

PLANNING CONSULTANT

PROJECT
PROPOSED SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

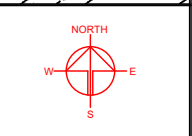
ADDRESS
LOT 1297 S.B (PART) IN D.D. 105, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE
1 : 1000 @ A4

DRAWN BY MN	DATE 19.4.2024
REVISED BY	DATE

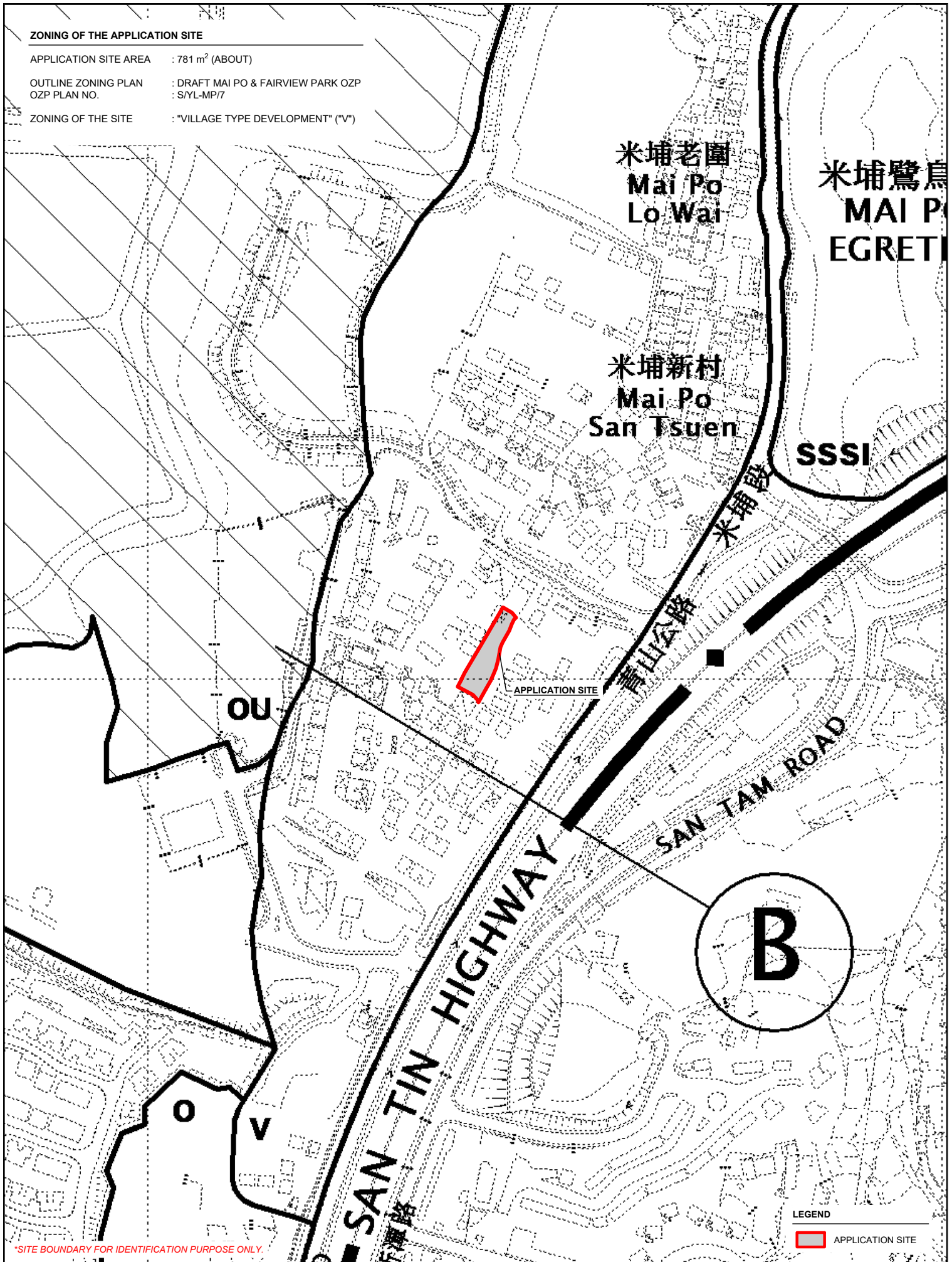
TITLE
LOCATION PLAN

DWG NO. PLAN 1	VER. 001
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ZONING OF THE APPLICATION SITE


APPLICATION SITE AREA : 781 m² (ABOUT)
 OUTLINE ZONING PLAN : DRAFT MAI PO & FAIRVIEW PARK OZP
 OZP PLAN NO. : SYL-MP/7
 ZONING OF THE SITE : "VILLAGE TYPE DEVELOPMENT" ("V")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

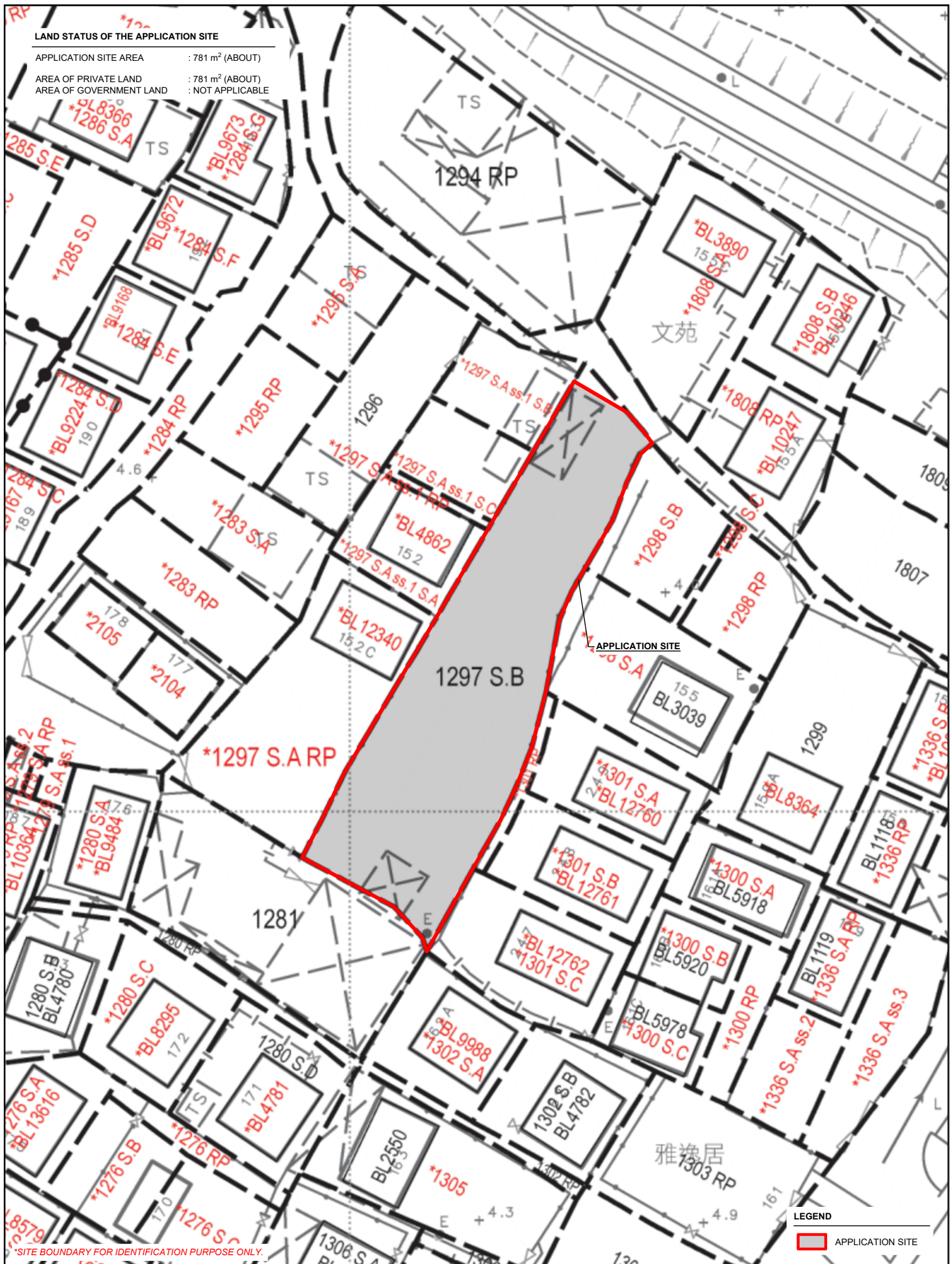
 APPLICATION SITE

PLANNING CONSULTANT 	PROJECT PROPOSED SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS LOT 1297 S.B (PART) IN D.D. 105, MAI PO, YUEN LONG, NEW TERRITORIES	SCALE 1 : 3000 @ A4	TITLE ZONING PLAN	
			DRAWN BY MN	DATE 19.4.2024	DWG NO. PLAN 2



LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 781 m² (ABOUT)
 AREA OF PRIVATE LAND : 781 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



LEGEND

 APPLICATION SITE

PLANNING CONSULTANT



PROJECT
 PROPOSED SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

ADDRESS
 LOT 1297 S.B (PART) IN D.D. 105, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 500 @ A4

DRAWN BY
 MN

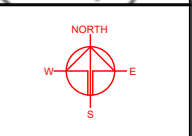
DATE
 19.4.2024

REVISED BY
 DATE

TITLE
 LAND STATUS

DWG NO.
 PLAN 3

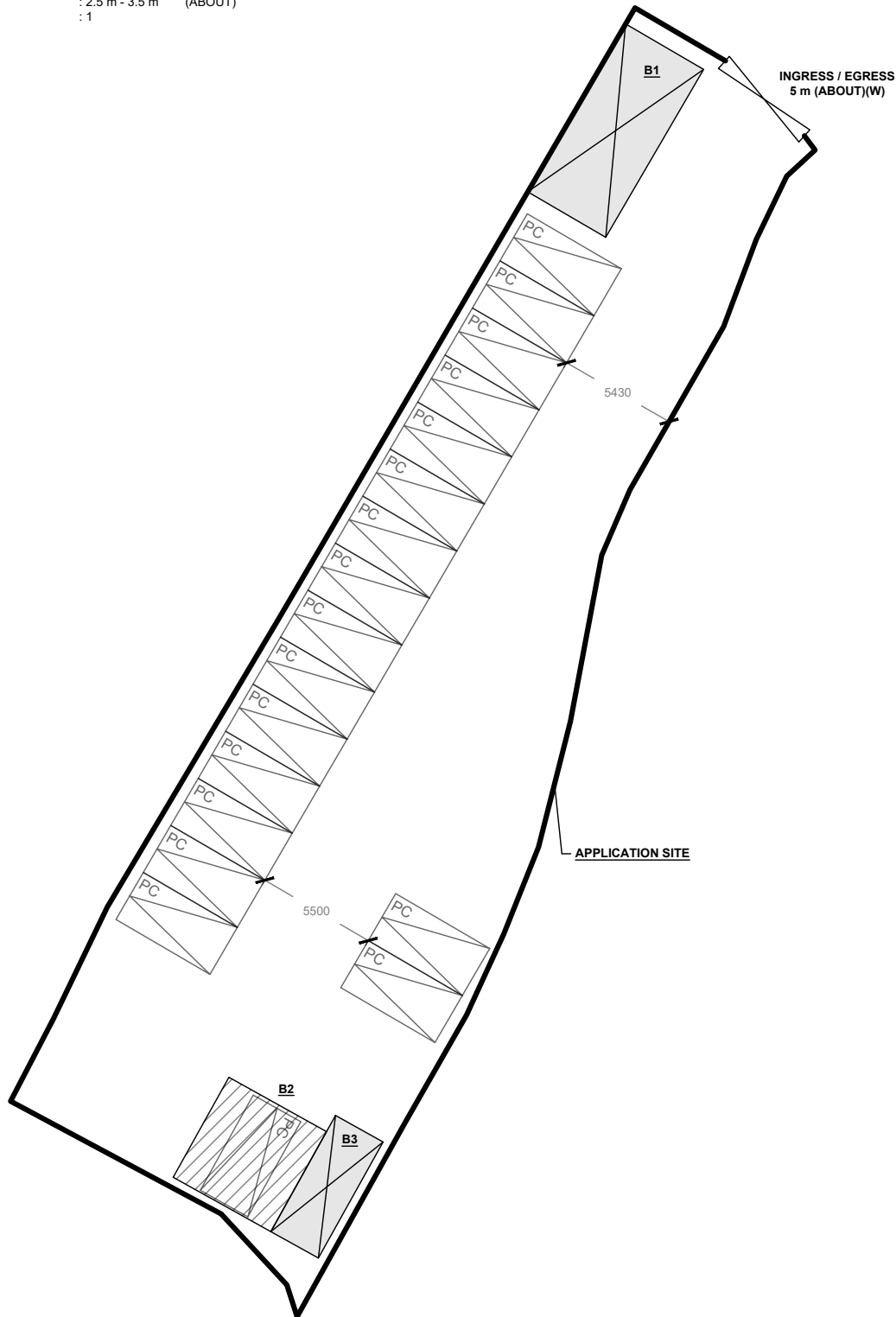
VER.
 001



DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 781 m ²	(ABOUT)
COVERED AREA	: 79 m ²	(ABOUT)
UNCOVERED AREA	: 702 m ²	(ABOUT)
PLOT RATIO	: 0.1	(ABOUT)
SITE COVERAGE	: 10 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 79 m ²	(ABOUT)
TOTAL GFA	: 79 m ²	(ABOUT)
BUILDING HEIGHT	: 2.5 m - 3.5 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES	37 m ² (ABOUT)	37 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	COVERED PARKING SPACE	27 m ² (ABOUT)	27 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B3	STORE ROOM	15 m ² (ABOUT)	15 m ² (ABOUT)	2.5 m (ABOUT)(1-STOREY)
TOTAL		79 m² (ABOUT)	79 m² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LEGEND

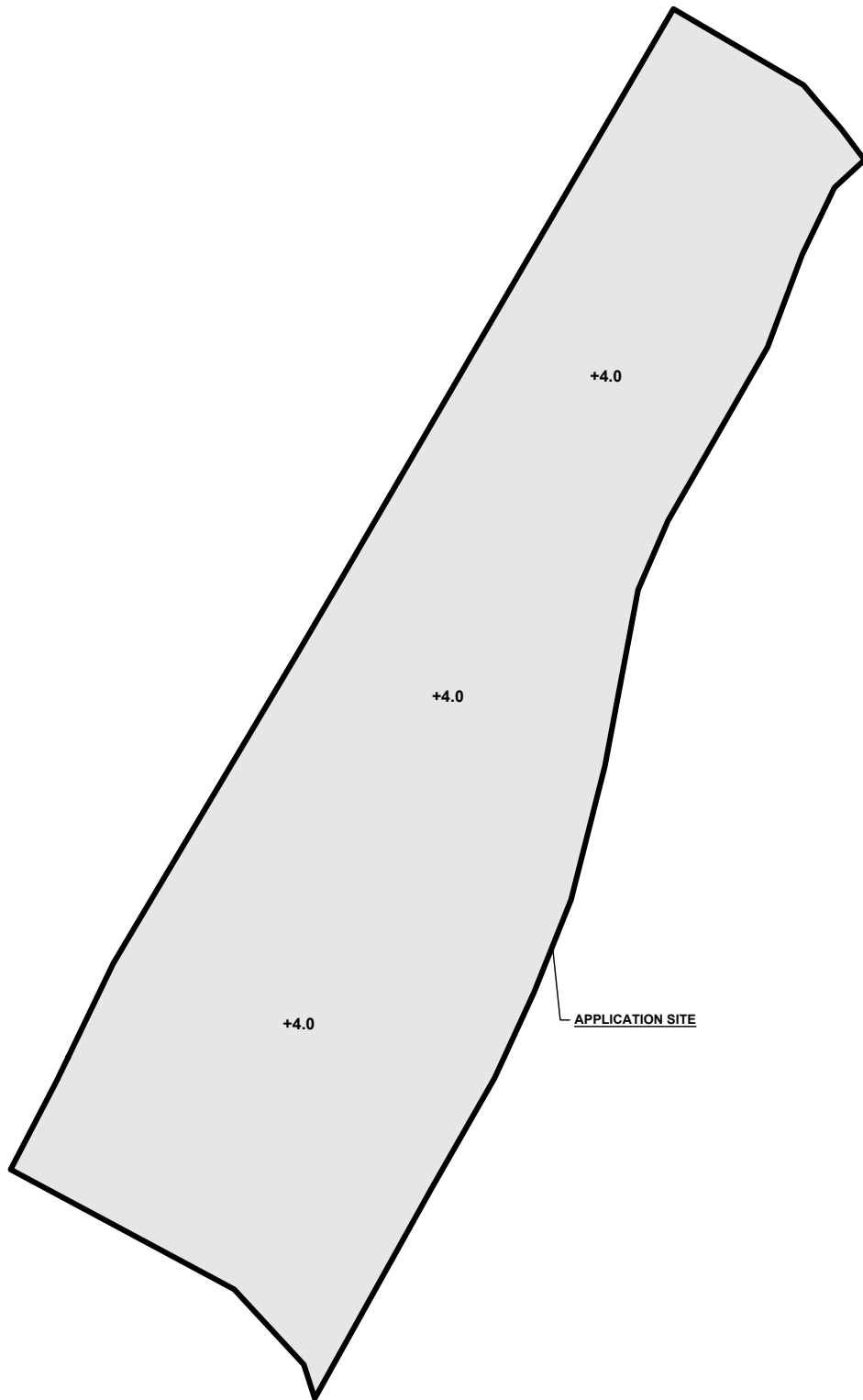
- APPLICATION SITE
- STRUCTURE
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- INGRESS / EGRESS

PLANNING CONSULTANT 	PROJECT PROPOSED SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND	ADDRESS LOT 1297 S.B (PART) IN D.D. 105, MAI PO, YUEN LONG, NEW TERRITORIES	SCALE 1 : 300 @ A4		TITLE LAYOUT PLAN	
			DRAWN BY MN	DATE 19.4.2024	DWG NO. PLAN 4	VER. 001



FILLING OF LAND AREA OF THE APPLICATION SITE


APPLICATION SITE AREA : 781 m² (ABOUT)
 FILLING OF LAND AREA : 781 m² (ABOUT)
 DEPTH OF LAND FILLING : NOT MORE THAN 0.1 m
 MATERIAL OF LAND FILLING : GRAVEL
 PURPOSE OF LAND FILLING : SITE FORMATION OF STRUCTURE AND CIRCULATION AREA

THE SITE HAS BEEN FILLED WITH GRAVEL AND NO FURTHER FILLING OF LAND WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.



LEGEND

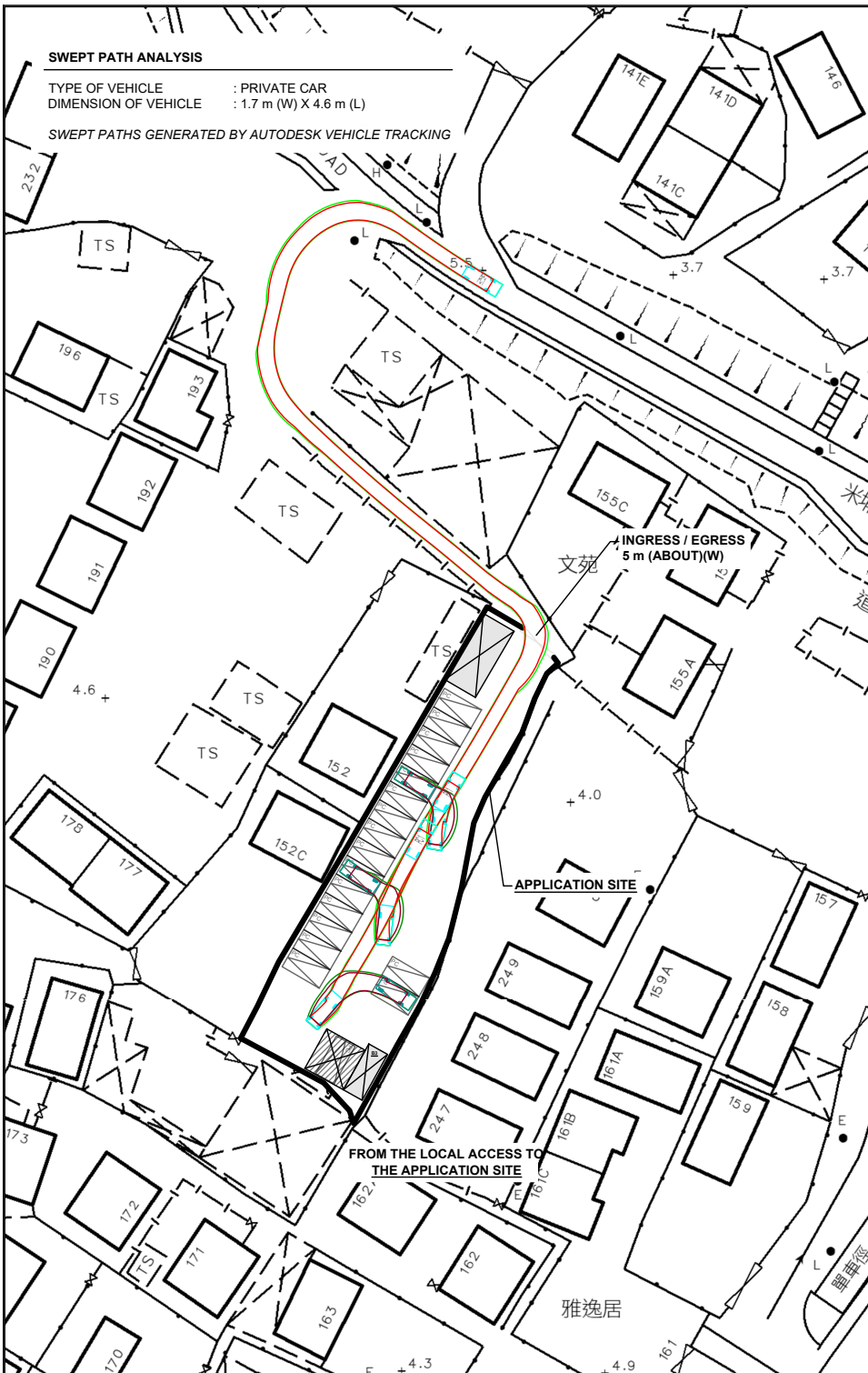
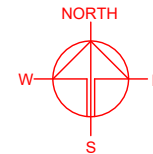
-  APPLICATION SITE
-  EXISTING FILLED AREA
- +4.0** EXISTING SITE LEVEL

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			DRAWN BY MN	DATE 19.4.2024	DWG NO. PLAN 5	VER. 001
			REVISED BY	DATE		

SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
 DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - STRUCTURE (CANOPY)
 - INGRESS / EGRESS
 - PRIVATE CAR
 - SWEPT PATH OF VEHICLE

PLANNING CONSULTANT
 R-Riches
 Property Consultants Ltd.

PROJECT
 PROPOSED SHOP AND SERVICES AND PUBLIC VEHICLE PARK (EXCLUDING CONTAINER VEHICLE) FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION
 LOT 1297 S B (PART) IN D.D. 105, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE
 1 : 800 @ A4

DRAWN BY MN	DATE 19.4.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG NO. PLAN 6	VER. 001