD and the Board.

There is sufficient space for maneuvering of vehicles to / from Castle Peak Road - Tam Mi, along the local access and within the application site. Please refer to the revised Figure 4 and swept path analysis.

It is clarified that the proposed use would involve storage of construction materials including gypsum-based render and preblended cementitious screed. The specifications are attached for reference. These materials will be packed in bags (approximately 10-20 bags) and would be properly stored within the enclosed structures within the application site. The applicant is committed to minimizing any environmental impact and ensuring compliance with relevant regulations.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



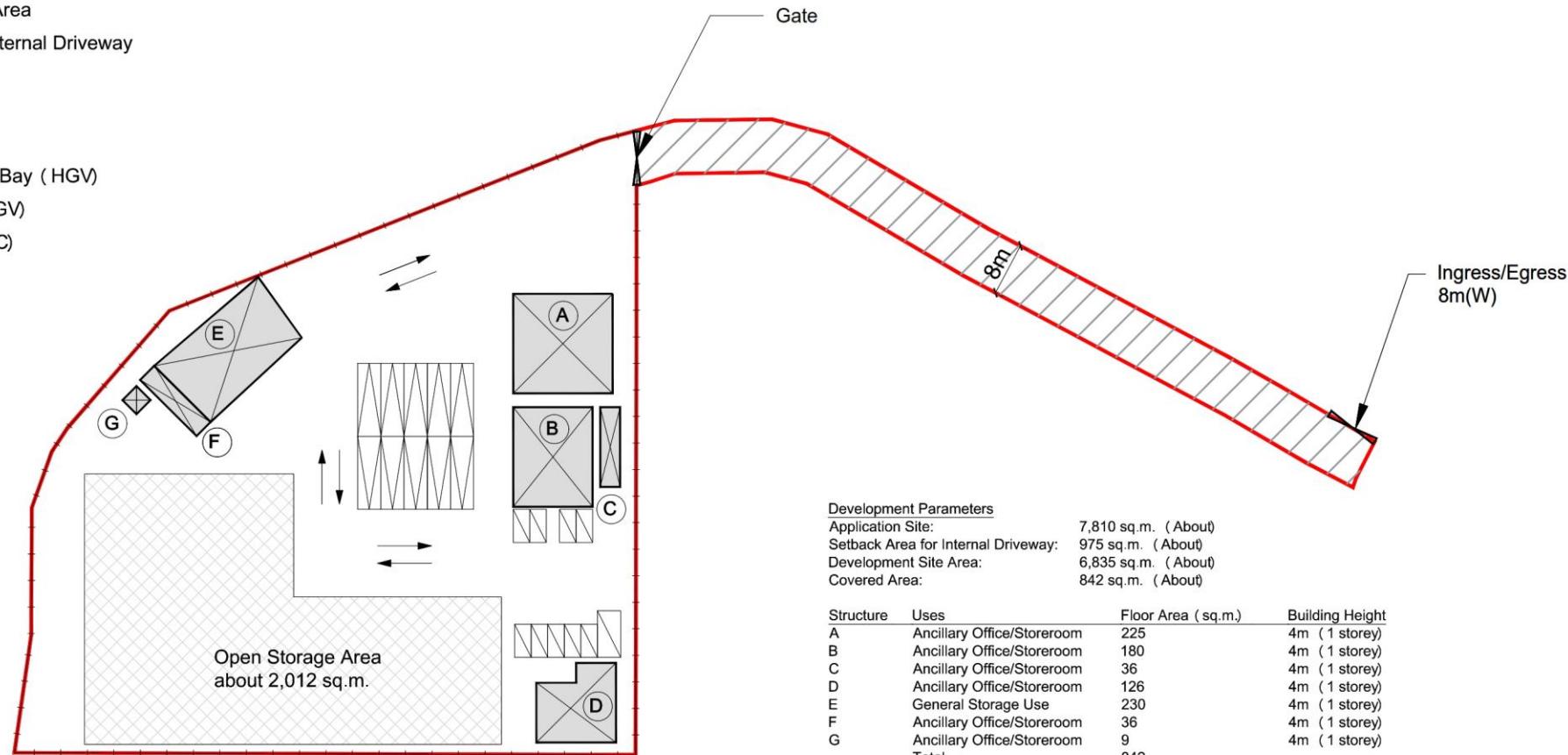
Thomas LUK

Encl.
c.c. Client



- Application Site Boundary
- Development Site Area
- Setback Area for Internal Driveway
- Proposed Fencing
- Proposed Structure
- Open Storage Area
- Loading/Unloading Bay (HGV)
- Parking Space (LGV)
- Parking Space (PC)

(For Identification Only)



Project:

Section 16 Planning Application for Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories

Title:
Indicative Layout Plan

Ref.: ADCL/PLG-10324-R001/F001

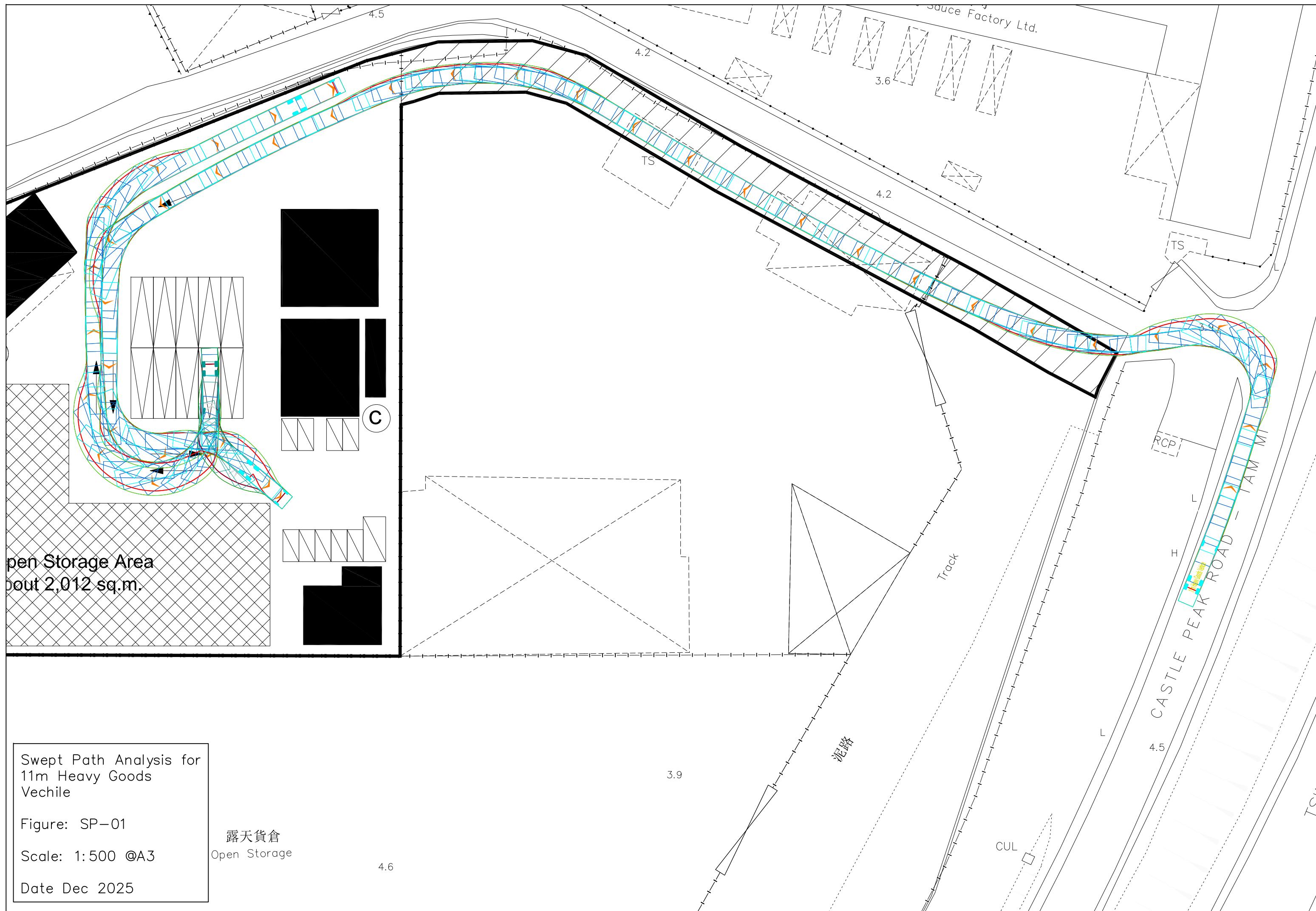
Figure:
4

Scale:
1:1000

Date:
Dec 2025



AIKON DEVELOPMENT CONSULTANCY LTD.





奧迪美®

SF818

室內自流平地台底層

適用於地毯、乙烯基塑料或其他材質面料的水泥基找平砂漿

產品說明

奧迪美 SF818 室內自流平地台底層 是一款高品

質預拌水泥基自流平砂漿。本產品經精心設計，攪拌簡易，流動度高，可輕鬆快速完成大小規模施工。當用於穩固高硬度的基底上，本產品可形成高強度和平滑細緻的表面，上層可安裝適合行人行車或裝飾用之面層，如地毯、乙烯基塑料、瓷磚、樹脂基塗料等等。

本產品收縮率低，從而減少開裂，可使用傾注或泵送方式作一次性施工，厚度為 3 至 20 毫米。



一般用途

- 新建及翻新項目
- 鋪設木材、乙烯基塑料、環氧樹脂地面、瓷磚或地毯的住宅及商用地坪
- 適用於住宅公寓、商場、辦公樓、酒店和學校
- 不含阿摩尼亞及酪蛋白等刺激性添加劑，適用於對衛生有高要求的地方，如醫院、食物製造場所等

主要優點

- 良好施工性
- 高強度的堅硬無塵表面
- 極度平整和細緻地面
- 低收縮率
- 人手或機械施工
- 簡單易用
- 品質穩定
- 高效施工



ISO 9001 : 2015
Certificate No.: CC 2170



ISO 14001 : 2015
Certificate No.: CC 5641

2021.06.25



GYPSO Render

Energy Saving, Eco-friendly

Gypsum-based Render

Uses

- Applied as final render coat for internal walls and ceilings
- Thermal insulation of residential and industrial concrete buildings.
- Save energy consumption related to heating and cooling
- Used for internal dry conditions on concrete, brick, masonry, block walls, rough surfaces, gypsum block walls or panel walls

Product Description

GYPSO Render is a by-product, gypsum-based render for internal walls that is applied as the finishing coat onto a new or existing building in a single operation, that results in a monolithic surface with excellent compressive strength and is resistant to cracking as well as having outstanding fire, thermal, acoustic and seismic qualities.

Advantages

- Excellent thermal insulation properties
- Contains unique organic, mineral-based, binding agent to form a very robust and crack resistant render
- Excellent adhesion/bonding strength
- Excellent fire-resistant qualities
- High impact and high strength
- Monolithic - No joints crack resistant
- Excellent seismic properties
- Easy application with uniform work flow enables high productivity & superior finishing
- Short curing (setting) time - reduces build time.
- Reducing water absorption
- Green product with energy saving properties

Standard Compliances

- BS EN 1015
- BS EN 13279
- HKHA MTS

Technical Data

Properties	Test Results
Compressive Strength	20 N/mm ² @ 28 Days
Flexural Strength	4.4 N/mm ² @ 28 Days
Bond Strength	0.9 N/mm ² @ 28 Days
Shrinkage	NIL
Thermal Conductivity	≈0.68W/m.K
Wet Density	1,930 kg/m ³
Dry Density	1,730 kg/m ³
Recommended Application Thickness	5 - 25 mm for 1 coat 25 - 50 mm for 2 coats
Pot Life	≤ 60 minutes
Setting Time	4 - 8 hours
Water Demand	Approximately 8 - 9 L / 40 Kg bag
Mixing (Electric mixer)	2 - 3 minutes
Coverage	Approximately 1.4 - 1.55 Kg/m ² /mm

Usage Instructions

Surface Preparation

- Substrate should be sound, clean, free from loose material, grease, laitance, dirt curing compound, etc.
- Prior to GYPSO Render, wet the entire surfaces with clean potable water and surface should look damp at the time of GYPSO Render application.

Mixing

- Add to the mixing container 8 – 9 litres of water for each 40 Kg bag of GYPSO Render.
- Add the GYPSO Render to the water and mix with a mechanical plaster mixer or low speed electric drill fitted with a suitable paddle for 2 - 3 minutes, until a uniform, lump free consistency is achieved.

Smooth Concrete Surfaces

Apply GYPSO Bond or spatterdash prior to GYPSO Render application.

Application

- GYPSO Render can be applied in a single or multiple coats on surfaces to achieve desired thickness 5 – 50 mm.
- Apply the mixed material by hand trowel or spraying machine to required thickness. Each application should not exceed 25 mm for single coat or 5 - 25 mm each coat for multiple layers.
- For second layer, allow the first layer to partially set for 60-90 minutes depending on weather condition, then apply the second layer as described above.
- Spray water onto the surface if second layer is to be carried out next day.

**Work should be prohibited if temperature below 5°C, rainy or snowy day or during high wind speeds.

**This product is for indoor dry area use only.

Curing

Natural air cure is sufficient except under extremely hot and dry condition, water spray may be needed.

Disclaimer

The information and physical data in this brochure are based on our best knowledge under standard testing methods and controlled environments. However, please be aware that results may vary due to factors beyond our control, such as weather conditions, site conditions, workmanship, or substrates. This Technical data sheet is intended for general guidance only, and we cannot provide a warranty for the ultimate performance and application results of these materials if they are not kept, mixed, applied, or cured strictly according to the requirements and instructions outlined in this brochure or in other supplementary documents.

Packaging

Product	Pack Size
GYPSO Render	40 Kg Bag

Shelf Life & Storage

The original sealed bag of GYPSO Render has a shelf life of 8 - 9 months provided that it is stored in a dry shaded place below 25°C and clear of ground.

Limitations

- Do not mix with any additives or products, unless recommended by GYPSO.
- Make sure the substrate is suitable for plaster application. In case of doubt, try on sample area to assess its suitability.
- Do not apply the product at temperature lower 5°C. During summer seasons, the working area must be covered to prevent ill-effects from direct sun and also excessive air-draught during initial curing stage.
- Tools should be cleaned with water before the mortar hardens. After the hardening, its residuals can be removed mechanically only.

Health & Safety

- GYPSO Render is a powder-based material that may form an alkaline solution, therefore avoid direct contact with eyes or skin.
- It is recommended to use protective gloves and goggles during application. Any skin contact should be washed with soap & water.
- In case of eyes irritation, immediately wash with copious amount of cold water. Seek medical advice.

For further information, please refer to material safety data sheet.

技術數據

產品特性	奧迪美 SF818
28 天抗壓強度	> 30 MPa
28 天抗折強度	> 7 MPa
28 天黏結強度	≥ 1 MPa
28 天線性收縮率	< 0.1 %
施工性 (流動度)	≥ 130 mm
自癒合時間	20 分鐘

註: 以上為典型的實驗室條件下測試數據，實際性能可能會因應現場施工環境和基底情況不同而略有差異。

環保資料	
揮發性有機化合物	≤ 10 g/L
綠建環評	產品在香港項目方圓 800 公里內生產
包裝成份	紙袋含 40% 循環再造紙



包裝與產生量	
漿體密度	2,050 kg/m ³
用水量	5.0 – 5.5 L
覆蓋用量	1.7 kg/mm/m ²
包裝規格 (每包)	25 kg
保質期	6 個月

註: 大約數值不包括任何材料損耗。

測試方法	
抗壓及抗折強度	BS EN 1015 – 11 / BS EN 13892-2
黏結強度	HKHA/MTS (2000), Part D 2.1.15 / BS EN 13892-8
線性收縮率	HKHA/MTS (2000), Part D 2.1.21 / BS EN 13454-2
流動度	BS EN 12706
揮發性有機化合物	USEPA Method 24

註: 以上是根據國際標準或實驗室經修改後相應的方法去進行測試。



使用說明

(詳情請參閱施工方案)

表面處理

施工前應先清潔基面，建議使用高壓水槍去除所有灰塵、油漬、污垢物及鬆散雜質。

高度建議使用稀釋的 **奧迪美 SF80 界面劑** 對基底表面進行表面處理。這將增強黏結性能，更重要的是將減少由多孔、粗糙或滲透度不均勻的基底所引起的針孔和其他表面瑕疵。

使用油掃大量塗抹界面劑，以確保完全滲透到基底。在界面劑仍未乾的時候可抹走過多的界面劑。等待基底略乾或發黏。較脆弱或多孔的基底建議再塗抹多一層界面劑。

攪拌

如使用人手或批量攪拌，將每包 **奧迪美 SF818** 乾粉料加入大約 5.0 – 5.5 公升清水。用附有合適攪拌葉的低速電鑽進行機械攪拌。將粉料加入水中，然後開始攪拌約 3 - 4 分鐘，或直至均勻沒有塊狀為止。待漿料靜置 1 分鐘後，再略攪拌後即可使用。

如使用泵送或連續式攪拌機，調節用水量使漿料應用時的流動度直徑達到 140 毫米。

施工

砂漿應在可工作時間和自癒合時間內鋪設到位。這取決於許多因素，包括用水量、水溫、攪拌方法、基底狀態、環境溫度、相對濕度、陽光和氣流。

建議使用橡膠刮刀或自流平刮板以達致均勻抹漿並整平相鄰的漿料。在一般情況下，最佳有效層厚度約為 5mm 至 8mm。然後可使用消泡

滾筒去除氣泡。以上工序應在砂漿的可工作時間內盡快完成。

應避免碰觸施工後的地面，以減少接縫和氣泡，並讓自流平自然乾固。我們建議所有的施工都由我們認可的施工隊去完成。

完工表面

完工表面應平整光滑，其平整度很大程度取決於基底的高低輪廓。由於基底輪廓和粗細、基底移動、乾固程度不均勻或其他我們無法控制的外在因素，表面可能會出現對地坪性能沒有不利影響的輕微缺陷。

健康與安全

奧迪美 SF818 呈鹼性，會刺激皮膚。在使用過程中，應戴上合適的防護手套及護眼罩，避免吸入粉塵和接觸皮膚及眼睛。一旦接觸皮膚，應用清水沖洗。若接觸到眼睛，應立即用大量清水沖洗，並儘快就醫診治。本產品無毒並不易燃。

產品貯存

為確保產品質量，未使用前應貯存及放置在陰涼乾爽室內位置，原卡板及塑料圍膜保持原封防止破損。應避免陽光直接照射。應放在托板離地貯存，以防止雨水浸濕，避免過度疊壓。若不按照上述貯存方法，可能導致產品過早失效或結塊。



相關產品

其他相關的奧迪美產品包括：

- **SF828** 室內自流平地台面層
- **SF838** 彩色自流平地台面層
- **SF868** 室外自流平地台面層
- **SF878** 高強耐磨自流平地台面層



重點注意：本單張內的所有資料均為我司目前所掌握的最佳知識，是真實和可信賴的。由於施工環境和有關施工人員不在我司可控制範圍內，因此就以上原因我司不能保證任何由我司或其代表所提出的議案。本中文單張只供顧客參考之用，若與英文版本有抵觸，將以我司網站英文電子版本為准。





Date : 31st December, 2025
Our Ref. : ADCL/PLG-10324/L003

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories (Planning Application No. A/YL-NSW/359)

We refer to the subject application and would like to provide the following clarifications to facilitate considerations by the Board.

It is clarified that no storage of dangerous goods will be allowed at the application site at any time during the planning approval period and no recycling, cleaning, repairing, dismantling or any other workshop activities would be allowed at the application site.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED].

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Thomas LUK

Encl.
c.c. Client



Date : 5th January, 2026
Our Ref. : ADCL/PLG-10324/L004

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

By Email

Dear Sir/Madam,

Section 16 Planning Application for Open Storage of Construction Equipment and Materials with Ancillary Parking and Structures for Site Office and General Storage for a Temporary Period of 3 Years at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories (Planning Application No. A/YL-NSW/359)

We refer to the comments from the Drainage Services Department (DSD) and would like to provide clarifications to facilitate consideration by relevant departments and the Town Planning Board.

The applicant is committed to maintaining existing drainage facilities, implemented under previous planning application and are located outside the boundary of the application site under the current application. Regular checks and maintenance will be conducted in collaboration with the applicant of planning application No. A/YL-NSW/356. The applicant will ensure that these maintenance responsibilities are clearly defined and effectively managed.

Since there are no physical alteration to the drainage conditions, the applicant will submit updated photographic records to the satisfaction of DSD by way of approval conditions, once the current application is approved.

Thank you for your kind attention and should you have any queries, please do not hesitate to contact our Mr. Thomas LUK at [REDACTED]

Yours faithfully,
For and on behalf of
Aikon Development Consultancy Limited



Thomas LUK

Encl.
c.c. Client

Urgent Return receipt Expand Group Restricted Prevent Copy

From: Isa Yuen <[REDACTED]>
Sent: Monday, January 5, 2026 11:35 AM
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Cc: Ajyum Distinction CHAN/PLAND <[REDACTED]>; Thomas Ho Lun LAU/PLAND <[REDACTED]>; Thomas Luk <[REDACTED]>
Subject: Re: [PLG10324] Planning Application No. A/YL-NSW/359 - Further Information

Dear Sir/Madam,

We refer to the captioned application and would like to supersede our submission in the preceding email with the enclosed self-explanatory letter.

Thank you for your kind attention and should you have any queries, please feel free to contact the undersigned.

Best regards,
Isa Yuen Town Planner

毅勤發展顧問有限公司
Aikon Development Consultancy Limited
Estate Agent's License (Company): C-045740
[REDACTED]

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From: Isa Yuen
Sent: Monday, January 5, 2026 11:11 AM
To: TPB Submission/PLAND <tpbsubmission@pland.gov.hk>
Cc: Ajyum Distinction CHAN/PLAND <[REDACTED]>; Thomas Ho Lun LAU/PLAND <[REDACTED]>;

Urgent Return receipt Expand Group Restricted Prevent Copy

Thomas Luk <[REDACTED]>

Subject: [PLG10324] Planning Application No. A/YL-NSW/359 - Further Information

Dear Sir/Madam,

We refer to the subject application and would like to enclose a self-explanatory letter for your processing please. Thank you for your attention.

Best regards,

Isa Yuen Town Planner

毅勤發展顧問有限公司

Aikon Development Consultancy Limited

Estate Agent's License (Company): C-045740

[REDACTED]

[REDACTED]

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