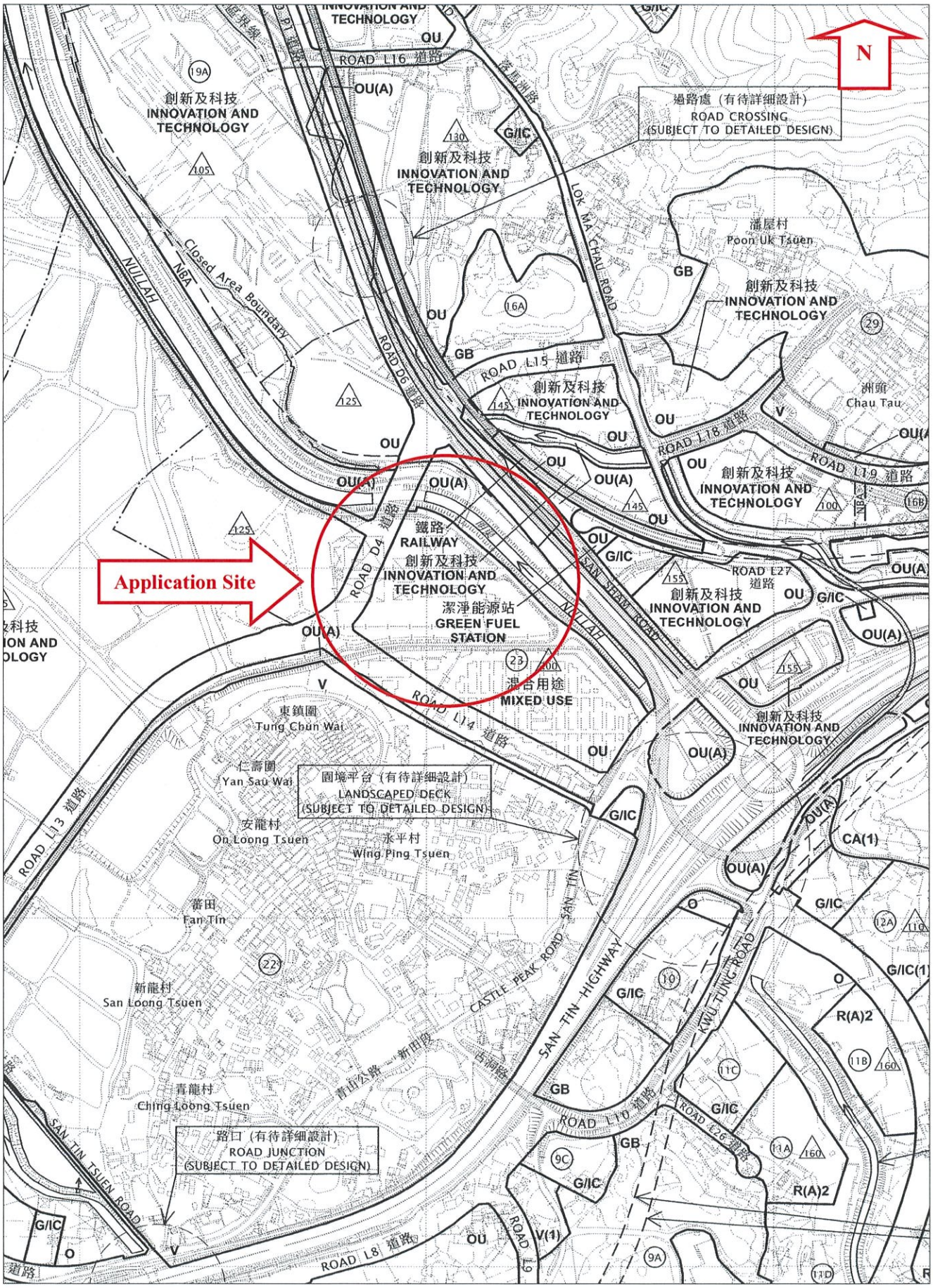
APPENDIX 1

Extract of the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 dated 20.9.2024 and its Relevant Notes



For Identification Only

(i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave;

(ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and

(iii) provision of amenity planting by Government; and

(b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting (other than by Government), sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

(9) In any area shown as 'Road', all uses or developments except those specified in paragraphs (7)(a) to (7)(d) and (7)(g) above and those specified below require permission from the Town Planning Board:

road, toll plaza, on-street vehicle park, railway station and railway track.

(10) (a) Except in areas zoned "Conservation Area" or "Conservation Area (1)", temporary use or development of any land or temporary use of an existing building not exceeding a period of two months is always permitted provided that no site formation (filling or excavation) is carried out and that the use or development is a use or development specified below:

structures for carnivals, fairs, film shooting on locations, festival celebrations, religious functions or sports events.

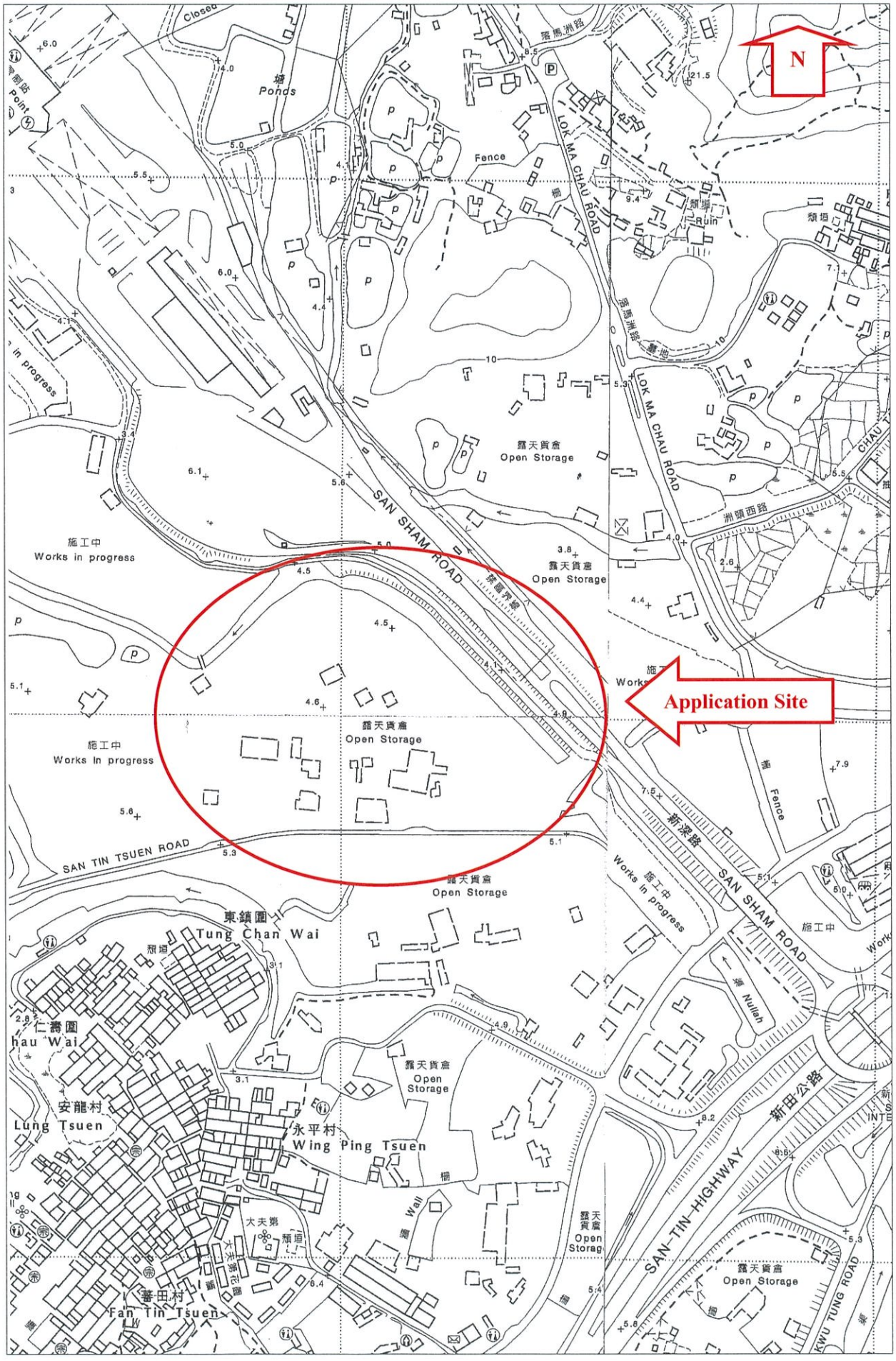
(b) Except as otherwise provided in subparagraph (a) above, and subject to temporary uses for open storage and port back-up purposes which are prohibited in areas zoned "Conservation Area" or "Conservation Area (1)", temporary use or development of any land or building not exceeding a period of three 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, or refuse to grant permission.

(c) Temporary use or development of land or building exceeding three years requires permission from the Town Planning Board in accordance with the terms of the Plan.

(11) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.

APPENDIX 3

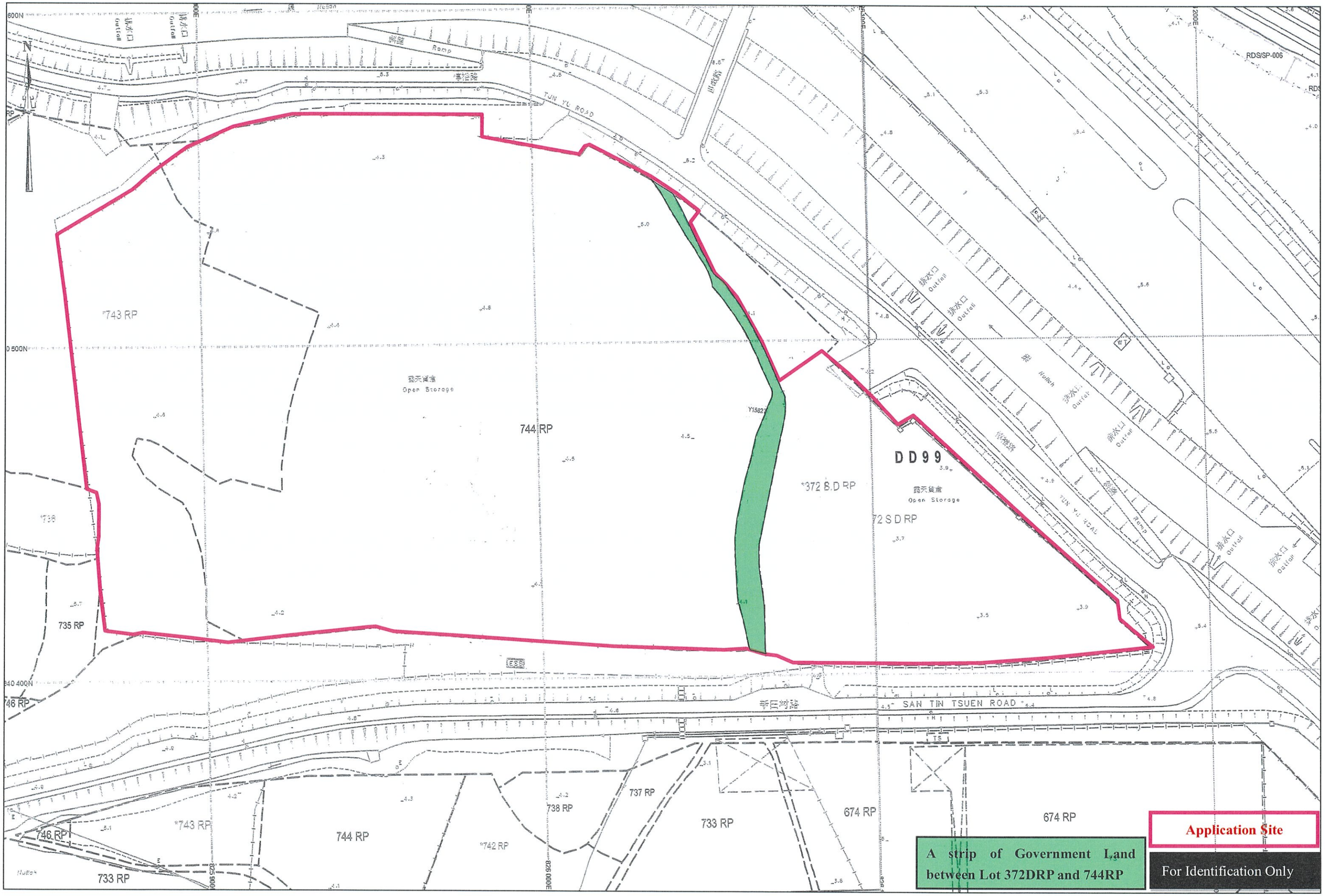
Location Plan



For Identification Only

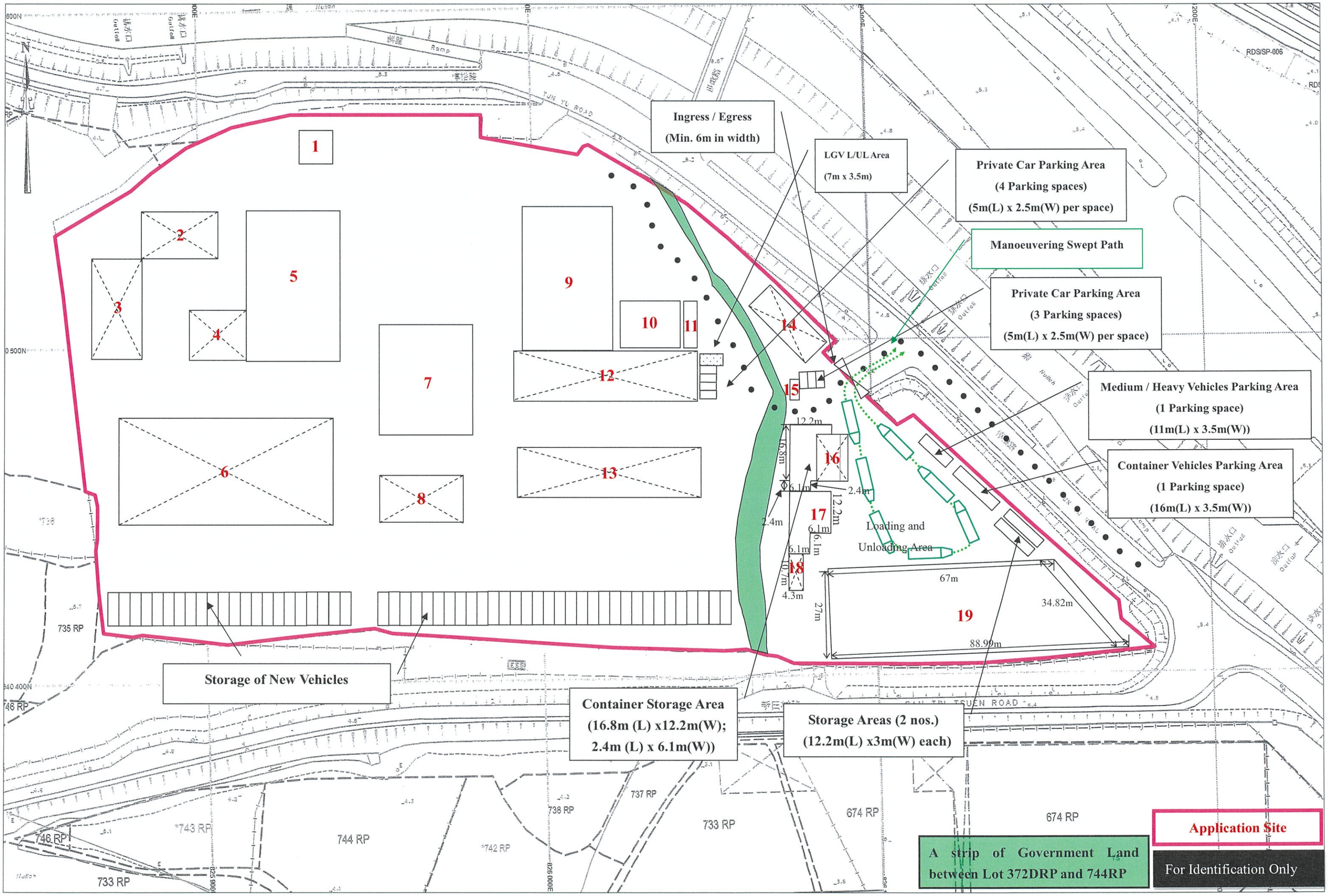
APPENDIX 4

Site Plan (Lot Index Plan)


600N
500N
840 400N
200E
300E
400E
500E
825 900E
826 000E
RDS/SP-006
TUN YU ROAD
Ramp
Nullah
Outfall
排水口
Open Storage
露天貨倉
743 RP
744 RP
735 RP
746 RP
737 RP
738 RP
733 RP
674 RP
*743 RP
*742 RP
*372 B.D RP
72 S D RP
DD 99
SAN TIN TSUEN ROAD
新田對路
Y158230
Application Site
A strip of Government Land between Lot 372DRP and 744RP
For Identification Only

APPENDIX 5

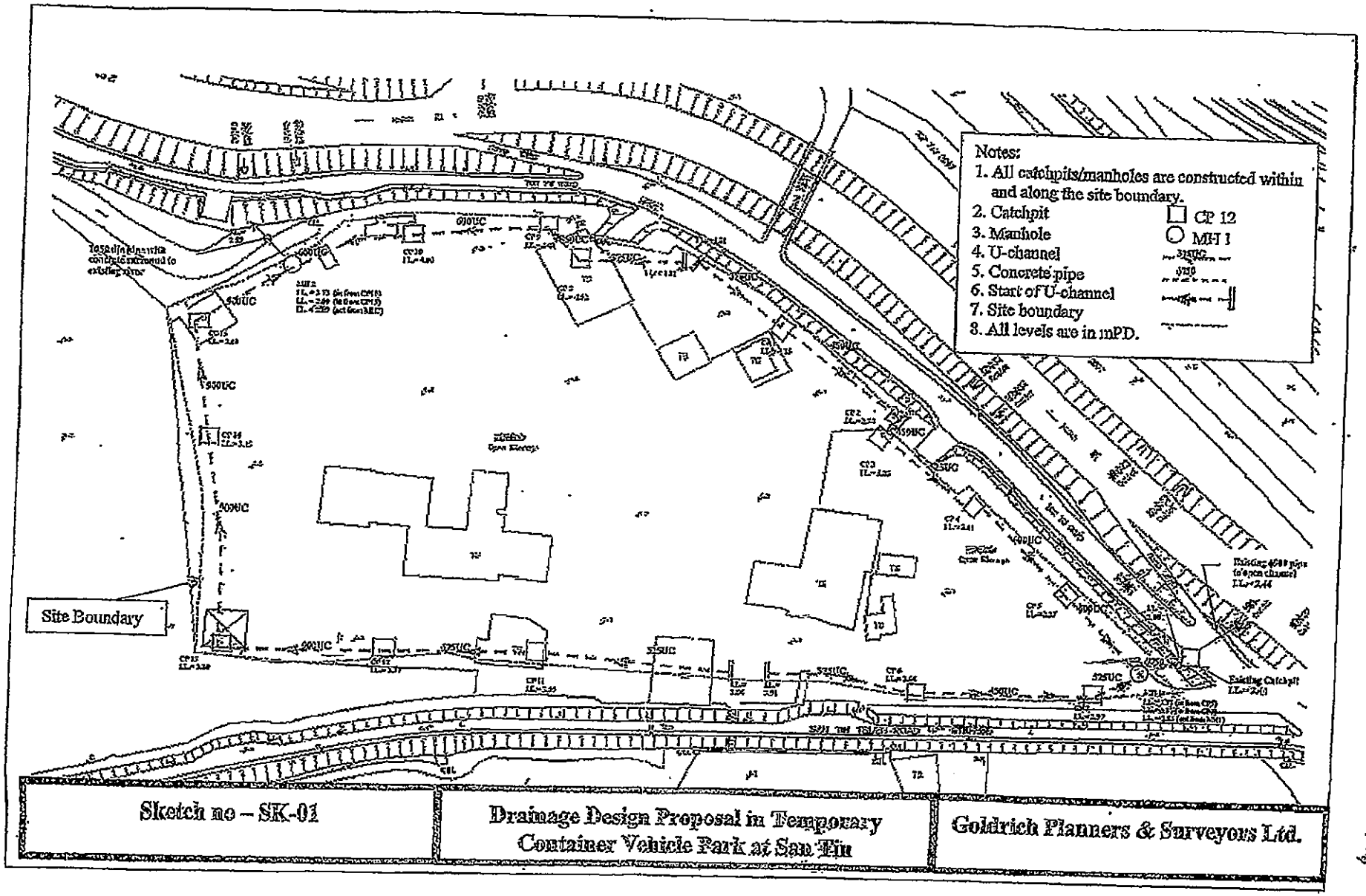
Approved Layout Plan

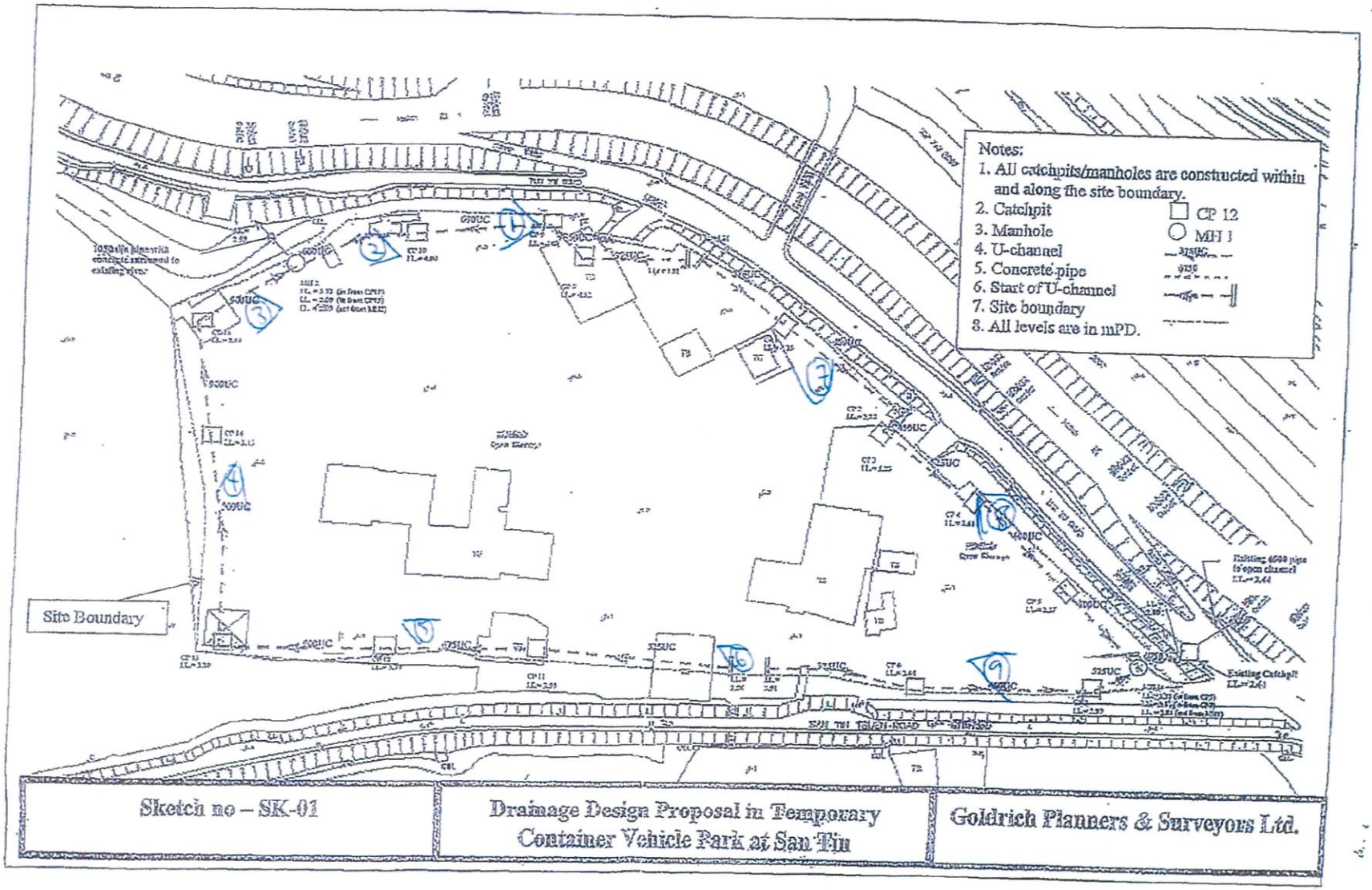

Ingress / Egress
(Min. 6m in width)
LGV L/UL Area
(7m x 3.5m)
Private Car Parking Area
(4 Parking spaces)
(5m(L) x 2.5m(W) per space)
Manoeuvering Swept Path
Private Car Parking Area
(3 Parking spaces)
(5m(L) x 2.5m(W) per space)
Medium / Heavy Vehicles Parking Area
(1 Parking space)
(11m(L) x 3.5m(W))
Container Vehicles Parking Area
(1 Parking space)
(16m(L) x 3.5m(W))
Storage of New Vehicles
Container Storage Area
(16.8m (L) x12.2m(W);
2.4m (L) x 6.1m(W))
Storage Areas (2 nos.)
(12.2m(L) x3m(W) each)
A strip of Government Land between Lot 372DRP and 744RP
Application Site
For Identification Only
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
12.2m
16.8m
6.1m
2.4m
Loading and
Unloading Area
67m
34.82m
27m
88.99m
TUN YU ROAD
DAI TIN TSUEN ROAD
RDS/SP-006
735 RP
737 RP
738 RP
733 RP
744 RP
743 RP
742 RP
746 RP
674 RP

Information of On-site Structures					
No.	**Use**	**No. of Storey**	**Dimension**	**Covered Area (m^2)**	**GFA (m^2)**
1	CLP Transformer Room	1	10m(W) x 10m(L) x 5m(H)	100	100
2	Vehicle Repairing and Servicing Area (Open-sided)	1	14m(W) x 23m(L) x 6m(H)	322	322
3	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 30m(L) x 6m(H)	450	450
4	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 17m(L) x 6m(H)	255	255
5	Shop, Office and Storeroom	2	28m(W) x 45m(L) x 7m(H)	1,260	2,520
6	Vehicle Repairing and Servicing Area (Open-sided)	1	32m(W) x 64m(L) x 6m(H)	2,048	2,048
7	Shop and Office	1	28m(W) x 33m(L) x 7.5m(H)	924	924
8	Vehicle Repairing and Servicing Area (Open-sided)	1	14m(W) x 25m(L) x 6m(H)	350	350
9	Shop, Office and Storeroom	2	27m(W) x 43m(L) x 8m(H)	1,161	2,322
10	Tyre Repairing Area	1	14m(W) x 18m(L) x 6m(H)	252	252
11	Tyre Repairing Area	1	4m(W) x 14m(L) x 6m(H)	56	56
12	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 55m(L) x 6m(H)	825	825
13	Vehicle Repairing and Servicing Area (Open-sided)	1	15m(W) x 55m(L) x 6m(H)	825	825
14	Eating Place	1	9.1m(W) x 24.4m(L) x 7m(H)	222.0	222.0
15	Security Office	1	2.7m(W) x 6.1m(L) x 2.6m(H)	16.5	16.5
16	Container Storage Area (Open-sided)	1	9.1m(W) x 13.7m(L) x 5.2m(H)	124.7	124.7
17	Office	2	12.2m(W) x 12.2m(L) x 5.2m(H) 6.1m(W) x 6.1m(L) x 5.2m(H)	186.1	372.1
18	Container Storage Area (Open-sided)	1	4.3m(W) x 10.7m(L) x 7m(H)	46.0	46.0
19	Storage of Construction Materials	1 (Height = 8m)	(67m(L) + 88.99 m(L)) x 27m(W) / 2	2,105.9	2,105.9
			Total Area (m^2)	**11,529.2**	**14,136.2**

APPENDIX 6

The Approved As-built Drainage Plan, the Photographic Records of the Existing Drainage Facilities and the Relevant Compliance Letters under Previous Planning Applications No. A/YL-ST/627 and 664


Notes:
1. All catchpits/manholes are constructed within and along the site boundary.
2. Catchpit
3. Manhole
4. U-channel
5. Concrete pipe
6. Start of U-channel
7. Site boundary
8. All levels are in mPD.
CP 12
MH 1
Site Boundary
Sketch no – SK-01
Drainage Design Proposal in Temporary Container Vehicle Park at San Tin
Goldrich Planners & Surveyors Ltd.


Notes:
1. All catchpits/manholes are constructed within and along the site boundary.
2. Catchpit
3. Manhole
4. U-channel
5. Concrete pipe
6. Start of U-channel
7. Site boundary
8. All levels are in mPD.
CP 12
MH 1
Site Boundary
Sketch no – SK-01
Drainage Design Proposal in Temporary Container Vehicle Park at San Tin
Goldrich Planners & Surveyors Ltd.

Drainage Photos

Photo 1



Photo 2

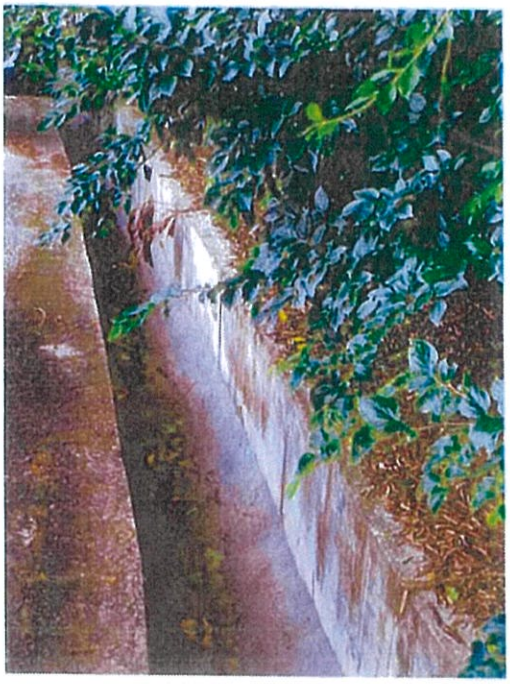


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



規 劃 署
粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室

RECEIVED 22 MAR 2024

Planning Department
Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號	Your Reference :	YL/TPN/1004I/L07
本署檔號	Our Reference :	( ) in TPB/A/YL-ST/664
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4045

By Post and Fax
18 March 2024

Lanbase Surveyors Ltd.
[redacted]

Dear Sir,

Compliance with Approval Condition (e)
Submission of records of the existing drainage facilities on the site

Temporary Vehicle Park (including Container Vehicles), Container Storage Area, Storage of New Unlicensed Container Tractors, Storage of Construction Materials, Tyre Repair, Shop and Services (Sale of Container Vehicles and the Related Parts/Accessories), Vehicle Repair and Services, Eating Place and Ancillary Offices for a Period of 3 Years in "Other Specified Uses" annotated "Service Stations" Zone, Lots 372 S.D RP (Part), 743 RP (Part) and 744 RP (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long
(Planning Application No. A/YL-ST/664)

I refer to your submission dated 20.2.2024 regarding the submission of a set of photographic records of existing drainage facilities on the site in an attempt for compliance with approval condition (e). Your submission is considered:

☑ Acceptable. The captioned condition **has been complied with**.

☐ Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with**. Please proceed to implement the accepted proposal for full compliance with the approval condition.

☐ Not acceptable. The captioned condition **has not been complied with**.

Should you have any queries, please contact Mr LEONG Cheung Ching (Tel: 2300 1432) of DSD direct.

Yours sincerely,

(K W NG)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

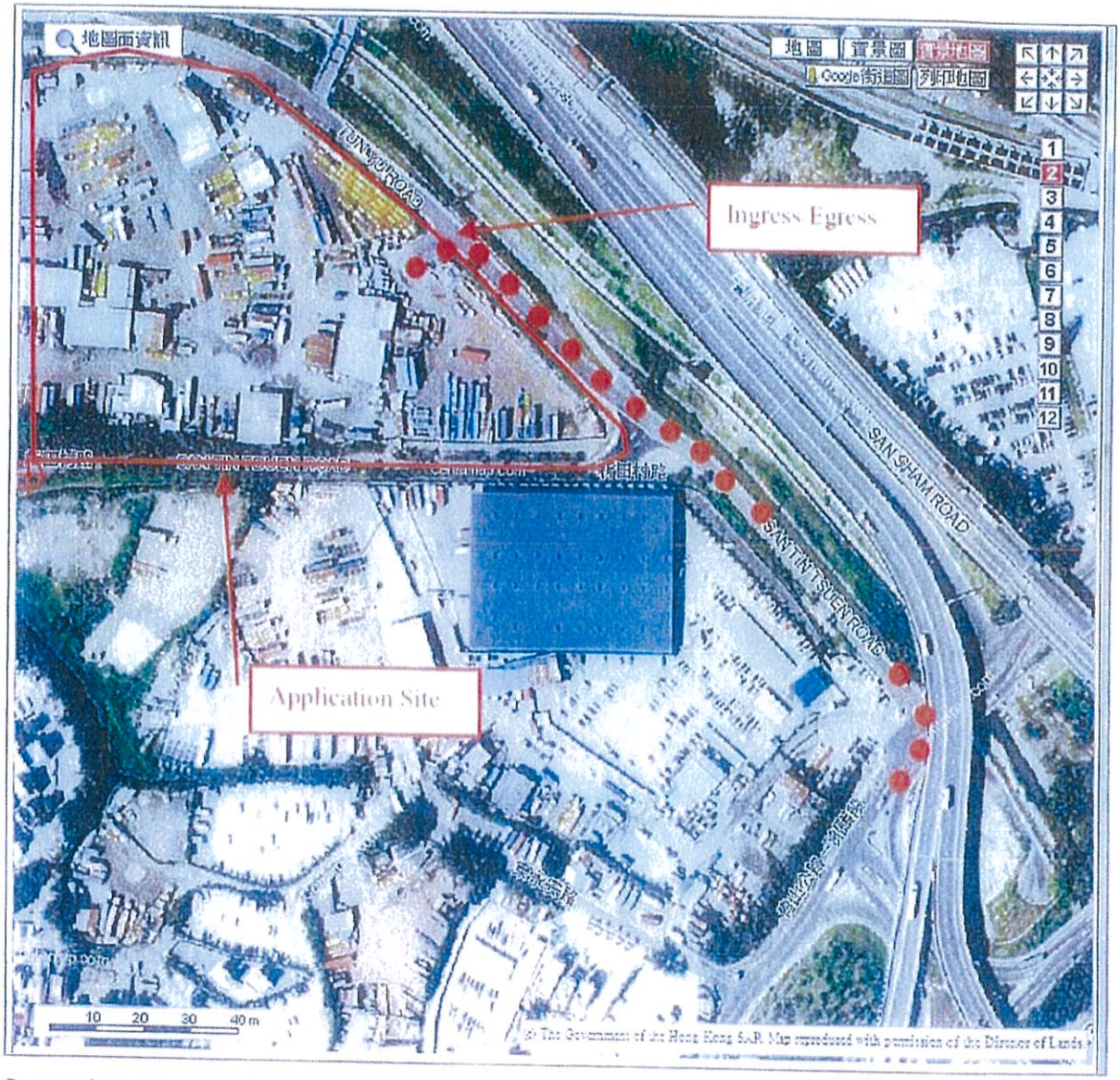
c.c.
CE/MN, DSD (Attn.: Mr LEONG Cheung Ching)
CTP/TPB(3)

KWN/KAC/mw

APPENDIX 10

Figure 1: Vehicular Circulation

Figure 1: Vehicular Circulation



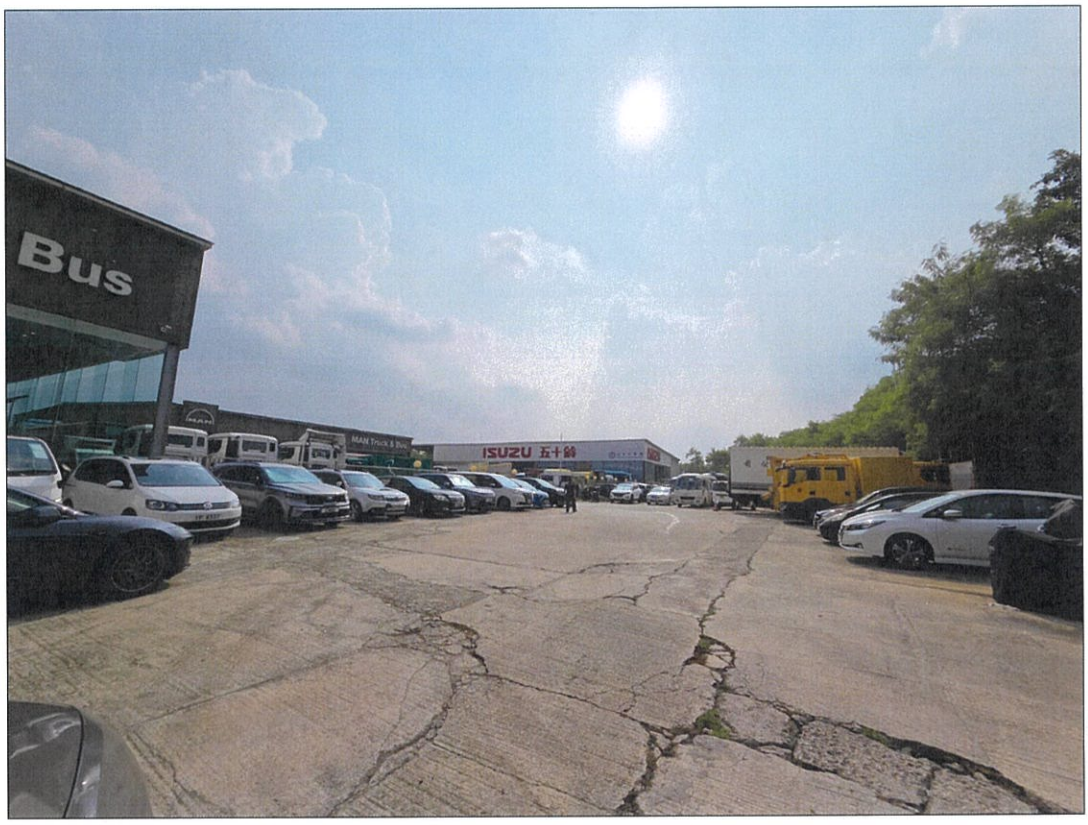
Source: http://www.centamap.com

APPENDIX 11

Site Photos

Site Photos

Application Site






KE 173