Broad Development Parameters of the Applied Use/Development in respect of Application No. A/STT/44
关乎申请编号 A/STT/44 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/STT/44		
Location/address 位置／地址	Various Lots in D.D.99 and Adjoining Government Land, San Tin, Yuen Long 元朗新田丈量约份第 99 约多个地段和毗连政府土地		
Site area 地盘面积	About 约 36,503 sq. m 平方米 (Includes Government Land of about 包括政府土地约 10,265 sq. m 平方米)		
Plan 图则	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 新田科技城分区计划大纲核准图编号 S/STT/2		
Zoning 地带	"Other Specified Uses" annotated "Mixed Use", "Other Specified Uses" annotated "Innovation And Technology" and area shown as 'Road' 「其他指定用途」注明「混合用途」、「其他指定用途」注明「创新及科技」及显示为「道路」的地方		
Type of Application 申请类别	Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 3 Years 位於乡郊地区临时用途/发展的规划许可续期为期 3 年		
Applied use/ development 申请用途/发展	Renewal of Planning Approval for 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 临时汽车停车场（包括货柜车）、货柜贮存区、存放未领有牌照的新货柜车拖头、存放建筑材料、车胎修理、商店及服务行业 （货柜车及其零件/配件销售）、汽车修理及保养、食肆及附属办公室用途的规划许可续期（为期 3 年）		
Gross floor area and/or plot ratio 总楼面面积及／或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 14,136.2	Not more than 不多於 0.387
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	19	

Building height/ No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	2.6 - 8	m 米
		-	mPD 米(主水平基准上)
		1 - 2	Storey(s) 层
Site coverage 上盖面积	About 约 31.58 %		
No. of parking spaces and loading / unloading spaces 停车位及上落客货车位数目	Total no. of vehicle spaces 停车位总数		9
	Private Car Parking Spaces 私家车车位		7
	Heavy Goods Vehicle Parking Spaces 重型货车泊车位		1
	Container Vehicle Parking Space 货柜车泊车位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		1
	Light Goods Vehicle Spaces 轻型货车车位		1

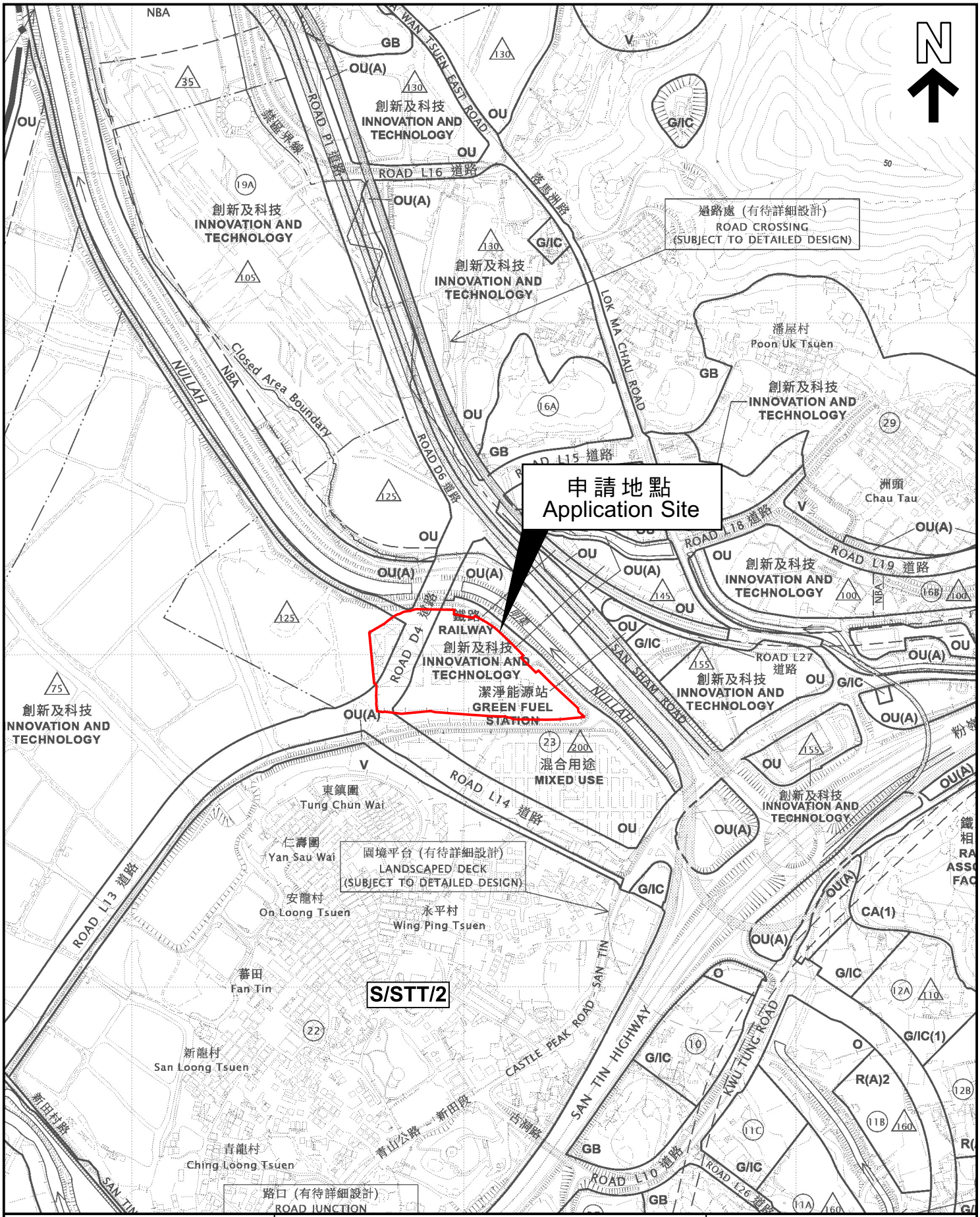
* 有关资料是为方便市民大众参考而提供。对於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	**English** 英文
Plans and Drawings 图则及绘图		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☑
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☐
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☑
Zoning Plan 规划地带图		
Location Plan 位置图		
Lot Index Plan 地段索引图		
As-built drainage plan 已建排水设施图		
Site Photos 场地照片		
Reports 报告书		
Planning Statement / Justifications 规划纲领 / 理据	☐	☑
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☐
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☑
Certificate of Fire Service Installation and Equipment 消防装置及设备证书		
Documentary proof of discharging of approval conditions 已履行规划许可附带条件的补充资料		
Note: May insert more than one「✔」. 注：可在多於一个方格内加上「✔」号		

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本摘要圖於2026年10月23日擬備，
所根據的資料為於2024年9月17日
核准的分區計劃大綱圖編號 S/STT/2
EXTRACT PLAN PREPARED ON 23.10.2026
BASED ON OUTLINE ZONING PLAN No.
S/STT/2 APPROVED ON 17.9.2024

位置圖 LOCATION PLAN

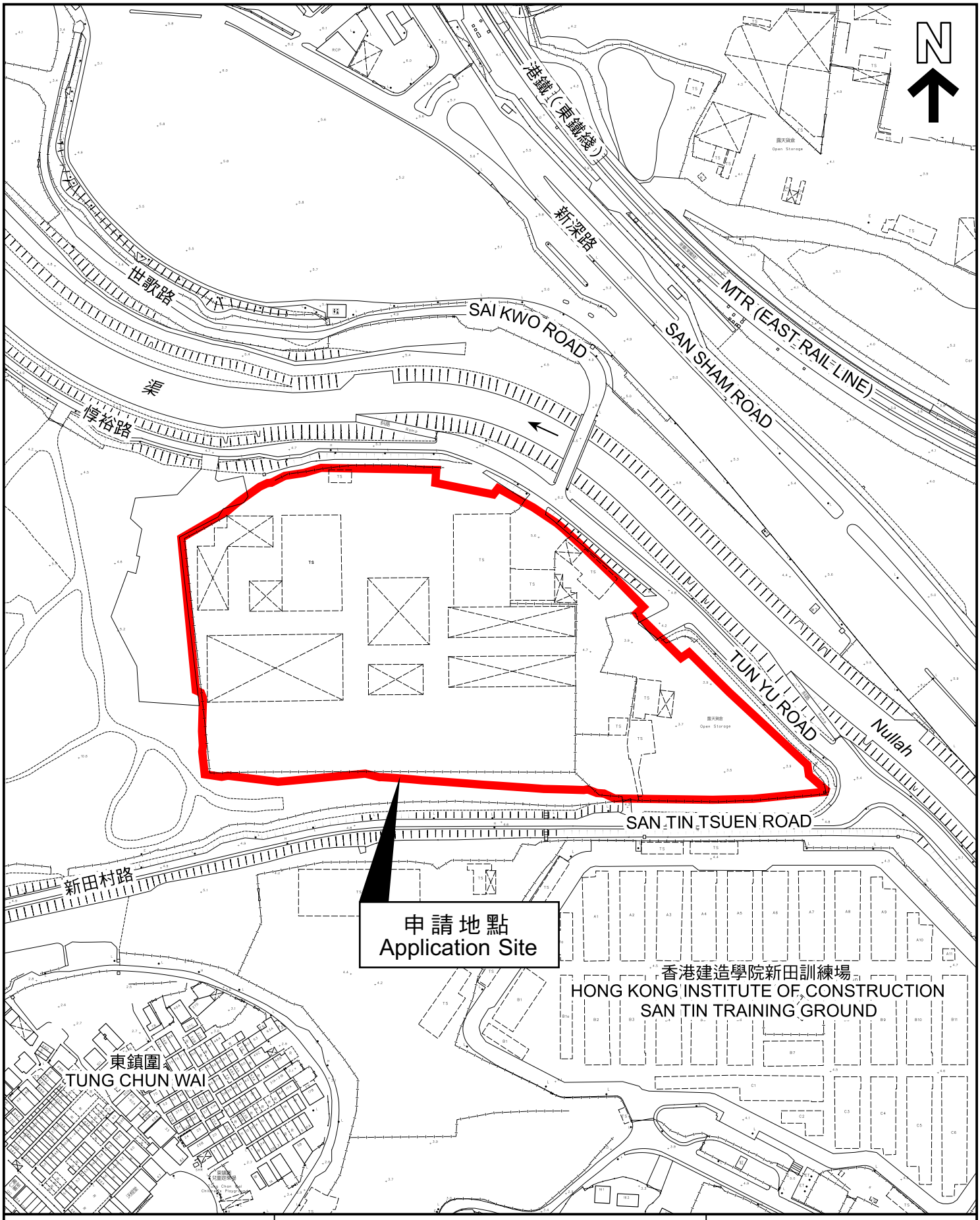
SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/STT/44



本摘要圖於2026年10月23日擬備，
所根據的資料為測量圖編號
2-SE-3C、3D、8A、8B、8C 及 8D
EXTRACT PLAN PREPARED ON 23.10.2026
BASED ON SURVEY SHEETS No.
2-SE-3C, 3D, 8A, 8B, 8C & 8D

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/STT/44