

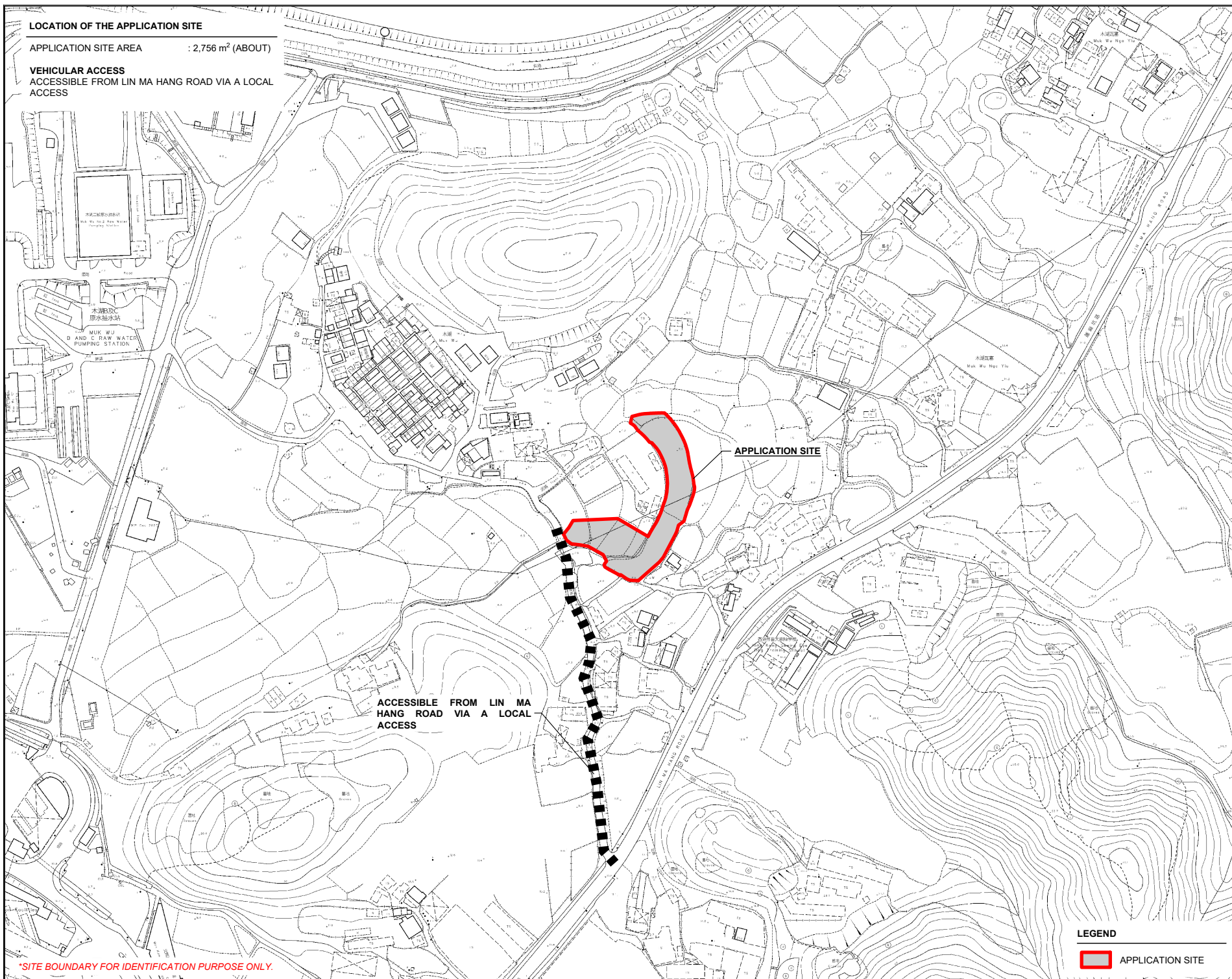
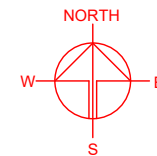
LIST OF PLANS

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

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,756 m² (ABOUT)

VEHICULAR ACCESS
ACCESSIBLE FROM LIN MA HANG ROAD VIA A LOCAL
ACCESS



APPLICATION SITE

ACCESSIBLE FROM LIN MA
HANG ROAD VIA A LOCAL
ACCESS

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

19.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

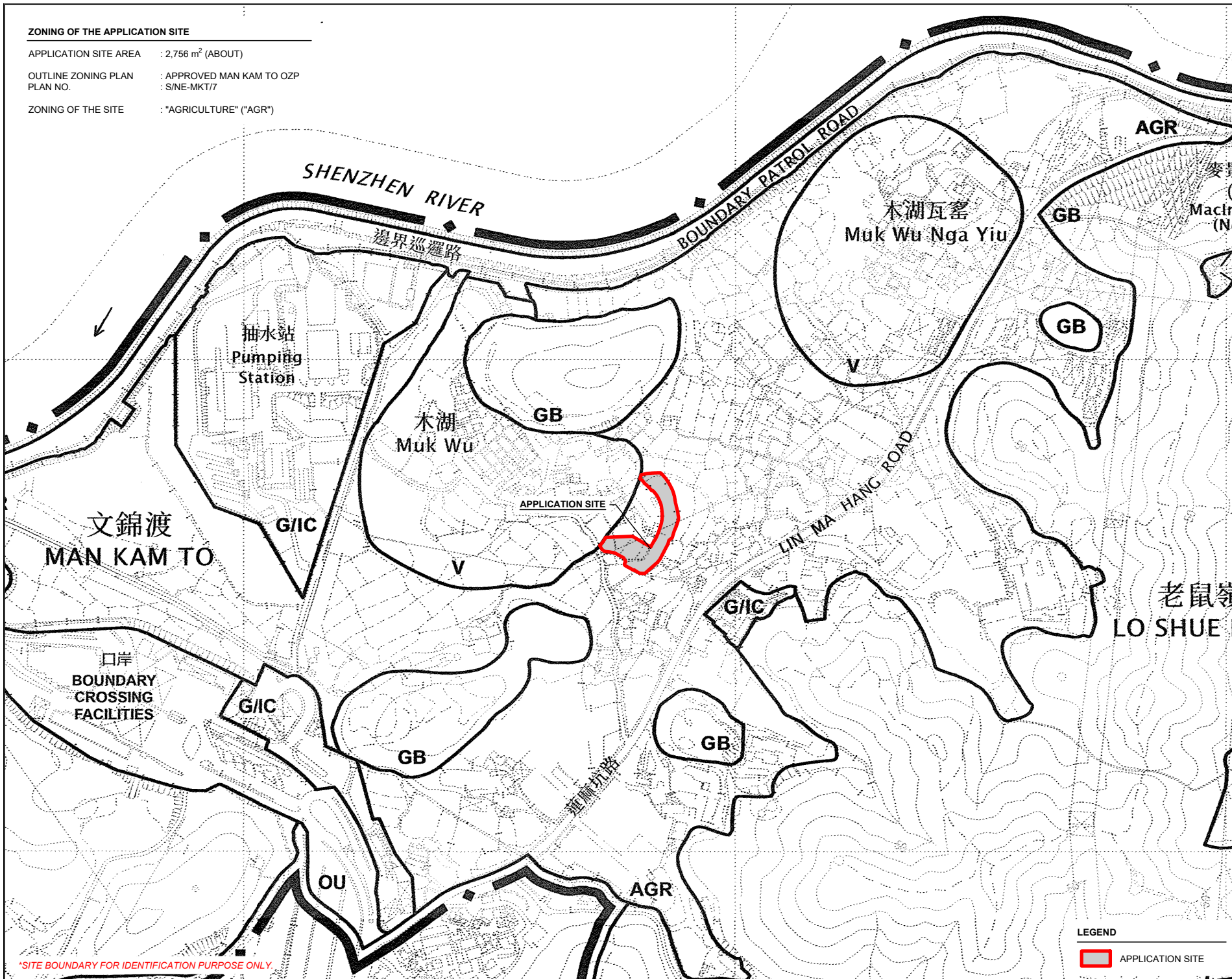
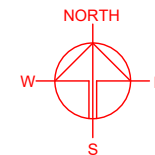
*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,756 m² (ABOUT)

OUTLINE ZONING PLAN : APPROVED MAN KAM TO OZP
PLAN NO. : S/NE-MKT/7

ZONING OF THE SITE : "AGRICULTURE" ("AGR")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

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

SITE LOCATION

VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

19.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

ZONING PLAN

DWG NO.

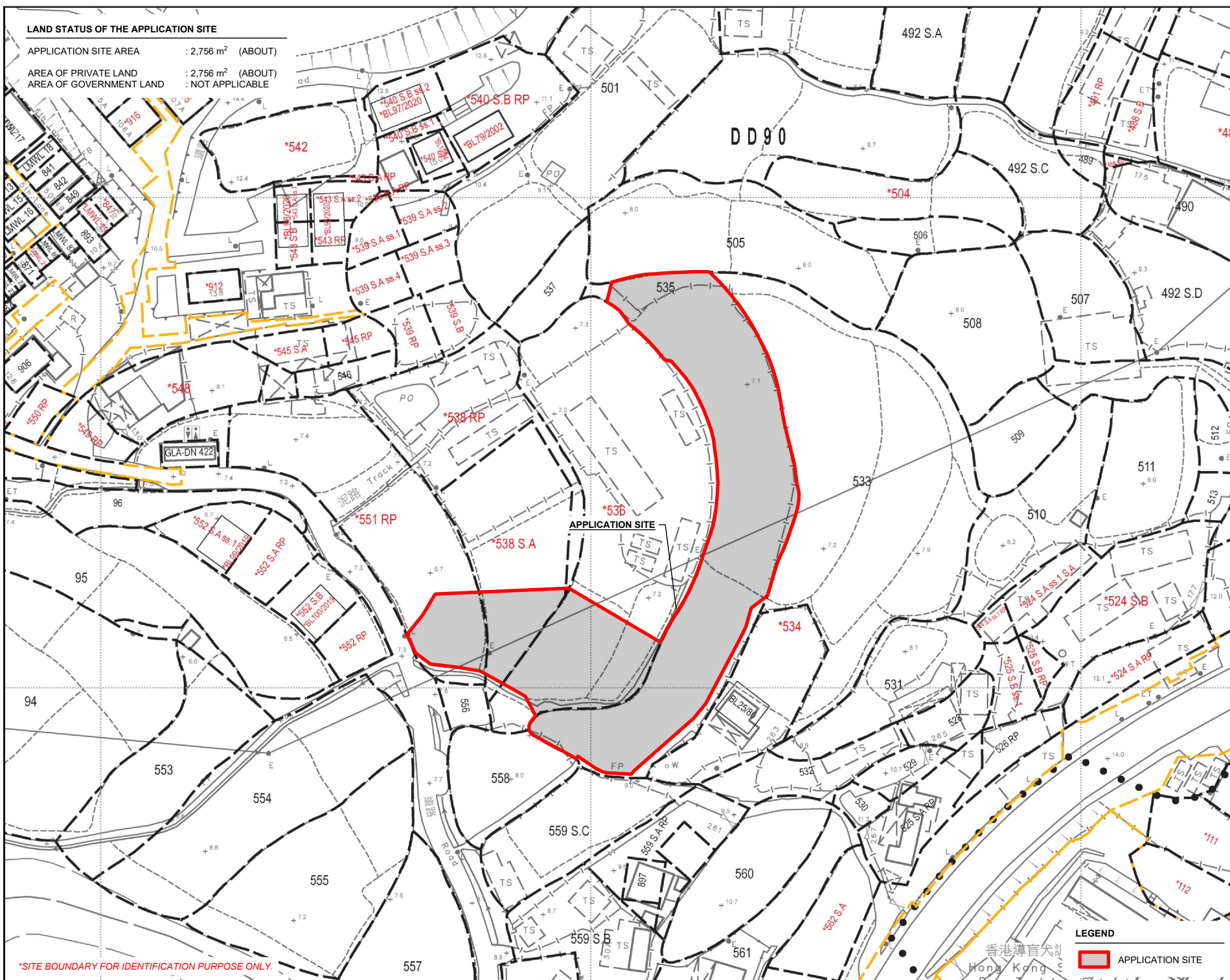
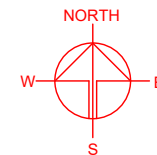
PLAN 2

VER.

001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,756 m² (ABOUT)
 AREA OF PRIVATE LAND : 2,756 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

19.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS

DWG. NO.

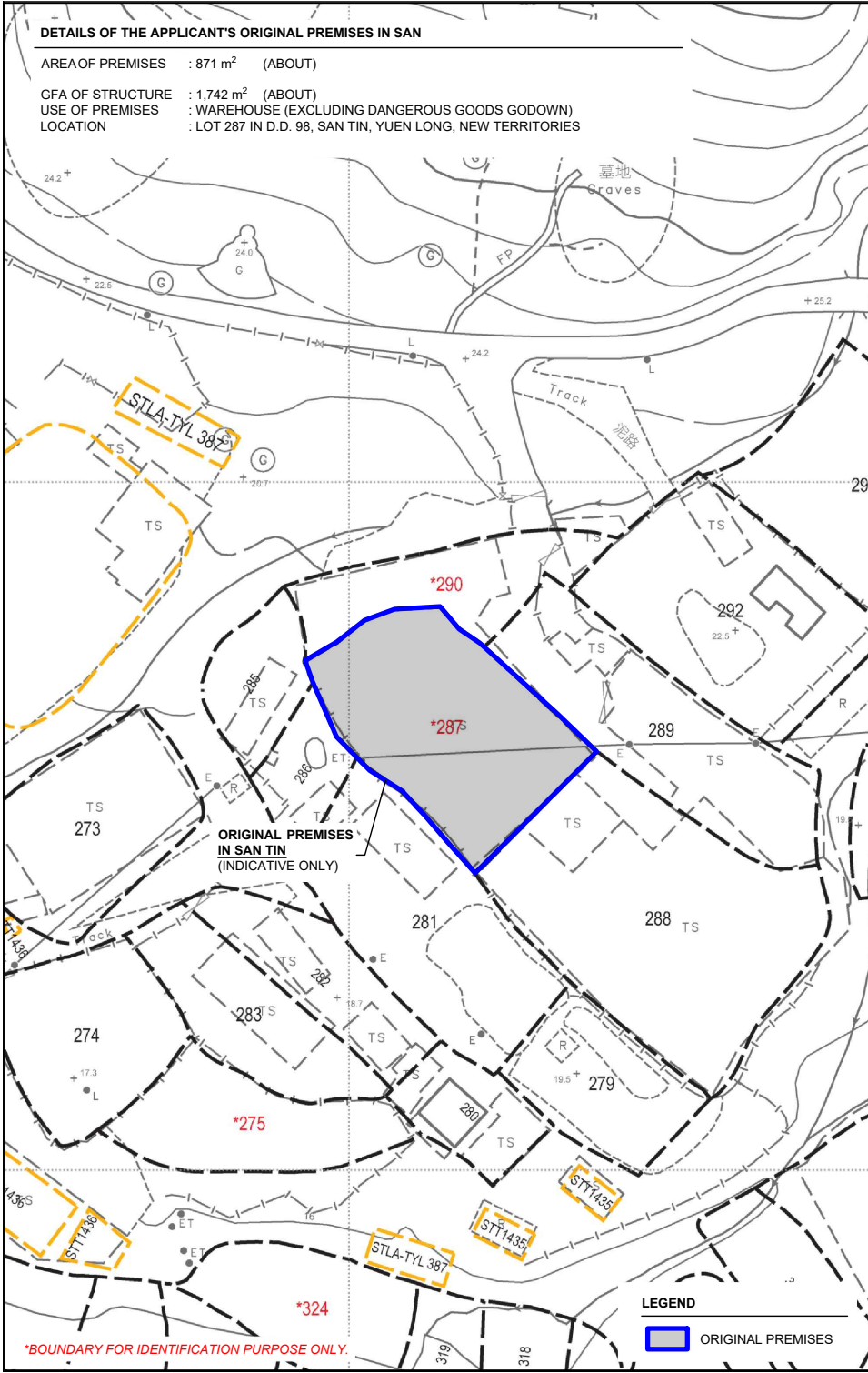
PLAN 3

VER.

001

LEGEND

APPLICATION SITE



NORTH

W E

S

PLANNING CONSULTANT

R-RICHES
IPLANNING LIMITED

PROJECT

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

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

SITE LOCATION

VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 1000 / 6000 @ A4

DRAWN BY

MN

DATE

19.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG NO.

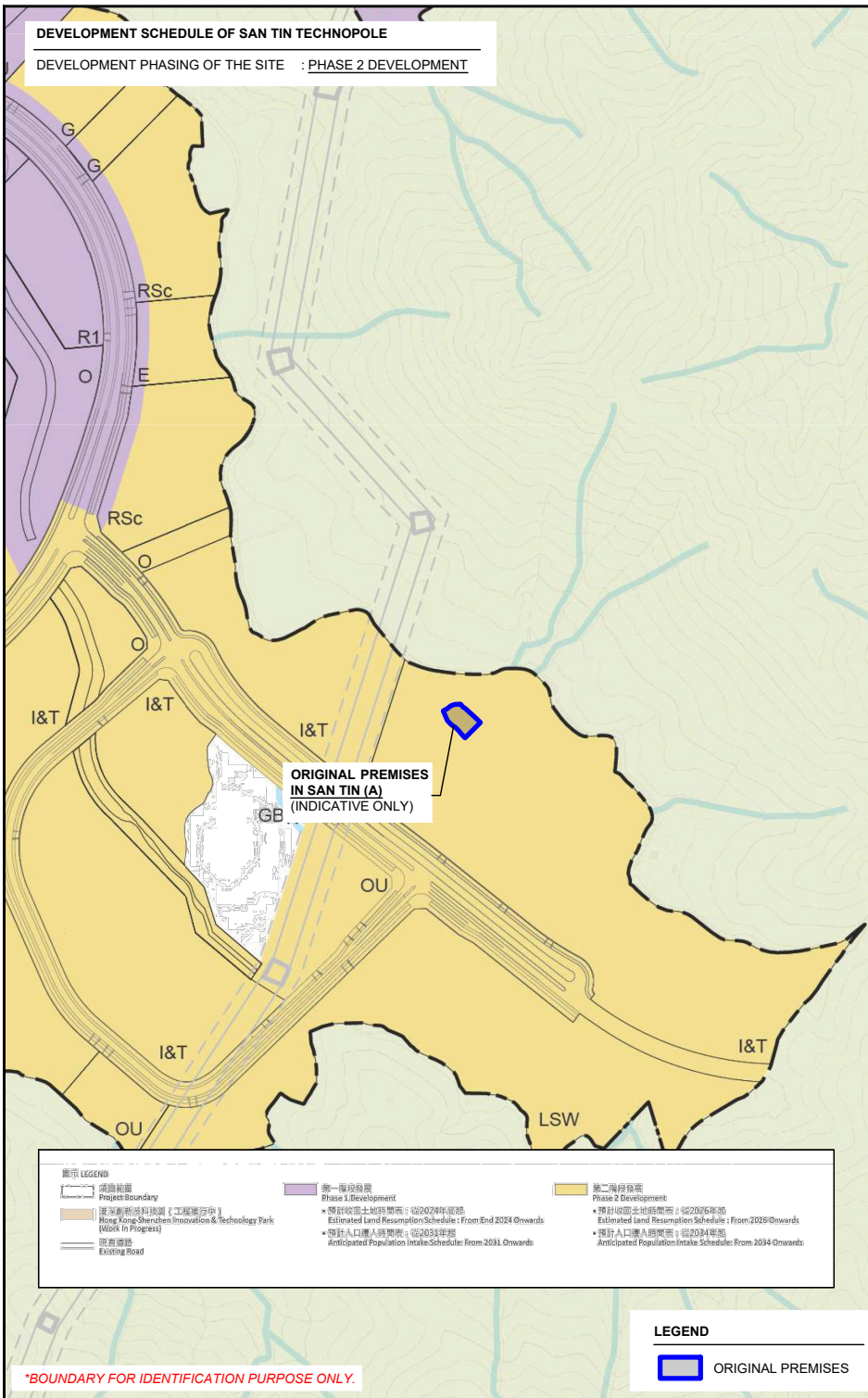
PLAN 4

VER.

001

DEVELOPMENT SCHEDULE OF SAN TIN TECHNOPOLE

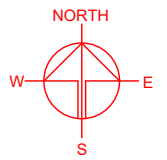
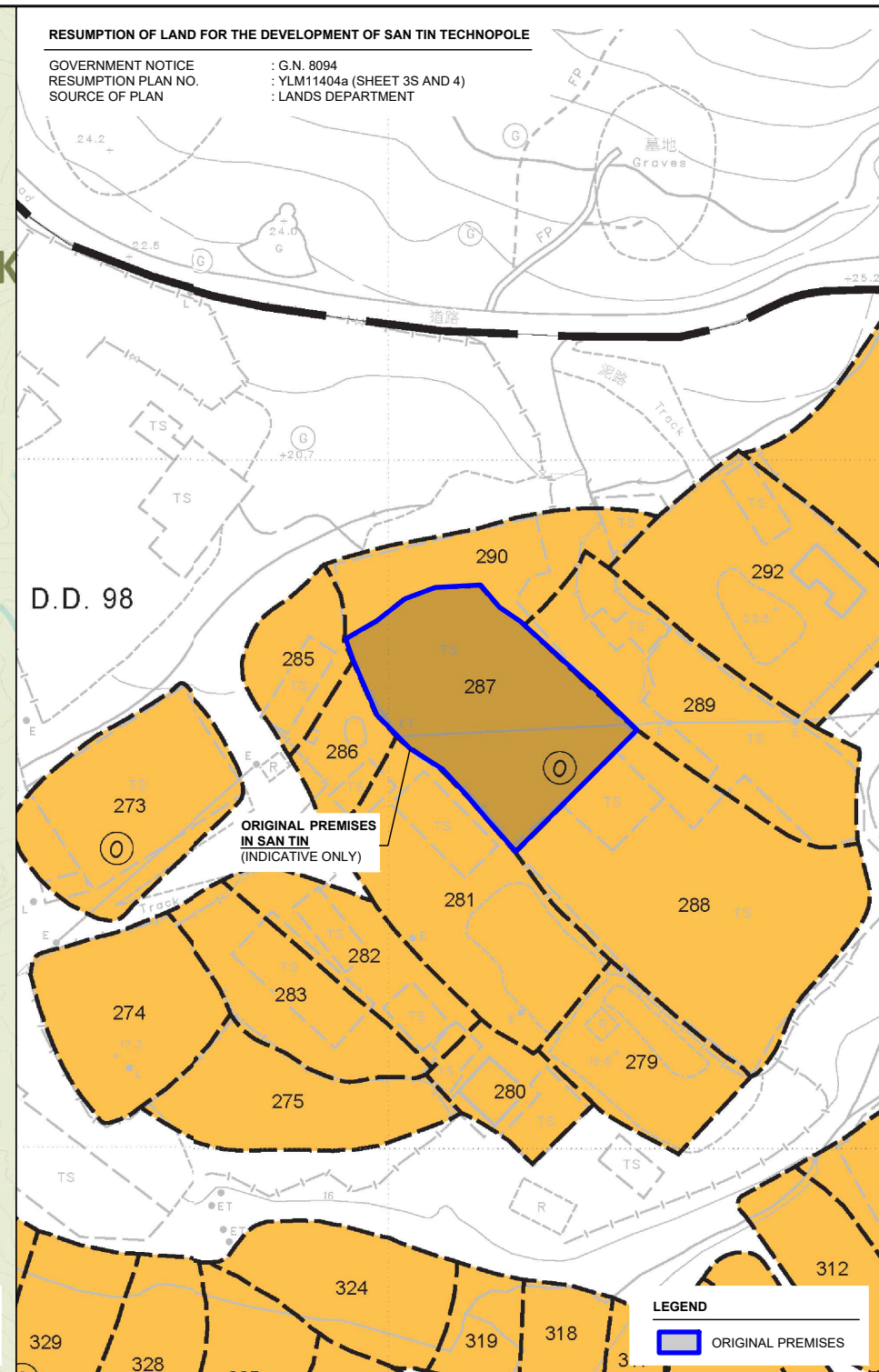
DEVELOPMENT PHASING OF THE SITE : PHASE 2 DEVELOPMENT



RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

GOVERNMENT NOTICE
RESUMPTION PLAN NO.
SOURCE OF PLAN

: G.N. 8094
: YLM11404a (SHEET 3S AND 4)
: LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 8000 / 1000 @ A4

DRAWN BY

MN

DATE

19.5.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - PHASING & RESUMPTION

DWG NO.

PLAN 5

VER.

001

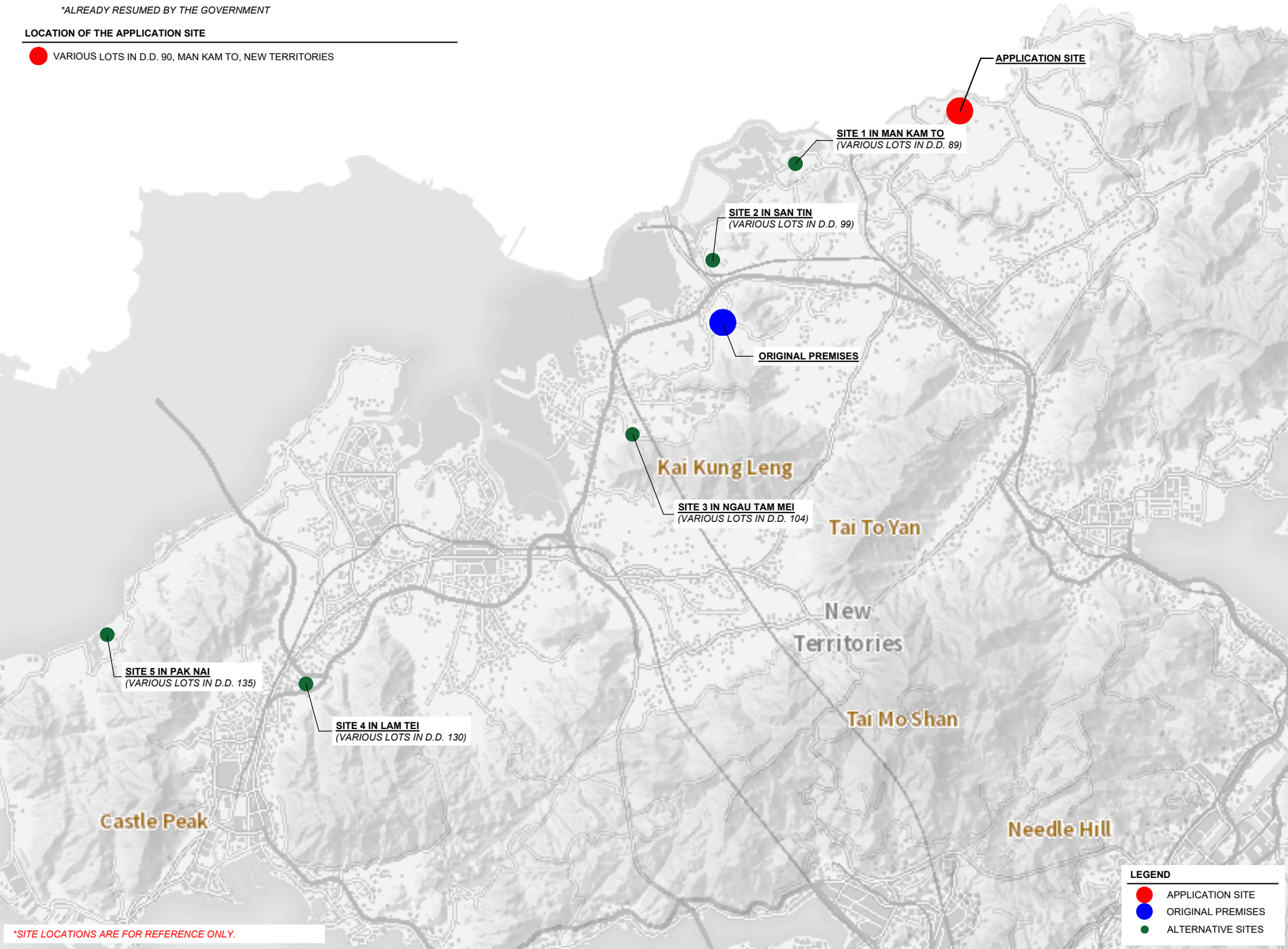
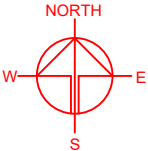
LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

LOT 287 IN D.D. 98, SAN TIN, YUEN LONG, NEW TERRITORIES (FORMERLY)

*ALREADY RESUMED BY THE GOVERNMENT

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.

LEGEND

APPLICATION SITE

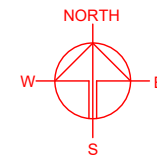
ORIGINAL PREMISES

ALTERNATIVE SITES

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
TEMPORARY (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOT 535 (PART) IN D.D. 90, MAN KAM TO, NEW TERRITORIES	
SCALE	
INDICATIVE @ A4	
DRAWN BY	DATE
LT	22.5.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ALTERNATIVE SITES	
DWG NO.	VER.
PLAN 6	001

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 2,756 m² (ABOUT)
SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

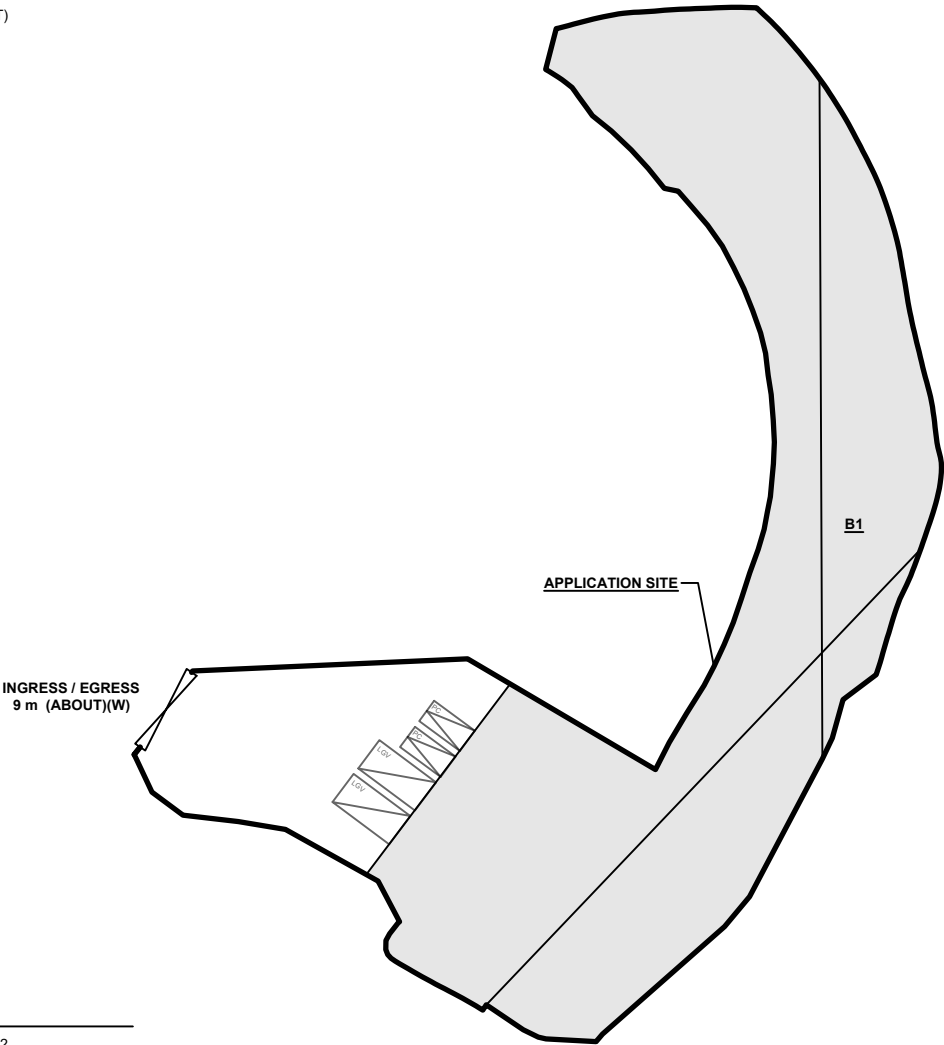
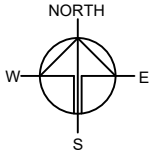
APPLICATION SITE

PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES	
SCALE	
1 : 750 @ A4	
DRAWN BY	DATE
MN	19.5.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
AERIAL PHOTO	
DWG NO.	VER.
PLAN 7	001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 2,756 m ²	(ABOUT)
COVERED AREA	: 2,258 m ²	(ABOUT)
UNCOVERED AREA	: 498 m ²	(ABOUT)
PLOT RATIO	: 0.82	(ABOUT)
SITE COVERAGE	: 82 %	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: N/A	
NON-DOMESTIC GFA	: 2,258 m ²	(ABOUT)
TOTAL GFA	: 2,258 m ²	(ABOUT)
BUILDING HEIGHT	: 8 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	WAREHOUSE (EXCL. D.G.G.), OFFICE AND METER ROOM	2,258 m ² (ABOUT)	2,258 m ² (ABOUT)	8 m (ABOUT)(1-STOREY)
TOTAL		2,258 m ² (ABOUT)	2,258 m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 2
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)

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- PARKING SPACE (PRIVATE CAR)
- L/UL SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES

SCALE

1 : 750 @ A4

DRAWN BY	DATE
MN	19.5.2026
CHECKED BY	DATE
APPROVED BY	DATE

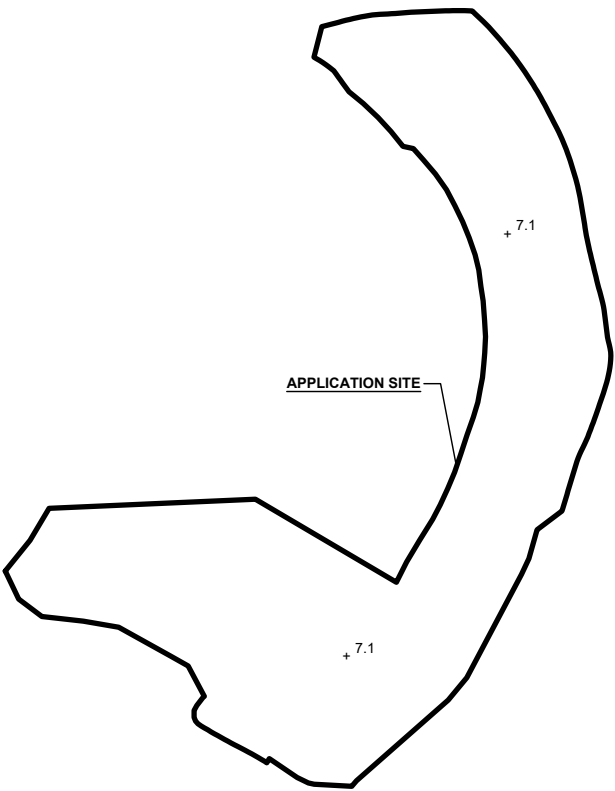
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 8	VER. 001
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*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 2,756 m ²	(ABOUT)
EXISTING GROUND SURFACE	: SOILED GROUND	
EXISTING SITE LEVELS	: +7.1 mPD	(ABOUT)



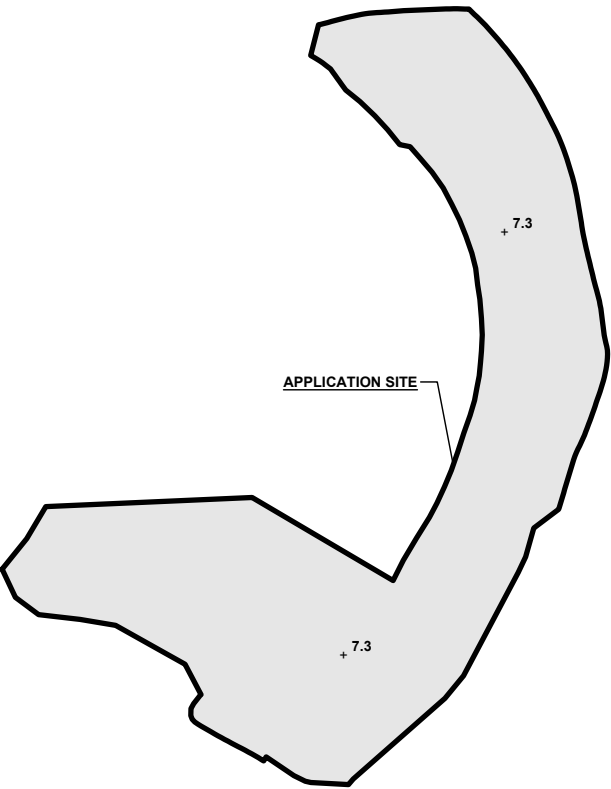
LEGEND

	APPLICATION SITE
	EXISTING SITE LEVEL

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

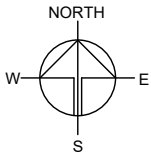
PROPOSED FILLING OF LAND AREA

APPLICATION SITE AREA	: 2,756 m ²	(ABOUT)
PROPOSED FILLING AREA	: 2,756 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +7.3 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA	



LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	PROPOSED SITE LEVEL



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES

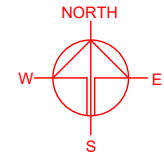
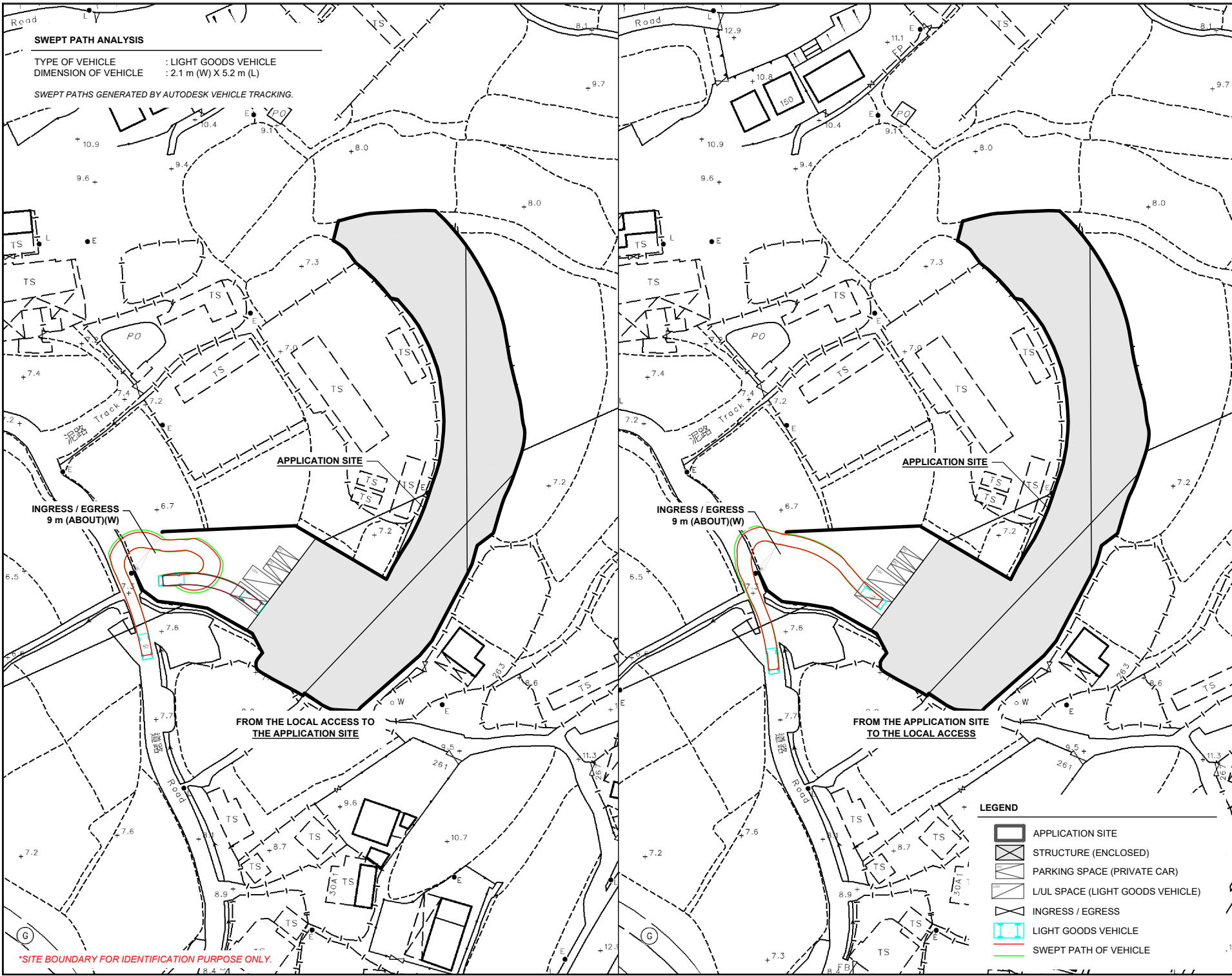
SCALE

1 : 1000 @ A4

DRAWN BY	DATE
MN	19.5.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND

DWG NO. PLAN 9	VER. 001
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PLANNING CONSULTANT	
PROJECT	
PROPOSED WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN) WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 90, MAN KAM TO, NEW TERRITORIES	
SCALE	
1: 1000 @ A4	
DRAWN BY	DATE
MN	19.5.2026
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
SWEPT PATH ANALYSIS (LGV)	
DWG NO.	VER.
PLAN 10	001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.