

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 7,978 m ² (ABOUT)
COVERED AREA	: 1,349 m ² (ABOUT)
UNCOVERED AREA	: 6,629 m ² (ABOUT)
PLOT RATIO	: 0.17 (ABOUT)
SITE COVERAGE	: 17% (ABOUT)
NO. OF STRUCTURE	: 14
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 1,349 m ² (ABOUT)
TOTAL GFA	: 1,349 m ² (ABOUT)
BUILDING HEIGHT	: 4.5 m (NOT MORE THAN)
NO. OF STOREY	: 1 (NOT MORE THAN)

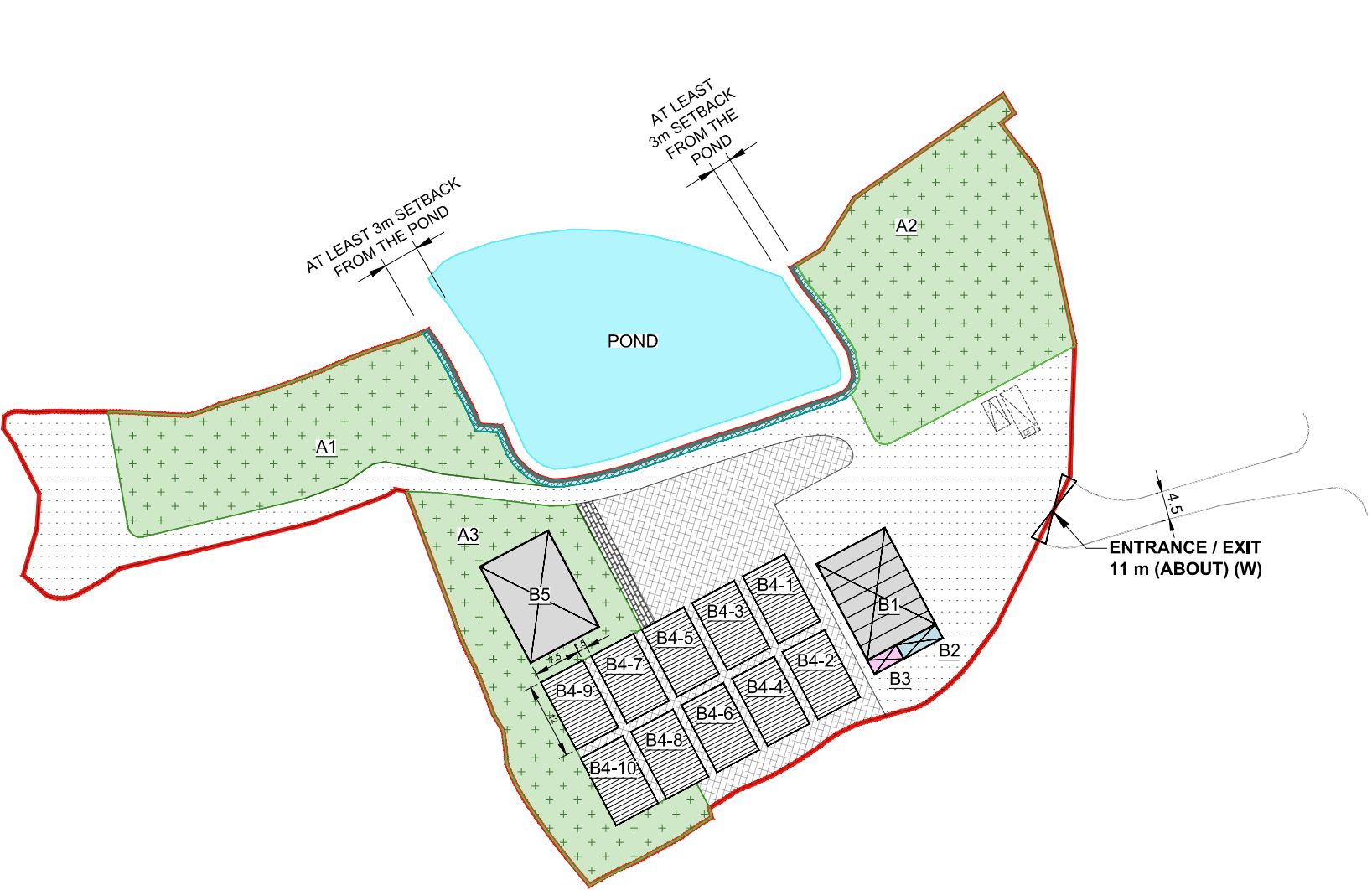
OUTDOOR FARMING AREA

A1	1,072 m ² (ABOUT)
A2	1,390 m ² (ABOUT)
A3	942 m ² (ABOUT)
TOTAL	3,404 m ² (ABOUT)

PARKING AND LOADING / UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 1
DIMENSIONS OF PARKING SPACE	: 5 m (L) X 2.5 m (W)
NO. OF PARKING SPACE FOR LIGHT BUS	: 1
DIMENSIONS OF PARKING SPACE	: 8 m (L) X 3 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	AGRICULTURAL EDUCATION CENTER	209 m ² (ABOUT)	209 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B2	WASH ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT) (1-STOREY)
B3	STORE ROOM	13 m ² (ABOUT)	13 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 1	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 2	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 3	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 4	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 5	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 6	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 7	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 8	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 9	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B4 - 10	GREENHOUSE	90 m ² (ABOUT)	90 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
B5	AGRICULTURAL EDUCATION CENTER	209 m ² (ABOUT)	209 m ² (ABOUT)	4.5 m (NOT MORE THAN) (1-STOREY)
TOTAL		1,349 m ² (ABOUT)	1,349 m ² (ABOUT)	



• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
• DO NOT SCALE DRAWING

LEGEND

	APPLICATION SITE
	AGRICULTURAL EDUCATION CENTER
	WASH ROOM
	STORE ROOM
	GREENHOUSE
	FARMLAND
	OUTDOOR WOOD PAVING
	HARD PAVING
	SOIL
	PARKING SPACE 2.5 m (W) X 5 m (L)
	PARKING SPACE (LIGHT BUS) 3 m (W) X 8 m (L)
	ENTRANCE / EXIT
	1m thk. CONCRETE WALL

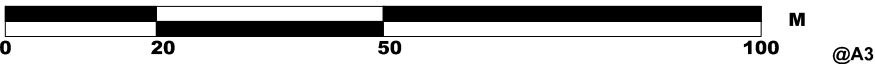
C	REVISED LAYOUT PLAN	20 MAR 2025
B	REVISED LAYOUT PLAN	18 FEB 2025
A	REVISED LAYOUT PLAN	17 OCT 2024
-	LAYOUT PLAN	23 AUG 2024

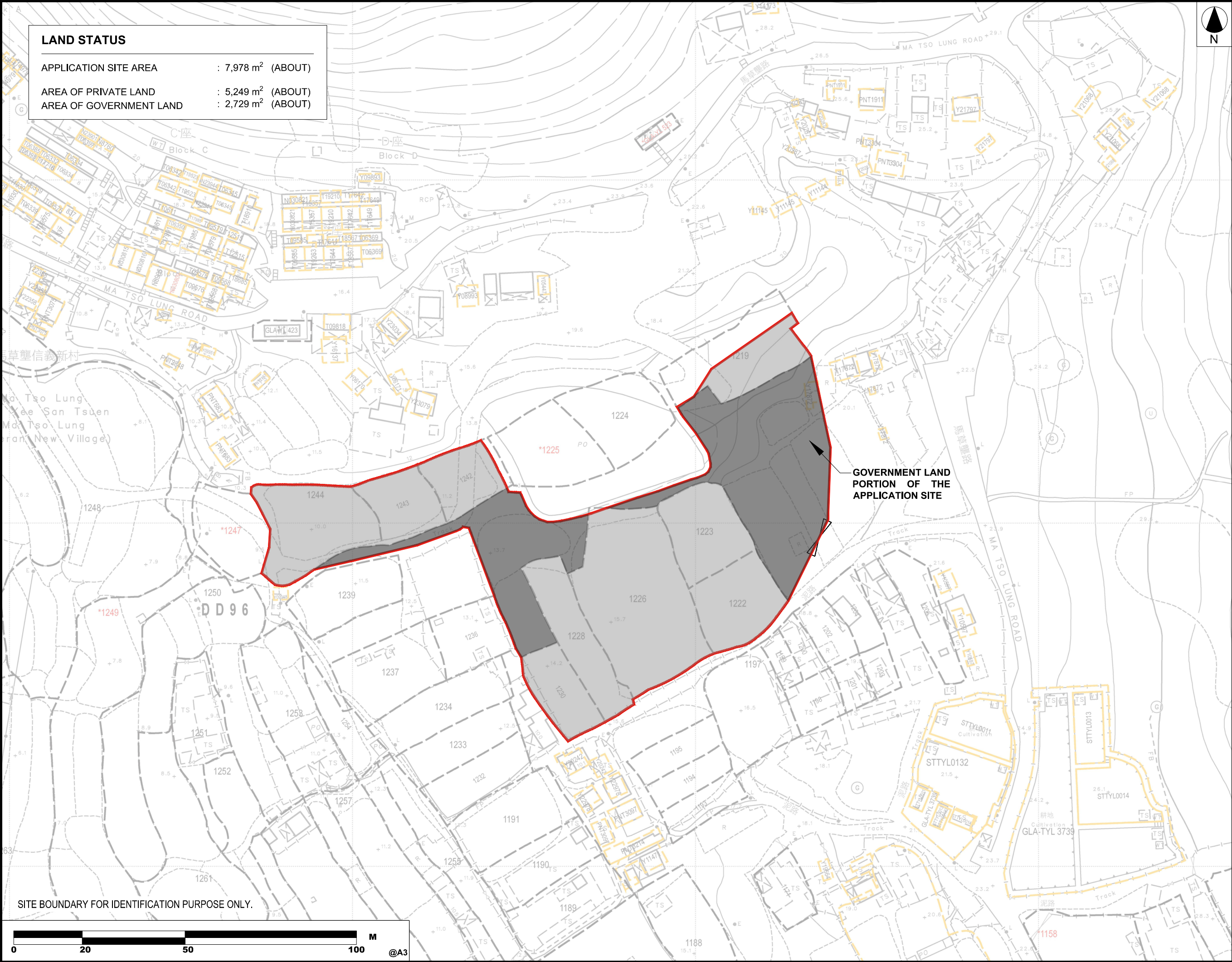
drawn	CL & LY	DATE 23 AUG 2024
checked	-	DATE -
approved	-	DATE -
contract no.	-	
project no.	-	

TITLE :
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION :
VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUEN, MA TSO LUNG, NEW TERRITORIES

drawing title.	LAYOUT PLAN
drawing no.	PLAN 1
rev.	c
scale	N.T.S.





LAND STATUS

APPLICATION SITE AREA : 7,978 m² (ABOUT)
AREA OF PRIVATE LAND : 5,249 m² (ABOUT)
AREA OF GOVERNMENT LAND : 2,729 m² (ABOUT)

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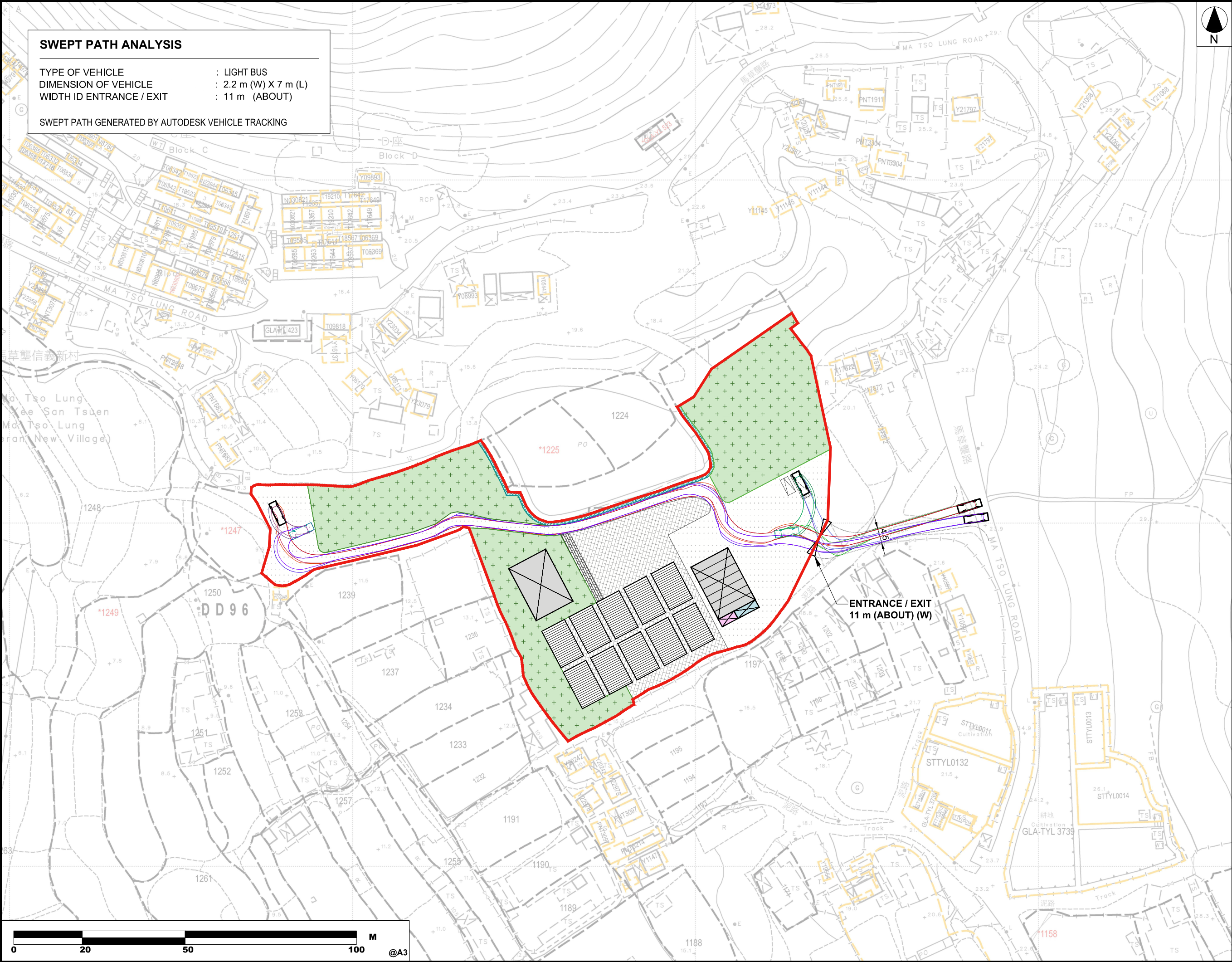
LEGEND

APPLICATION SITE

GOVERNMENT LAND

PRIVATE LAND

C	REVISED LAND STATUS PLAN	21 MAR 2025
B	REVISED LAND STATUS PLAN	18 FEB 2025
A	REVISED LAND STATUS PLAN	17 OCT 2024
-	LAND STATUS PLAN	23 AUG 2024
REVISION		
drawn	CL & LY	DATE 23 AUG 2024
checked	-	DATE -
approved	-	DATE -
contract no. -		
project no. -		
TITLE :		
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM), FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		
SITE LOCATION :		
VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUEN, MA TSO LUNG, NEW TERRITORIES		
drawing title.		
LAND STATUS PLAN		
drawing no.	rev.	scale
PLAN 2	c	N.T.S.



SWEPT PATH ANALYSIS

TYPE OF VEHICLE : LIGHT BUS
DIMENSION OF VEHICLE : 2.2 m (W) X 7 m (L)
WIDTH ID ENTRANCE / EXIT : 11 m (ABOUT)

SWEPT PATH GENERATED BY AUTODESK VEHICLE TRACKING



LEGEND

- APPLICATION SITE
- AGRICULTURAL EDUCATION CENTER
- WASH ROOM
- STORE ROOM
- GREEHOUSE
- FARMLAND
- OUTDOOR WOOD PAVING
- HARD PAVING
- SOIL
- PARKING SPACE 2.5 m (W) X 5 m (L)
- PARKING SPACE (LIGHT BUS) 3 m (W) X 8 m (L)
- ENTRANCE / EXIT
- 1m thk. CONCRETE WALL

C	REVISED LAYOUT PLAN	21 MAR 2025
B	REVISED LAYOUT PLAN	18 FEB 2025
A	REVISED SWEEP PATH ANALYSIS	17 OCT 2024
-	SWEPT PATH ANALYSIS	23 AUG 2024

REVISION		
drawn	name	DATE
CL & LY		23 AUG 2024
checked	-	DATE
approved	-	DATE

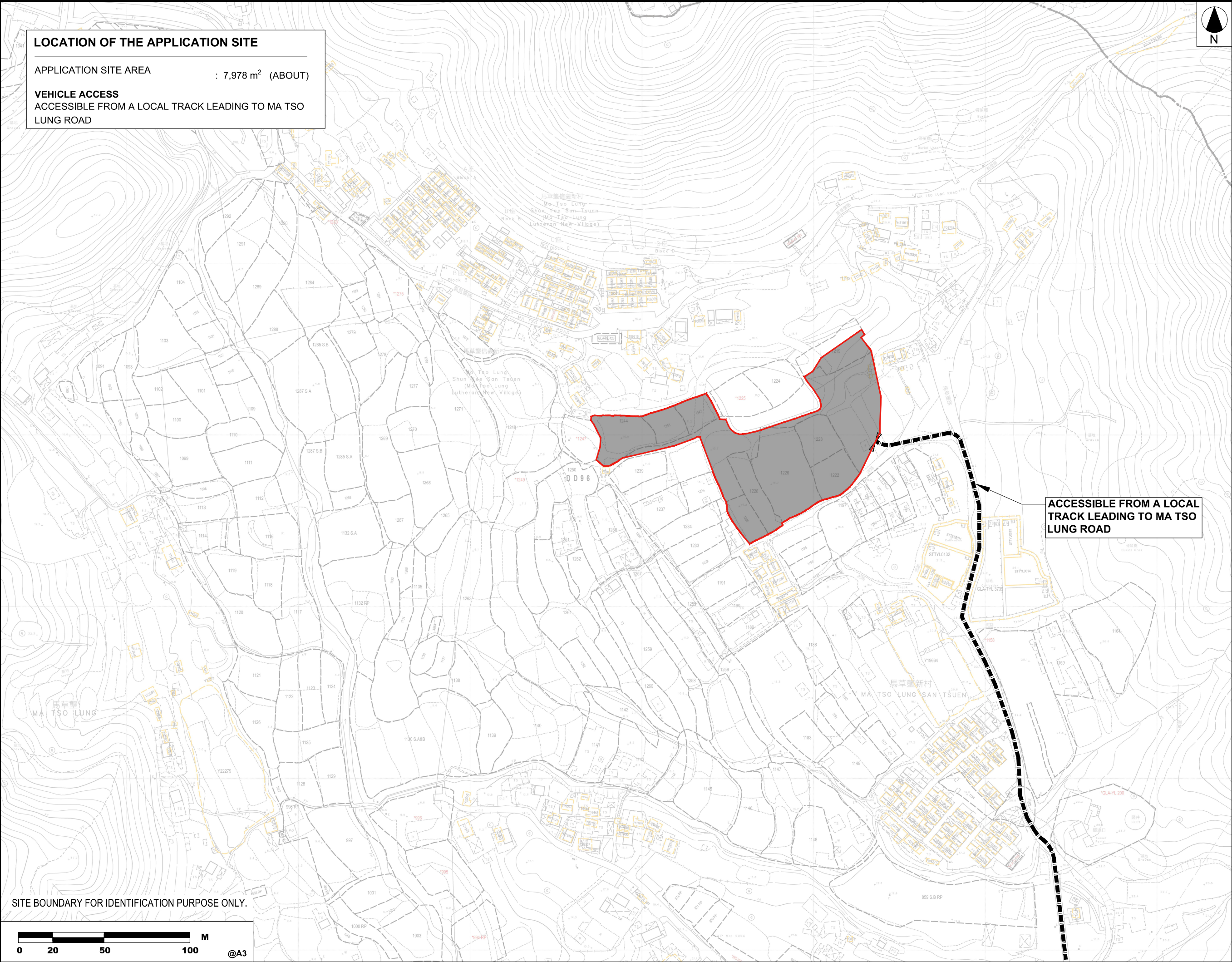
contract no. -
project no. -

TITLE :
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION :
VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUEN, MA TSO LUNG, NEW TERRITORIES

drawing title.
SWEPT PATH ANALYSIS

drawing no.	rev.	scale
PLAN 3	c	N.T.S.



LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 7,978 m² (ABOUT)

VEHICLE ACCESS
ACCESSIBLE FROM A LOCAL TRACK LEADING TO MA TSO LUNG ROAD

• ALL DIMENSIONS ARE IN MILLIMETER EXCEPT OTHERWISE NOTED
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LEGEND



APPLICATION SITE

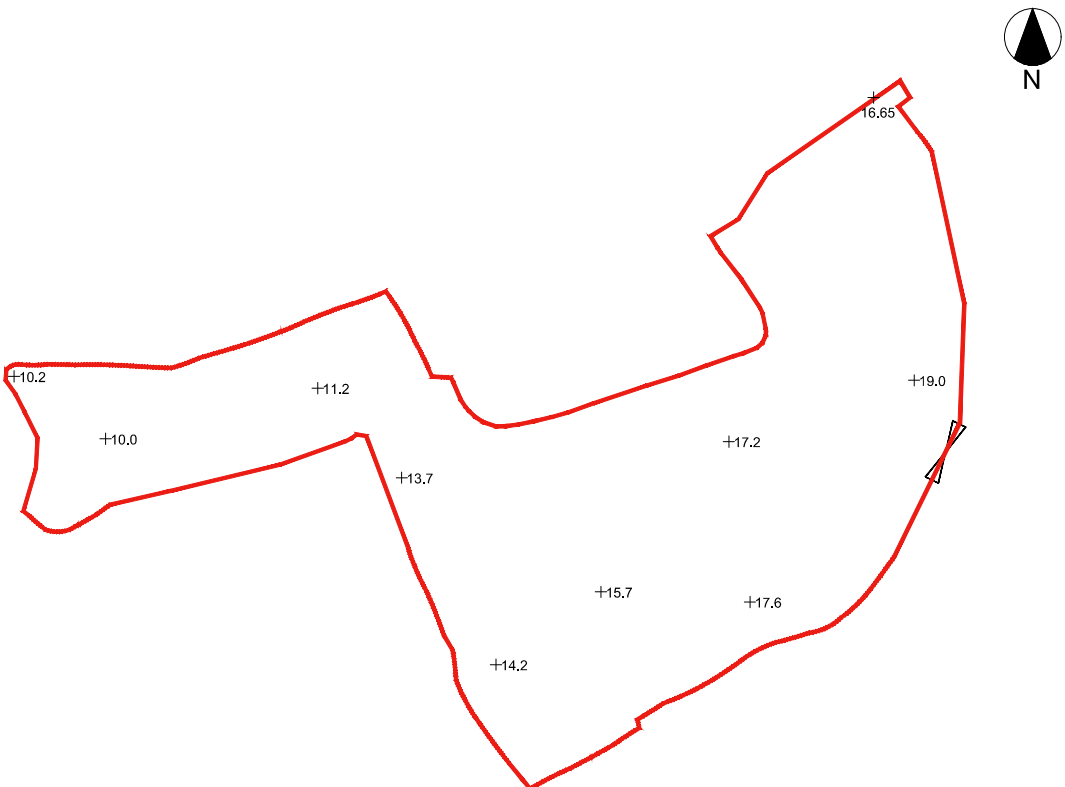


ACCESS ROUTE

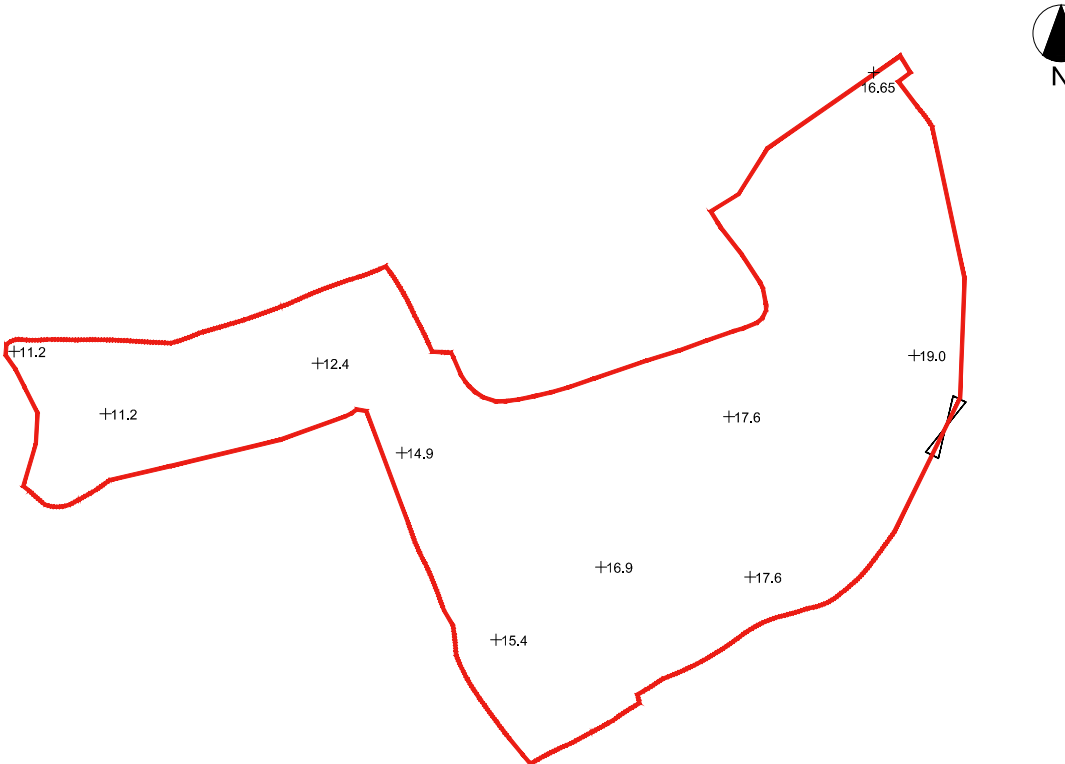
ACCESSIBLE FROM A LOCAL
TRACK LEADING TO MA TSO
LUNG ROAD

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

C	REVISED LAYOUT PLAN	21 MAR 2025
B	REVISED LAYOUT PLAN	18 FEB 2025
A	REVISED LOCATION PLAN	17 OCT 2024
-	LOCATION PLAN	26 AUG 2024
REVISION		
drawn	CL & LY	DATE 26 AUG 2024
checked	-	DATE -
approved	-	DATE -
contract no. -		
project no.		
TITLE :		
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS AND CULTURE (HOBBY FARM) FOR A PERIOD OF 3 YEARS AND ASSOCIATED FILLING OF LAND		
SITE LOCATION :		
VARIOUS LOTS IN D.D. 96, SHUN YEE SAN TSUEN, MA TSO LUNG, NEW TERRITORIES		
drawing title.		
LOCATION PLAN		
drawing no.	rev.	scale
PLAN 4	c	N.T.S.



EXISTING SITE LEVEL

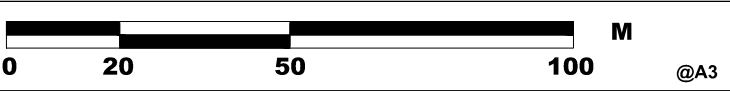


PROPOSED SITE LEVEL

PROPOSED FILLING OF LAND AREA OF THE APPLICATION SITE

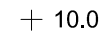
APPLICATION SITE AREA	: ABOUT 7,978 m ²
PROPOSED FILLING OF LAND AREA	: ABOUT 7,978 m ²
LAND FILLING DEPTH	: NOT MORE THAN 1.2 m
PROPOSED SITE LEVELS	: +11.2 mPD TO +19 mPD

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



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LEGEND

-  APPLICATION SITE
-  10.0 PROPOSED SITE LEVEL

C	SITE BOUNDARY REVISED	31 MAR 2025
B	SITE BOUNDARY REVISED	18 FEB 2025
A	SITE BOUNDARY REVISED	17 OCT 2024
-	FILLING OF LAND PLAN	23 AUG 2024

REVISION		
	name	
drawn	CL & LY	DATE 23 AUG 2024
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project no.		

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RECREATION, SPORTS AND CULTURE (HOBBY
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SITE LOCATION :
VARIOUS LOTS IN D.D. 96, SHUN YEE
SAN TSUEN, MA TSO LUNG, NEW
TERRITORIES

drawing title.		
FILLING OF LAND PLAN		
drawing no.	rev.	scale
PLAN 5	c	N.T.S.