

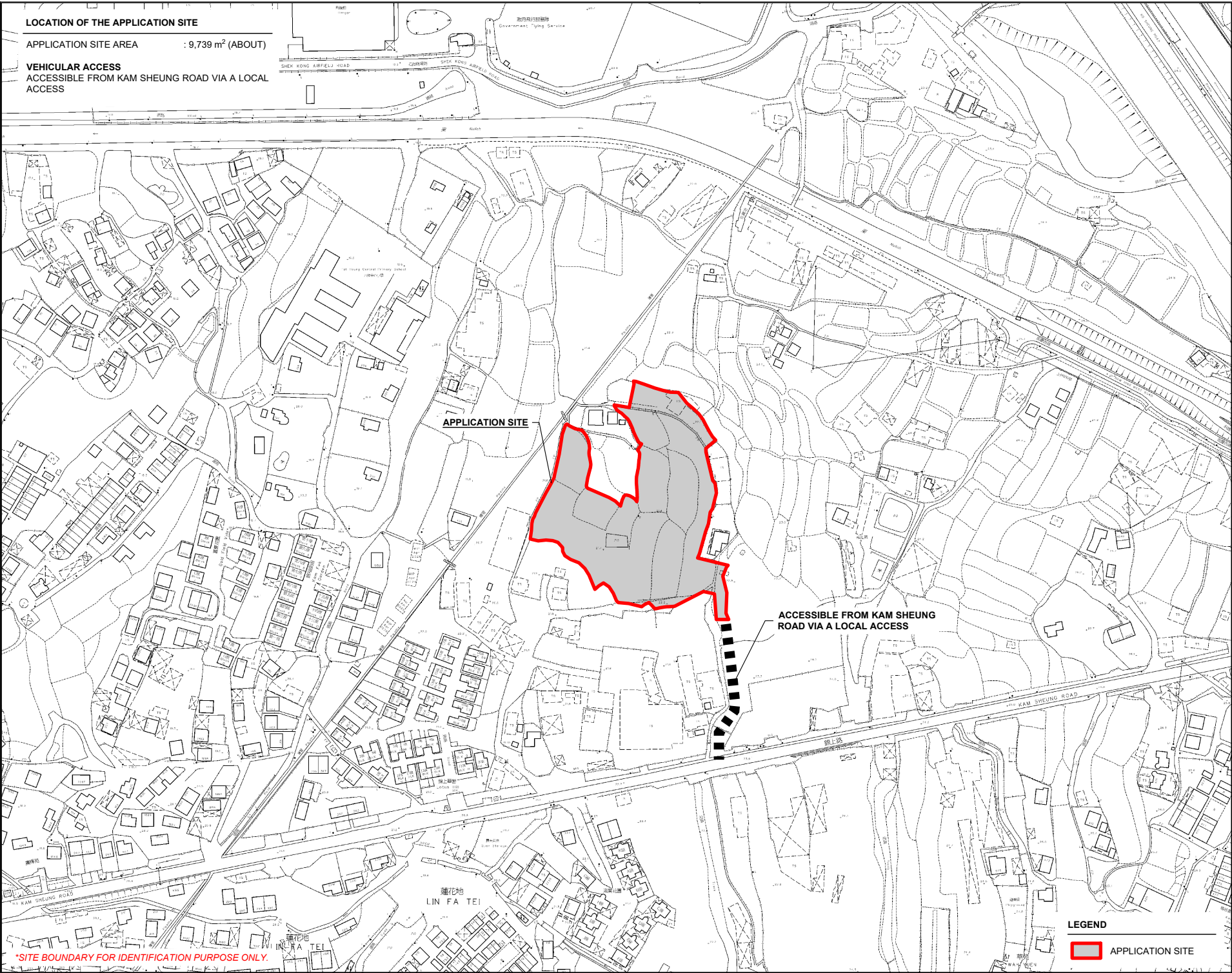
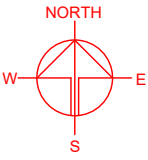
## LIST OF PLANS

|               |                                           |
|---------------|-------------------------------------------|
| <b>Plan 1</b> | Location plan                             |
| <b>Plan 2</b> | Zoning plan                               |
| <b>Plan 3</b> | Land status plan                          |
| <b>Plan 4</b> | Original Premises – location and zoning   |
| <b>Plan 5</b> | Original Premises – land resumption       |
| <b>Plan 6</b> | Layout plan                               |
| <b>Plan 7</b> | Plan showing the filling of land and pond |
| <b>Plan 8</b> | Swept path analysis                       |

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,739 m<sup>2</sup> (ABOUT)

VEHICULAR ACCESS  
ACCESSIBLE FROM KAM SHEUNG ROAD VIA A LOCAL  
ACCESS



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

R-RICHES I PLANNING LIMITED

PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 3000 @ A4

|             |          |
|-------------|----------|
| DRAWN BY    | DATE     |
| MN          | 1.9.2026 |
| CHECKED BY  | DATE     |
| APPROVED BY | DATE     |

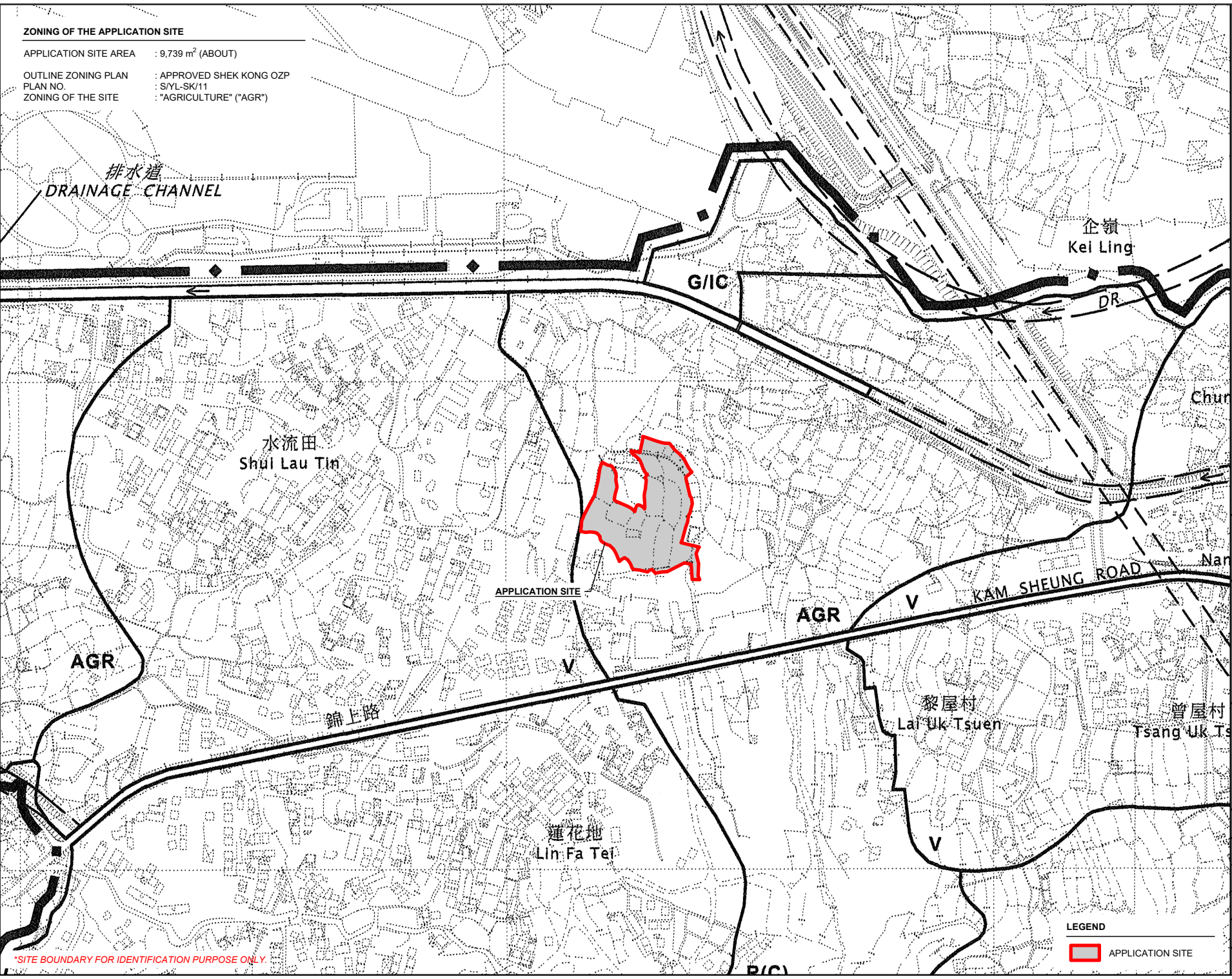
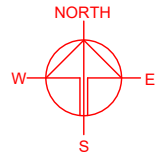
DWG. TITLE

LOCATION PLAN

|         |      |
|---------|------|
| DWG NO. | VER. |
| PLAN 1  | 001  |

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,739 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED SHEK KONG OZP  
PLAN NO. : S/YL-SK/11  
ZONING OF THE SITE : "AGRICULTURE" ("AGR")



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

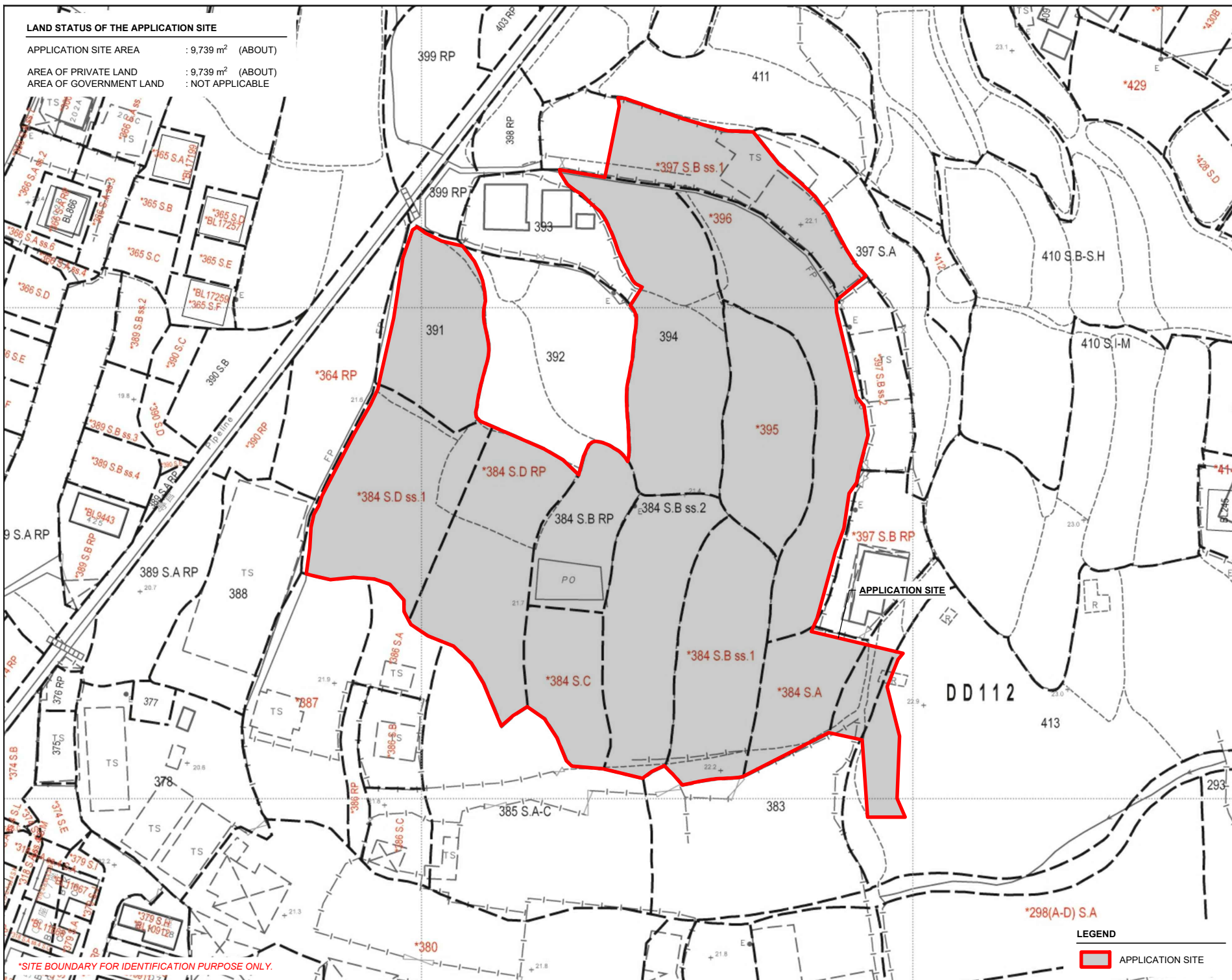
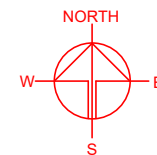
LEGEND

 APPLICATION SITE

|                                                                                                                                                                                                       |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| PLANNING CONSULTANT                                                                                                                                                                                   |          |
|                                                                                                                    |          |
| PROJECT                                                                                                                                                                                               |          |
| PROPOSED TEMPORARY SHOP AND SERVICES, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS |          |
| SITE LOCATION                                                                                                                                                                                         |          |
| VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES                                                                                                                                       |          |
| SCALE                                                                                                                                                                                                 |          |
| 1 : 5000 @ A4                                                                                                                                                                                         |          |
| DRAWN BY                                                                                                                                                                                              | DATE     |
| MN                                                                                                                                                                                                    | 1.9.2026 |
| CHECKED BY                                                                                                                                                                                            | DATE     |
| APPROVED BY                                                                                                                                                                                           | DATE     |
| DWG. TITLE                                                                                                                                                                                            |          |
| ZONING PLAN                                                                                                                                                                                           |          |
| DWG NO.                                                                                                                                                                                               | VER.     |
| PLAN 2                                                                                                                                                                                                | 001      |

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 9,739 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 9,739 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

CHECKED BY

APPROVED BY

DWG. TITLE

LAND STATUS

DWG NO.

PLAN 3

DATE

1.9.2026

DATE

VER.

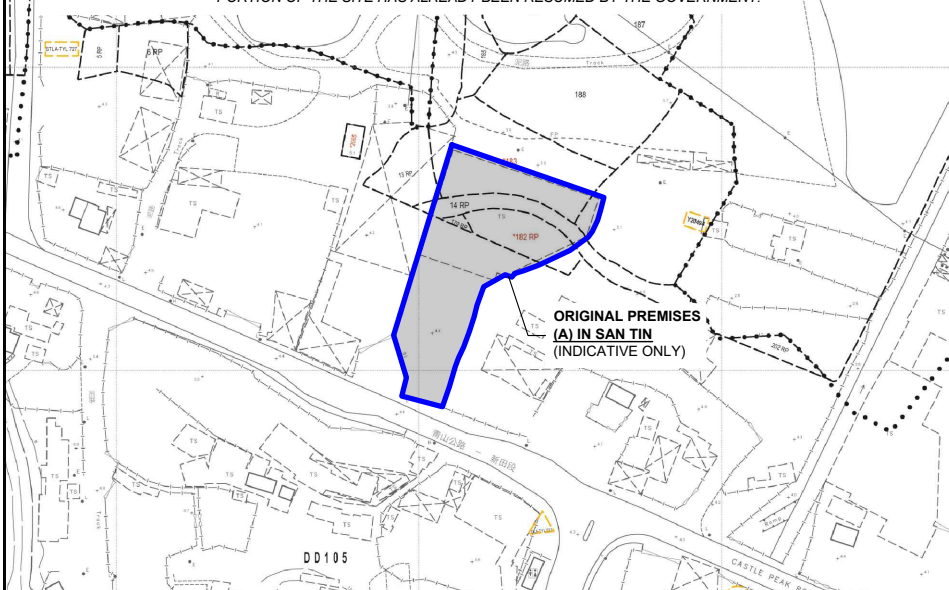
001

# DETAILS OF THE APPLICANT'S ORIGINAL PREMISES (A)

AREA OF PREMISES : 2,680 m<sup>2</sup> (ABOUT)

USE OF PREMISES : VEHICLE REPAIR WORKSHOP AND WAREHOUSE

LOCATION : VARIOUS LOTS IN D.D. 105, SAN TIN, YUEN LONG (FORMERLY)  
PORTION OF THE SITE HAS ALREADY BEEN RESUMED BY THE GOVERNMENT.

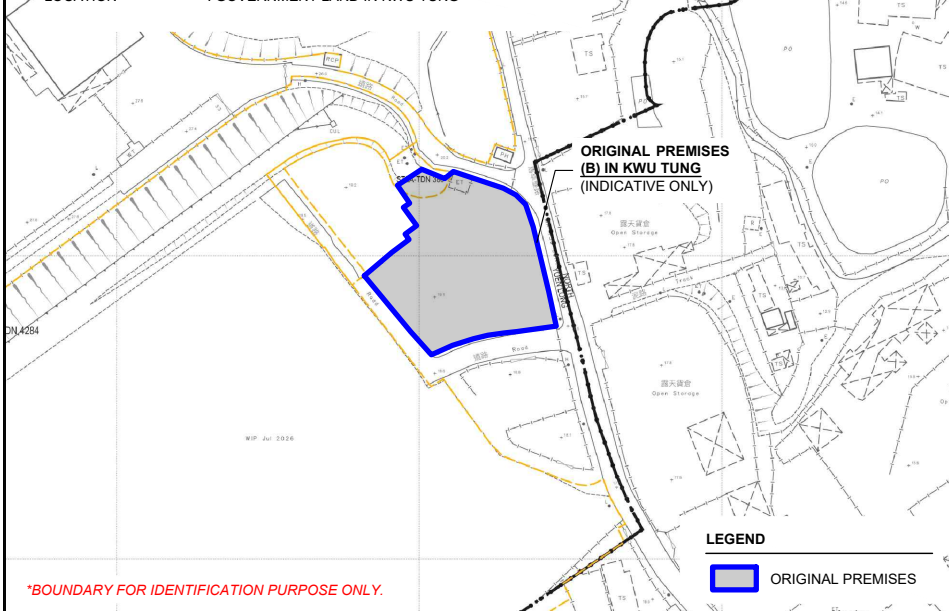


# DETAILS OF THE APPLICANT'S ORIGINAL PREMISES (B)

AREA OF PREMISES : 2,493 m<sup>2</sup> (ABOUT)

USE OF PREMISES : VEHICLE REPAIR WORKSHOP AND WAREHOUSE

LOCATION : GOVERNMENT LAND IN KWU TUNG

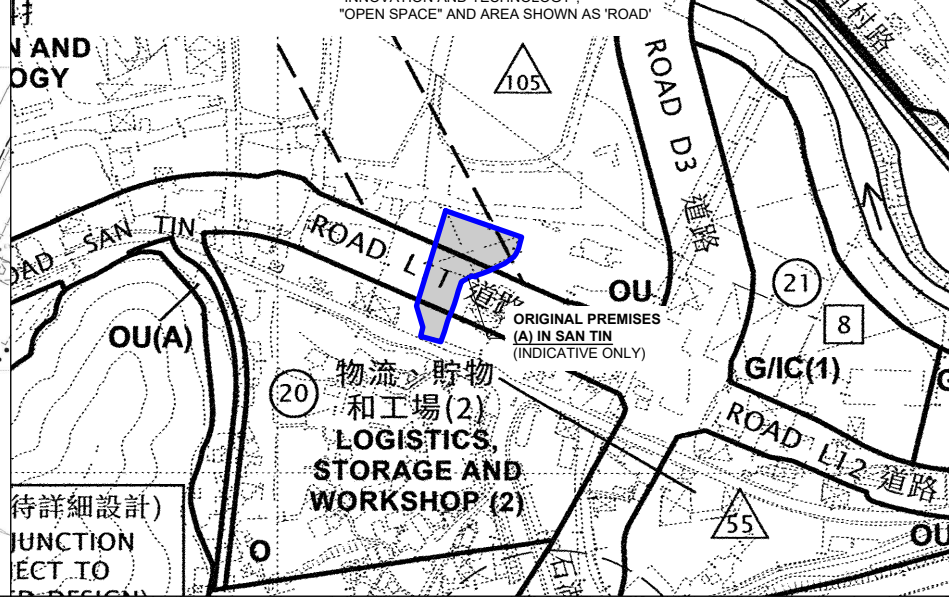


# ZONING OF THE APPLICANT'S ORIGINAL PREMISES (A)

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  
"INNOVATION AND TECHNOLOGY",  
"OPEN SPACE" AND AREA SHOWN AS "ROAD"

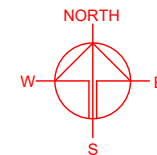
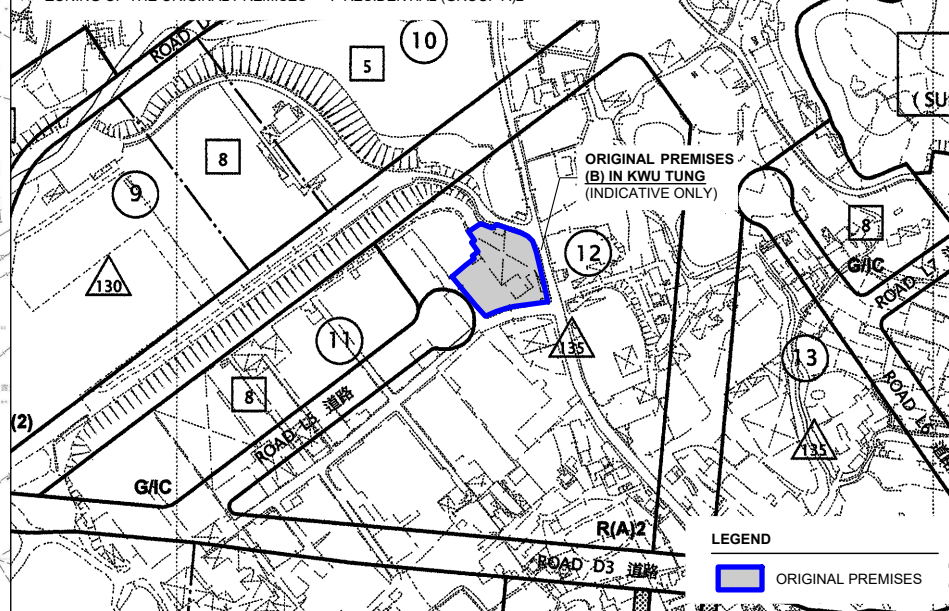


# ZONING OF THE APPLICANT'S ORIGINAL PREMISES (5)

OUTLINE ZONING PLAN AREA : APPROVED KWU TUNG NORTH OZP

OUTLINE ZONING PLAN NO. : S/KTN/4

ZONING OF THE ORIGINAL PREMISES : "RESIDENTIAL (GROUP A)2"



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2500 / 5000 @ A4

DRAWN BY

MN

DATE

1.9.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - LOCATION / ZONING PLAN

DWG NO.

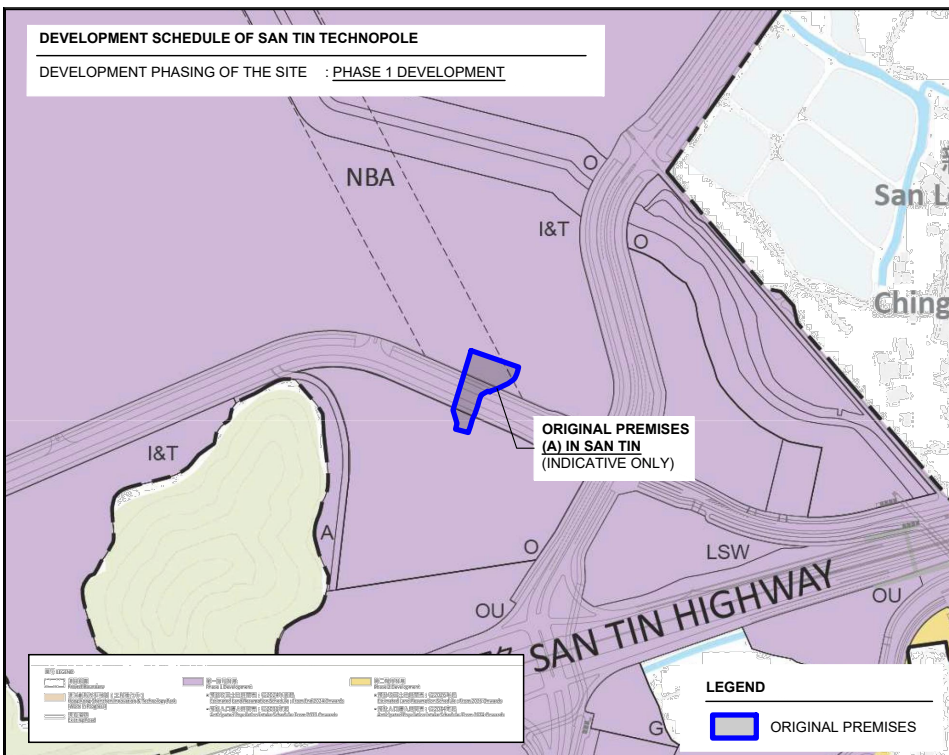
PLAN 4

VER.

001

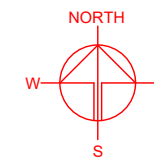
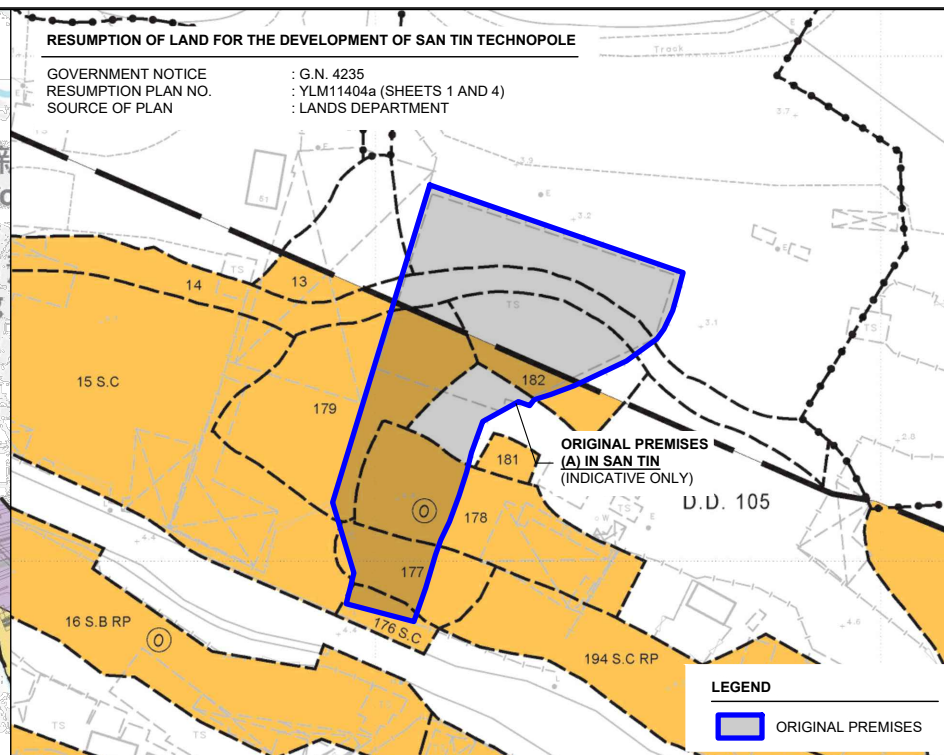
# DEVELOPMENT SCHEDULE OF SAN TIN TECHNOPOLE

DEVELOPMENT PHASING OF THE SITE : PHASE 1 DEVELOPMENT



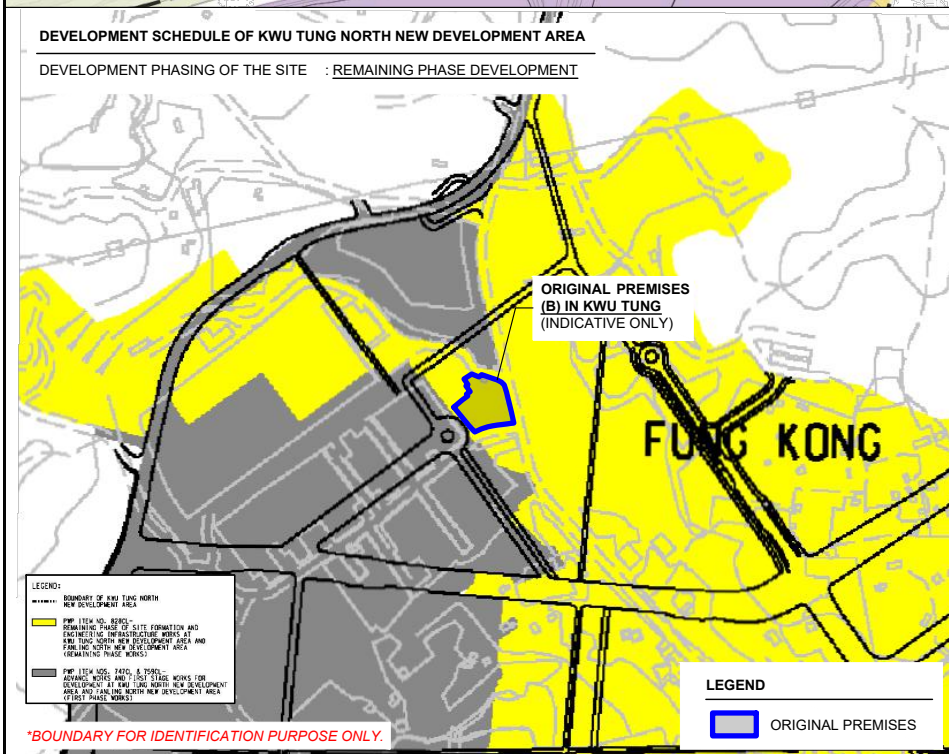
# RESUMPTION OF LAND FOR THE DEVELOPMENT OF SAN TIN TECHNOPOLE

GOVERNMENT NOTICE : G.N. 4235  
RESUMPTION PLAN NO. : YLM11404a (SHEETS 1 AND 4)  
SOURCE OF PLAN : LANDS DEPARTMENT



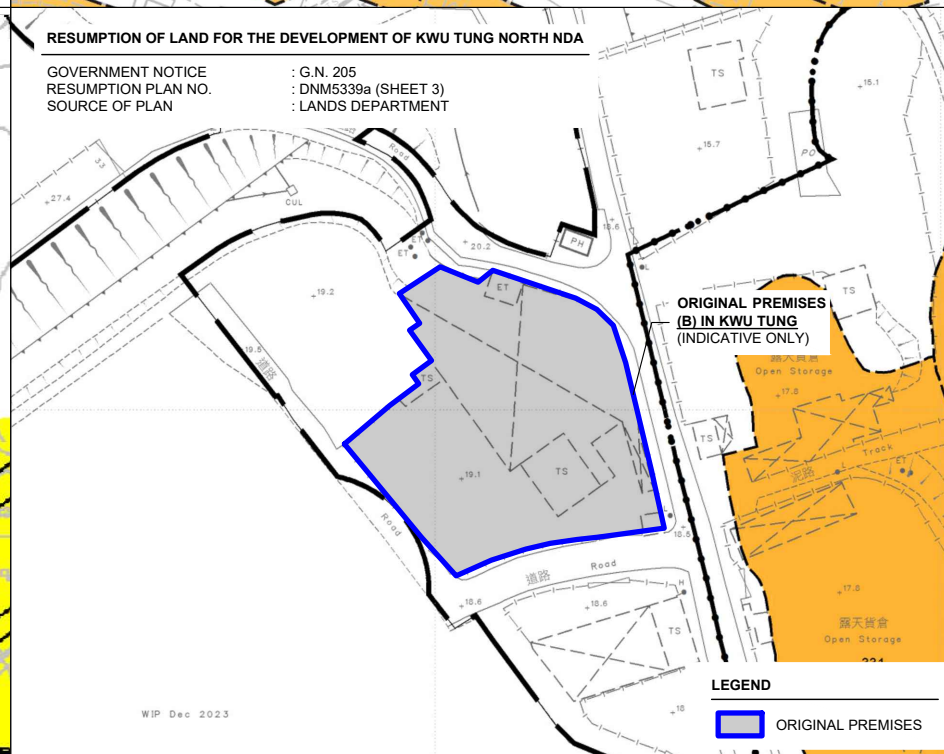
# DEVELOPMENT SCHEDULE OF KWU TUNG NORTH NEW DEVELOPMENT AREA

DEVELOPMENT PHASING OF THE SITE : REMAINING PHASE DEVELOPMENT



# RESUMPTION OF LAND FOR THE DEVELOPMENT OF KWU TUNG NORTH NDA

GOVERNMENT NOTICE : G.N. 205  
RESUMPTION PLAN NO. : DNM5339a (SHEET 3)  
SOURCE OF PLAN : LANDS DEPARTMENT



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 8000 / 1500 @ A4

DRAWN BY

MN

DATE

1.9.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

OP - PHASING & RESUMPTION

DWG NO.

PLAN 5

VER.

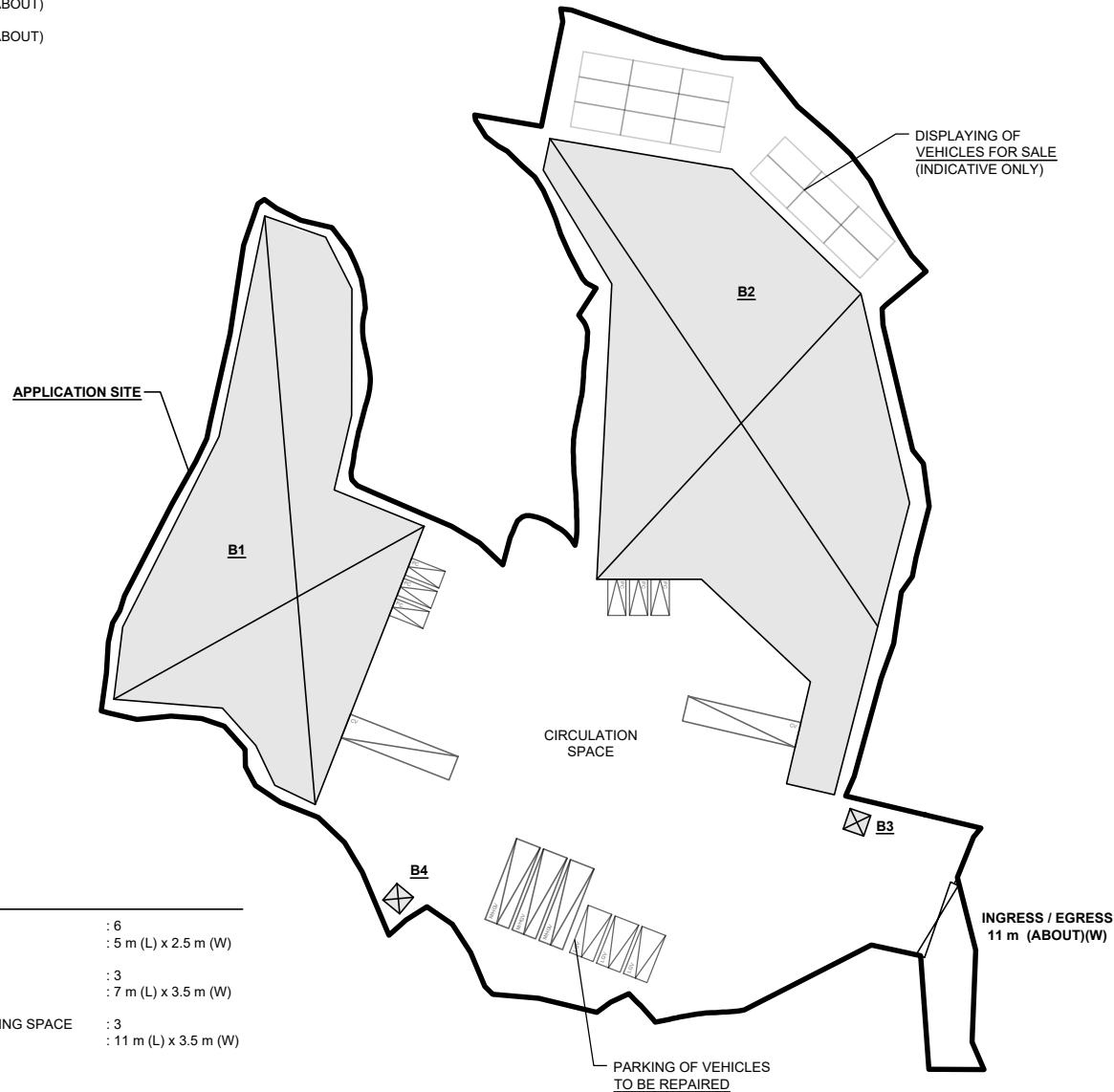
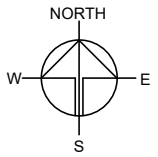
001

\*BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# DEVELOPMENT PARAMETERS

|                       |                        |         |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 9,739 m <sup>2</sup> | (ABOUT) |
| COVERED AREA          | : 4,195 m <sup>2</sup> | (ABOUT) |
| UNCOVERED AREA        | : 5,544 m <sup>2</sup> | (ABOUT) |
| PLOT RATIO            | : 0.43                 | (ABOUT) |
| SITE COVERAGE         | : 43 %                 | (ABOUT) |
| NO. OF STRUCTURE      | : 4                    |         |
| DOMESTIC GFA          | : N/A                  |         |
| NON-DOMESTIC GFA      | : 4,195 m <sup>2</sup> | (ABOUT) |
| TOTAL GFA             | : 4,195 m <sup>2</sup> | (ABOUT) |
| BUILDING HEIGHT       | : 3 m - 11 m           | (ABOUT) |
| NO. OF STOREY         | : 1                    |         |

| STRUCTURE | USE                                                       | COVERED AREA                 | GROSS FLOOR AREA             | BUILDING HEIGHT        |
|-----------|-----------------------------------------------------------|------------------------------|------------------------------|------------------------|
| B1        | VEHICLE REPAIR WORKSHOP, WAREHOUSE AND SHOP AND SERVICES* | 1,706 m <sup>2</sup> (ABOUT) | 1,706 m <sup>2</sup> (ABOUT) | 11 m (ABOUT)(1-STOREY) |
| B2        | VEHICLE REPAIR WORKSHOP, WAREHOUSE AND SHOP AND SERVICES* | 2,471 m <sup>2</sup> (ABOUT) | 2,471 m <sup>2</sup> (ABOUT) | 11 m (ABOUT)(1-STOREY) |
| B3        | METER ROOM                                                | 9 m <sup>2</sup> (ABOUT)     | 9 m <sup>2</sup> (ABOUT)     | 3 m (ABOUT)(1-STOREY)  |
| B4        | METER ROOM                                                | 9 m <sup>2</sup> (ABOUT)     | 9 m <sup>2</sup> (ABOUT)     | 3 m (ABOUT)(1-STOREY)  |
| TOTAL     |                                                           | 4,195 m <sup>2</sup> (ABOUT) | 4,195 m <sup>2</sup> (ABOUT) |                        |



## PARKING PROVISIONS

|                                                   |                        |
|---------------------------------------------------|------------------------|
| NO. OF PRIVATE CAR PARKING SPACE                  | : 6                    |
| DIMENSION OF PARKING SPACE                        | : 5 m (L) x 2.5 m (W)  |
| NO. OF LIGHT GOODS VEHICLE PARKING SPACE          | : 3                    |
| DIMENSION OF PARKING SPACE                        | : 7 m (L) x 3.5 m (W)  |
| NO. OF MEDIUM / HEAVY GOODS VEHICLE PARKING SPACE | : 3                    |
| DIMENSION OF PARKING SPACE                        | : 11 m (L) x 3.5 m (W) |

## LOADING / UNLOADING PROVISIONS

|                                        |                        |
|----------------------------------------|------------------------|
| NO. OF L/U SPACE FOR CONTAINER VEHICLE | : 2                    |
| DIMENSION OF L/U SPACE                 | : 16 m (L) x 3.5 m (W) |

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

|  |                       |
|--|-----------------------|
|  | APPLICATION SITE      |
|  | STRUCTURE             |
|  | PARKING SPACE (PC)    |
|  | PARKING SPACE (LGV)   |
|  | PARKING SPACE (M/HGV) |
|  | L/U SPACE (CV)        |
|  | INGRESS / EGRESS      |

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1000 @ A4

DRAWN BY

MN

DATE

1.9.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

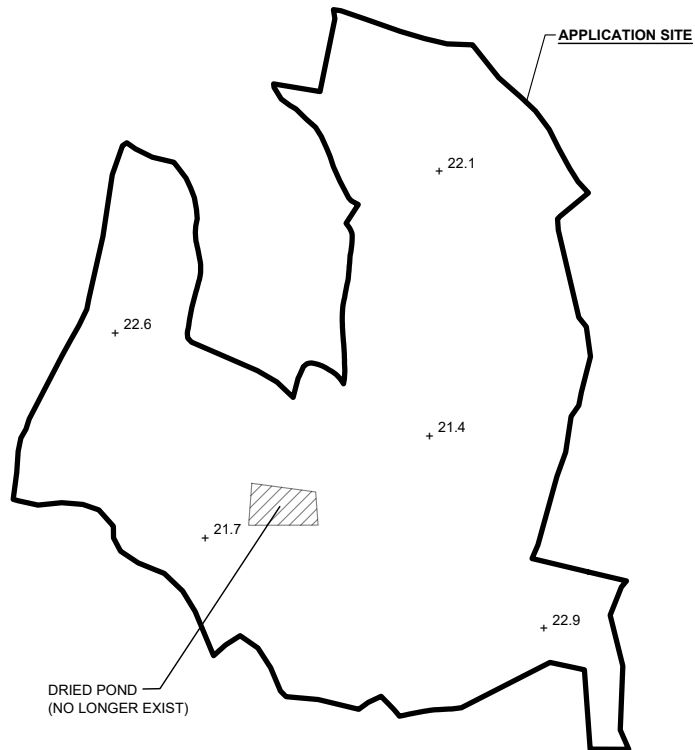
PLAN 6

VER.

001

### EXISTING CONDITION OF THE APPLICATION SITE

|                         |                         |         |
|-------------------------|-------------------------|---------|
| APPLICATION SITE AREA   | : 9,739 m <sup>2</sup>  | (ABOUT) |
| EXISTING GROUND SURFACE | : SOILED GROUND         |         |
| EXISTING SITE LEVELS    | : +21.4 mPD - +22.9 mPD | (ABOUT) |
| EXISTING POND AREA      | : 99 m <sup>2</sup>     | (ABOUT) |
| DEPTH OF POND           | : 0.3 m                 | (ABOUT) |



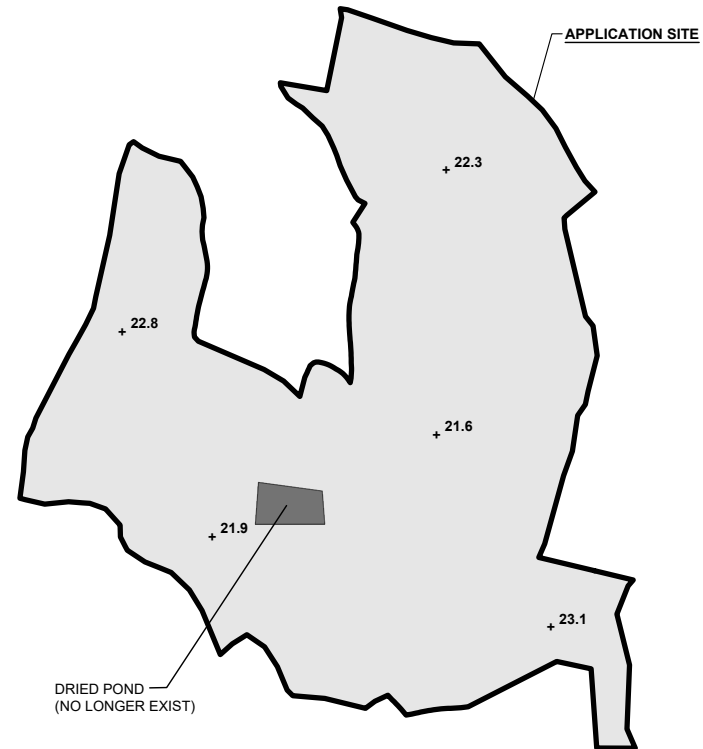
#### LEGEND

|        |                     |
|--------|---------------------|
|        | APPLICATION SITE    |
|        | EXISTING POND AREA  |
| + 22.9 | EXISTING SITE LEVEL |

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

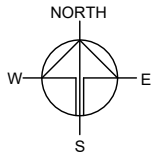
### PROPOSED FILLING OF LAND AND POND AREA

|                               |                                                                                                 |         |
|-------------------------------|-------------------------------------------------------------------------------------------------|---------|
| APPLICATION SITE AREA         | : 9,739 m <sup>2</sup>                                                                          | (ABOUT) |
| PROPOSED FILLING OF LAND AREA | : 9,739 m <sup>2</sup>                                                                          | (ABOUT) |
| DEPTH OF LAND FILLING         | : NOT MORE THAN 0.2 m                                                                           |         |
| PROPOSED SITE LEVELS          | : +21.6 mPD - +23.1 mPD                                                                         | (ABOUT) |
| MATERIAL OF LAND FILLING      | : CONCRETE                                                                                      |         |
| USE                           | : PARKING AND LOADING / UNLOADING SPACE,<br>SITE FORMATION OF STRUCTURE<br>AND CIRCULATION AREA |         |
| PROPOSED FILLING OF POND AREA | : 99 m <sup>2</sup>                                                                             | (ABOUT) |
| DEPTH OF POND FILLING         | : 0.3 m                                                                                         | (ABOUT) |



#### LEGEND

|        |                      |
|--------|----------------------|
|        | APPLICATION SITE     |
|        | FILLING OF LAND AREA |
|        | FILLING OF POND AREA |
| + 23.1 | PROPOSED SITE LEVEL  |



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

|             |          |
|-------------|----------|
| DRAWN BY    | DATE     |
| MN          | 1.9.2026 |
| REVISED BY  | DATE     |
| APPROVED BY | DATE     |

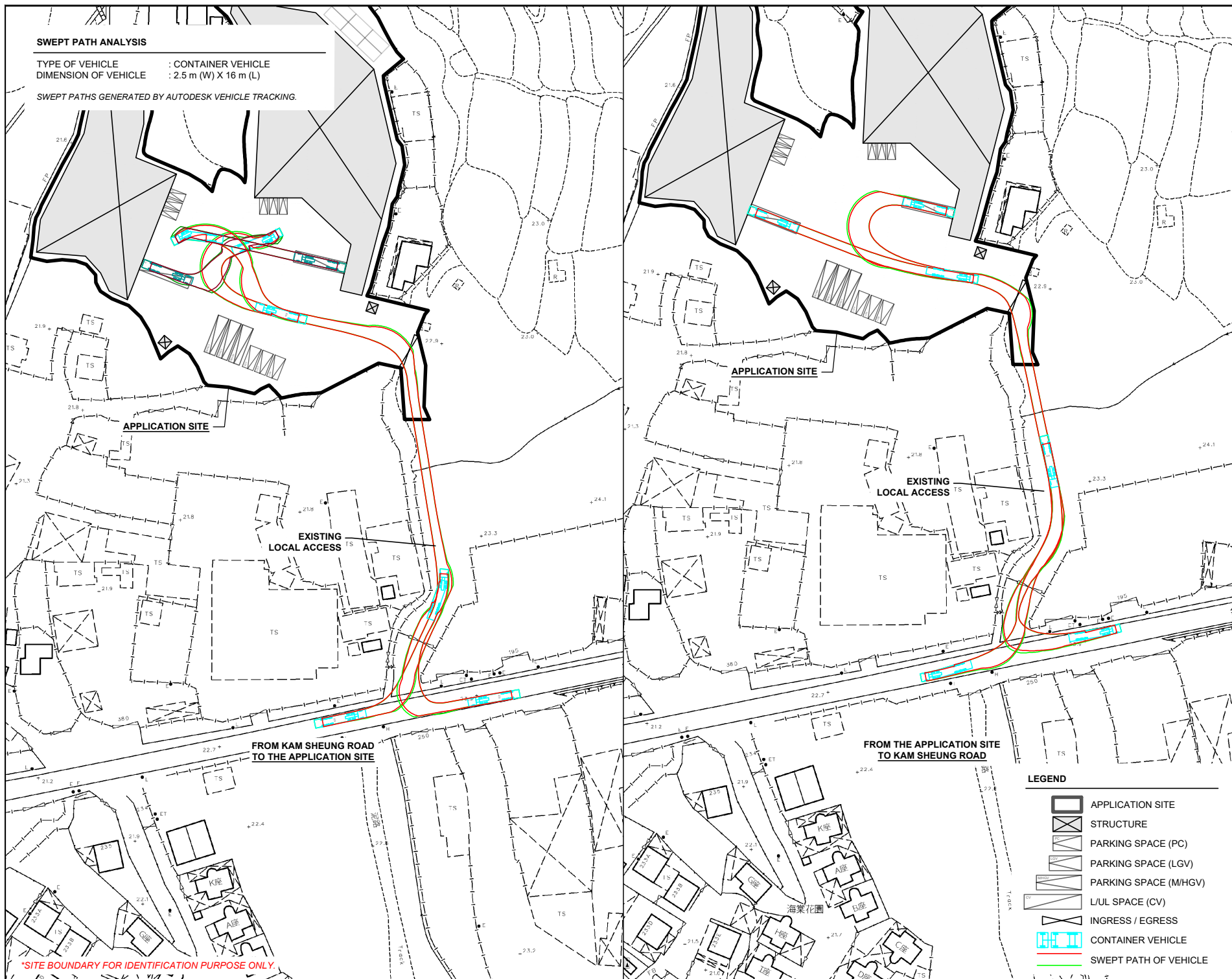
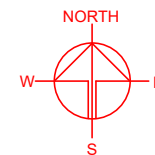
DWG. TITLE  
FILLING OF LAND & POND

|                   |             |
|-------------------|-------------|
| DWG NO.<br>PLAN 7 | VER.<br>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.



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY SHOP AND SERVICES, WAREHOUSE (EXCLUDING DANGEROUS GOODS GODOWN), VEHICLE REPAIR WORKSHOP WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND AND POND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 112, SHEK KONG, YUEN LONG, NEW TERRITORIES

SCALE

1 : 1500 @ A4

DRAWN BY

MN

DATE

1.9.2026

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS (CV)

DWG NO.

PLAN 8

VER.

001

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.