

LIST OF PLANS

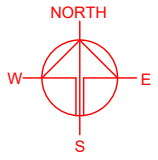
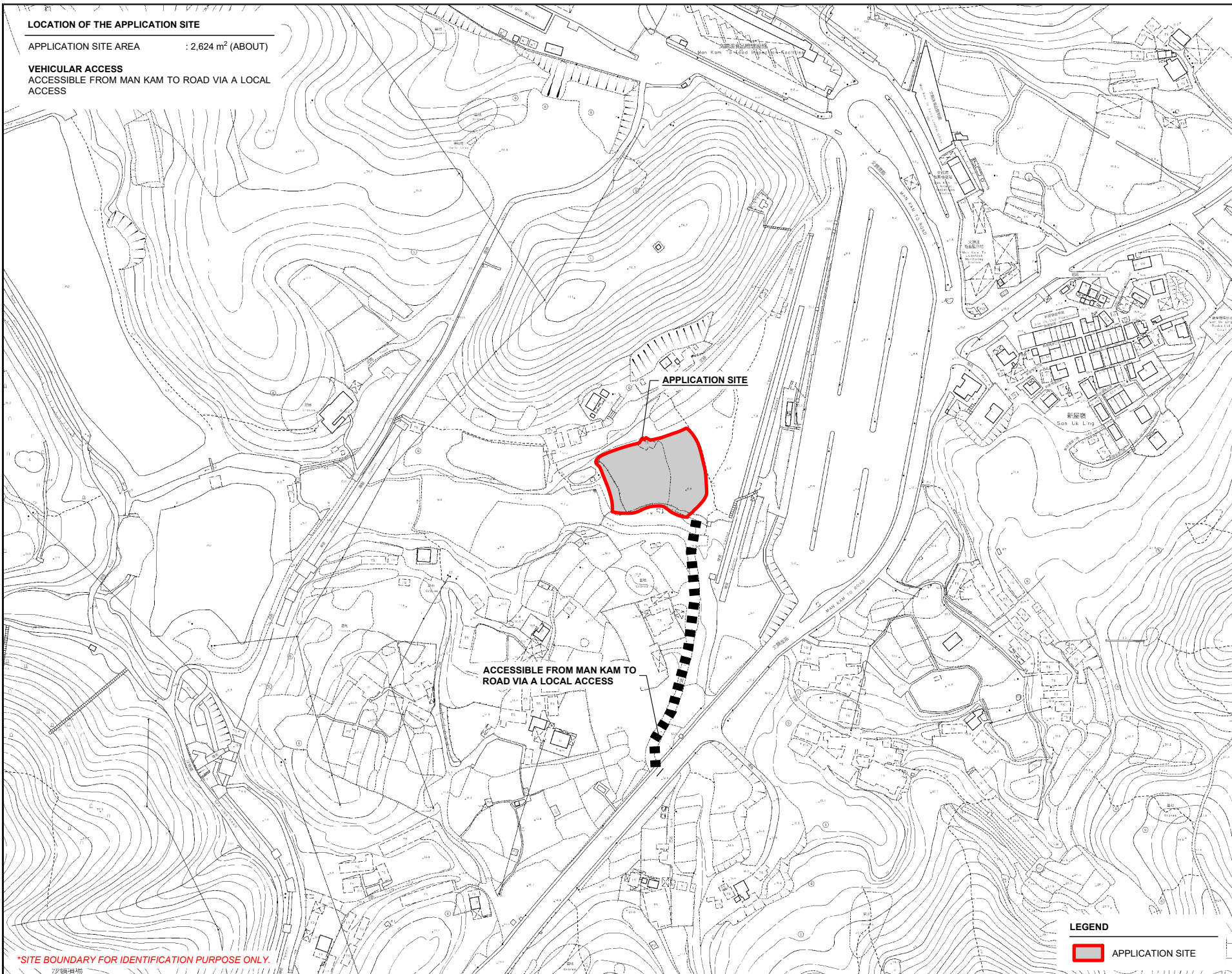
Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location and zoning
Plan 5	Original Premises – NDA phasing and land resumption
Plan 6	Alternative sites for relocation
Plan 7	Aerial photo
Plan 8	Layout plan
Plan 9	Plan showing the filling of land and pond
Plan 10	Swept path analysis



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,624 m² (ABOUT)


VEHICULAR ACCESS
ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS



APPLICATION SITE

ACCESSIBLE FROM MAN KAM TO ROAD VIA A LOCAL ACCESS

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY	DATE
MN	30.4.2026
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE

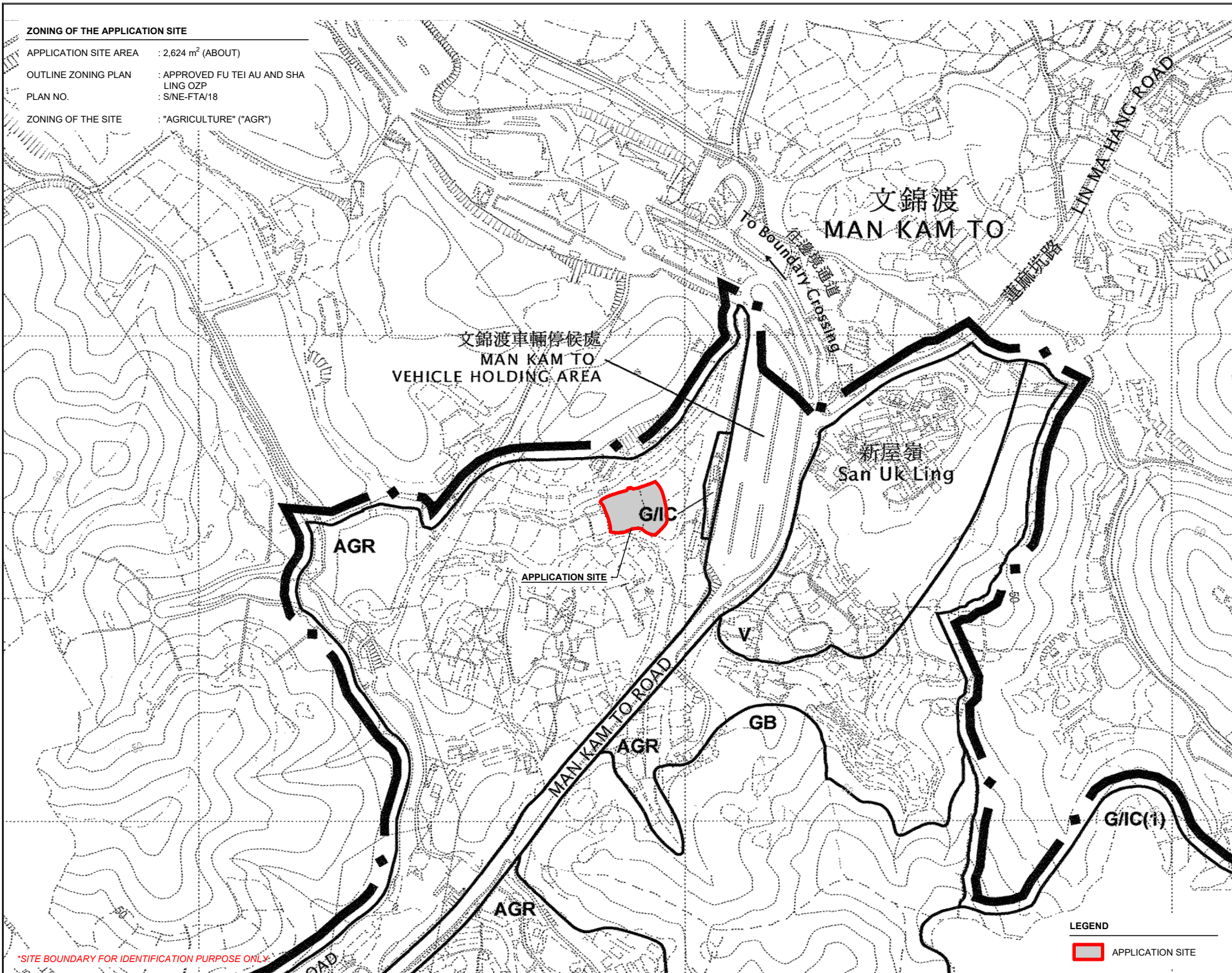
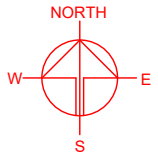
LOCATION PLAN

DWG. NO.	VER.
PLAN 1	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,624 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED FU TEI AU AND SHA LING OZP
 PLAN NO. : S/NE-FTA/18
 ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

30.4.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG. NO.

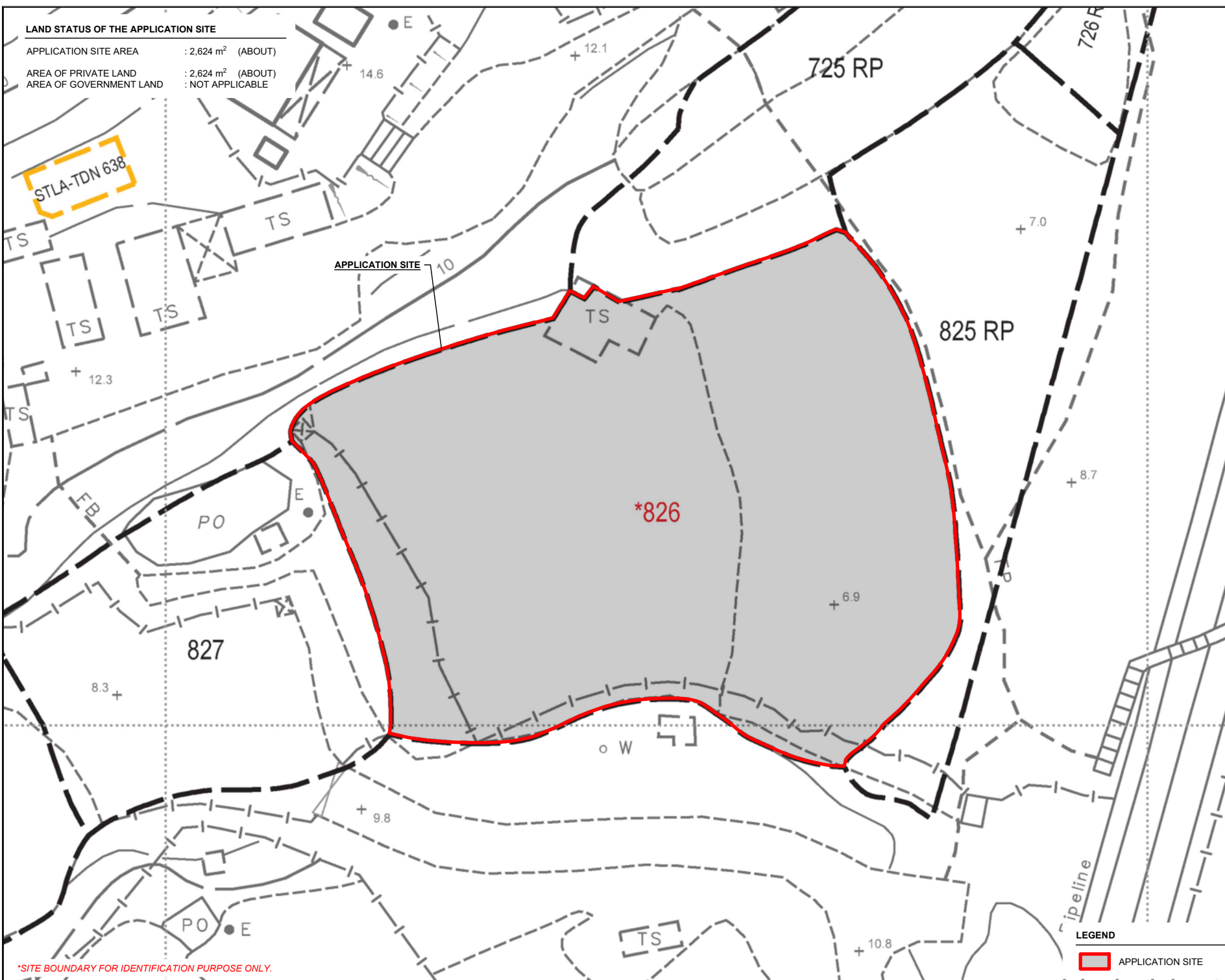
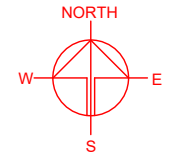
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,624 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,624 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS
 TEMPORARY (EXCLUDING ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS)

SITE LOCATION

LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

30.4.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS

DWG. NO.

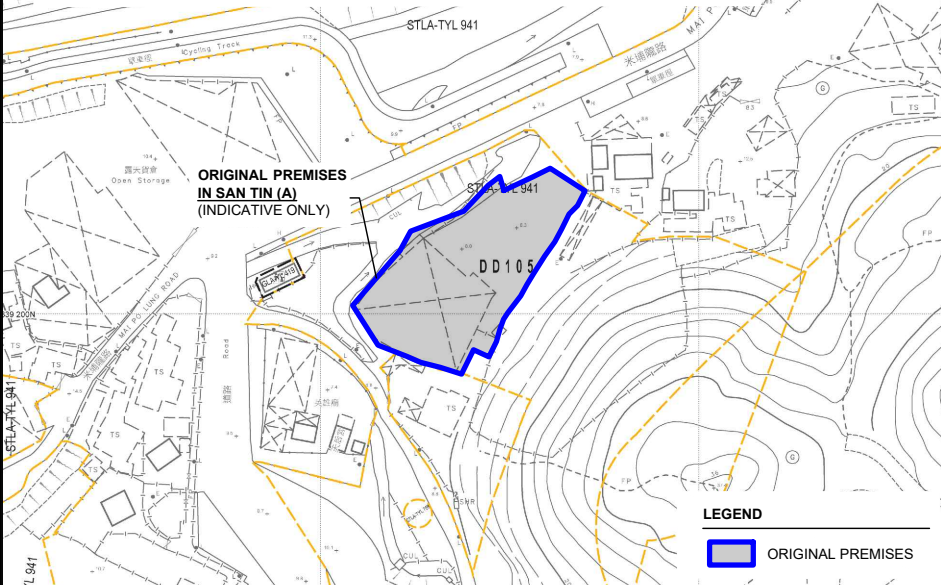
PLAN 3

VER.

001

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES (A)

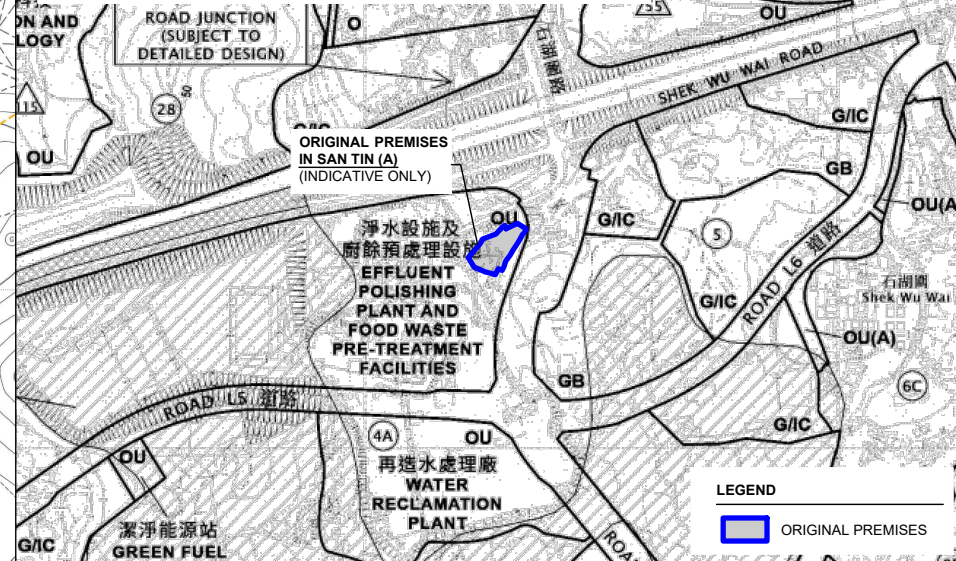
AREA OF PREMISES : 1,698 m² (ABOUT)
 USE OF PREMISES : WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) AND STORAGE
 LOCATION : VARIOUS LOTS IN D.D. 105, SAN TIN, YUEN LONG (FORMERLY)
 THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.



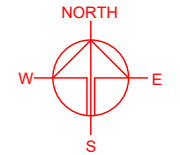
LEGEND
 ORIGINAL PREMISES

ZONING OF THE APPLICANT'S ORIGINAL PREMISES (A)

OUTLINE ZONING PLAN AREA : APPROVED SAN TIN TECHNOPOLE OZP
 OUTLINE ZONING PLAN NO. : S/STT/2
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED
 "EFFLUENT POLISHING PLANT AND FOOD WASTE PRE-TREATMENT FACILITIES"

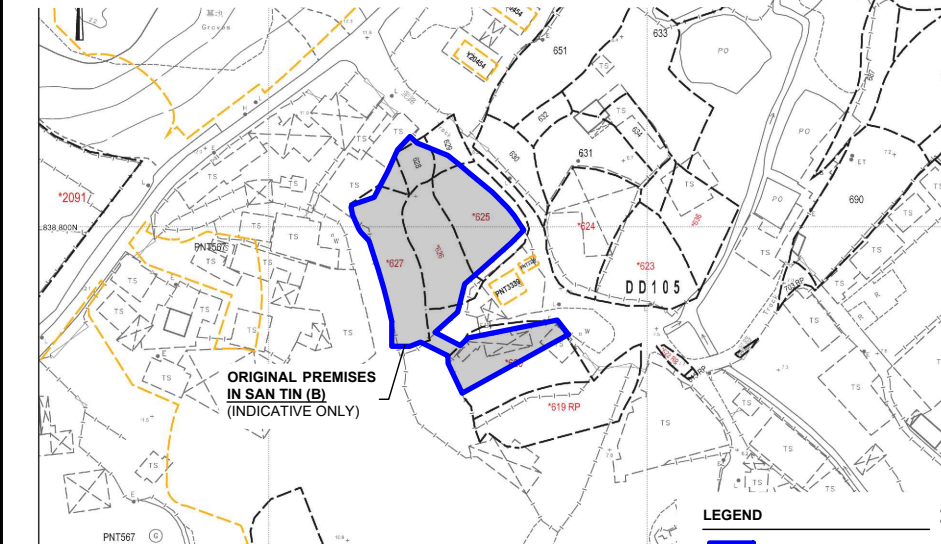


LEGEND
 ORIGINAL PREMISES



DETAILS OF THE APPLICANT'S ORIGINAL PREMISES (B)

AREA OF PREMISES : 1,677 m² (ABOUT)
 USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
 LOCATION : VARIOUS LOTS IN D.D. 105, SAN TIN, YUEN LONG
 PORTION OF THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.



LEGEND
 ORIGINAL PREMISES

ZONING OF THE APPLICANT'S ORIGINAL PREMISES (B)

OUTLINE ZONING PLAN AREA : APPROVED SAN TIN TECHNOPOLE OZP
 OUTLINE ZONING PLAN NO. : S/STT/2
 ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP A) 2"



LEGEND
 ORIGINAL PREMISES

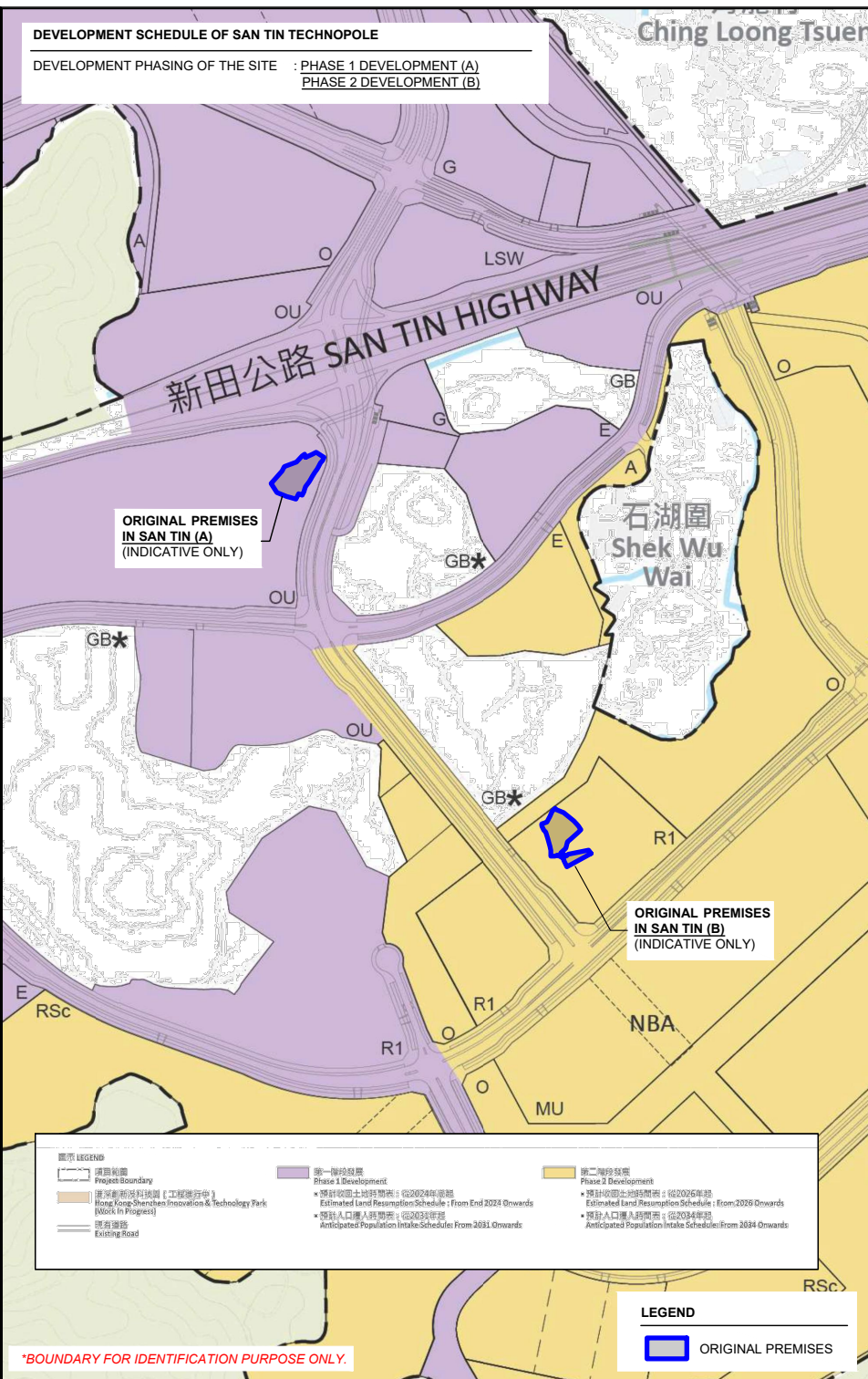
*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

 PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS
 TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS
 SITE LOCATION
 LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES
 SCALE
 1 : 2000 / 8000 @ A4
 DRAWN BY
 MN
 DATE
 30.4.2026
 CHECKED BY
 DATE
 APPROVED BY
 DATE
 DWG. TITLE
 OP - LOCATION / ZONING PLAN
 DWG. NO.
 PLAN 4
 VER.
 001

DEVELOPMENT SCHEDULE OF SAN TIN TECHNOPOLE

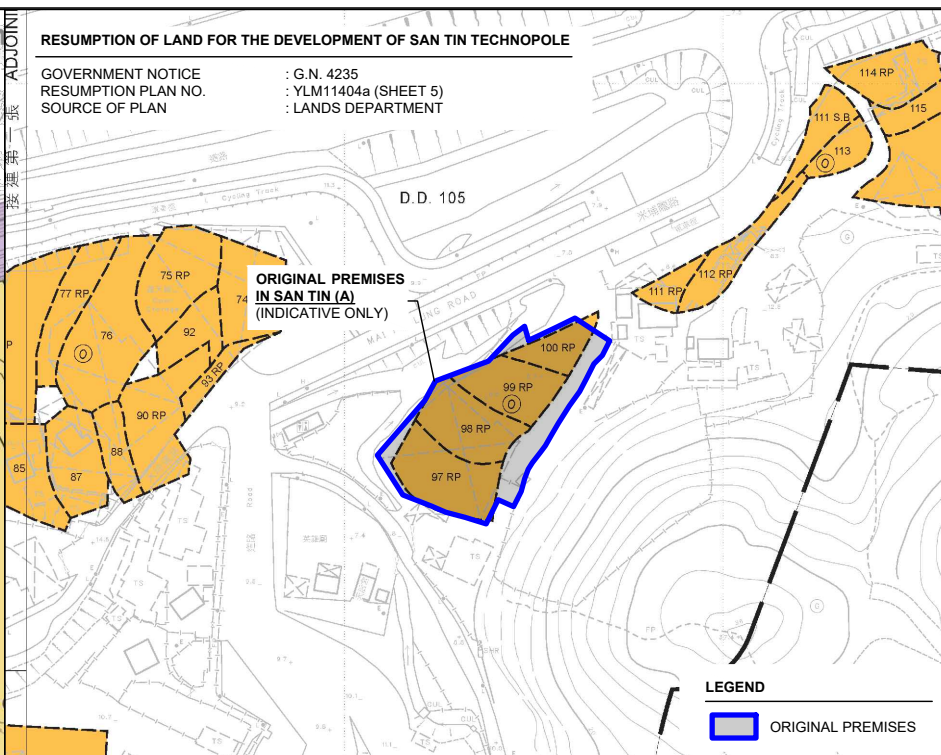
DEVELOPMENT PHASING OF THE SITE : PHASE 1 DEVELOPMENT (A)
: PHASE 2 DEVELOPMENT (B)



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

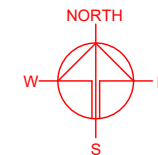
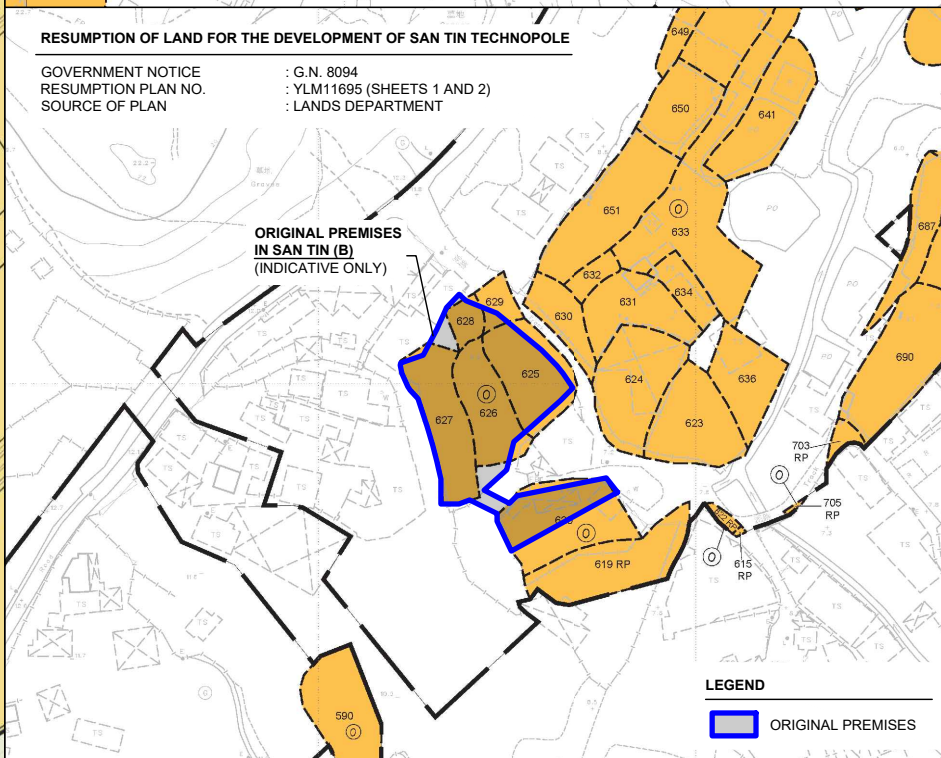
RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

GOVERNMENT NOTICE : G.N. 4235
RESUMPTION PLAN NO. : YLM11404a (SHEET 5)
SOURCE OF PLAN : LANDS DEPARTMENT



RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

GOVERNMENT NOTICE : G.N. 8094
RESUMPTION PLAN NO. : YLM11695 (SHEETS 1 AND 2)
SOURCE OF PLAN : LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 8000 / 2000 @ A4

DRAWN BY

MN

DATE

30.4.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - PHASING & RESUMPTION

DWG NO.

PLAN 5

VER.

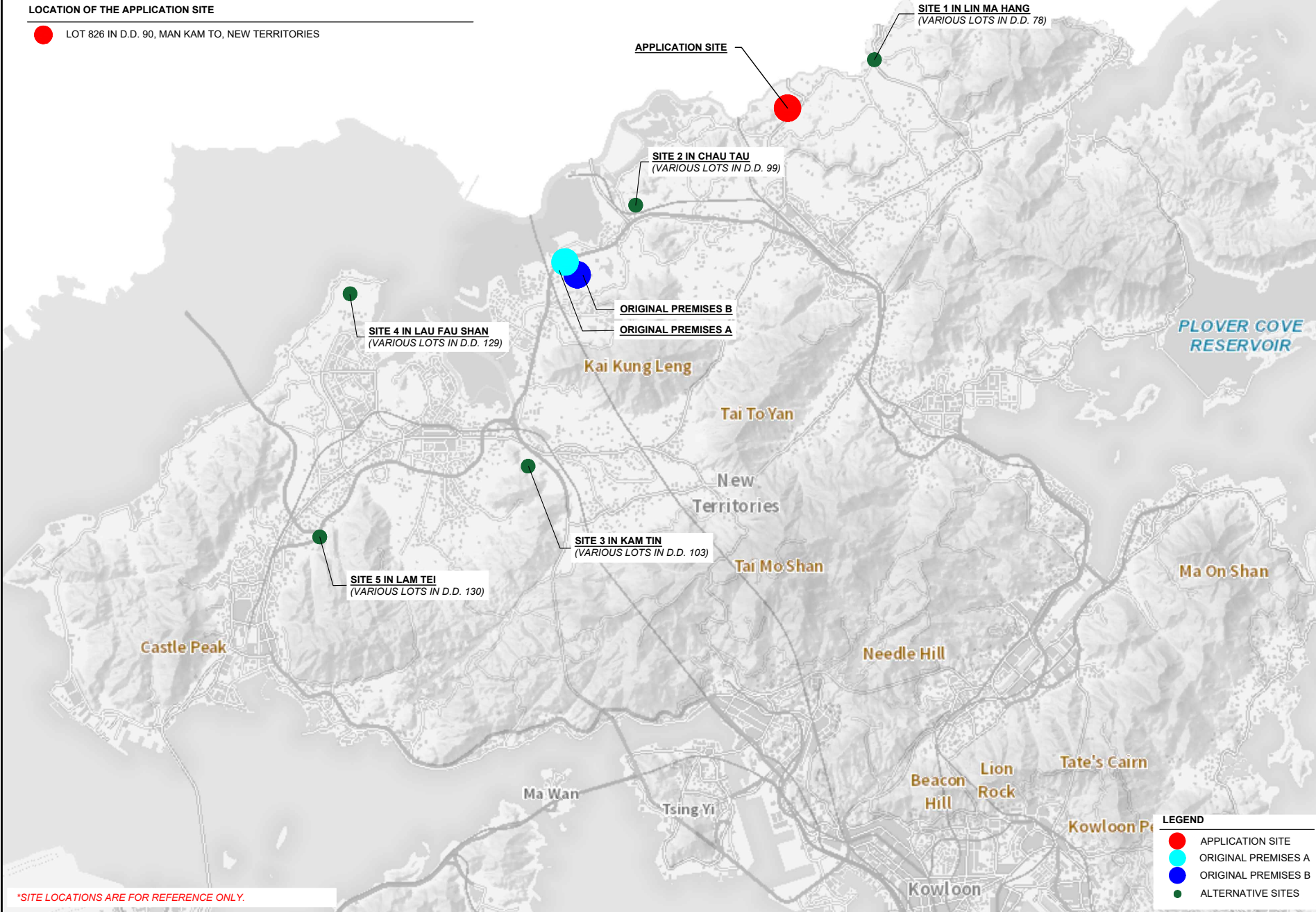
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LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

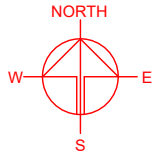
- VARIOUS LOTS IN D.D. 105, SAN TIN, YUEN LONG, NEW TERRITORIES (FORMERLY)
*ALREADY RESUMED BY THE GOVERNMENT
- VARIOUS LOTS IN D.D. 105, SAN TIN, YUEN LONG, NEW TERRITORIES
*PROPOSED TO BE RESUMED BY THE GOVERNMENT

LOCATION OF THE APPLICATION SITE

- LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.



PLANNING CONSULTANT



PROJECT
 PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS
 TEMPORARY WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION
 LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE
 INDICATIVE @ A4

DRAWN BY: MN DATE: 30.4.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

- LEGEND**
- APPLICATION SITE
 - ORIGINAL PREMISES A
 - ORIGINAL PREMISES B
 - ALTERNATIVE SITES

DWG. TITLE
 ALTERNATIVE SITES

DWG NO. PLAN 6 VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

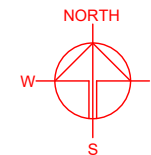
APPLICATION SITE AREA : 2,624 m² (ABOUT)
SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3

Man Kam To Animal
Inspection Station

Man Kam To
Livestock
Monitoring Station

San U
Play

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY: MN DATE: 30.4.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DWG. TITLE
AERIAL PHOTO

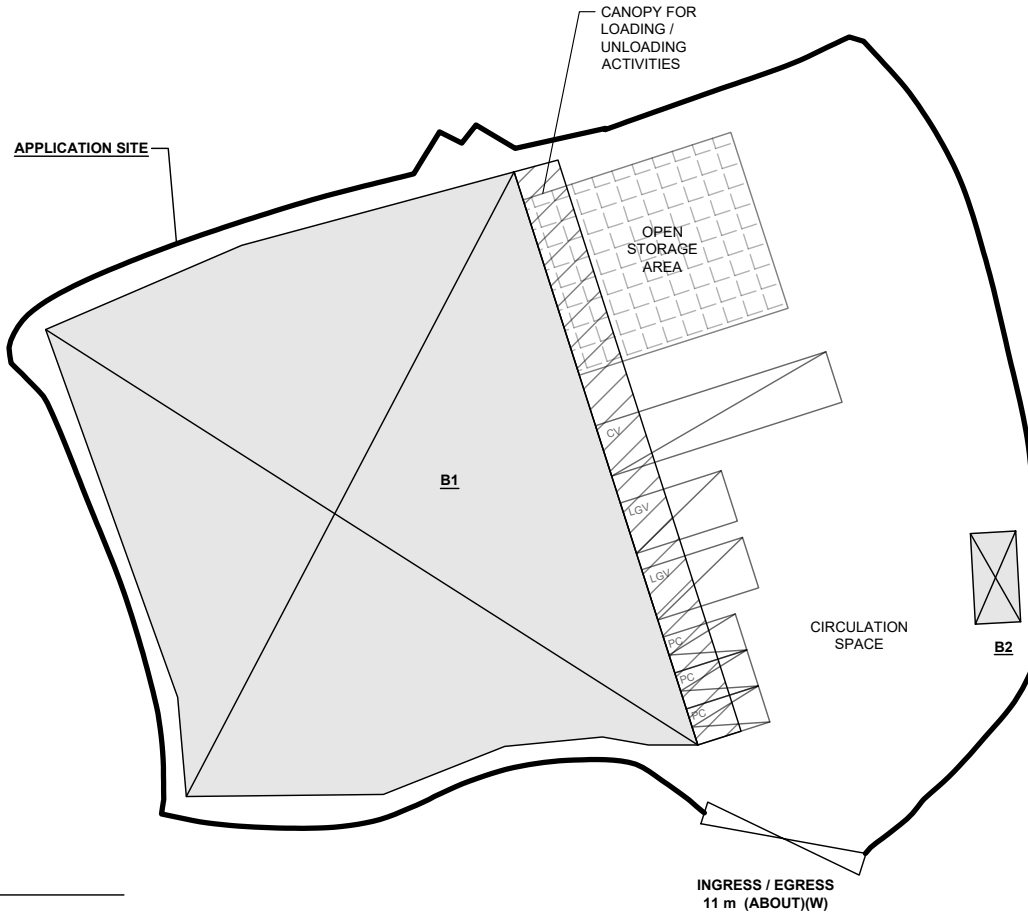
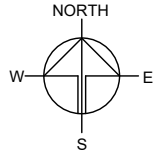
DWG NO. PLAN 7 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,624 m ²	(ABOUT)
COVERED AREA	: 1,319 m ²	(ABOUT)
UNCOVERED AREA	: 1,305 m ²	(ABOUT)
PLOT RATIO	: 0.95	(ABOUT)
SITE COVERAGE	: 50 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 2,501 m ²	(ABOUT)
TOTAL GFA	: 2,501 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 13 m	(ABOUT)
NO. OF STOREY	: 1 - 2	
OPEN STORAGE AREA	: 177 m ²	(ABOUT)
HEIGHT OF STACKING	: NOT MORE THAN 3 m	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.)	1,301 m ² (ABOUT)*	2,483 m ² (ABOUT)#	13 m (ABOUT)(2-STOREY)
B2	SITE OFFICE, WASHROOM METER ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		1,319 m² (ABOUT)	2,501 m² (ABOUT)	

*COVERED AREA OF B1 - 1,182 m² (ENCLOSED) + 119 m² (CANOPY) = 1,301 m²
 #GROSS FLOOR AREA OF B1 - 1,182 m² (G/F) + 1,182 m² (1/F) + 119 m² (CANOPY) = 2,483 m²



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)

LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 2
DIMENSION OF L/UL SPACE	: 7 m (L) x 3.5 m (W)
NO. OF L/UL SPACE FOR CONTAINER VEHICLE	: 1
DIMENSION OF L/UL SPACE	: 16 m (L) x 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- L/UL SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY: MN DATE: 30.4.2026

CHECKED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE
LAYOUT PLAN

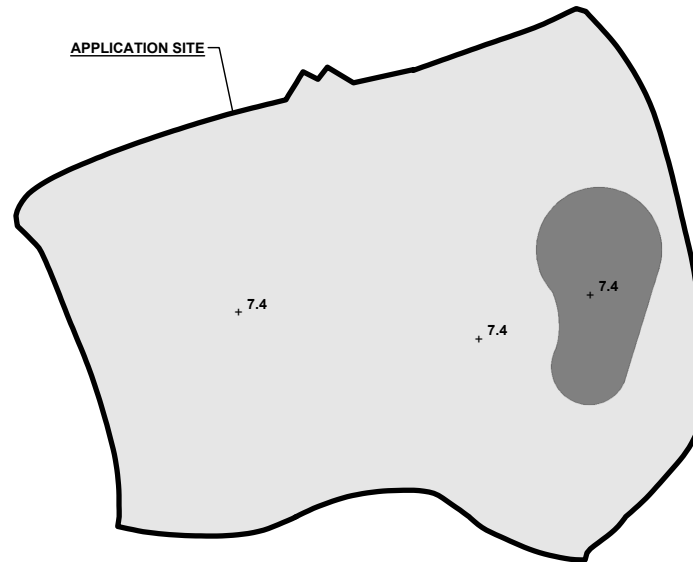
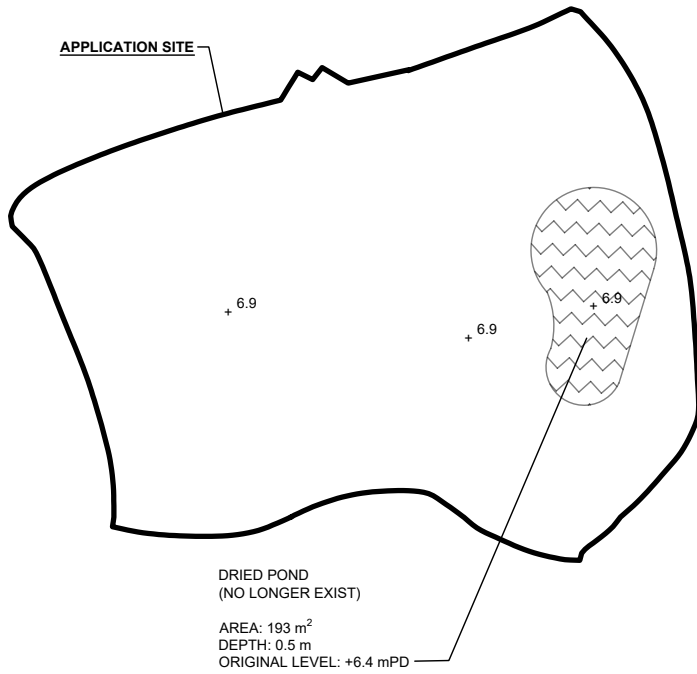
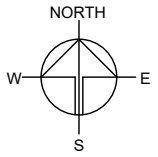
DWG NO. PLAN 8 VER. 001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,624 m ²	(ABOUT)
EXISTING GROUND SURFACE	: SOILED GROUND	
EXISTING SITE LEVELS	: +6.9 mPD	(ABOUT)
EXISTING POND AREA	: 193 m ²	(ABOUT)
DEPTH OF POND	: 0.5 m	(ABOUT)

PROPOSED FILLING OF LAND AND POND AREA

APPLICATION SITE AREA	: 2,624 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 2,624 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.5 m	
PROPOSED SITE LEVELS	: +7.4 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA	
PROPOSED FILLING OF POND AREA	: 193 m ²	(ABOUT)
DEPTH OF POND FILLING	: 0.5 m	(ABOUT)



LEGEND

	APPLICATION SITE
	EXISTING POND AREA
+ 6.9	EXISTING SITE LEVEL

LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	FILLING OF POND AREA
+ 7.4	PROPOSED SITE LEVEL

*SITE LEVELS ARE FOR REFERENCE ONLY.
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	30.4.2026

REVISED BY	DATE

APPROVED BY	DATE

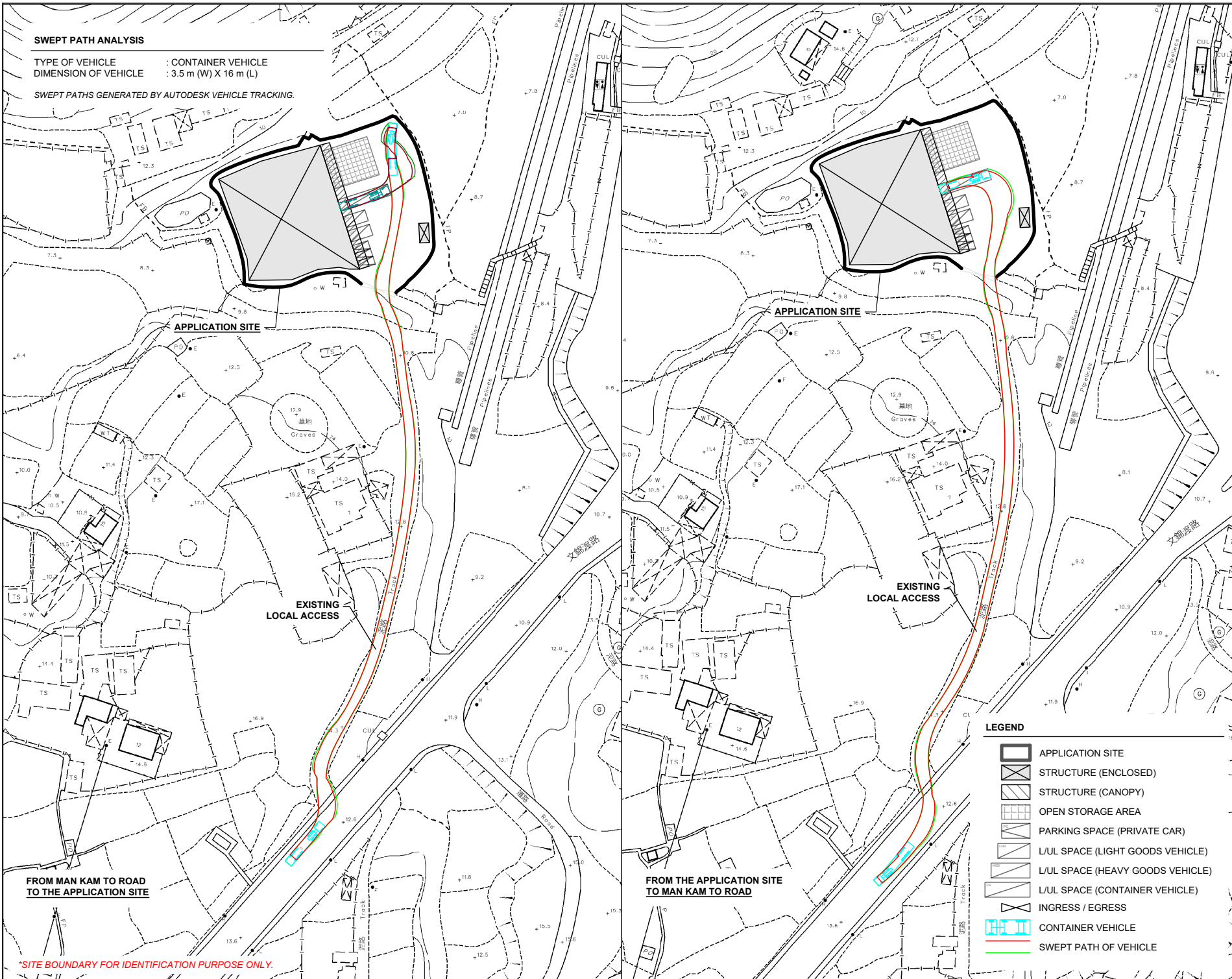
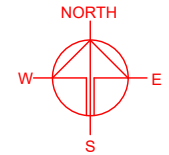
DWG. TITLE
FILLING OF LAND & POND

DWG NO. PLAN 9	VER. 001
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SWEEP PATH ANALYSIS

TYPE OF VEHICLE : CONTAINER VEHICLE
 DIMENSION OF VEHICLE : 3.5 m (W) X 16 m (L)

SWEEP PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



APPLICATION SITE

APPLICATION SITE

EXISTING LOCAL ACCESS

EXISTING LOCAL ACCESS

FROM MAN KAM TO ROAD TO THE APPLICATION SITE

FROM THE APPLICATION SITE TO MAN KAM TO ROAD

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- OPEN STORAGE AREA
- PARKING SPACE (PRIVATE CAR)
- L/U/L SPACE (LIGHT GOODS VEHICLE)
- L/U/L SPACE (HEAVY GOODS VEHICLE)
- L/U/L SPACE (CONTAINER VEHICLE)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 826 IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE
1 : 1500 @ A4

DRAWN BY MN	DATE 2.6.2026
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
SWEEP PATH ANALYSIS (CV)

DWG NO. PLAN 10	VER. 001
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