

2025年 11月 18日

此文件在 收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

2025-11-18  
This application is received on 2025-11-18.  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Appendix I for RNTPC  
Paper No. A/YL-NSW/359

Form No. S16-III  
表格第 S16-III 號

## APPLICATION FOR PERMISSION

### UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\*

\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

#### General Note and Annotation for the Form

##### 填寫表格的一般指引及註解

# “Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a ‘✓’ at the appropriate box 請在適當的方格內上加上‘✓’號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/46-NSW/359
	Date Received 收到日期	2025-11-18

1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書處。
2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 – 電話：2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構 )

GLORIOUS CONCRETE (H.K.) LIMITED

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( Mr. 先生 /  Mrs. 夫人 /  Miss 小姐 /  Ms. 女士 /  Company 公司 /  Organisation 機構 )

Aikon Development Consultancy Limited  
(毅勤發展顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址／地點／丈量約份及地段號碼 (如適用)	Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及／或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 7,810 sq.m 平方米 <input type="checkbox"/> About 約 Development Site Area: 6,835 sq.m (About) <input checked="" type="checkbox"/> Gross floor area 總樓面面積 842 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
(e) Land use zone(s) involved 涉及的土地用途地帶	“Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”), “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) and “Open Space” (“O”)
(f) Current use(s) 現時用途	Open Storage of Construction Equipment and Materials  (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

#### 4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

is the sole “current land owner”<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership). 是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。

is one of the “current land owners”<sup># &</sup> (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」<sup># &</sup> (請夾附業權證明文件)。

is not a “current land owner”<sup>#</sup>. 並不是「現行土地擁有人」<sup>#</sup>。

The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at ..... 27/10/2025 ..... (DD/MM/YYYY), this application involves a total of ..... 1 ..... “current land owner(s)”<sup>#</sup>. 根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

has obtained consent(s) of ..... “current land owner(s)”<sup>#</sup>. 已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of “current land owner(s)”<sup>#</sup> obtained 取得「現行土地擁有人」<sup>#</sup>同意的詳情

No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has notified ..... 1 ..... "current land owner(s)"<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the "current land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)
1	Lot 1743 S.C RP in D.D. 107	13/11/2025

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

sent request for consent to the "current land owner(s)" on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

posted notice in a prominent position on or near application site/premises on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)把通知寄往相關的業主立法法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

others (please specify)  
其他 (請指明)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Note: May insert more than one 「✓」.  
Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號  
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

Proposed operating hours 擬議營運時間  
from 7:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday).

<p>(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>		<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Castle Peak Road- Tam Mi</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p>	
<p>(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)</p>				
<p>(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>		
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>		
<p>(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土地面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土地厚度 ..... m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土地深度 ..... m 米 <input type="checkbox"/> About 約</p>		
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>		
<p>(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？</p>	<p>On environment 對環境</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
	<p>On traffic 對交通</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
	<p>On water supply 對供水</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
	<p>On drainage 對排水</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
	<p>On slopes 對斜坡</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
	<p>Affected by slopes 受斜坡影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
	<p>Landscape Impact 構成景觀影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
	<p>Tree Felling 砍伐樹木</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>
<p>Visual Impact 構成視覺影響</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>	
<p>Others (Please Specify) 其他 (請列明)</p>		<p>Yes 會 <input type="checkbox"/></p>	<p>No 不會 <input checked="" type="checkbox"/></p>	

Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)  
請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)

.....

.....

.....

.....

**(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas**  
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	..... (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	..... (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途／發展	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <hr/> <hr/> <hr/>
(e) Approval conditions 附帶條件	<p>Reason(s) for non-compliance: 仍未履行的原因：</p> <hr/> <hr/> <hr/> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年 .....</p> <p><input type="checkbox"/> month(s) 個月 .....</p>

## 7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to the attached Planning Statement.

## 8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

Applicant 申請人 /  Authorised Agent 獲授權代理人



Thomas LUK

Planning Consultant

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s)  Member 會員 /  Fellow of 資深會員

專業資格

HKIP 香港規劃師學會 /  HKIA 香港建築師學會 /

HKIS 香港測量師學會 /  HKIE 香港工程師學會 /

HKILA 香港園境師學會 /  HKIUD 香港城市設計學會

RPP 註冊專業規劃師

Others 其他 .....

on behalf of AIKON DEVELOPMENT CONSULTANCY LIMITED  
代表



Company 公司 /  Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

22/10/2025

(DD/MM/YYYY 日/月/年)

### Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

### Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, Yuen Long, New Territories 新界元朗沙埔青山公路丈量約份第107約地段第1743號C分段餘段 (部分)
Site area 地盤面積	7,810 sq. m 平方米 <input checked="" type="checkbox"/> About 約 Development Site Area: 6,835sq.m. (About) (includes Government land of 包括政府土地 N/A sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Draft Nam Sang Wai Outline Zoning Plan No.S/YL-NSW/11 南生圍分區計劃大綱草圖 (編號S/YL-NSW/11)
Zoning 地帶	“Comprehensive Development to include Wetland Restoration Area” ("OU(CDWRA)(2)"), “Other Specified Uses” annotated “Soy Sauce Factory” ("OU(SSF)") and “Open Space” ("O") 「其他指定用途 (綜合發展包括濕地修復區2)」、「其他指定用途 (豉油廠)」及 「休憩用地」地帶
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____  <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	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 臨時露天存放建築設備與材料連附屬停車場、辦公室及儲存設施 (為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Non-domestic 非住用	842 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.12 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用	N.A.	
(iii) Building height/No. of storeys 建築物高度／層數	Non-domestic 非住用	7	
	Domestic 住用	N.A. <input type="checkbox"/> (Not more than 不多於) m 米	
(iv) Site coverage 上蓋面積		N.A. <input type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
	Non-domestic 非住用	4 <input checked="" type="checkbox"/> (Not more than 不多於) m 米	
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目		1 <input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層	
		Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)  Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)	9 1(LGV)

**Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件**

**Chinese** **English**  
中文 英文

**Plans and Drawings 圖則及繪圖**

Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Lot Index Plan extract, Outline Zoning Plan, Site Photos of Boundary Fencing and Landscaping Works, Drainage Facilities (Key Plan) and Site Photos</u>		

**Reports 報告書**

Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
環境評估（噪音、空氣及／或水的污染）		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



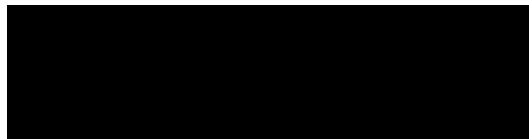
## Section 16 Planning Application

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

Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories

### *Planning Statement*

Address:



Prepared by  
Aikon Development Consultancy Ltd.

October 2025

## EXECUTIVE SUMMARY

*(In case of discrepancy between English and Chinese versions, English shall prevail)*

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as "the Board") in support of a planning application (hereinafter referred to as "the current 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** (hereinafter referred to as "the applied use") at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories (hereinafter referred to "the application site"). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

The application site falls within an area zoned "Other Specified Uses" annotated "Comprehensive Development to include Wetland Restoration Area" ("OU(CDWRA)(2)"), "Other Specified Uses" annotated "Soy Sauce Factory" ("OU(SSF)") and "Open Space" ("O") on the draft Nam Sang Wai Outline Zoning Plan (OZP) No. S/YL-NSW/11. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

- (a) *The applied use serves to support the relocation of existing operations affected by land resumption. It is intended to utilize the application site as an interim transshipment depot, supporting part of the essential functions until the new location becomes fully operational;*
- (b) *The applied use would provide a secure location for the temporary storage of construction equipment and materials and ancillary facilities at an accessible location, ensuring efficient logistics and seamless implementation of development projects and supports local construction industry;*
- (c) *The current application will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) *Temporary nature of the applied use would not jeopardise the planning intention of "OU(CDWRA)(2)", "OU(SSF)" and "O" zone;*
- (e) *The applied use is not incompatible with the semi-rural character in the surrounding area in terms of land use, character and scale;*
- (f) *No adverse infrastructural nor environmental impacts are anticipated; and*
- (g) *The applied use will not set an undesirable precedent.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the applied use for a temporary period of 3 years.

## 行政摘要

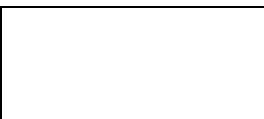
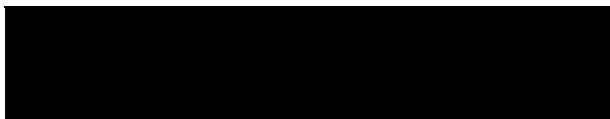
(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作臨時露天存放建築設備與材料連附屬停車場、辦公室及儲存設施（為期三年）（以下簡稱「申請用途」）。該申請所涉及地點位於新界元朗青山公路沙埔丈量約份第 107 約地段第 1743 號 C 分段餘段（部分）（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景資料及規劃理據以支持擬議用途供城規會考慮。

申請地點位於南生圍分區計劃大綱草圖（編號 S/YL-NSW/11）所劃定之「其他指定用途（綜合發展包括濕地修復區 2）」、「其他指定用途（豉油廠）」及「休憩用地」地帶內。此規劃報告書內詳細闡述申請用途的規劃理據，當中包括：-

- (一) 申請用途旨在協助受土地收回影響之現有營運進行搬遷。申請地段用作臨時中轉站用途，在全新地點全面運作前，支援部分必要功能運作；
- (二) 申請用途旨在提供場所，在交通便利的區域用以暫時存放建築設備及物料及附屬設施，確保物流運作高效順暢，促進發展項目實施，並支持本地建築業；
- (三) 是次申請不會與城規會規劃指引相抵觸（編號：TPB PG-No. 13G）；
- (四) 申請用途所屬的臨時性質將不會阻礙履行長遠的「其他指定用途（綜合發展包括濕地修復區 2）」、「其他指定用途（豉油廠）」及「休憩用地」用途的規劃意向；
- (五) 申請用途在現有土地用途、性質及發展規模方面與附近地區的半鄉郊環境並非不相符；
- (六) 申請用途不會帶來嚴重的基建或環境影響；及
- (七) 申請用途不會視為立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，懇請城規會各委員酌情考慮批准該申請作為期三年之申請用途。



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# 1 INTRODUCTION

## 1.1 Purpose

1.1.1 Pursuant to section 16 of the Town Planning Ordinance (TPO) (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current 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 (hereinafter referred to as “the applied use”) at Lot No. 1743 S.C RP (Part) in D.D. 107, Castle Peak Road, Sha Po, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board. Its location is shown on **Figure 1** whilst **Figure 2** indicates relevant private lots which the application site involves.

1.1.2 Prepared on behalf of *GLORIOUS CONCRETE (H.K.) LIMITED* (hereinafter referred to as “the applicant”), *AIKON DEVELOPMENT CONSULTANCY LIMITED* has been commissioned to prepare and submit the current application on his behalf.

1.1.3 The application site falls within an area zoned “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”), “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) and “Open Space” (“O”) on the draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11 gazetted on 12.9.2025 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). According to the Notes of the Current OZP, the applied use is neither Column 1 nor Column 2 use in respective zonings. As stipulated in (11)(b) of the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*. In this connection, the applicant intends to seek planning permission from the Board for the applied use on a temporary basis of 3 years.

## 1.2 Background

1.2.1 The applicant operates a concrete batching plant in Hung Shui Kiu. Due to the imminent land resumption, it is necessary to relocate the existing operations. The new site for the relocation of the concrete batching plant has been identified in Shek Kong, where construction activities are currently in progress.

1.2.2 To facilitate this transition and ensure operational continuity, the applicant intends to

utilize the application site as an interim transshipment depot by accommodating part of the supportive functions such as open storage of construction materials and equipment, ancillary vehicle parking and site office, until the concrete batching plant at the new location becomes fully operational. No concrete batching uses are proposed in the current application.

### **1.3 Objectives**

1.3.1 The current application strives to achieve the following objectives:-

- (a) *To support relocation of existing operations affected by land resumption;*
- (b) *To provide a secure location for the temporary storage of construction equipment and materials, ensuring efficient logistics and seamless implementation of development projects;*
- (c) *To maximise land utilisation in an area already subject to the preponderance of storage-related activities;*
- (d) *To induce no adverse environmental nor infrastructural impacts on its surroundings; and*
- (e) *To give an opportunity to allow the applied use to be continued under proper planning control by the Board and/or other relevant Government department(s).*

### **1.4 Structure of the Planning Statement**

1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the applied use.

## 2 SITE PROFILE

### 2.1 Location and Current Condition of the Application Site

- 2.1.1 As shown on **Figure 1**, the application site is located in Sha Po, Yuen Long and directly accessible via a local track at its northeast part abutting Castle Peak Road (Tam Mi Section) which is well connected with Tsing Long Highway and San Tin Highway running between Yuen Long and Sheung Shui.
- 2.1.2 The application site is generally flat and is a piece of hard-paved land currently being utilised for container storage yard which has been in existence since 1994.

### 2.2 Surrounding Land-use Characteristics

- 2.2.1 The surrounding areas of the application site are predominantly rural in character, intermixed with scattered temporary structures, tree groups, vacant land, ponds, open storages, warehouses and rural industrial areas.
- 2.2.2 To the immediate north of the application site is the long-existed factories for manufacture of sauces namely Koon Chun Hing Kee Soy and Sauce Factory Ltd. To its east lies Castle Peak Road (Tam Mi Section), along with the San Tin Highway and San Tam Road. The rural industrial areas known as Mo Fan Heung and Fung Kut Heung lie to the east and northeast of the application site on the other side of San Tin Highway which are traditionally and primarily characterised by informal industrial workshops and factories.
- 2.2.3 To the west of the application site is a piece of vacant land, occupied by ponds and trees groups, and surrounded by the Kam Tin River. Some temporary structures and an open storage site are located adjacent to the southwest fringe of the application site.

### 3 PLANNING CONTEXT

#### 3.1 The Current OZP

3.1.1 The application site falls within an area zoned as “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”), “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) and “Open Space” (“O”) on the Current OZP (**Figure 3** refers). Despite the fact that the applied use is neither Column 1 nor Column 2 use for respective zones, according to the Notes of the Current OZP, *“...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”*.

3.1.2 According to the Notes of the OZP, “OU(CDWRA)(2)” zone is to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential development to include wetland restoration area in Area (a) and phasing out of the existing industrial, open storage and port back-up uses through comprehensive residential development in Area (b), with the provision of public transport terminus as well as Government, Institution and Community and other supporting facilities. Commercial uses serving the local neighbourhood and/or a wider area may also be permitted. Any new building should be located farthest away from Deep Bay.” “OU(SSF)” zone is intended primarily for the relocation and redevelopment of a soy sauce factory and uses related and/or ancillary to the operation of the factory and “O” zone is intended primarily for the provision of outdoor open-air public space for active and/or passive recreational uses serving the needs of local residents as well as the general public.

#### 3.2 Previous Planning Applications

3.2.1 The application site was subject to eight previous planning applications for temporary container storage yard. Planning application No. A/YL-NSW/338 for temporary container storage yard for a period of 5 years was approved with conditions by the Rural and New Town Planning Committee (the Committee) of the Board on 20.3.2025 and planning approval remains valid.

3.2.2 While it is noted that the Board approved these cases based on their individual merits, however, with a view that the current application shares similar storage-related nature and similar merits with these approved applications, it is sincerely hoped that the Board could give favourable considerations on the current application.

Table 1: Previous Planning Application at the Application Site

Application No.	Proposed Use(s)	Date of Decision	Decision
A/DPA/YL-NSW/18	Container Storage Yard	13.05.1994	Rejected on review
A/YL-NSW/2	Temporary Container Storage Yard for a Period of 5 Years	30.12.1994	Approved with conditions on temporary basis on review for a period of 5 years
A/YL-NSW/70	Temporary Container Storage Yard for a Period of 5 Years	28.01.2000	Approved with condition(s) on a temporary basis for a period of 5 years
A/YL-NSW/158	Container Storage Yard	17.06.2005	Partially approved with conditions on a temporary basis on review for a period of 5 years
A/YL-NSW/194	Temporary Container Storage Yard for a Period of 5 Years	12.02.2010	Approved with condition(s) on a temporary basis for a period of 5 years
A/YL-NSW/234	Temporary Container Storage Yard for a Period of 5 Years	06.02.2015	Approved with condition(s) on a temporary basis for a period of 5 years
A/YL-NSW/276	Temporary Container Storage Yard for a Period of 5 Years	20.3.2020	Approved with condition(s) on a temporary basis for a period of 5 years
A/YL-NSW/338	Temporary Container Storage Yard for a Period of 5 Years	20.3.2025	Approved with condition(s) on a temporary basis for a period of 5 years

### 3.3 Town Planning Board Guidelines (TPB PG-No. 13G)

3.3.1 The application site falls under Category 1 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.

3.3.2 According to the TPB PG-No.13G, Category 1 areas are areas considered suitable for open storage and port back-up uses. In general, such uses should be sited in areas

zoned “OS”, “OU(PBU)”, “Industrial” (“I”) or “I(D)” where there are compatible uses such as industrial uses, public utility installations and other port back-up and open storage activities. Apart from the above zones, other suitable sites in the North East and North West New Territories are also included within this category. Generally, open storage/port back-up uses are permitted as of right under such zones. Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.

### **3.4 Proposed Plan Amendment**

3.4.1 The application site was zoned “Open Storage” and utilized as temporary container storage yard since 1994. On 15.8.2025, amendments to the approved Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/10 were proposed to take forward two partially agreed section 12A applications No. A/YL-NSW/8 and 9. Under the proposed amendments, the application site is proposed to be rezone to “Other Specified Uses” annotated “Comprehensive Development to include Wetland Restoration Area” (“OU(CDWRA)(2)”), “Other Specified Uses” annotated “Soy Sauce Factory” (“OU(SSF)”) and “Open Space” (“O”). The proposed amendments were agreed by the Board and the draft Nam Sang Wai Outline Zoning Plan was exhibited under section 5 of the Town Planning Ordinance on 12.9.2025.

3.4.2 Taken into consideration the proposed amendments, the applicant seeks planning permission for the applied use for a temporary period of three years, with a view to allowing the applied use at the application site prior to the implementation of the long term development project.

## 4 THE DEVELOPMENT PROPOSAL

### 4.1 Site Configuration, Layout and Operation

4.1.1 It is proposed to utilise the application site for the applied use (i.e. 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). The application site has a total area of about 7,810m<sup>2</sup> and has setback 20m from Castle Peak Road – Tam Mi, allowing sufficient space for the ingress/egress of vehicles and pedestrian access. An internal driveway with a width of 8m is proposed, connecting to the ingress/egress. The proposed internal driveway would remain undeveloped, resulting in a Development Site Area of about 6,835m<sup>2</sup>. The development parameters will be derived from the Development Site Area (**Figure 4** refers).

4.1.2 Six temporary structures for ancillary offices and storerooms are proposed within the application site to provide administrative/supporting services to facilitate the seamless transshipment of construction equipment and materials and storage of small equipment. The ancillary offices/storerooms are designed to accommodate about 10 to 20 staffs. The general storage use (i.e., Structure E) would provide an indoor environment, primarily serving for storage of large equipment and machinery.

4.1.3 The proposed development comprises an open storage area (about 2,012m<sup>2</sup>), providing a location for the temporary storage of construction equipment and materials, along with ancillary parking and supporting facilities, including site offices, and general storage structure to support its operation needs. The Indicative Layout Plan is shown in **Figure 4** whilst the key development parameters for the applied use are detailed in **Table 1**.

### 4.2 Operation

4.2.1 The applied use serves to support the relocation of existing operations affected by land resumption. The application site will function as an interim transshipment depot in accommodating part of the supporting functions such as open storage of construction materials and equipment, ancillary vehicle parking and site office, until the new location is fully operational.

4.2.2 The construction equipment and materials to be stored within the application site will be non-polluted and non-dangerous in nature. All activities of the open storage will only be confined within the application site without affecting the neighbouring uses and the operation hours of the applied use will be restricted to from 7:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sunday and Public Holiday).

4.2.3 In comparison to the previously approved application (No. A/YL-NSW/338) submitted

by a different applicant, the current application shares a similar use with a smaller scale. Regarding the implementation of the development proposal, the applicant is prepared to apply to the Lands Department for Short Term Waivers (STW) to allow the construction of the structures or to address any irregularities on the site, once the current application is approved.

Table 2: Proposed Key Development Parameters

Items	Applied Use(s) / Description(s)	No(s.)	Design Parameter(s) (about)		
<b>Site Area</b>	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	N/A	Total: 7,810m <sup>2</sup>		
<b>Development Site Area</b>	N/A	N/A	Total: 6,835m <sup>2</sup>		
<b>Setback Area for Internal Driveway</b>	N/A	N/A	Total: 975m <sup>2</sup>		
<b>Covered Area</b>	Temporary Structures for Site Office and General Storage	See Below	Total: 842m <sup>2</sup> (12%)		
<b>Uncovered Area</b>	Open Storage Area, Ancillary Parking	See Below	Total: 5,993m <sup>2</sup> (88%)		
<b>Open Storage Area</b>	N/A	N/A	Total: 2,012m <sup>2</sup>		
			Floor Area <u>(About)</u>	No. of <u>Storey</u>	Height <u>(About)</u>
<b>Structure A</b>	Ancillary Office / Storeroom	1	225m <sup>2</sup>	1	4m
<b>Structure B</b>	Ancillary Office / Storeroom	1	180m <sup>2</sup>	1	4m
<b>Structure C</b>	Ancillary Office / Storeroom	1	36m <sup>2</sup>	1	4m
<b>Structure D</b>	Ancillary Office / Storeroom	1	126m <sup>2</sup>	1	4m
<b>Structure E</b>	General Storage Use	1	230m <sup>2</sup>	1	4m
<b>Structure F</b>	Ancillary Office / Storeroom	1	36m <sup>2</sup>	1	4m
<b>Structure G</b>	Ancillary Office / Storeroom	1	9m <sup>2</sup>	1	4m
			<b>Total: 842m<sup>2</sup></b>		
<b>Ingress/Egress</b>	N/A	1	8m wide		
<b>Internal Driveway</b>	8m wide	1	8m wide		
<b>Parking Space</b>	Private Car	9	5m(L) x 2.5m(W)		
<b>Parking Space</b>	Light Goods Vehicles	1	7m(L) x 3.5m(W)		
<b>Loading/Unloading Bay</b>	Heavy Goods Vehicles	10	11m(L) x 3.5m(W)		
<b>Operation Hours</b>	N/A	N/A	From 7:00 a.m. to 7:00 p.m. (Monday to Saturday excluding Sundays and Public Holidays)		

#### **4.3 Vehicular Access and Parking Arrangement**

- 4.3.1 The proposed layout (**Figure 4** refers) includes an ingress/egress and internal driveway at the northeastern corner connecting to Castle Peak Road - Tam Mi with about 8m in width. The internal driveway would serve the applied use and facilitate delivery of construction equipment and materials. Sufficient manoeuvring space is provided throughout the development site, such that no waiting or queuing of goods vehicles along Castle-Peak Road – Tam Mi will arise under any circumstances.
- 4.3.2 9 private car parking spaces and one parking space in light goods vehicle standard are proposed to serve the staff. The development site will not open to the public or any unauthorised persons at any time.
- 4.3.3 The loading and unloading activities are designated to take place within the application site, and 10 loading/unloading bays for HGVs are designated for this purpose. Advanced reservation will be mandatory for all such activities in order to arrange the delivery and collection activities in a more organised manner and to prevent excessive traffic flow on the local road network.

#### **4.4 Traffic Considerations**

- 4.4.1 Based on the operation of the applied use, the vehicular traffic generation and attraction for the application site are estimated to be 3 vehicles per hour (each direction) at maximum, assuming a minimum duration of 30 minutes for each vehicle. It is also assumed an attraction of 5 private cars and 1 LGV (inbound) during the AM peak and a generation of 5 private cars and 1 LGV (outbound) during the PM peak for the proposed parking spaces within the application site. Loading and loading vehicles entering or leaving the Application Site will be restricted at non-peak hours to further minimize any traffic impact to local transportation network. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 4** below.
- 4.4.2 In order to minimize any traffic impact, traffic management measures, including the provision of signs at the entrance/exit of the application site and deployment of staff to manage traffic are proposed. It is anticipated that no adverse traffic impacts would arise from the applied use.

Table 3: Estimated Trip Generation/Attraction

Time Period	Estimated Trip Generation/Attraction						2-Way Total
	PC		LGV		HGV		
In	Out	In	Out	In	Out		
Trips at AM peak per hour (09:00 – 10:00)	5	0	1	0	0	0	6
Trips at PM peak per hour (17:00 – 18:00)	0	5	0	1	0	0	6
Average trip per hour (7:00 – 19:00)	2	2	1	1	2	2	10

#### 4.5 Landscape and Visual Consideration

4.5.1 The entire application site is paved and has been utilized for related storage operations. Considering the application site is located in an area of rural character intermixed with warehouses, open storage yards, the development would induce no significant landscape impact and is considered compatible with the surrounding environment. It is proposed that the application site will be fenced off to prevent direct visual contact from outside. The applied use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

#### 4.6 Drainage Consideration

4.6.1 The application site is entirely flat and paved, featuring an existing U-channel located to its northern boundary (**Illustration 2** refers). On-site drainage facilities were duly implemented under previous planning approvals. Given that there will be no significant alteration to the site conditions, the applicant intends to retain and maintain the existing drainage facilities. The applicant is well committed that the existing drainage provision will be continued to be properly maintained during the approval period. As such, it is anticipated that the applied use is not expected to cause any adverse drainage impacts.

#### 4.7 Environmental Consideration

4.7.1 The temporary structures would be enclosed to minimise any potential impact. No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction

and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the applied use is anticipated.

#### **4.8 Fire Safety Consideration**

4.8.1 The applicant is prepared to further implement and maintain any necessary fire service installations to the satisfaction of the Board and/or the relevant Government department(s) by way of compliance of approval condition(s) if necessary.

## 5 PLANNING JUSTIFICATIONS

### 5.1 Facilitate Relocation of Existing Operations and Support Local Construction Industry

- 5.1.1 The current application aims to facilitate the relocation of existing operations in Hung Shui Kiu affected by land resumption. Imminent relocation is required and a new site in Shek Kong has been identified for this purpose, where construction activities are underway. To support this transition and maintain operational continuity, the applicant intends to utilize the application site as an interim transshipment depot, by accommodating some supportive functions such as open storage of construction materials and equipment, ancillary vehicle parking and site office, until the concrete batching plant at the new location becomes fully operational.
- 5.1.2 It is also intended to provide a secure location for the temporary storage of construction equipment and materials and ancillary facilities at an accessible location, ensuring efficient logistics and seamless implementation of development projects and supports local construction industry.

### 5.2 Fully in Line with the Town Planning Board Guidelines (No. TPB PG-No. 13G)

- 5.2.1 In 2023, the Board promulgated the revised Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No. 13G). According to the said revised Guidelines, the application site falls within Category 1 areas in that "Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions". Based upon 8 previous planning approvals for similar storage related use, the current application is considered fully in line with the aforesaid Guidelines.

### 5.3 Temporary Nature Would Not Jeopardise its Planning Intention of "OU(CDWRA)(2)" , "OU(SSF)" and "O" Zone

- 5.3.1 The application site was zoned "Open Storage" and has been utilised for similar storage related use for decades. Notwithstanding the application site falls within an area which was re-zoned to "OU(CDWRA)(2)" , "OU(SSF)" and "O" on the Current OZP, there would be no substantial change in physical setting by approving current application.
- 5.3.2 Considering the plan amendment process would require a certain processing time and implementation of the development proposals are unlikely to be implemented within the next three years. Temporary nature of the current application to allow

interim use of the application site will by no means jeopardize the long-term planning intention of “OU(CDWRA)(2)”, “OU(SSF)” and “O”, should such be considered essential to be implemented by the Board in future.

5.3.3 Moreover, it is the mere fact that such period of the planning approval could be adjusted by the Board to a period of 3 years or less. The entire authority is always rested from the Board that whether a new planning application for the continuation of the applied use is further allowed or not. In this connection, the temporary nature of the applied use would not in any sense pose any constraint to jeopardize nor pre-empt the long-term planning intention of “OU(CDWRA)(2)”, “OU(SSF)” and “O” zone or any planned infrastructural development.

#### **5.4 Not Incompatible Land Uses, Character and Scale with the Surrounding Areas**

5.4.1 The application site has been utilized for similar storage-related operations under previous planning approvals. The current application seeks to utilise the application site for similar open storage use without substantial change in physical setting. The surrounding areas of the application site remain predominantly semi-rural in character, intermixed with open storage/ storage yards, factories, warehouses, residential development and unused/vacant land. Given the abundance of temporary structures and factory uses nearby, the applied use is not incompatible with the semi-rural character in the surrounding areas in terms of land use, character and scale.

#### **5.5 No Adverse Infrastructural nor Environmental Impacts**

5.5.1 From traffic perspective, the applied use is considered small in scale with infrequent trips anticipated. The traffic generation/attraction by the applied use is minimal and should induce no adverse traffic impact to local transportation network.

5.5.2 The application site has been paved and utilised for similar storage activities, and no tree felling is involved. The applicant is committed to maintain existing trees along the northern periphery during the approval period (**Illustration 1** refers). The application site will be fenced off to prevent direct visual contact from outside. The boundary fencing would ensure compatibility with the surrounding land uses, which predominantly consists of temporary structures and factory uses. As a result, the applied use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

5.5.3 No storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction

and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the applied use is anticipated.

5.5.4 Since the application area has been paved and there will be no significant alteration to the site conditions, it is anticipated that no significant drainage impacts will arise from the applied use.

## **5.6 Not Setting an Undesirable Precedent**

5.6.1 In consideration of the previous approvals granted by the Board for temporary container storage yard, these precedents more or less imply the Board's recognition to allow certain degree of flexibility being given to site office and storage related uses within the application site on a temporary basis. Therefore, no undesirable precedent is expected should the current application be approved.

## 6 CONCLUSION

6.1.1 This Planning Statement is submitted to the Planning Board in support of the current application for the applied use at the application site. The Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate the consideration by the Board.

6.1.2 The application site falls within an area zoned “OU(CDWRA)(2)”, “OU(SSF)” and “O” on the Current OZP. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

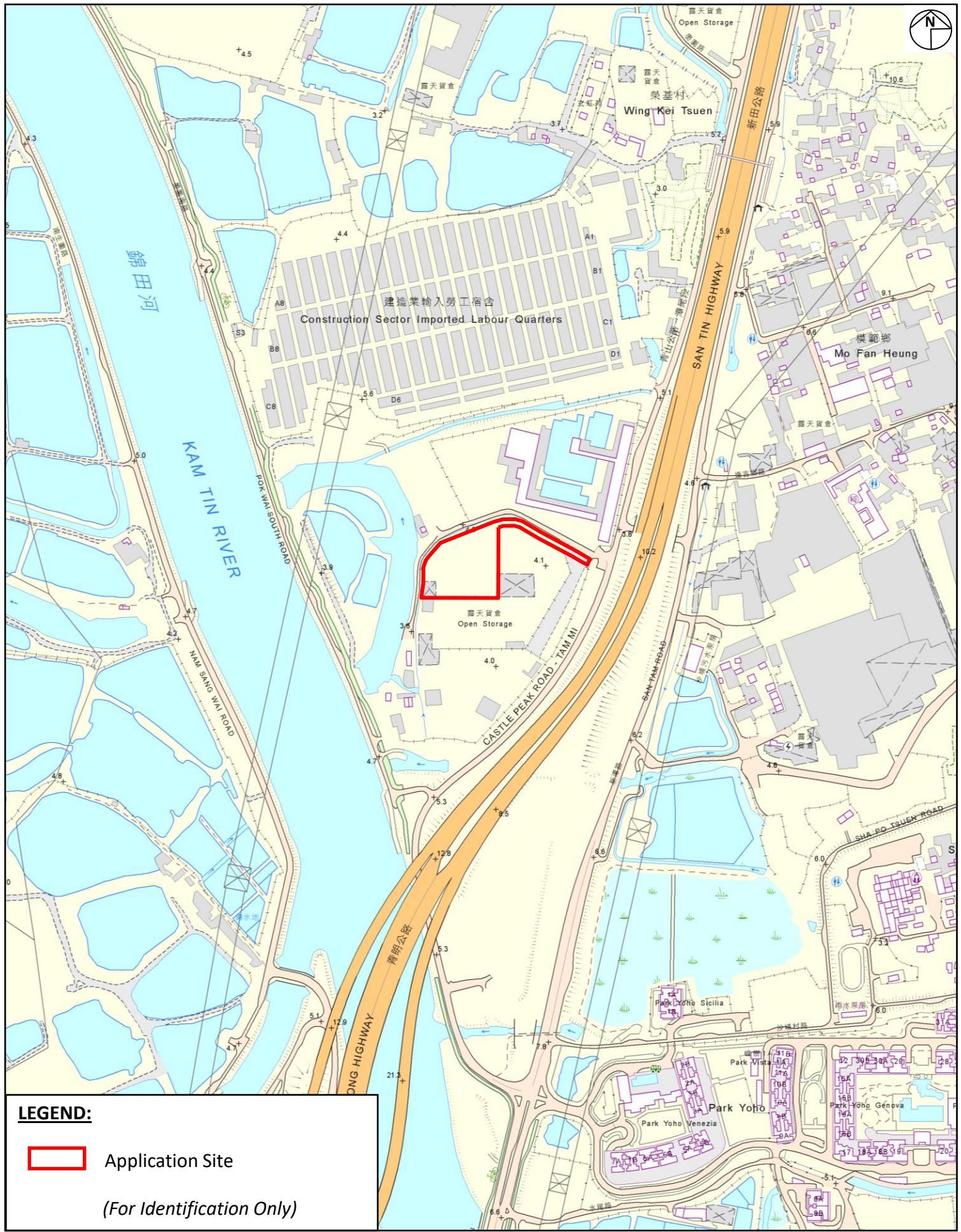
- (a) *The applied use serves to support the relocation of existing operations affected by land resumption. It is intended to utilize the application site as an interim transshipment depot, supporting part of the essential functions until the new location becomes fully operational;*
- (b) *The applied use would provide a secure location for the temporary storage of construction equipment and materials and ancillary facilities at an accessible location, ensuring efficient logistics and seamless implementation of development projects and supports local construction industry;*
- (c) *The current application will not be contrary to the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) *Temporary nature of the applied use would not jeopardise the planning intention of “OU(CDWRA)(2)”, “OU(SSF)” and “O” zone;*
- (e) *The applied use is not incompatible with the semi-rural character in the surrounding area in terms of land use, character and scale;*
- (f) *No adverse infrastructural nor environmental impacts are anticipated; and*
- (g) *The applied use will not set an undesirable precedent.*

6.1.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give favorable consideration to approve the current application for the applied use for a temporary period of 3 years.

### List of Figures

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Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan
Figure 3	Extract of Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11
Figure 4	Indicative Layout Plan



**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

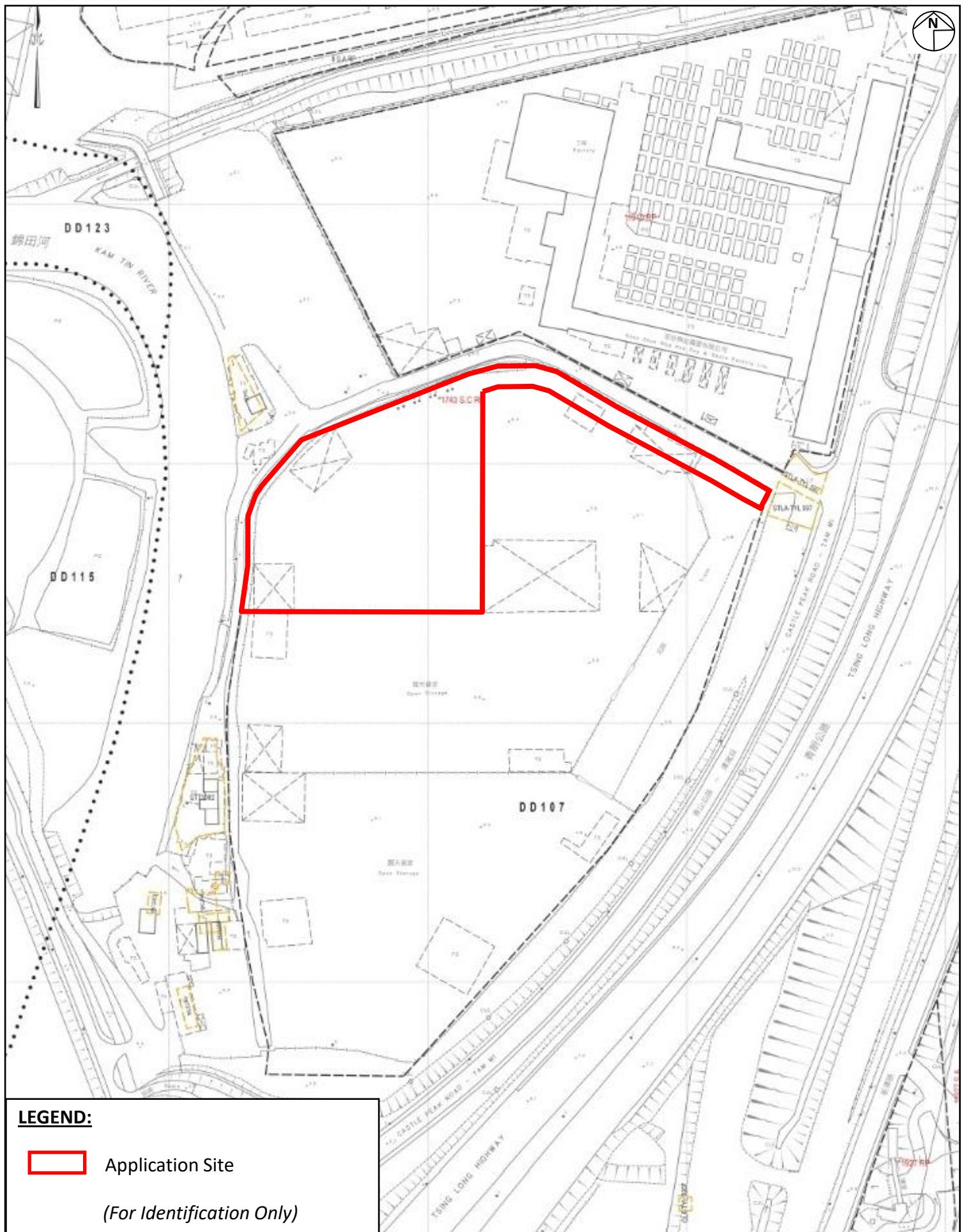
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Location Plan

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

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Oct 2025



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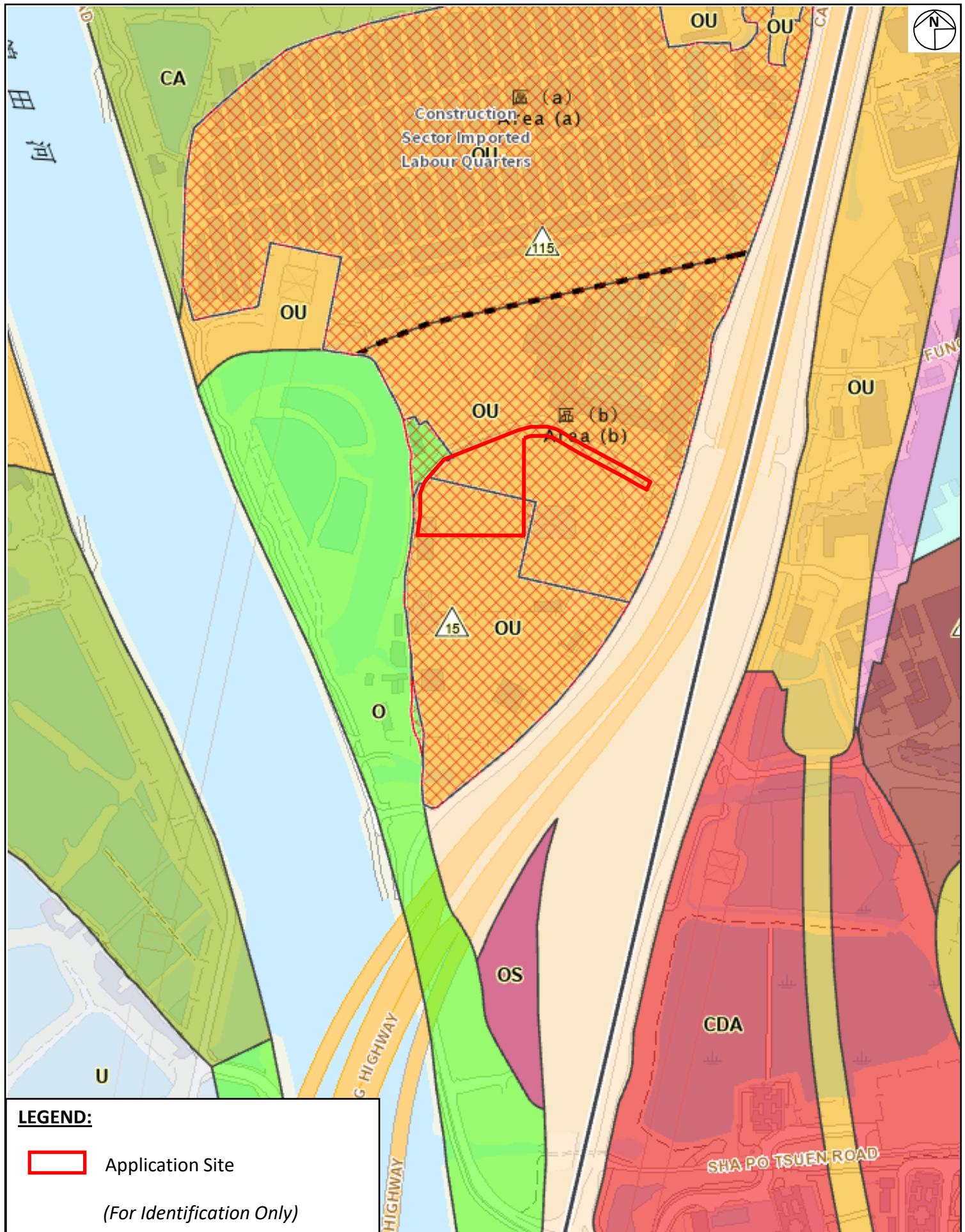


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**Title:**  
Extract of Lot Index Plan

Ref.: ADCL/PLG-10324-R001/F002

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**Date:**  
Oct 2025



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**Title:**  
Extract of Draft Nam Sang Wai Outline Zoning Plan No. S/YL-NSW/11

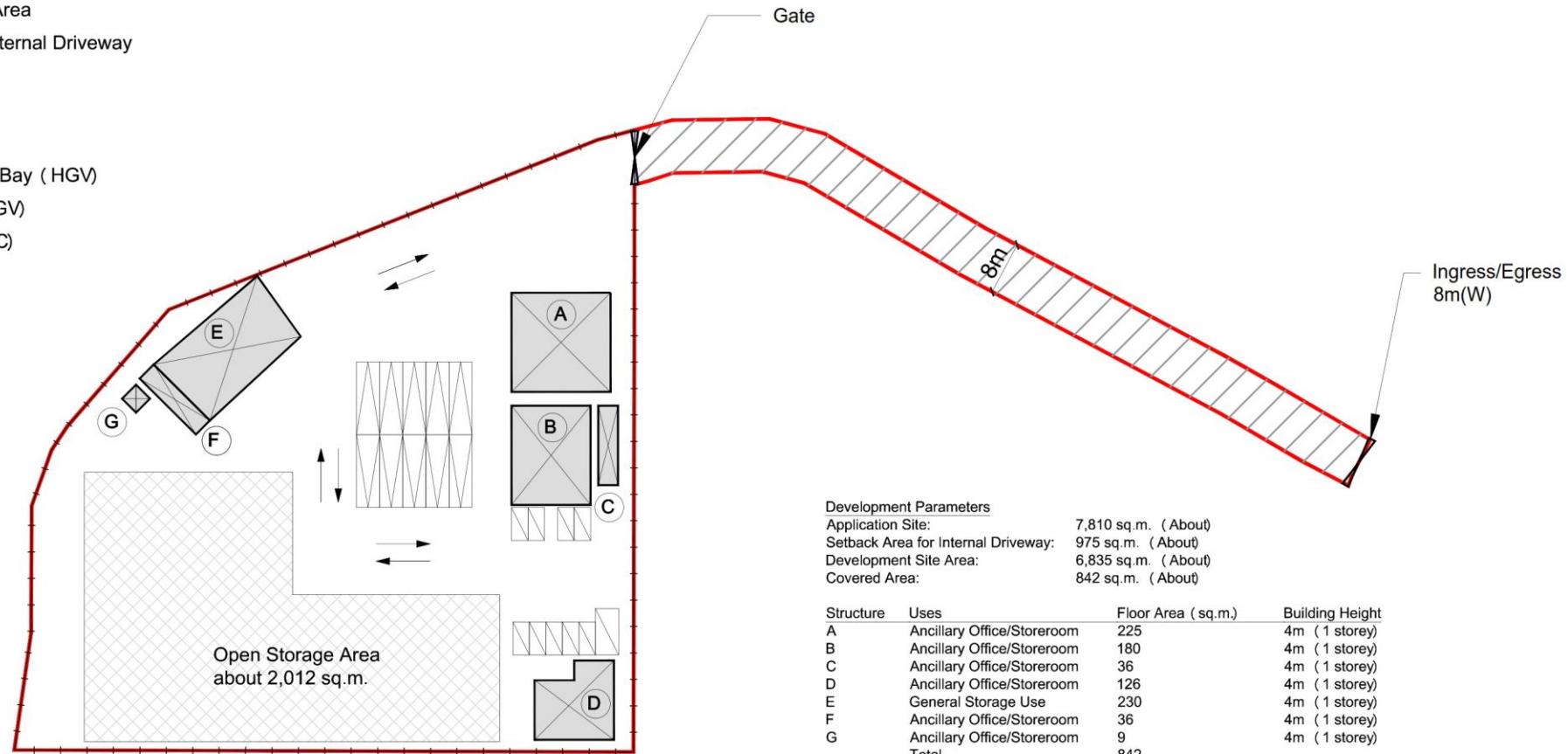
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**Date:**  
Oct 2025

**LEGEND**

- 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)

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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

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**Date:**  
Oct 2025

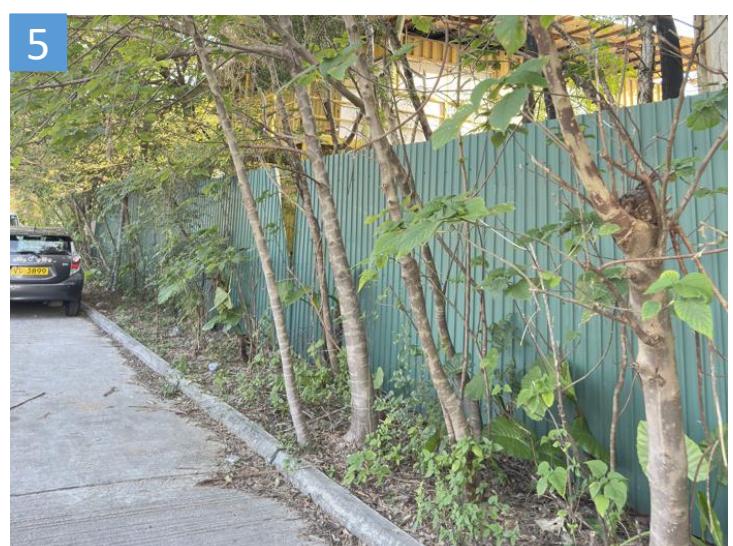
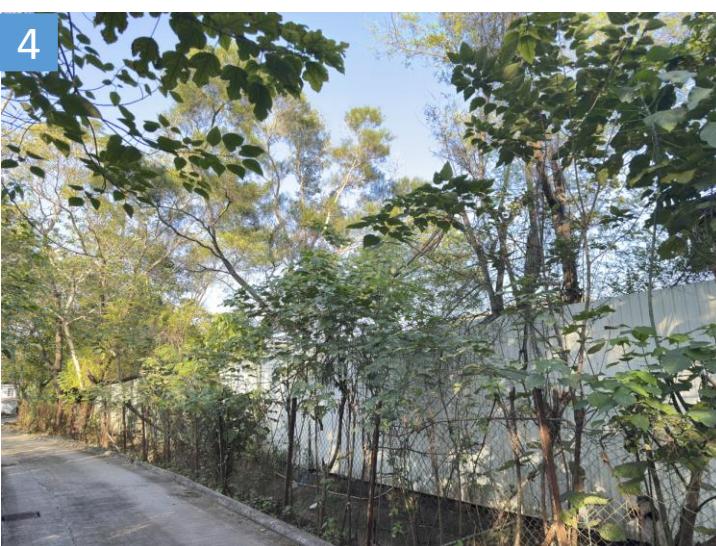
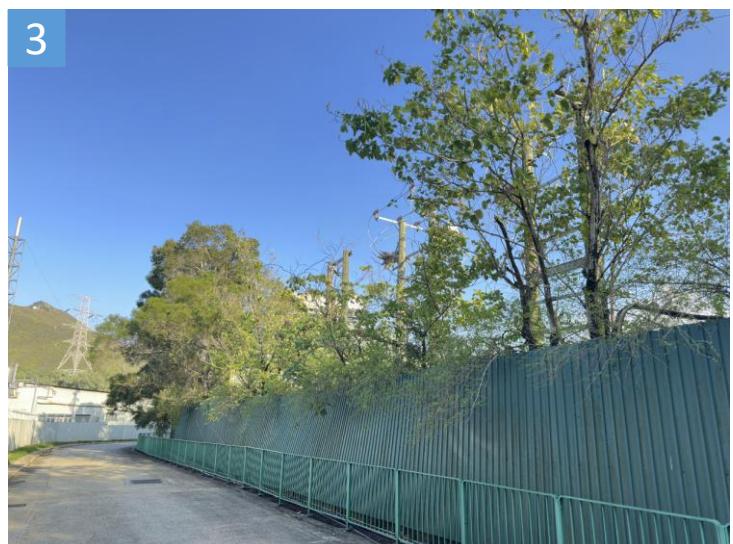
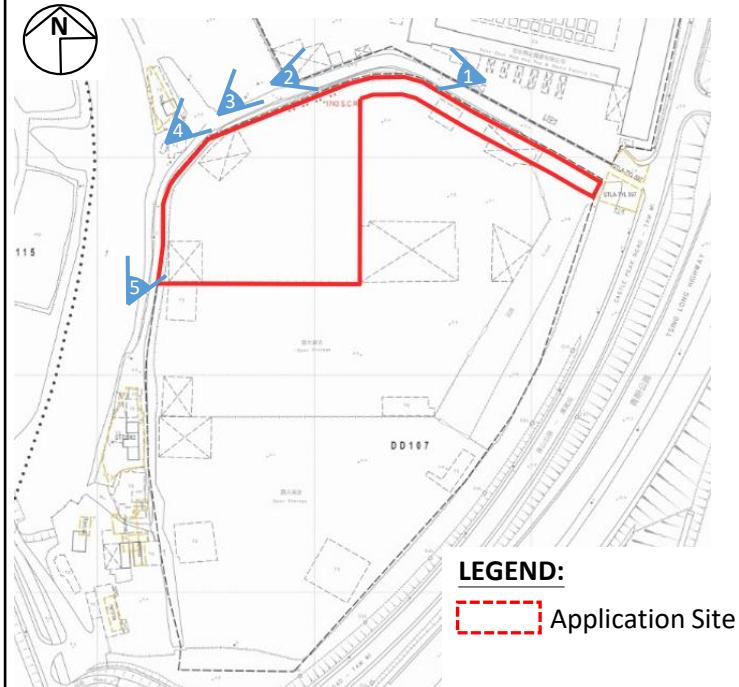


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#### List of Illustrations

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Illustration 1	Conditions of Boundary Fencing and Landscaping Work
Illustration 2	Conditions of Existing Drainage Facilities



**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:**  
Conditions of Boundary Fencing and Landscaping Work

Ref.: ADCL/PLG-10324-R001/I001

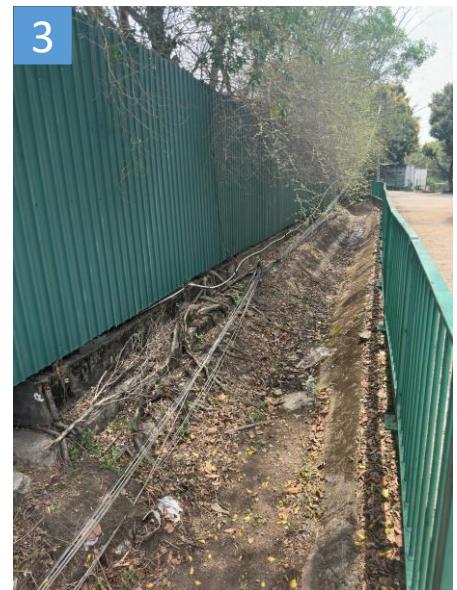
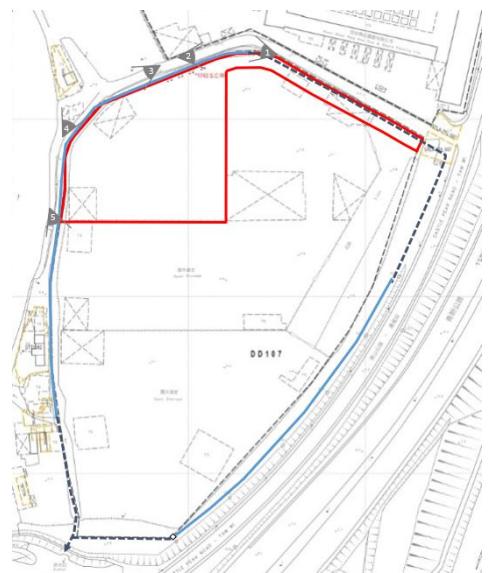
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Oct 2024



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**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:**  
Conditions of Existing Drainage Facilities

Ref.: ADCL/PLG-10324/R001/I002

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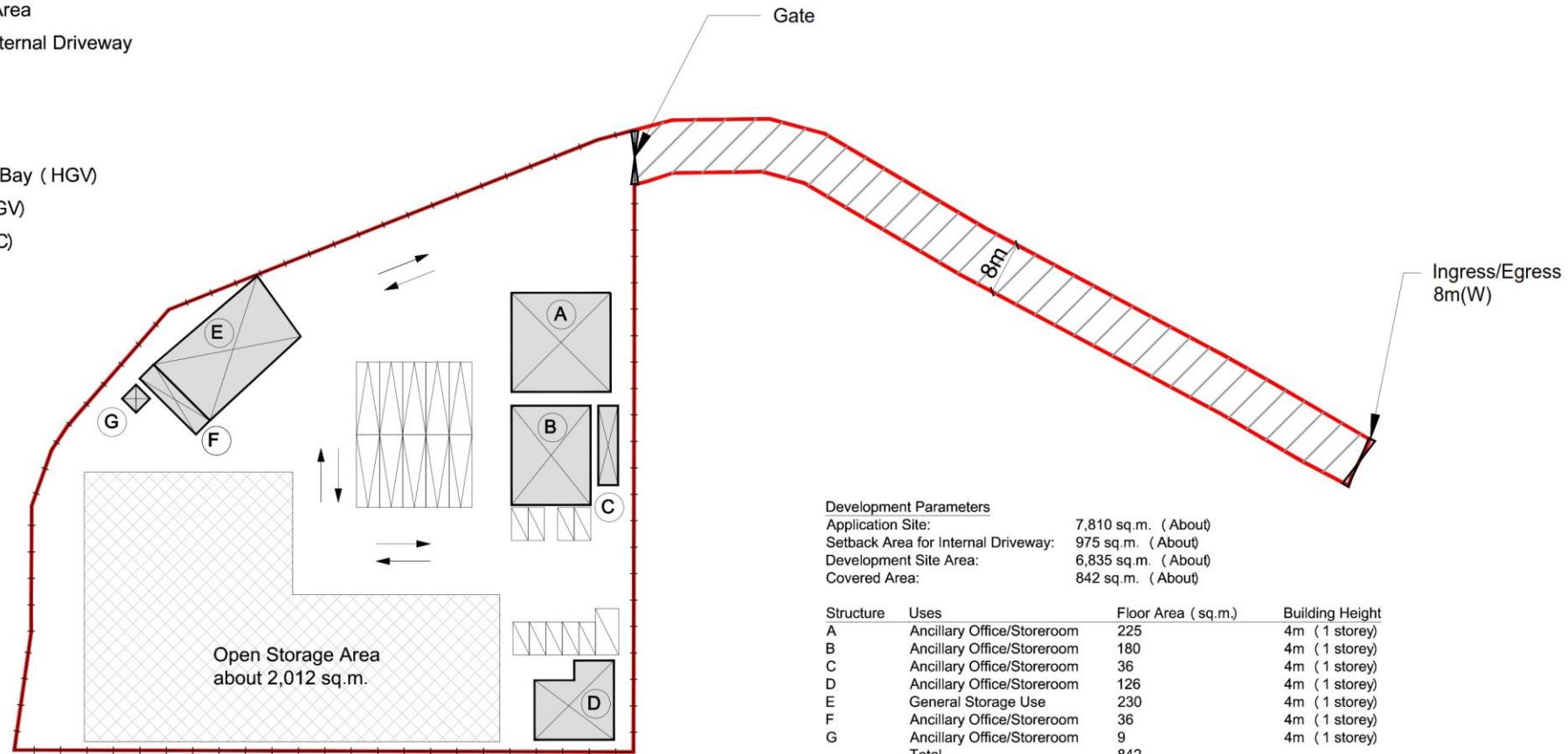
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**Date:**  
Oct 2025

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**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:**  
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**Date:**  
Oct 2025



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Date : 29<sup>th</sup> 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

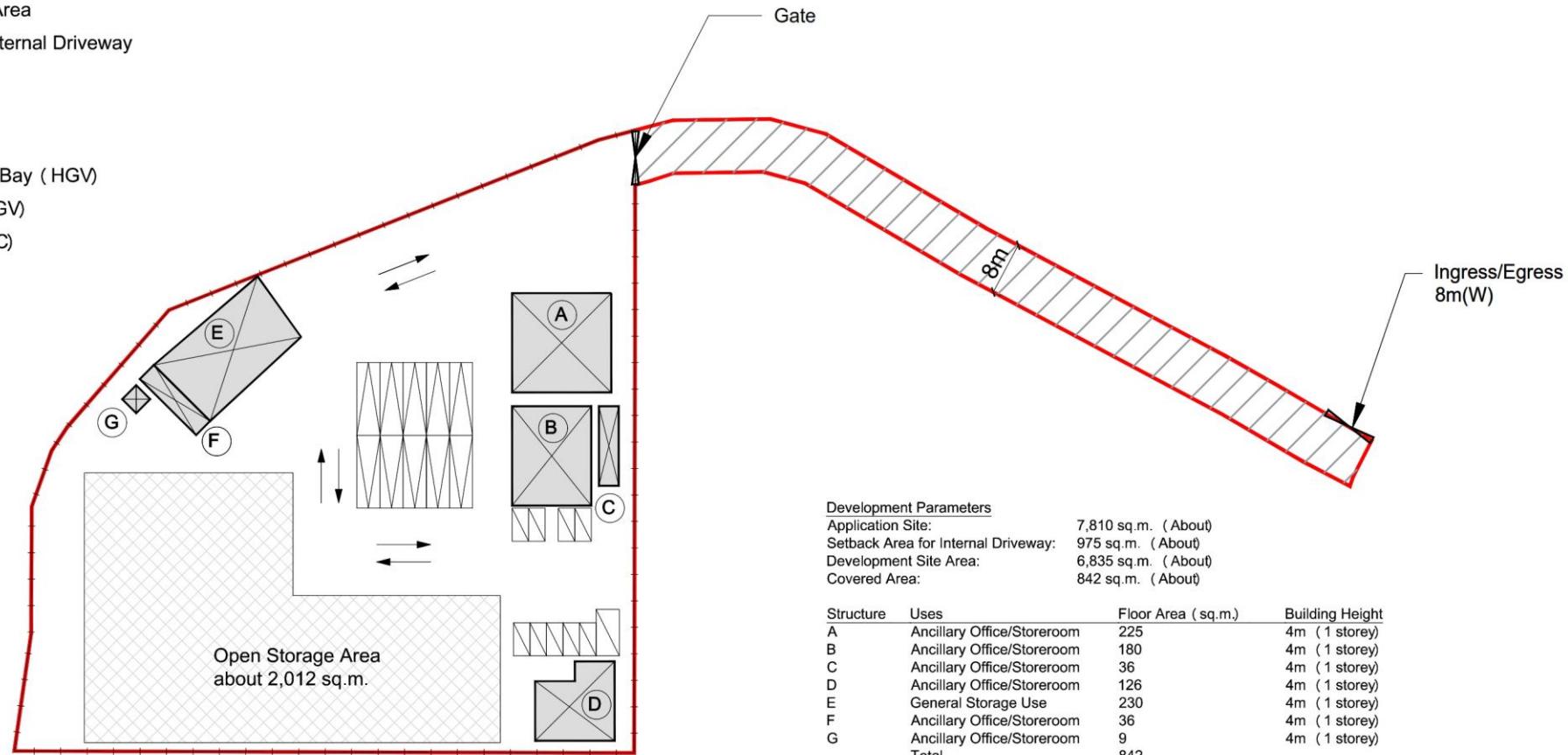
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c.c. Client

Address 地址 :



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- Setback Area for Internal Driveway
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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

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Indicative Layout Plan

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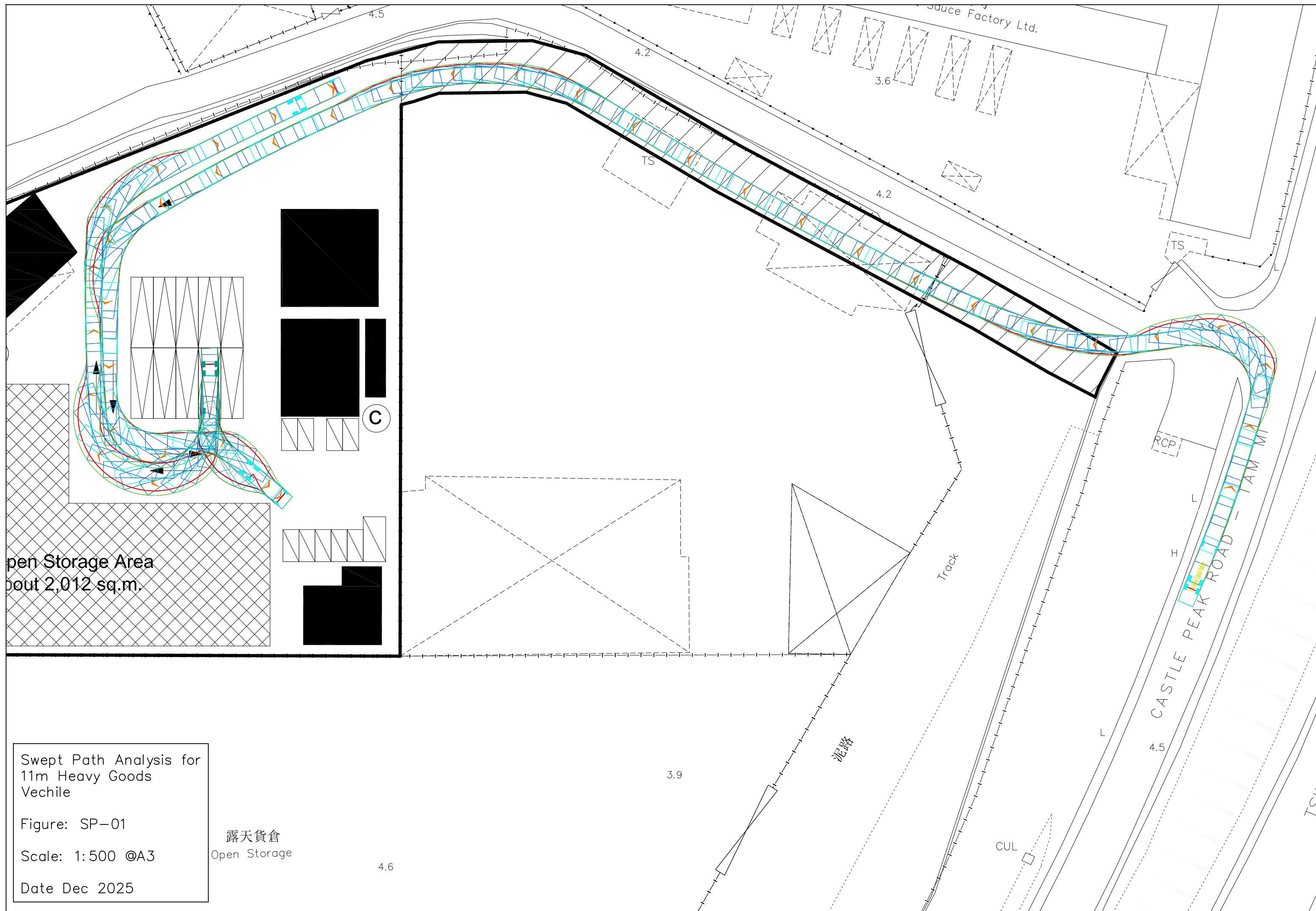
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## 室內自流平地台底層

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 <sup>2</sup> @ 28 Days
Flexural Strength	4.4 N/mm <sup>2</sup> @ 28 Days
Bond Strength	0.9 N/mm <sup>2</sup> @ 28 Days
Shrinkage	NIL
Thermal Conductivity	≈0.68W/m.K
Wet Density	1,930 kg/m <sup>3</sup>
Dry Density	1,730 kg/m <sup>3</sup>
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 <sup>2</sup> /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 <sup>3</sup>
用水量	5.0 – 5.5 L
覆蓋用量	1.7 kg/mm/m <sup>2</sup>
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。



OPTIMIX (HONG KONG) LIMITED





Date : 31<sup>st</sup> 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

Address 地址 :



Date : 5<sup>th</sup> 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)**

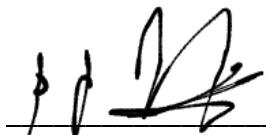
We refer to the comments from the Drainage Services Department (DSD) and would like to provide clarifications to facilitate consideration by relevant departments and the Town Planning Board.

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

Address 地址 :

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Developments within Deep Bay Area  
(TPB PG-No. 12C)**

The relevant assessment criteria for areas fall within the Wetland Buffer Area (WBA) are summarised as follows:

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds;
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are however exempted from the requirement of EcoIA; and
- (c) Applications for new open storage or container back-up uses including workshops within the WBA, whether temporary or permanent, would normally not be allowed in view of the adverse disturbances of such activities on birds, in particular for such uses involving filling of contiguous ponds. However, open storage or container back-up uses located close to the Lok Ma Chau crossing and without involving pond filling might be sympathetically considered by the Board in view of the genuine need to facilitate cross-boundary movements of goods in the area.

**Relevant Extracts of Town Planning Board Guidelines for  
Application for Open Storage and Port Back-up Uses  
(TPB PG-No.13G)**

On 14.4.2023, the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) were promulgated, which set out the following criteria for Category 1 areas:

Category 1 areas: Considered suitable for open storage and port back-up uses. In general, such uses should be sited in areas zoned “OS”, “OU(PBU)”, “Industrial” (“I”) or “I(D)” where there are compatible uses such as industrial uses, public utility installations and other port back-up and open storage activities. Apart from the above zones, other suitable sites in the North East and North West New Territories are also included within this category. Generally, open storage/port back-up uses are permitted as of right under such zones. Proposed uses which may cause significant environmental and traffic concerns require planning permission from the Board in accordance with the notes of the plans. Favourable consideration will normally be given to applications within these areas, subject to no major adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions. Technical assessments should be submitted if the proposed uses, such as container trailer/tractor park and open storage of chemical products/dangerous goods etc., may cause significant environmental and traffic concerns.

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration</b>
A/YL-NSW/2	Proposed Container Storage Yard	19.8.1994 [Partially approved by the Committee on a temporary basis for 3 years]
		30.12.1994 [Partially approved by the Board upon review on a temporary basis for 5 years]
A/YL-NSW/70	Temporary Container Storage Yard for a Period of Five Years	28.1.2000
A/YL-NSW/158	Container Storage Yard	4.3.2005 [Partially approved by the Committee on a temporary basis for 5 years]
		17.6.2005 [Partially approved by the Board upon review for revising the operation time and imposing stacking height requirements to the south-western and north-western boundaries of the application site on a temporary basis for 5 years]
A/YL-NSW/194	Renewal of Planning Approval for Temporary Container Storage Yard for a Period of Five Years	12.2.2010
A/YL-NSW/234	Temporary Container Storage Yard for a Period of Five Years	6.2.2015
A/YL-NSW/276	Temporary Container Storage Yard for a Period of Five Years	20.3.2020
A/YL-NSW/338	Temporary Container Storage Yard for a Period of Five Years	20.3.2025

**Rejected Application**

<b>Application No.</b>	<b>Use(s)/Development(s)</b>	<b>Date of Consideration</b>	<b>Rejection Reasons</b>
A/DPA/YL-NSW/18	Proposed Container Storage Yard	13.5.1994 [Rejected upon S.17 review]	(1), (2) and (3)

Rejection Reasons

- (1) the proposed development would be affected by the imminent implementation of the proposed Route 3 (Country Park Section) project;
- (2) insufficient information had been included in the submission to demonstrate that the proposed development would not have adverse operational noise impacts on the nearby settlements and the proposed mitigation measures were insufficient to minimize such impacts; and
- (3) the proposed development would be affected by the implementation of the proposed Main Drainage Channels of Yuen Long and Kam Tin Stage I, Phase 2.

**Government Departments' General Comments**

**1. Land Administration**

Comments of the District Lands Officer/Yuen Long, Lands Department:

- no adverse comment on the application;
- the application site (the Site) comprises Old Schedule Agricultural Lot 1743 S.C RP in D.D. 107 held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without prior approval of the Government;
- Lot 1743 S.C RP in D.D. 107 is covered by Short Term Waiver (STW) No. 2788 for the purpose of “Ancillary Use to Container Storage Yard”; and
- advisory comments are at **Appendix V**.

**2. Traffic**

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering perspective; and
- advisory comments are at **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in principle objection to the application from highway maintenance perspective; and
- advisory comments are at **Appendix V**.

Comments of the Chief Engineer/Railway Development 1-1, HyD:

- no adverse comment on the application from the perspective of Northern Link (NOL) Main Line as the Site is outside the scheme boundary of the NOL Main Line;
- The Site is close to the NOL scheme boundary and the construction of NOL has commenced in 2025 for completion in 2034; and
- advisory comments are at **Appendix V**.

**3. Drainage**

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection in principle to the application;
- should the application be approved, approval conditions should be stipulated in the approval letter requiring the applicant to maintain the drainage facilities implemented under application No. A/YL-NSW/338; and to submit records of the

existing drainage facilities on the site to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and

- advisory comments are at **Appendix V**.

#### **4. Fire Safety**

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations being provided to his satisfaction; and
- advisory comments are at **Appendix V**.

#### **5. Environmental**

Comments of the Director of Environmental Protection:

- no objection to the application from environmental planning perspective;
- there was no environmental complaint concerning the Site received in the past three years; and
- advisory comments are at **Appendix V**.

#### **6. Landscape**

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in 2025, the Site is located in an area of miscellaneous rural fringe landscape character comprising river, temporary structures, open storage and scattered tree groups. The applied use is not entirely incompatible with the surrounding environment;
- with reference to the site photos, the Site is largely hard-paved and fenced-off with some temporary structures. Some common tree species are found along the periphery of the Site. According to the applicant's submission, no tree felling is involved. Significant adverse landscape impact arising from the applied use is not anticipated; and
- advisory comments are at **Appendix V**.

#### **7. Building Matter**

Comments of the Chief Building Surveyor/New Territories West, Building Department:

- no objection on the application;
- no record of approval granted by the Building Authority for the existing structure at the Site; and
- advisory comments are at **Appendix V**.

## **8. District Officer's Comments**

Comments of the District Officer (Yuen Long), Home Affairs Department:

- no comment on the application; and
- his office has not received comment from locals upon close of consultation.

## **9. Other Departments**

The following government departments have no objection to or no comment on the application and their advisory comments, if any, are at **Appendix V**:

- Project Manager (West), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Director of Agriculture, Fisheries and Conservation;
- Director of Electrical and Mechanical Services; and
- District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) to resolve any land issues relating to the applied use with the concerned owner(s) at the application site (the Site);
- (b) prior planning permission should have been obtained before commencing the applied use at the Site;
- (c) the permission is given to the development/use(s) and structure(s) under the application. It does not condone any other development/use(s) and structure(s) which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use(s) and remove such structure(s) not covered by the permission;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that if the planning application is approved, the Short Term Waiver (STW) holder(s) will need to apply to his office for modification of the STW where appropriate. The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
  - the Site is connected to the public road network via a section of a local access road which is not managed by the Transport Department. The land status of the local access should be clarified with LandsD by the applicants. Moreover, the management and maintenance responsibilities of the local access should be clarified with the relevant lands and maintenance authorities accordingly;
  - sufficient manoeuvring space shall be provided within the Site; and
  - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
  - HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Castle Peak Road – Tam Mi, including the local track; and
  - adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public road and drains;
- (g) to note the comments of the Chief Engineer/Railway Development 1-1, HyD that the applicant should ensure the traffic arrangements for the proposed modification will not have adverse impact on the implementation of the Northern Link during either the construction or operation period;

(h) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department that the required condition record should include coloured photos showing the current condition of the drainage facilities and a layout plan indicating the locations of the photos taken. The submitted photos should cover drainage facilities, including but not limited to, surface channels, catchpits, sand traps and discharge path as indicated on the drainage plan approved under application No. A/YL-NSW/338;

(i) to note the comments of the Director of Fire Services that:

- the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval;
- the applicant is also advised on that (i) the layout plans should be drawn to scale and depicted with dimensions and nature of occupancy, (ii) the location of where the proposed FSIs to be installed should be clearly marked on the layout plans, and (iii) the good practice guidelines for open storage should be adhered to; and
- the applicant shall be reminded that if the proposed structure(s) is required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;

(j) to note the comments of the Director of Environmental Protection that:

- the applicant is advised to follow the relevant mitigation measures and requirements in the revised ‘Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites’ issued by the Environmental Protection Department;
- the applicant is advised to follow the relevant guidelines and requirements in relevant Professional Persons Environmental Consultative Committee Practice Notes (ProPECCPNs), in particular the ProPECCPN 1/23 “Drainage Plans subject to Comment by the Environmental Protection Department”;
- the applicant is advised to provide adequate supporting infrastructure/facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use; and
- the applicant is advised to meet the statutory requirements under relevant environmental legislation;

(k) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department that:

- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- if the Site does not abut on a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage;
- if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed use under the captioned application;

- for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
- any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
- detailed checking under the BO will be carried out at building plan submission stage;

(l) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that:

- the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/new tree planting; and
- the applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.