

LIST OF PLANS

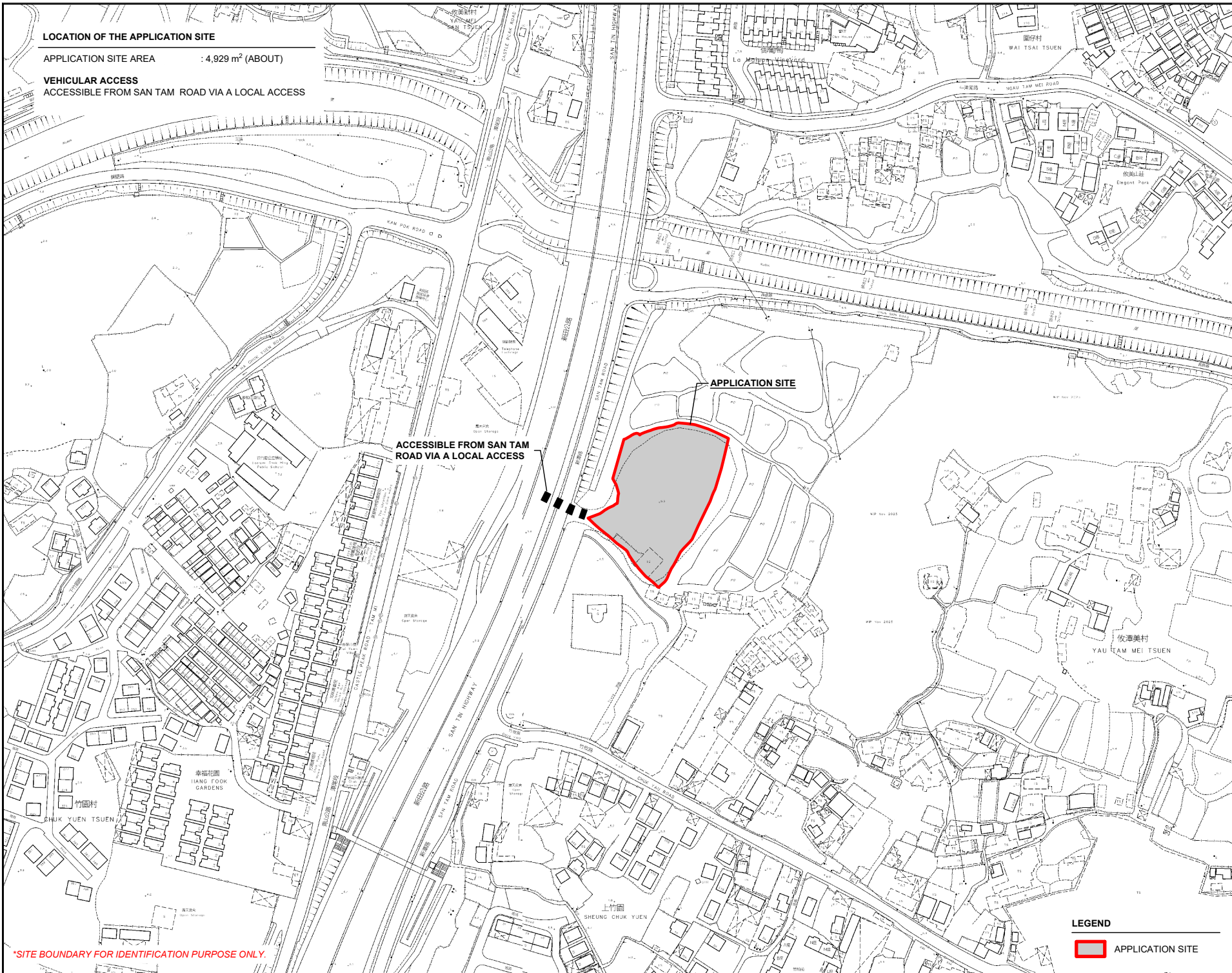
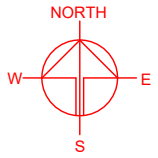
Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Original Premises – location and zoning
Plan 5	Original Premises – NDA phasing
Plan 6	TPB PG-No. 13G
Plan 7	Layout plan
Plan 8	Swept path analysis

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM SAN TAM ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
OPEN STORAGE OF
CONSTRUCTION MATERIAL AND
MACHINERY WITH ANCILLARY
FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

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

SCALE

1 : 3000 @ A4

DRAWN BY

MN

DATE

13.4.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

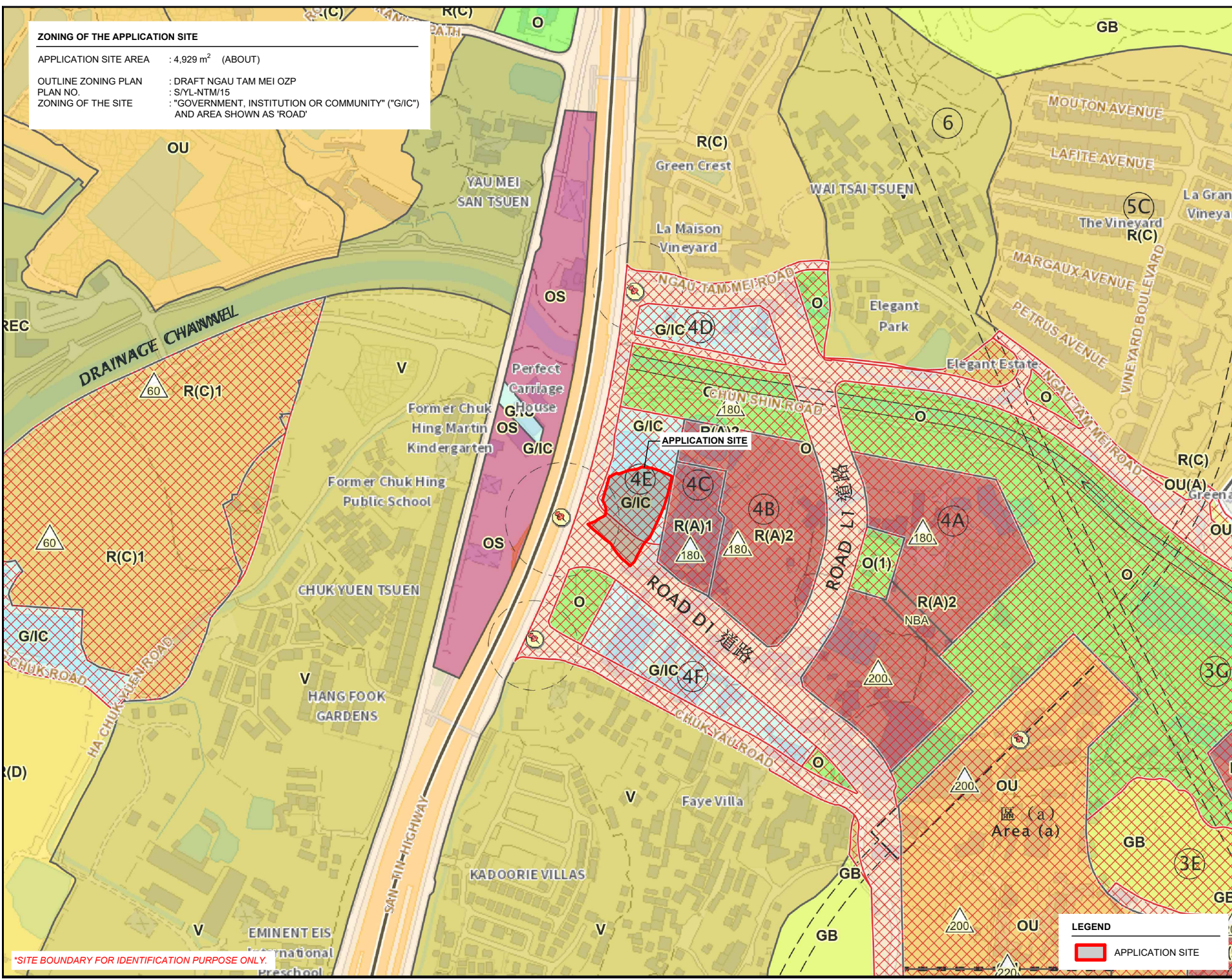
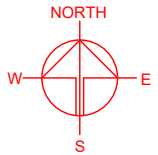
PLAN 1

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/15
 ZONING OF THE SITE : "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/I/C")
 AND AREA SHOWN AS "ROAD"



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LEGEND

APPLICATION SITE

PLANNING CONSULTANT

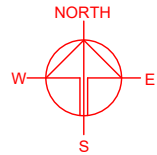
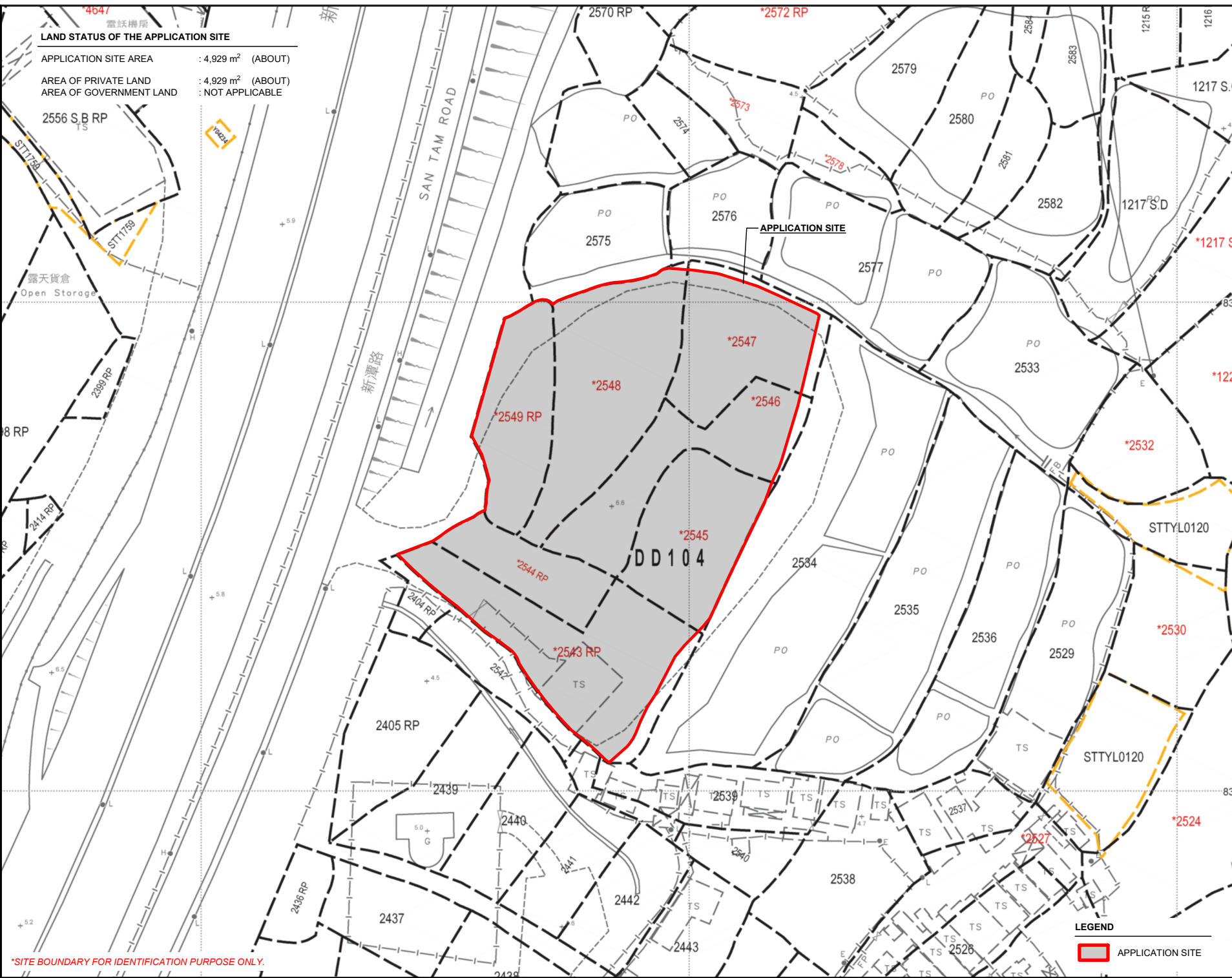
PROJECT
 PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

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

SCALE
 1 : 5000 @ A4

DRAWN BY MN	DATE 13.4.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE ZONING OF THE SITE	
DWG NO. PLAN 2	VER. 001



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,929 m² (ABOUT)
 AREA OF PRIVATE LAND : 4,929 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

2556 S.B RP

露天貨倉
Open Storage

8 RP

2414 RP

2405 RP

2437

2570 RP

2575

2549 RP

2544 RP

2439

2440

2442

2443

*2572 RP

APPLICATION SITE

DD 104

2538

2579

2577

2534

2535

2539

2537

2526

2580

2582

2533

2536

2529

2527

1215 R

1217 S.D

*1217 S

STTYL0120

STTYL0120

*2524

*2530

*2532

LEGEND
 APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT

PROJECT
 PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

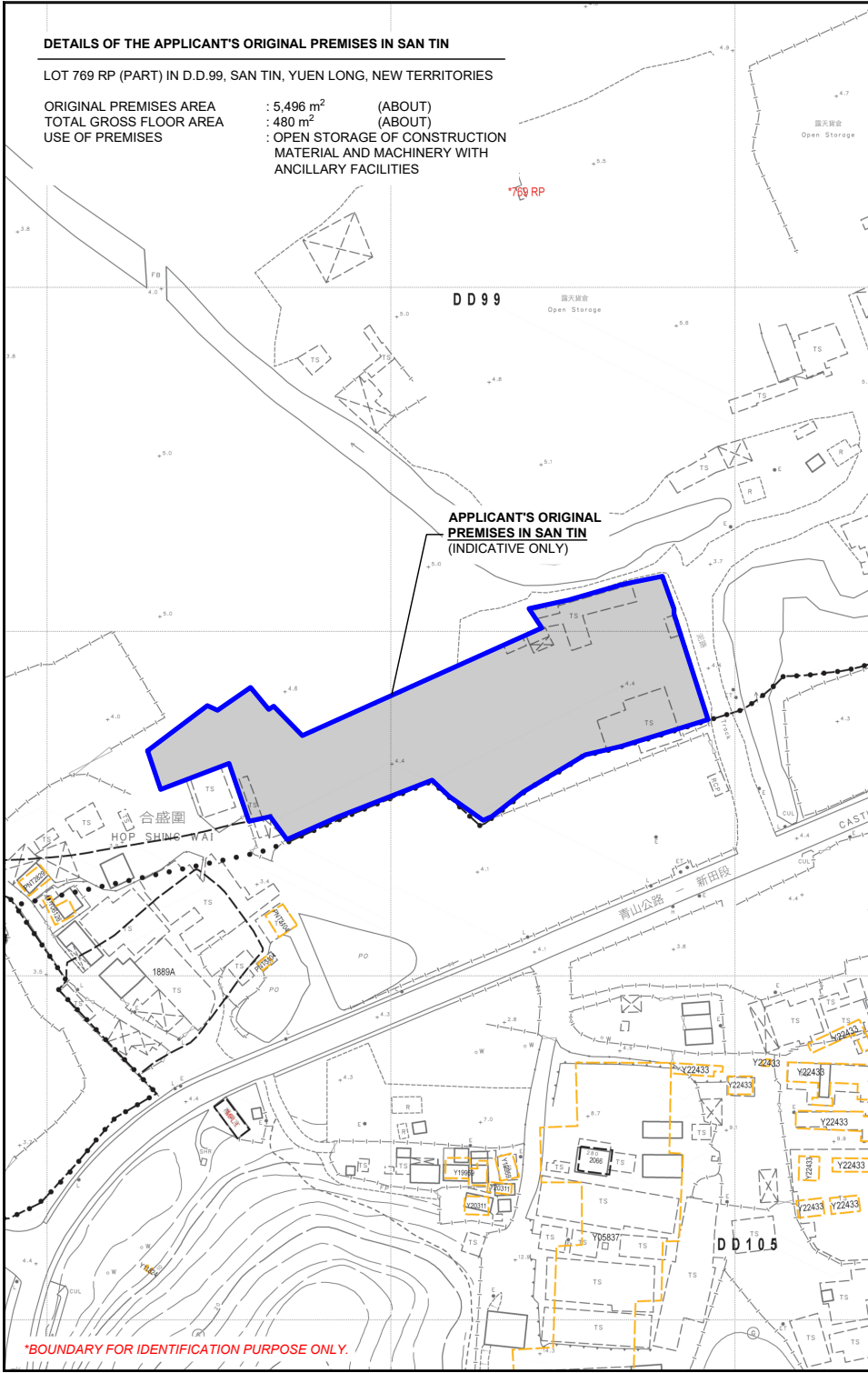
SITE LOCATION
 VARIOUS LOTS IN D.D.104, NGAU TAM MEI, YUEN LONG, NEW TERRITORIES

SCALE 1: 1000 @ A4	
DRAWN BY MN	DATE 13.4.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

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

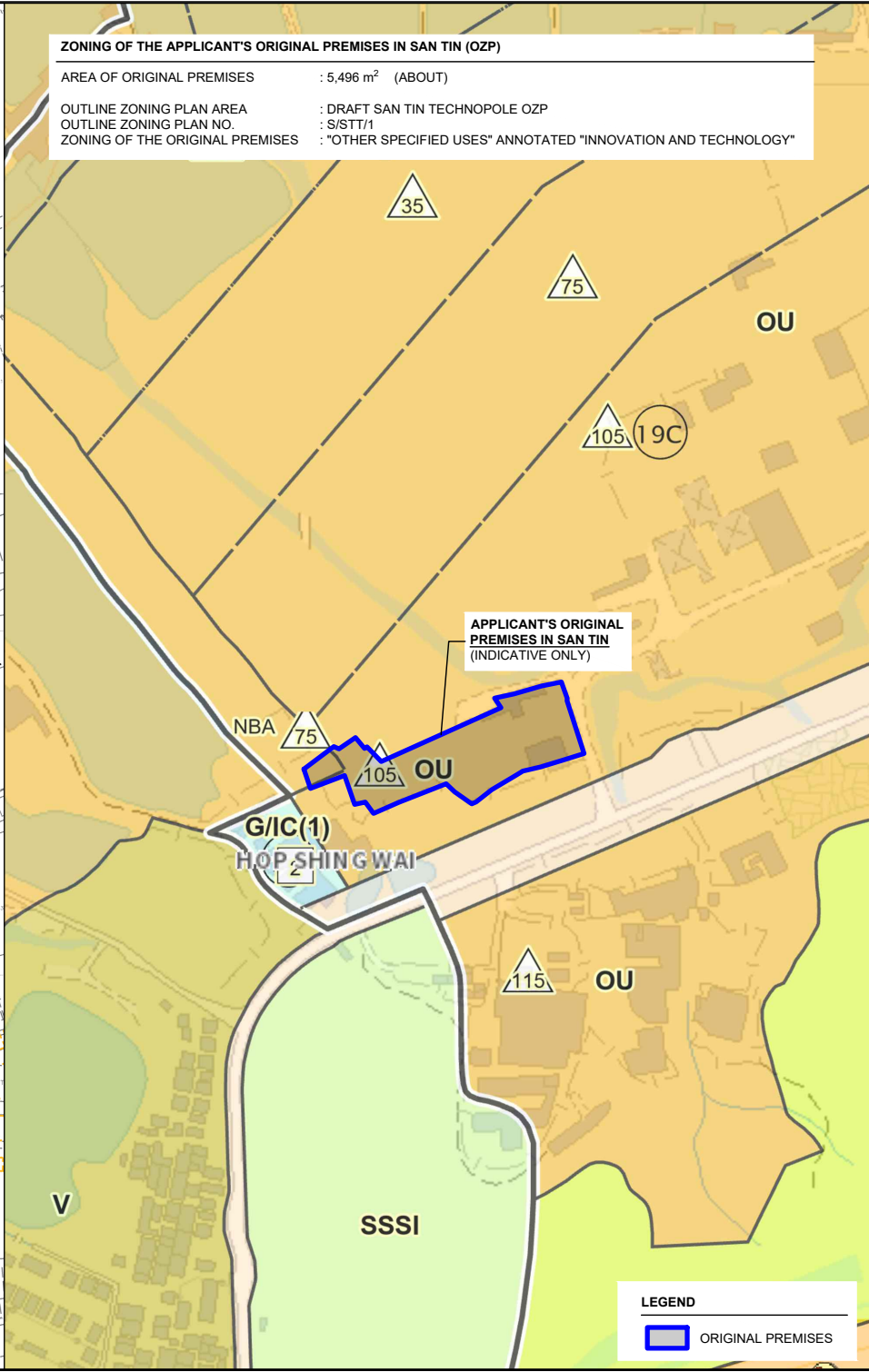


APPLICANT'S ORIGINAL PREMISES IN SAN TIN (INDICATIVE ONLY)

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

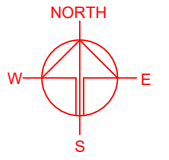
ZONING OF THE APPLICANT'S ORIGINAL PREMISES IN SAN TIN (OZP)

AREA OF ORIGINAL PREMISES : 5,496 m² (ABOUT)
 OUTLINE ZONING PLAN AREA : DRAFT SAN TIN TECHNOPOLE OZP
 OUTLINE ZONING PLAN NO. : S/STT/1
 ZONING OF THE ORIGINAL PREMISES : "OTHER SPECIFIED USES" ANNOTATED "INNOVATION AND TECHNOLOGY"



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

LEGEND
 ORIGINAL PREMISES



PLANNING CONSULTANT

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 PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

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

SCALE
 1 : 2000 / 4000 @ A4

DRAWN BY MN	DATE 13.4.2026
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APPROVED BY	DATE
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DWG. TITLE
 OP (LOCATION & ZONING)

DWG NO. PLAN 4	VER. 001
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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)

I&T

G

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

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

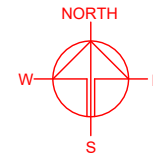
AREA OF ORIGINAL PREMISES : 5,496 m² (ABOUT)

GOVERNMENT NOTICE : G.N. 1322
 RESUMPTION PLAN NO. : YLM11164
 SOURCE OF PLAN : LANDS DEPARTMENT

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

LEGEND

ORIGINAL PREMISES



PLANNING CONSULTANT



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 YEARS

SITE LOCATION

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

SCALE

1 : 5000 @ A4

DRAWN BY

MN

DATE

13.4.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP (PHASING & RESUMPTION)

DWG NO.

PLAN 5

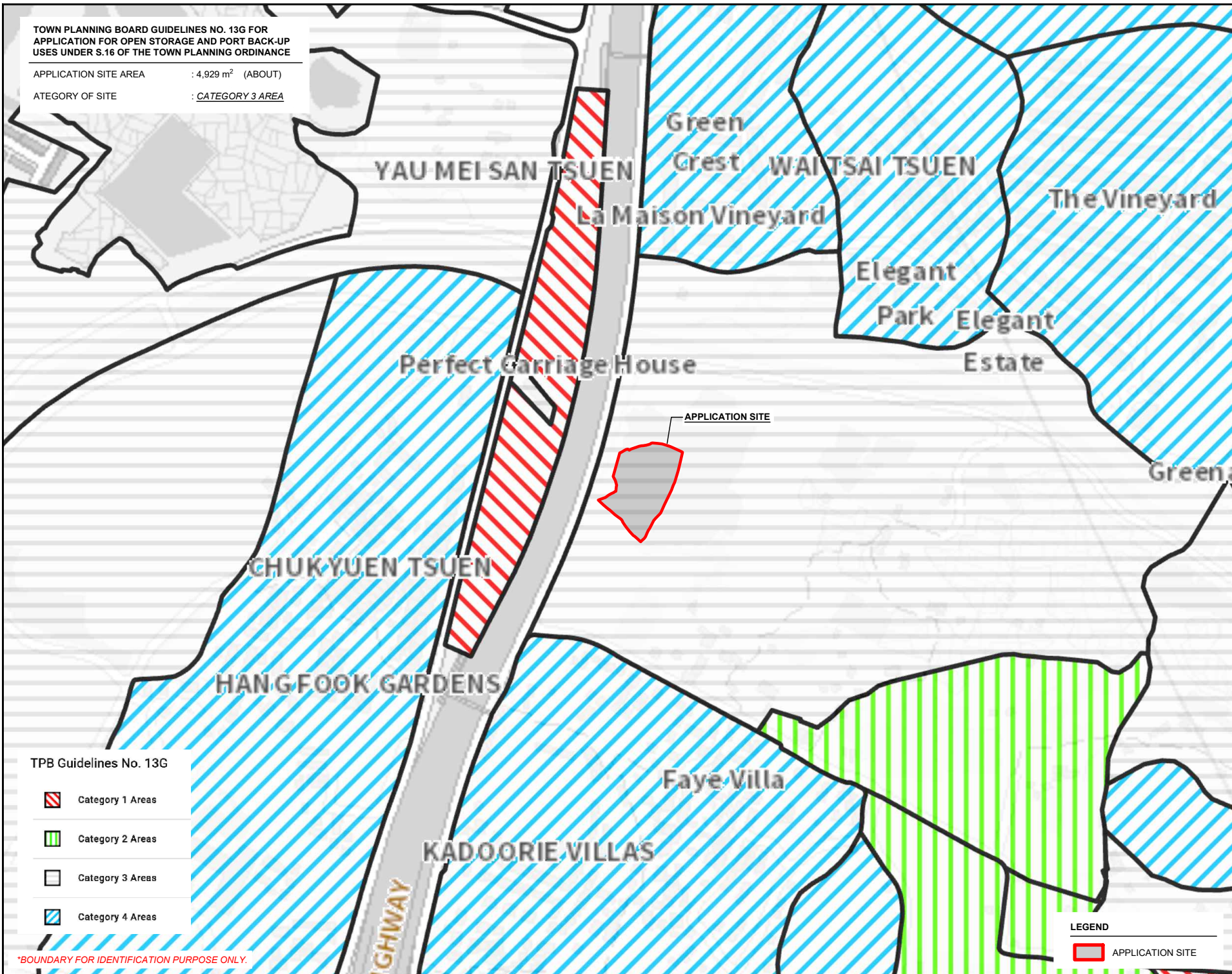
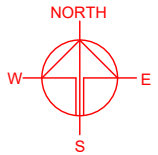
VER.

001





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

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
CONTAINER VEHICLE PARK AND
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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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DATE

DWG. TITLE

TPB PG-NO. 13G

DWG NO.

PLAN 6

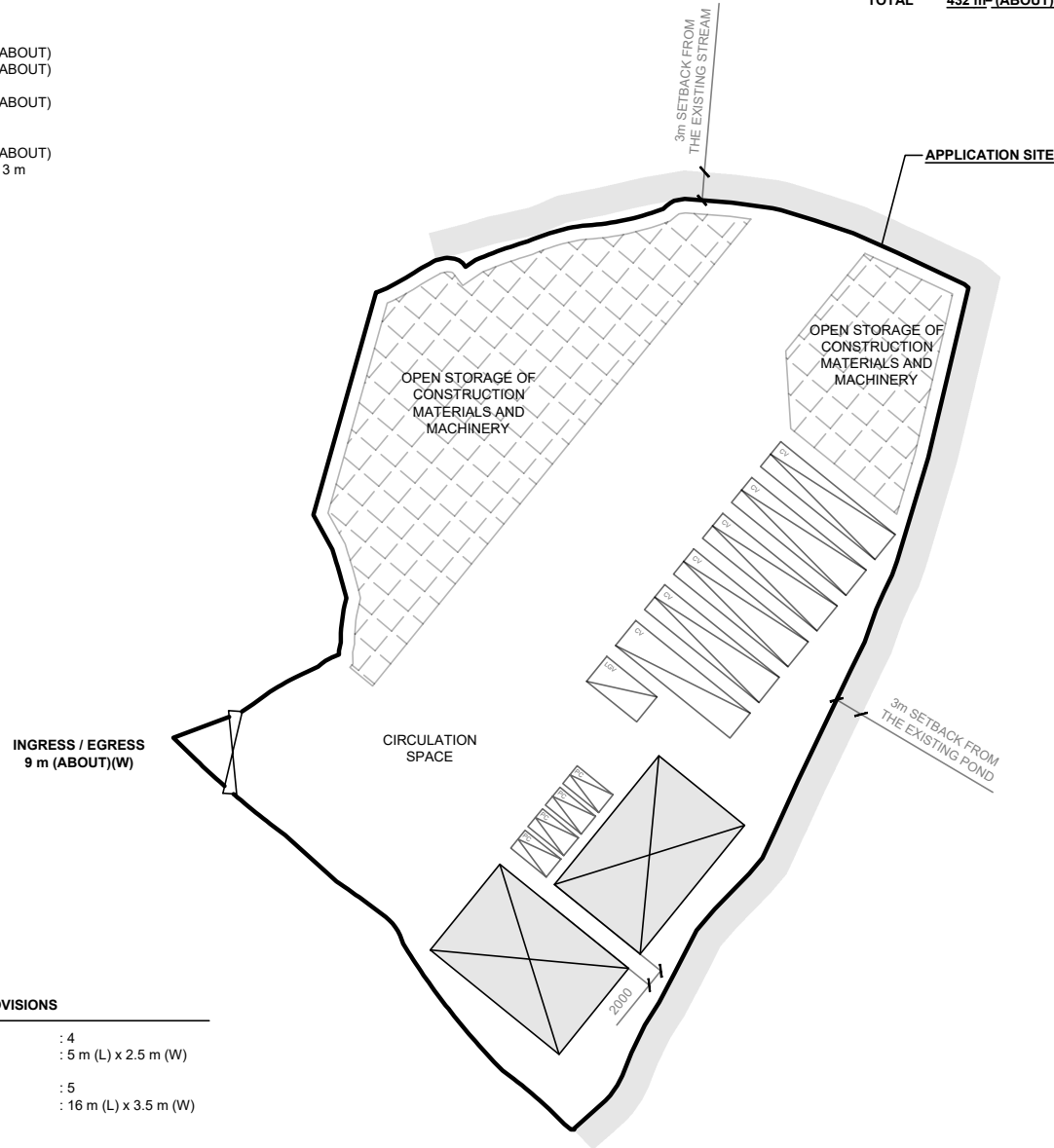
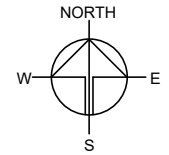
VER.

001

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	
AREA OF OPEN STORAGE	: 1,300 m ²	(ABOUT)
STACKING HEIGHT	: NOT MORE THAN 3 m	

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 m² (ABOUT)	432 m² (ABOUT)	



PARKING AND LOADING / UNLOADING (L/U/L) PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) x 2.5 m (W)
NO. OF CONTAINER VEHICLE PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 16 m (L) x 3.5 m (W)

LOADING / UNLOADING (L/U/L) PROVISIONS

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

*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE
- OPEN STORAGE AREA
- PARKING SPACE (PC)
- L/U/L SPACE (LGV)
- L/U/L SPACE (CV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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CONTAINER VEHICLE PARK AND
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FACILITIES FOR A PERIOD OF 3
YEARS

SITE LOCATION

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

SCALE

1 : 800 @ A4

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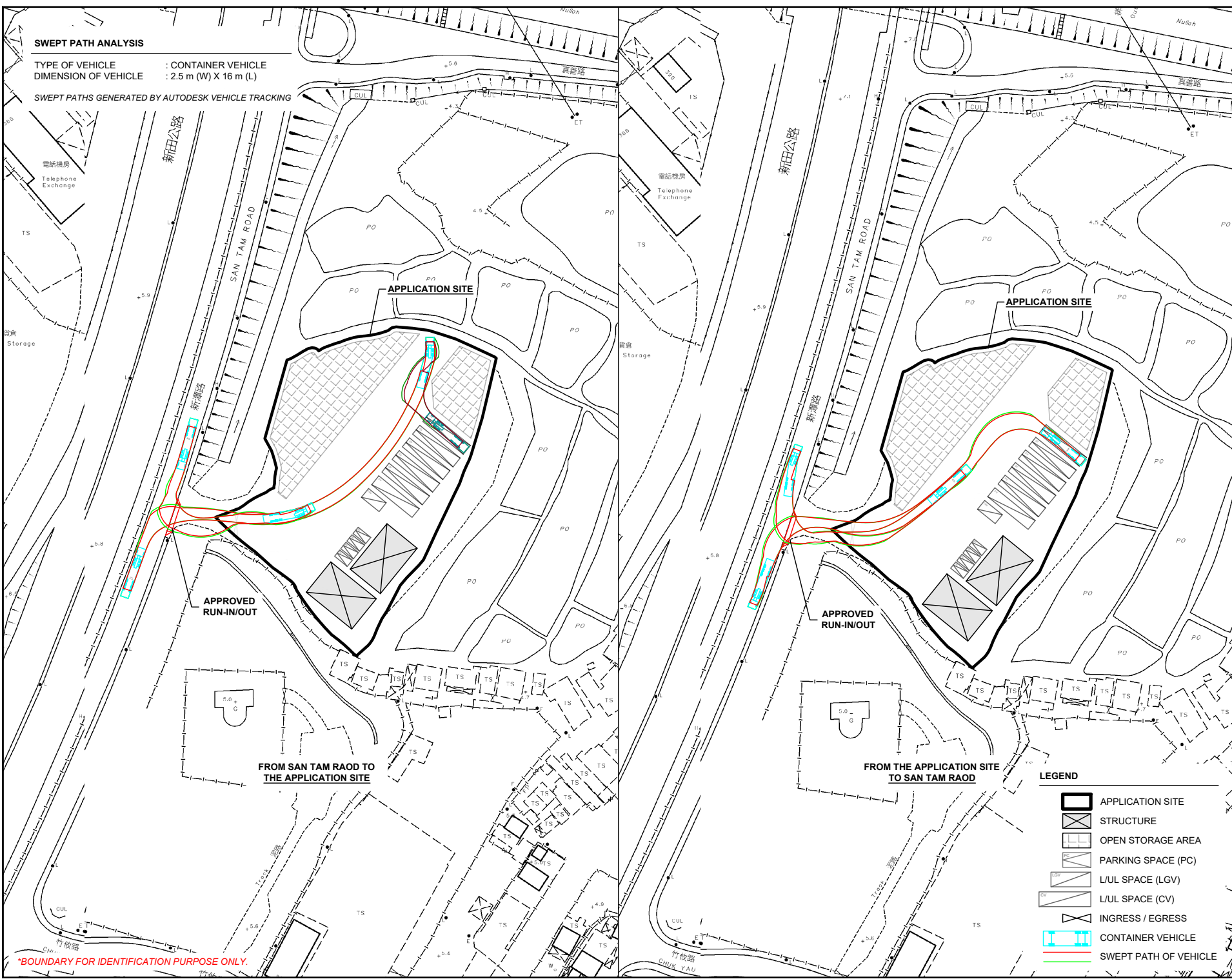
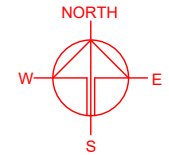
DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 7	001

SWEPT PATH ANALYSIS

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

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - OPEN STORAGE AREA
 - PARKING SPACE (PC)
 - L/L SPACE (LGV)
 - L/L SPACE (CV)
 - INGRESS / EGRESS
 - CONTAINER VEHICLE
 - SWEEP PATH OF VEHICLE



PROJECT
 PROPOSED TEMPORARY CONTAINER VEHICLE PARK AND OPEN STORAGE OF CONSTRUCTION MATERIAL AND MACHINERY WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

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

SCALE 1: 1500 @ A4	
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DWG. TITLE SWEPT PATH ANALYSIS (CV)	
DWG NO. PLAN 8	VER. 001