

LIST OF PLANS

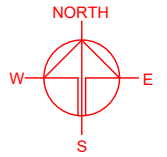
Plan 1	Location Plan
Plan 2	Plan showing the Zoning of the Application Site
Plan 3	Plan showing the Land Status of the Application Site
Plan 4	Affected Premises – Location
Plan 5	Affected Premises – Zoning
Plan 6	Affected Premises – Existing Use
Plan 7	Affected Premises – San Tin Technopole Development Phasing and Land Resumption
Plan 8	Plan showing the Locations of Alternative Sites for Relocation
Plan 9	Plan showing the Locations of Category Areas of <i>TPB PG No. 13G</i>
Plan 10	Aerial Photo of the Application Site
Plan 11	Layout Plan
Plan 12	Filling of Pond
Plan 13	Proposed Run-In/Out
Plan 14	Swept Path Analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE
1: 3000 @ A4

DRAWN BY
MN

DATE
21.8.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE
LOCATION PLAN

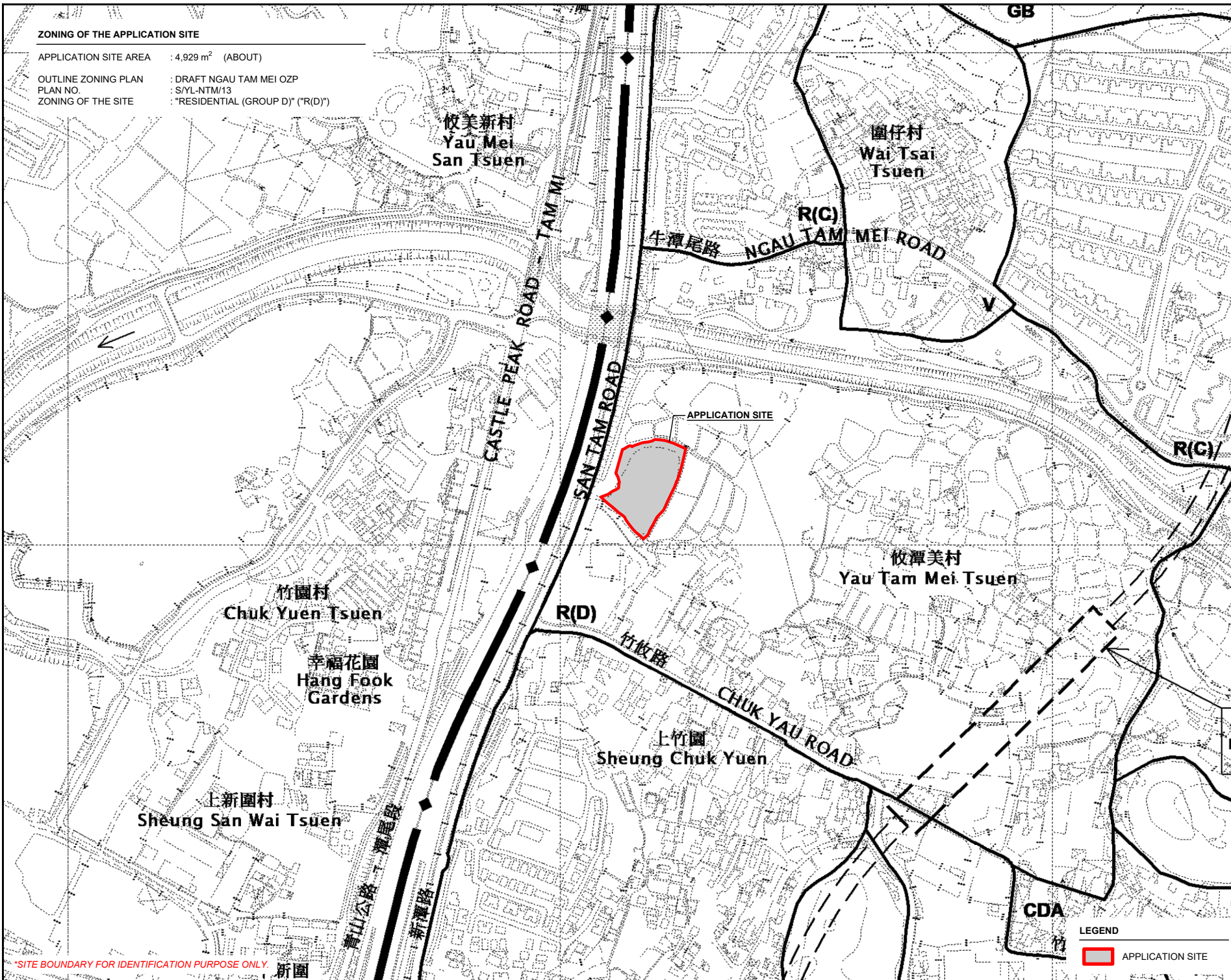
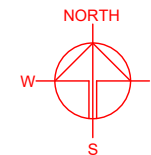
DWG NO.
PLAN 1

VER.
001

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

OUTLINE ZONING PLAN : DRAFT NGAU TAM MEI OZP
 PLAN NO. : S/YL-NTM/13
 ZONING OF THE SITE : "RESIDENTIAL (GROUP D)" ("R(D)")



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SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

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21.8.2024

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DATE

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DATE

LEGEND



APPLICATION SITE

DWG. TITLE

ZONING OF THE SITE

DWG. NO.

PLAN 2

VER.

001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LAND STATUS OF THE APPLICATION SITE

AREA OF PRIVATE LAND : 4,929 m² (ABOUT)

AREA OF GOVERNMENT LAND : NOT APPLICABLE

2556 S.B RP

露天貨倉
Open Storage

2398 RP

1

ON.

+5.2

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.**

2570 RP

*2572 RP

*2573

257

— APPLICATION SITE

*2547

2575

PO

2579

/

2582

*2532

STTYL0120

*2530

*2524

.....

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIAL AND MACHINERY
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE
1 : 1000 @ A4

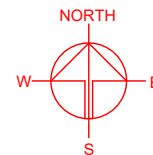
DRAWN BY	DATE
MN	21.8.2024

REVISED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LAND STATUS OF THE SITE

DWG NO.	VER.
PLAN 3	001



LEGEND



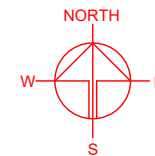
1 APPLICATION SITE

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN SAN TIN

LOT 769 RP (PART) IN D.D.99, SAN TIN, YUEN LONG, NEW TERRITORIES

ORIGINAL PREMISES AREA : 5,496 m² (ABOUT)
TOTAL GROSS FLOOR AREA : 480 m² (ABOUT)
USE OF PREMISES : OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES

APPLICANT'S ORIGINAL PREMISES IN SAN TIN (INDICATIVE ONLY)



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PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

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MN

DATE

21.8.2024

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DATE

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DATE

LEGEND



ORIGINAL PREMISES

DWG. TITLE

OP (LOCATION PLAN)

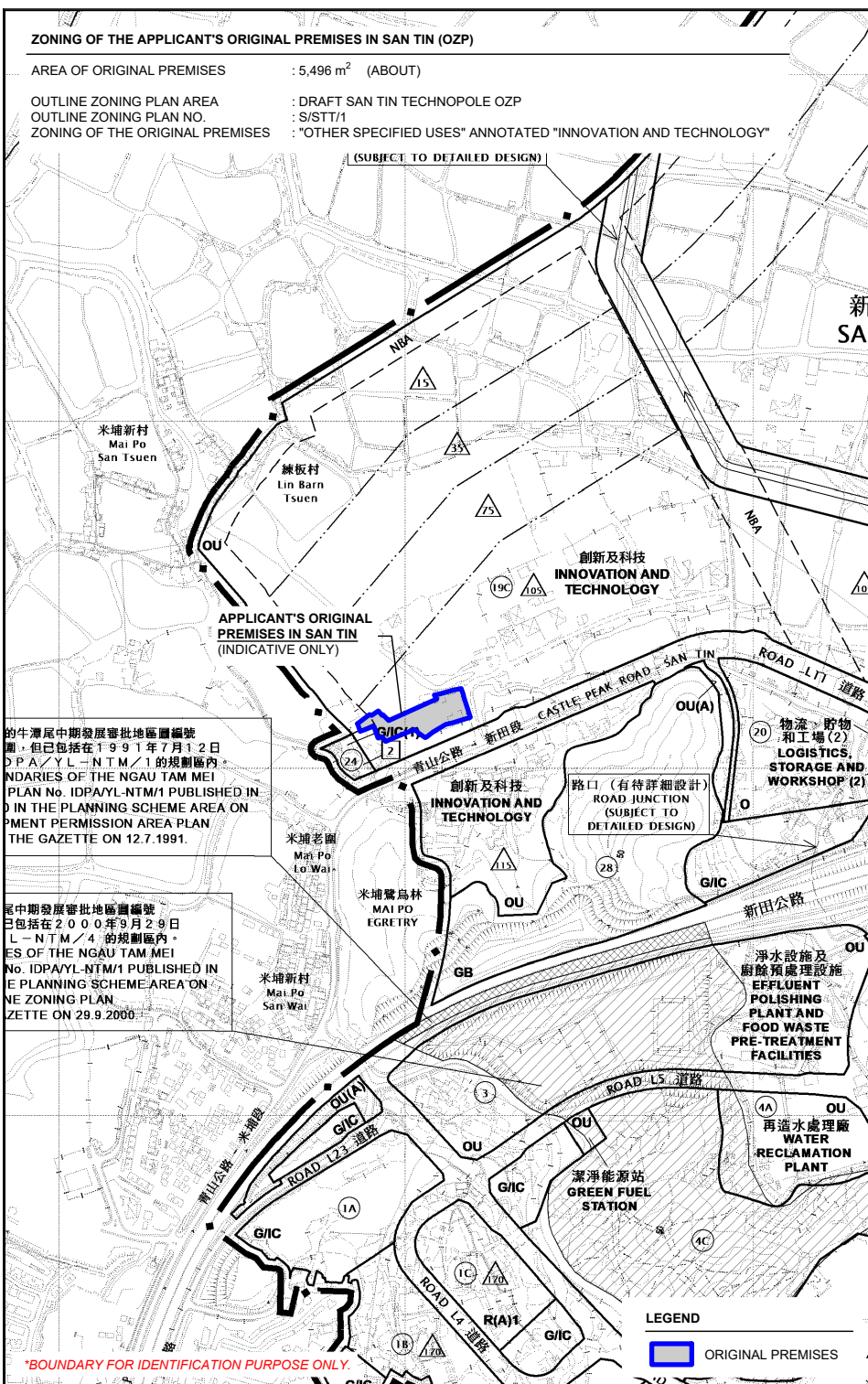
DWG NO.

PLAN 4

VER.

001

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



NORTH

W E

S

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIAL AND MACHINERY
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1: 10000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (ZONING PLAN)

DWG. NO.

PLAN 5

VER.

001

THE ORIGINAL PREMISES IN THE EARLY-1990s

THE APPLIED USE EXISTED BEFORE THE GAZETAL OF THE FIRST DEVELOPMENT PERMISSION AREA (DPA) PLAN, HENCE, AN EXISTING USE.

FIRST DPA PLAN : SAN TIN INTERIM DPA PLAN
DPA PLAN NO. : IDPA/YL-ST/1
DATE OF FIRST GAZETAL OF DPA : 17/8/1990

DATE OF AERIAL PHOTO : 28/7/1990
AERIAL PHOTO NO. : A21632
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN IN 1990
(INDICATIVE ONLY)

LEGEND

 ORIGINAL PREMISES

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

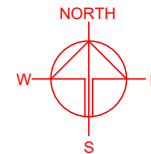
THE ORIGINAL PREMISES IN 2023

ORTHOPHOTO NO. : DOP5000 - T2-SE-A
DATE OF ORTHOPHOTO PHOTO : 28/7/2023
SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN IN 2023
(INDICATIVE ONLY)

LEGEND

 ORIGINAL PREMISES



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PROJECT

PROPOSED TEMPORARY OPEN
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MATERIAL AND MACHINERY
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 3000 @ A4

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MN

DATE

21.8.2024

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DATE

APPROVED BY

DATE

DWG. TITLE

OP (EXISTING USE)

DWG NO.

PLAN 6

VER.

001

DEVELOPMENT PHASING OF SAN TIN TECHNOPOLE

AREA OF ORIGINAL PREMISES : 5,496 m² (ABOUT)
PHASING OF DEVELOPMENT : PHASE 1 DEVELOPMENT

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN
(INDICATIVE ONLY)

新田公路

米埔村
Mai Po Tsuen

第一階段發展
Phase 1 Development

- 預計收回土地時間表：從2024年底起
Estimated Land Resumption Schedule: From End 2024 Onwards
- 預計人口遷入時間表：從2031年起
Anticipated Population Intake Schedule: From 2031 Onwards

LEGEND

ORIGINAL PREMISES

RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

AREA OF ORIGINAL PREMISES : 5,496 m² (ABOUT)
GOVERNMENT NOTICE : G.N. 1322
RESUMPTION PLAN NO. : YLM11164
SOURCE OF PLAN : LANDS DEPARTMENT

APPLICANT'S ORIGINAL
PREMISES IN SAN TIN
(INDICATIVE ONLY)

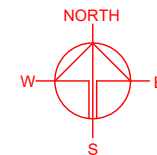
LEGEND

收地 / 滿拆界限
RESUMPTION / CLEARANCE LIMIT

將予收回的土地
LAND TO BE RESUMED

LEGEND

ORIGINAL PREMISES



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PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIAL AND MACHINERY
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1: 10000 / 5000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (PHASING & RESUMPTION)

DWG NO.

PLAN 7

VER.

001

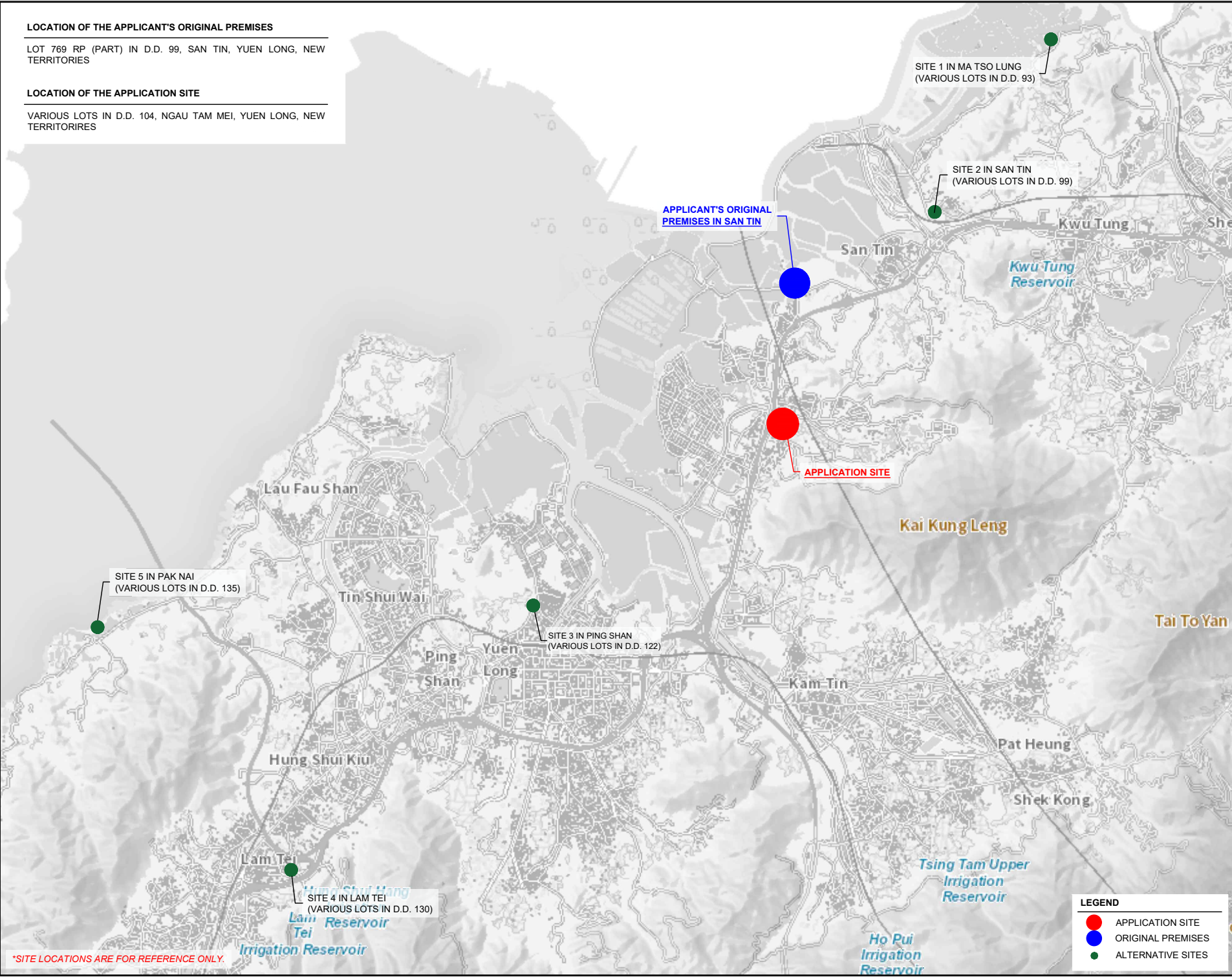
*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LOCATION OF THE APPLICANT'S ORIGINAL PREMISES

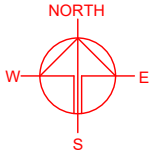
LOT 769 RP (PART) IN D.D. 99, SAN TIN, YUEN LONG, NEW TERRITORIES

LOCATION OF THE APPLICATION SITE

VARIOUS LOTS IN D.D. 104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES



*SITE LOCATIONS ARE FOR REFERENCE ONLY.



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PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

INDICATIVE ONLY

DRAWN BY MN DATE 21.8.2024

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE ALTERNATIVE SITES

DWG NO. PLAN 8 VER. 001

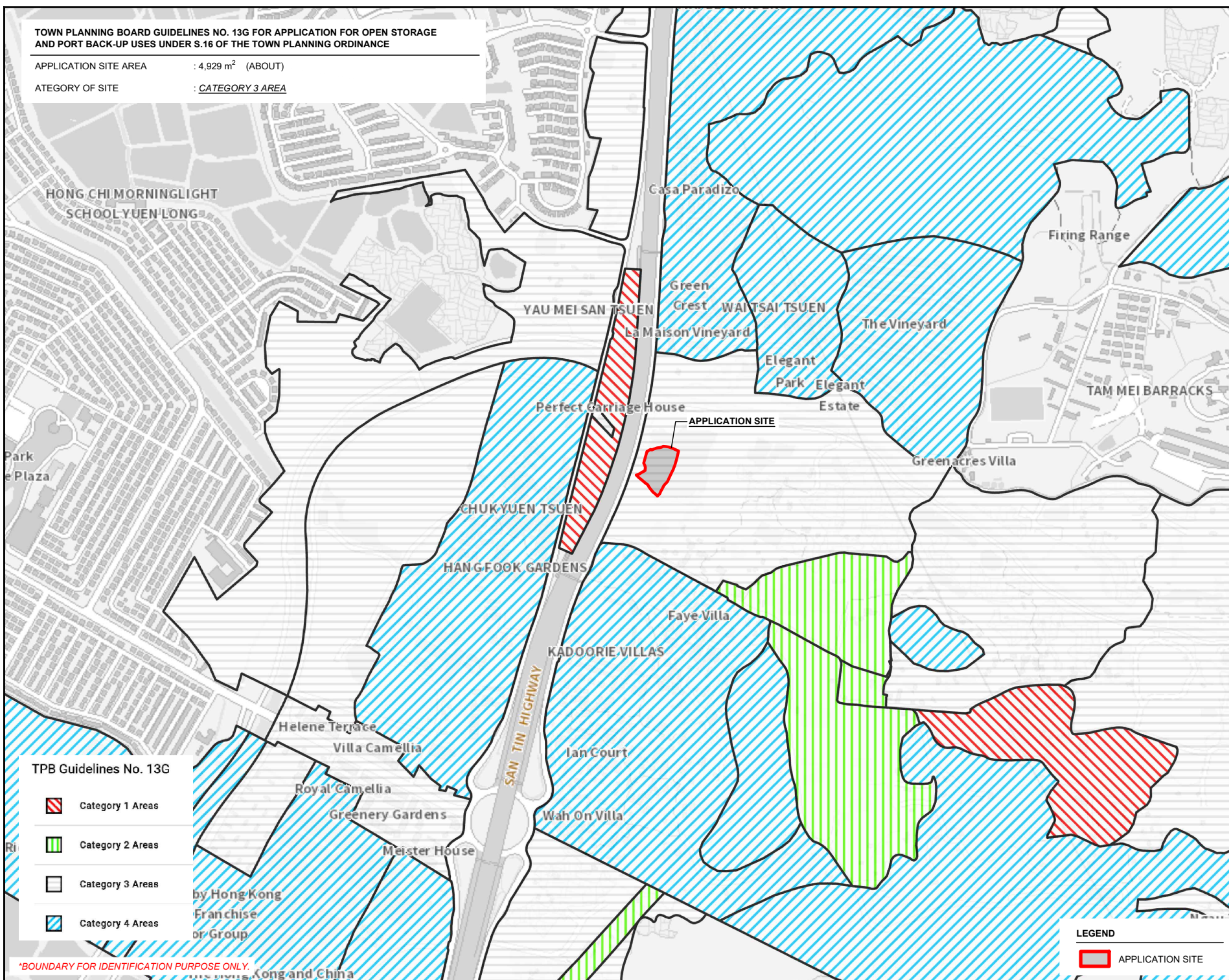
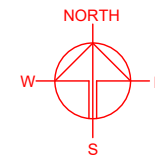
LEGEND

- APPLICATION SITE
- ORIGINAL PREMISES
- ALTERNATIVE SITES

TOWN PLANNING BOARD GUIDELINES NO. 13G FOR APPLICATION FOR OPEN STORAGE
AND PORT BACK-UP USES UNDER S.16 OF THE TOWN PLANNING ORDINANCE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

CATEGORY OF SITE : CATEGORY 3 AREA



TPB Guidelines No. 13G

Category 1 Areas

Category 2 Areas

Category 3 Areas

Category 4 Areas

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN
STORAGE OF CONSTRUCTION
MATERIAL AND MACHINERY
WITH ANCILLARY FACILITIES
FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1: 10000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPB PG-NO. 13G - APP SITE

DWG. NO.

PLAN 9

VER.

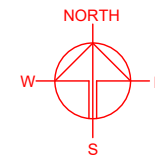
001

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

SOURCE OF AERIAL PHOTO : TPB STATUTORY PLANNING PORTAL 3
MAP INFORMATION : LANDS DEPARTMENT



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PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

21.8.2024

CHECKED BY

DATE

APPROVED BY

DATE

LEGEND



APPLICATION SITE

DWG. TITLE

AERIAL PHOTO OF THE SITE

DWG NO.

PLAN 10

VER.

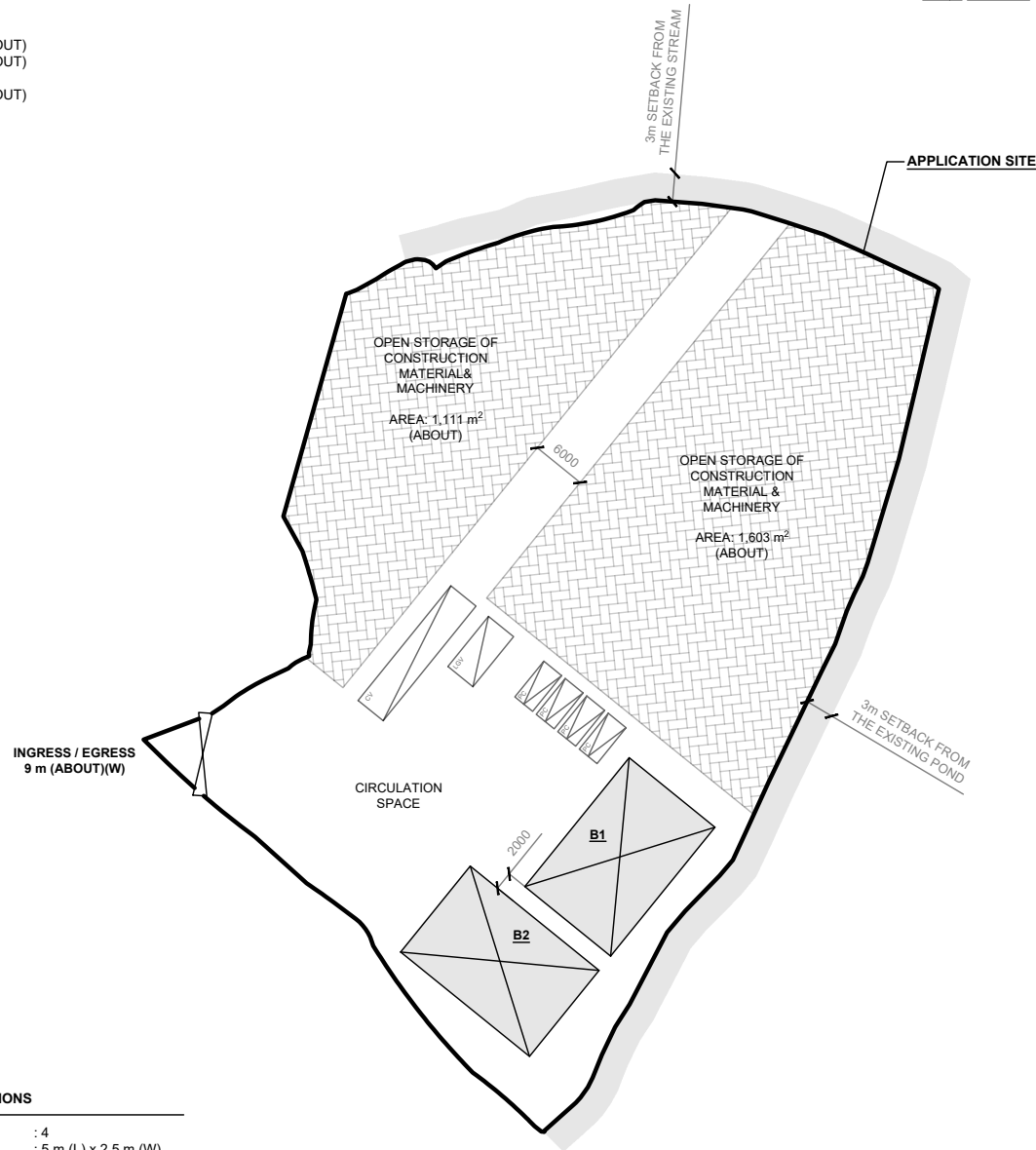
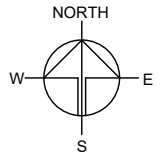
001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 4,929 m ²	(ABOUT)
COVERED AREA	: 432 m ²	(ABOUT)
UNCOVERED AREA	: 4,497 m ²	(ABOUT)
PLOT RATIO	: 0.088	(ABOUT)
SITE COVERAGE	: 8.8 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 432 m ²	(ABOUT)
TOTAL GFA	: 432 m ²	(ABOUT)
BUILDING HEIGHT	: 4.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
B2	SITE OFFICE AND WASHROOM	216 m ² (ABOUT)	216 m ² (ABOUT)	4.5 m (ABOUT)(1-STOREY)
TOTAL		432 m ² (ABOUT)	432 m ² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 1
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)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE (PC)
	L/UL SPACE (LGV)
	L/UL SPACE (CV)
	INGRESS / EGRESS

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PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 800 @ A4

DRAWN BY	DATE
MN	21.8.2024
REVISED BY	DATE
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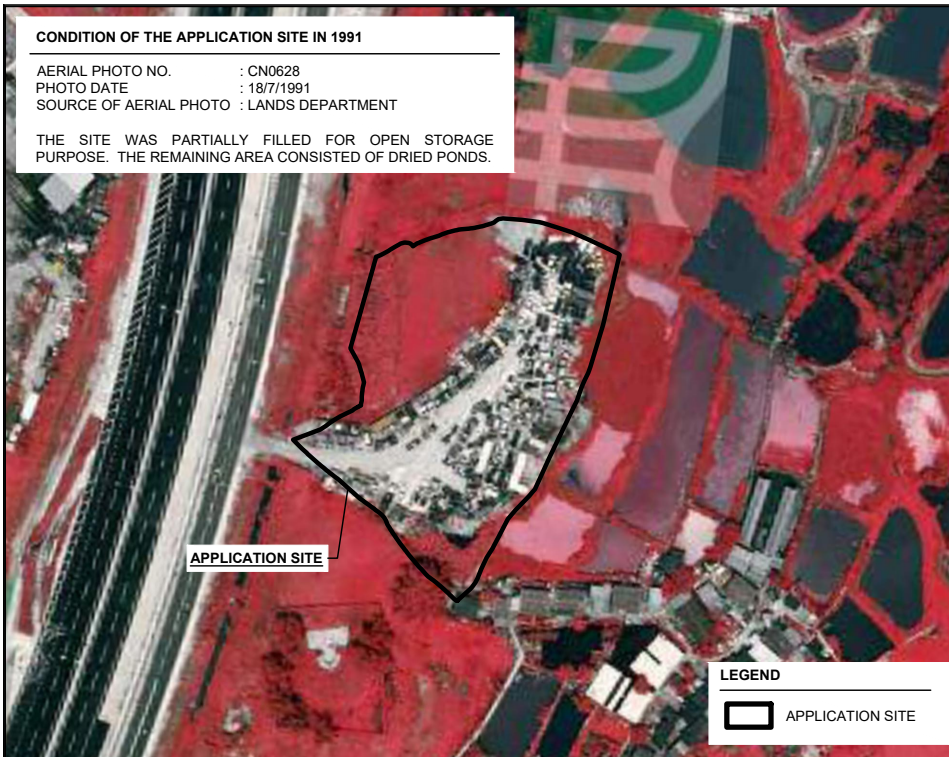
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 11	001

CONDITION OF THE APPLICATION SITE IN 1991

AERIAL PHOTO NO. : CN0628
 PHOTO DATE : 18/7/1991
 SOURCE OF AERIAL PHOTO : LANDS DEPARTMENT

THE SITE WAS PARTIALLY FILLED FOR OPEN STORAGE PURPOSE. THE REMAINING AREA CONSISTED OF DRIED PONDS.



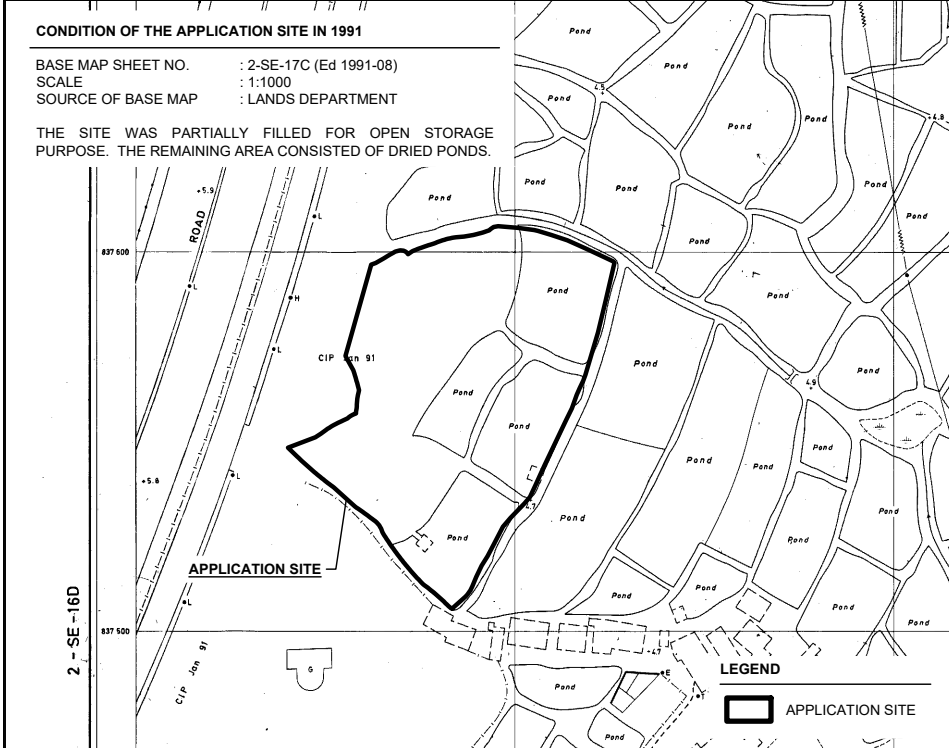
LEGEND

 APPLICATION SITE

CONDITION OF THE APPLICATION SITE IN 1991

BASE MAP SHEET NO. : 2-SE-17C (Ed 1991-08)
 SCALE : 1:1000
 SOURCE OF BASE MAP : LANDS DEPARTMENT

THE SITE WAS PARTIALLY FILLED FOR OPEN STORAGE PURPOSE. THE REMAINING AREA CONSISTED OF DRIED PONDS.



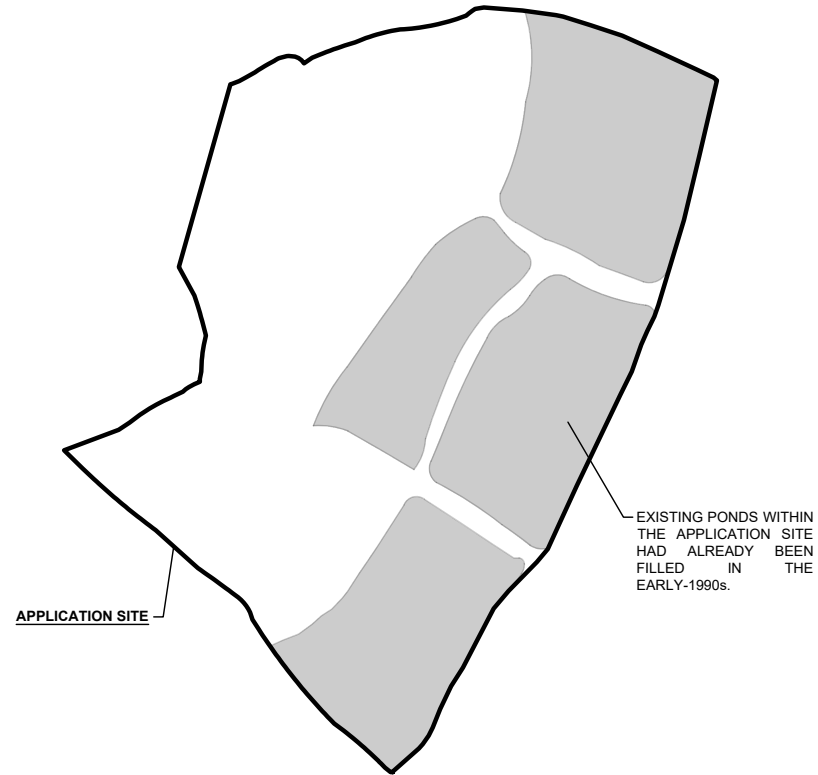
LEGEND

 APPLICATION SITE



PROPOSED FILLING OF POND AT THE APPLICATION SITE

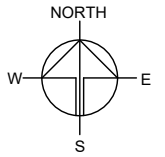
APPLICATION SITE AREA : 4,929 m² (ABOUT)
 EXISTING FILLED POND AREA : 2,291 m² (ABOUT)
 EXISTING FILLED AREA : SOIL
 DEPTH OF FILLING : NOT MORE THAN 0.8 m
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE, PARKING, LOADING/UNLOADING SPACES AND CIRCULATION AREA

THE PONDS HAD ALREADY BEEN FILLED IN THE EARLY 1990s. NO FURTHER FILLING OF POND WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.



LEGEND

 APPLICATION SITE
 EXISTING FILLED POND



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PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 / 1000 @ A4

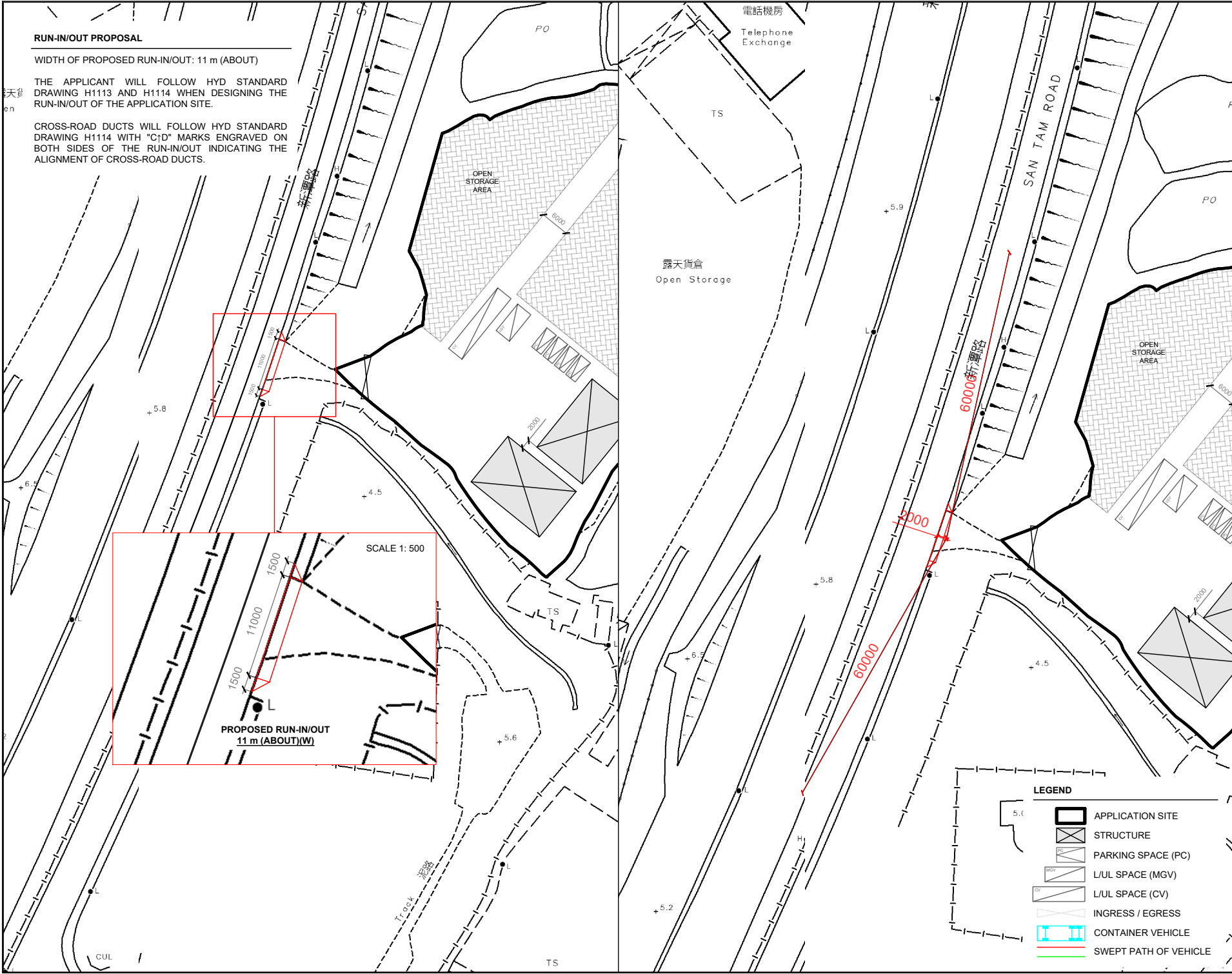
DRAWN BY : MN DATE : 21.8.2024

REVISED BY : DATE :

APPROVED BY : DATE :

DWG. TITLE : FILLING OF POND

DWG NO. : PLAN 12 VER. : 001

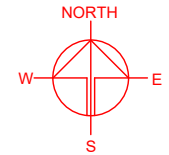


RUN-IN/OUT PROPOSAL

WIDTH OF PROPOSED RUN-IN/OUT: 11 m (ABOUT)

THE APPLICANT WILL FOLLOW HYD STANDARD DRAWING H1113 AND H1114 WHEN DESIGNING THE RUN-IN/OUT OF THE APPLICATION SITE.

CROSS-ROAD DUCTS WILL FOLLOW HYD STANDARD DRAWING H1114 WITH "C/D" MARKS ENGRAVED ON BOTH SIDES OF THE RUN-IN/OUT INDICATING THE ALIGNMENT OF CROSS-ROAD DUCTS.



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SITE LOCATION

VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

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DATE

21.8.2024

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DATE

DWG. TITLE

RUN-IN/OUT AND SIGHTLINE

DWG NO.

PLAN 13

VER.

001

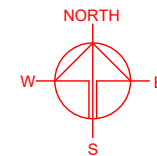
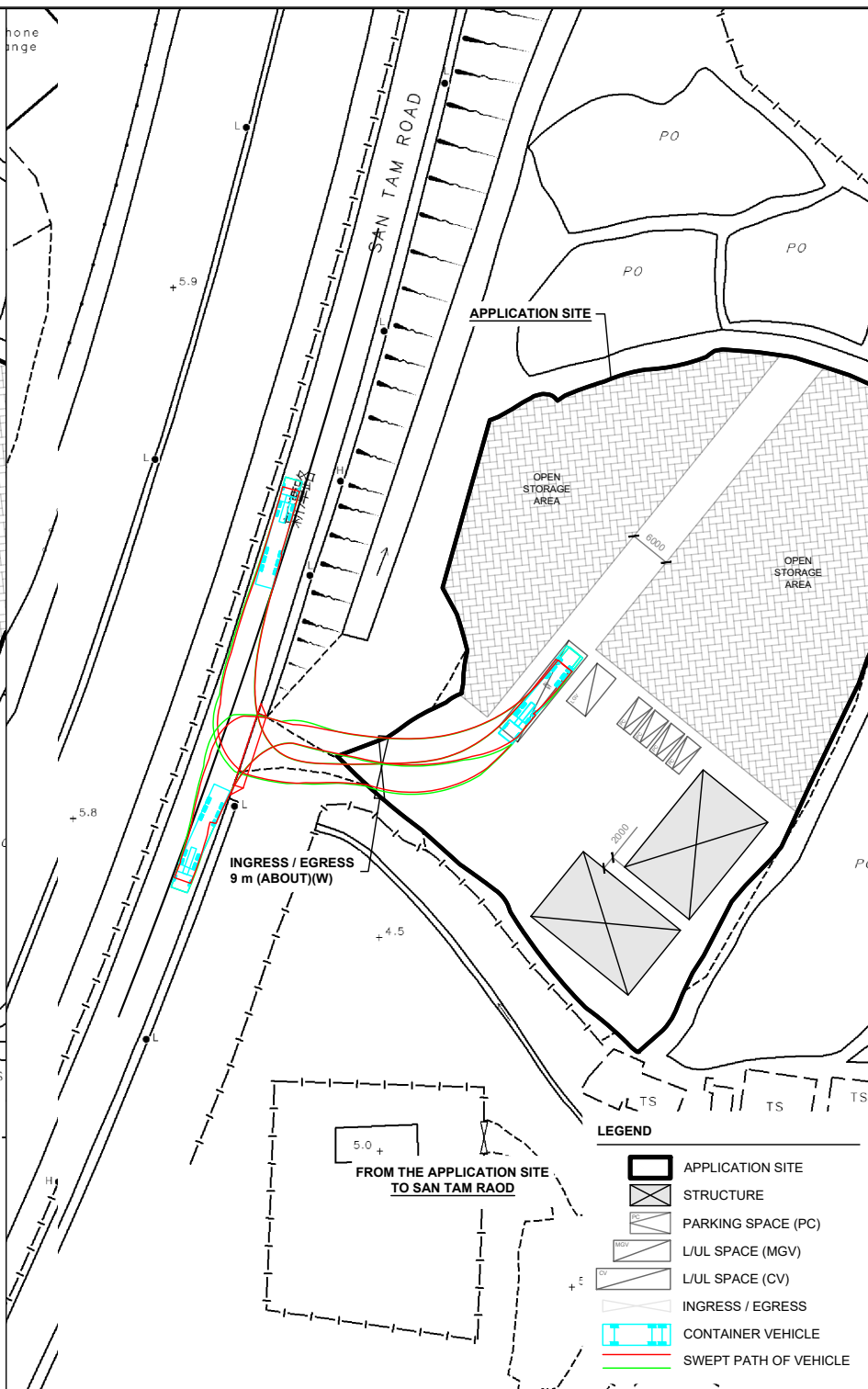
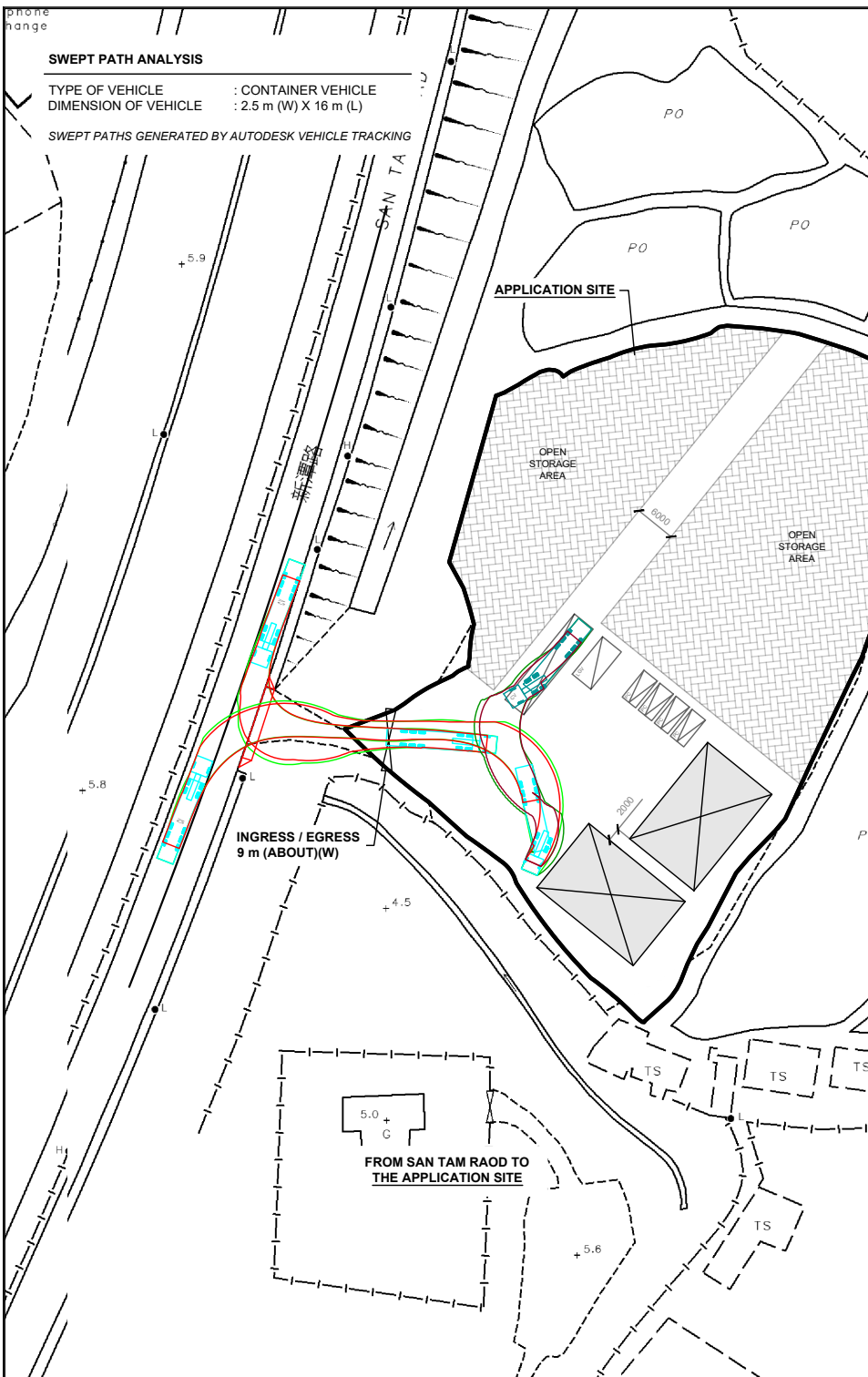
LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (MGV)
- L/UL SPACE (CV)
- INGRESS / EGRESS
- CONTAINER VEHICLE
- SWEEP PATH OF VEHICLE

[illegible]

TYPE OF VEHICLE : CONTAINER VEHICLE
DIMENSION OF VEHICLE : 2.5 m (W) X 16 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



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FOR A PERIOD OF 3 YEARS AND
ASSOCIATED FILLING OF POND

SITE LOCATION

VARIOUS LOTS IN D.D.104,
NGAU TAM MEI, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

100

MIN	
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CHECKED BY _____

1

APPROVED

DWG TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.	
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PLAN 14

VEE

001