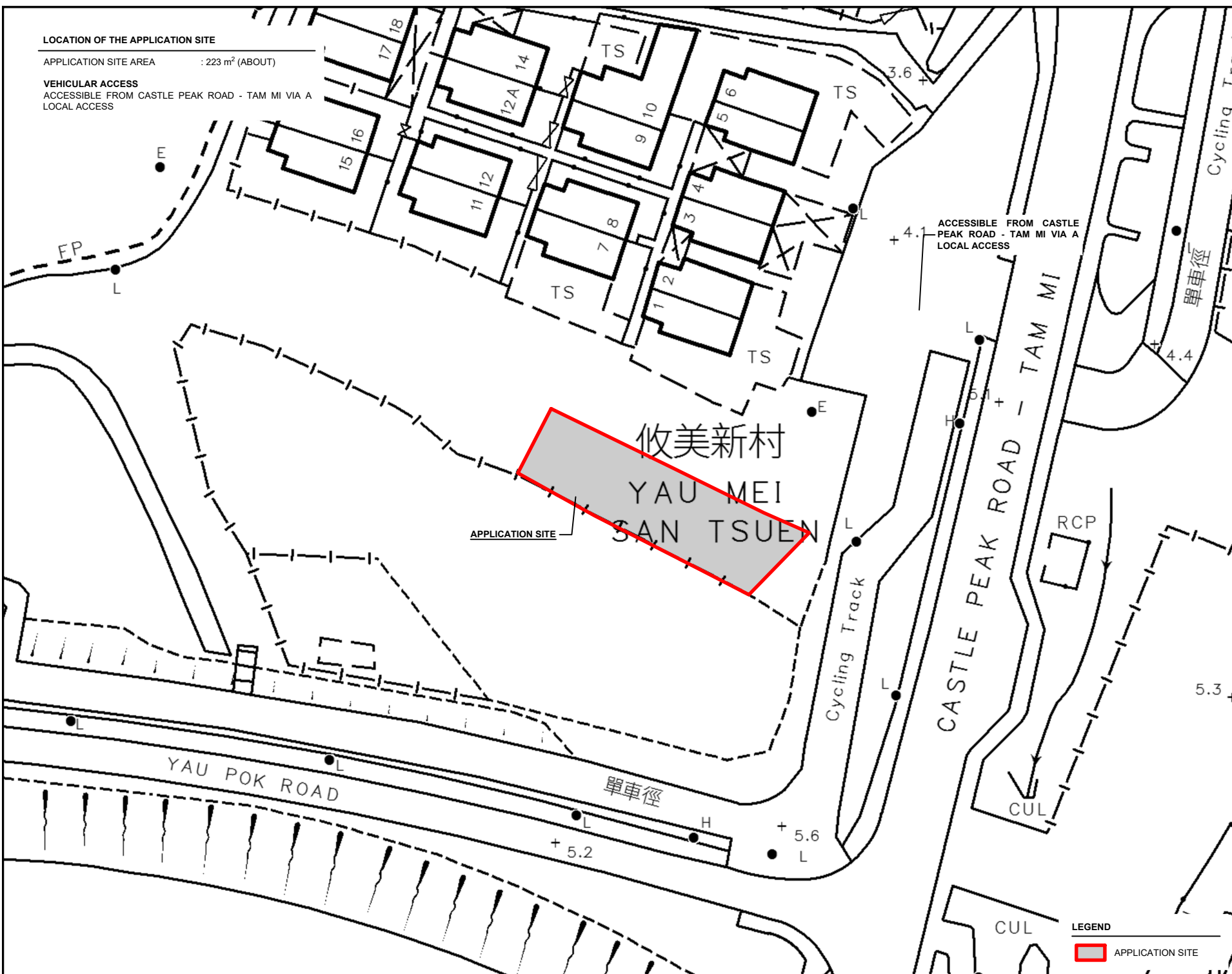
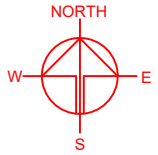


**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 223 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**

ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA A LOCAL ACCESS



APPLICATION SITE

攸美新村  
YAU MEI  
SAN TSUEN

ACCESSIBLE FROM CASTLE PEAK ROAD - TAM MI VIA A LOCAL ACCESS

**LEGEND**  
 APPLICATION SITE

PLANNING CONSULTANT  
 R-Riches  
 Property Consultants Ltd.

PROJECT  
 TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
 LOT 2972 IN D.D. 104, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE  
 1 : 2000 @ A4

DRAWN BY MN	DATE 27.5.2024
REVISED BY	DATE
APPROVED BY	DATE

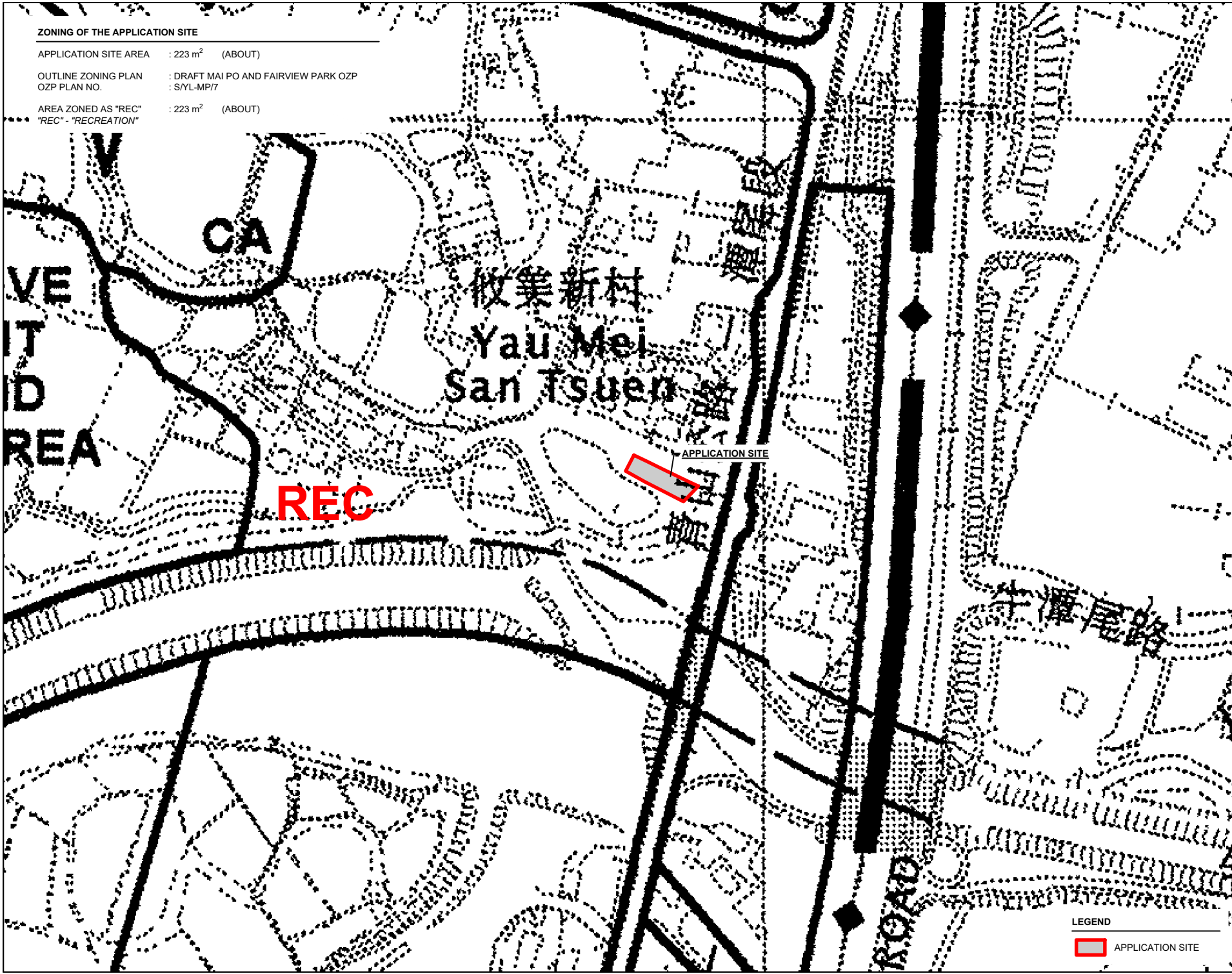
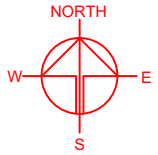
DWG. TITLE LOCATION PLAN	
DWG. NO. PLAN 1	VER. 001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 223 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : DRAFT MAI PO AND FAIRVIEW PARK OZP  
OZP PLAN NO. : S/YL-MP/7

AREA ZONED AS "REC" : 223 m<sup>2</sup> (ABOUT)  
"REC" - "RECREATION"



**REC**

APPLICATION SITE

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT  
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 2972 IN D.D. 104, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

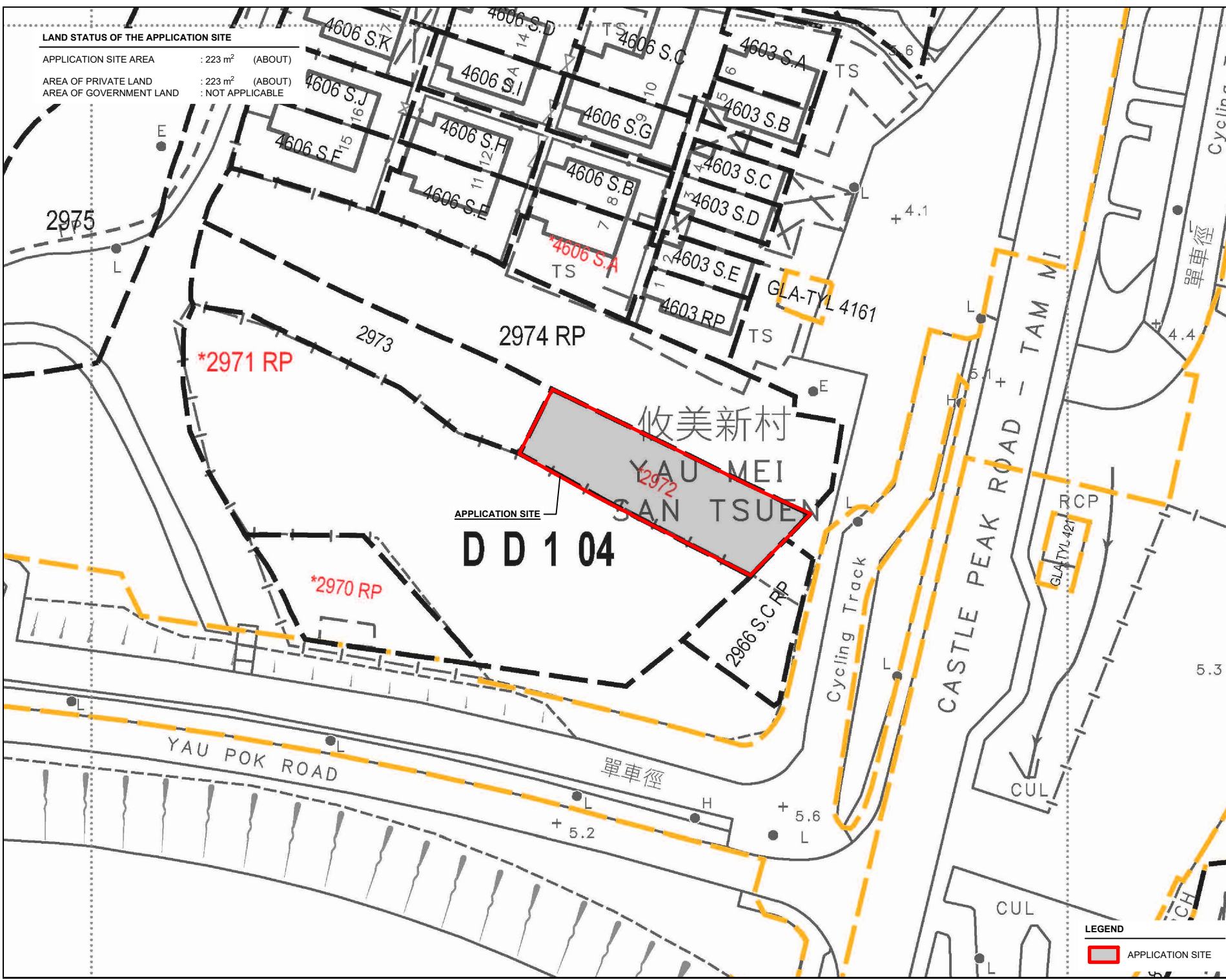
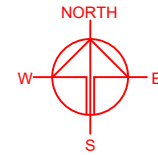
SCALE  
1 : 2000 @ A4

DRAWN BY MN	DATE 27.5.2024
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 : 223 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 223 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



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PROJECT  
 TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
 LOT 2972 IN D.D. 104, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE 1: 500 @ A4	
DRAWN BY MN	DATE 27.5.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE LAND STATUS OF THE SITE	
DWG. NO. PLAN 3	VER. 001

**LEGEND**  
 APPLICATION SITE



**DEVELOPMENT PARAMETERS**

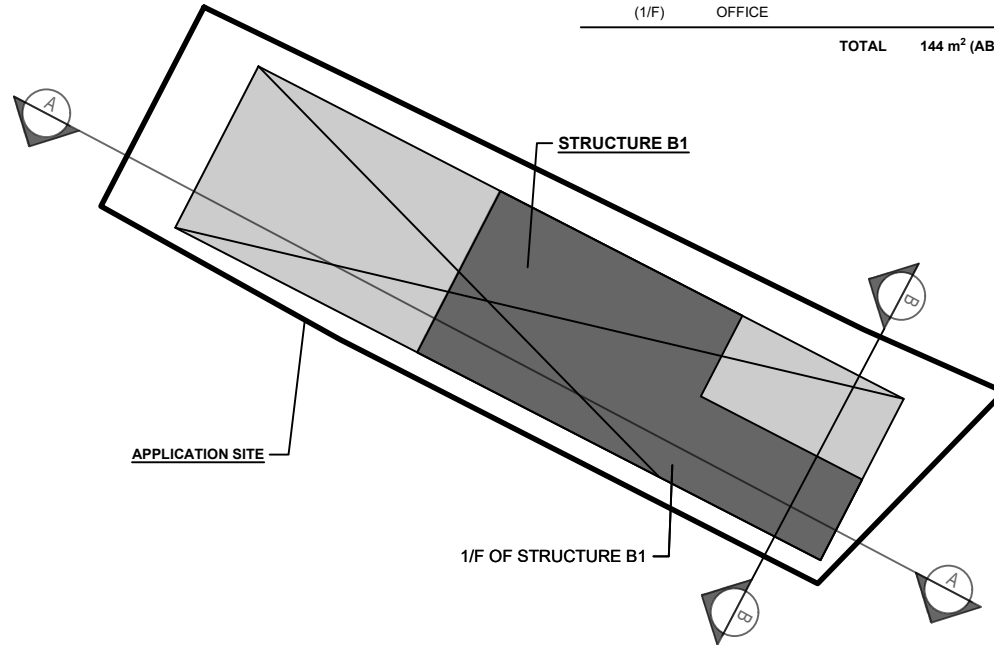
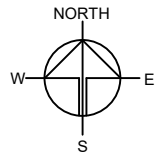
APPLICATION SITE AREA : 223 m<sup>2</sup> (ABOUT)  
 COVERED AREA : 144 m<sup>2</sup> (ABOUT)  
 UNCOVERED AREA : 79 m<sup>2</sup> (ABOUT)

PLOT RATIO : 0.97  
 SITE COVERAGE : 65% (ABOUT)

NO. OF STRUCTURE : 1  
 DOMESTIC GFA : NOT APPLICABLE  
 NON-DOMESTIC GFA : 216 m<sup>2</sup> (ABOUT)  
 BUILDING HEIGHT : 7 m (ABOUT)  
 NO. OF STOREY : 2

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	(G/F) SHOP AND SERVICES, OFFICE AND WASHROOM	144 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
	(1/F) OFFICE		72 m <sup>2</sup> (ABOUT)	
<b>TOTAL</b>		<b>144 m<sup>2</sup> (ABOUT)</b>	<b>216 m<sup>2</sup> (ABOUT)</b>	

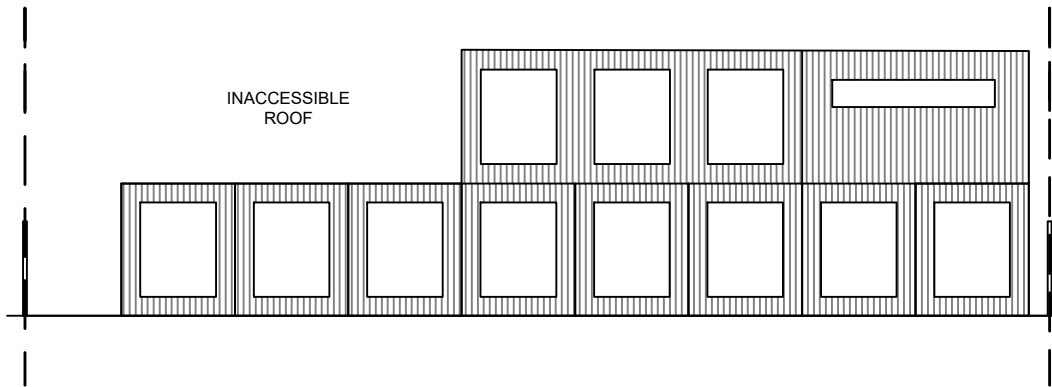


**LEGEND**

- APPLICATION SITE
- STRUCTURE

**APPLICATION SITE**

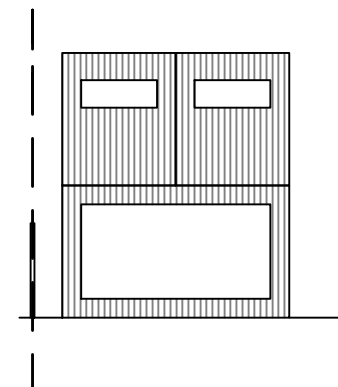
**APPLICATION SITE**



**SECTION A-A**  
(INDICATIVE ONLY)

**APPLICATION SITE**

**APPLICATION SITE**



**SECTION B-B**  
(INDICATIVE ONLY)

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 2972 IN D.D. 104, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 200 / 250 @ A4

DRAWN BY

MN

DATE

27.5.2024

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG. NO.

PLAN 4

VER.

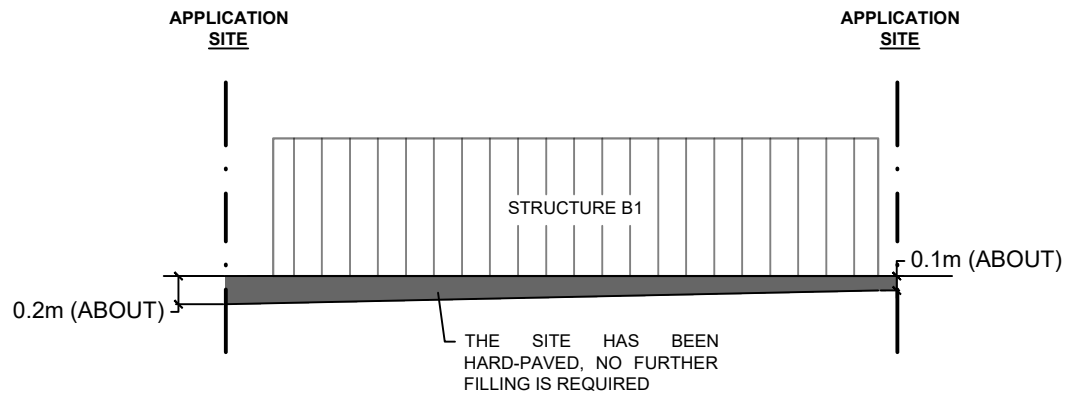
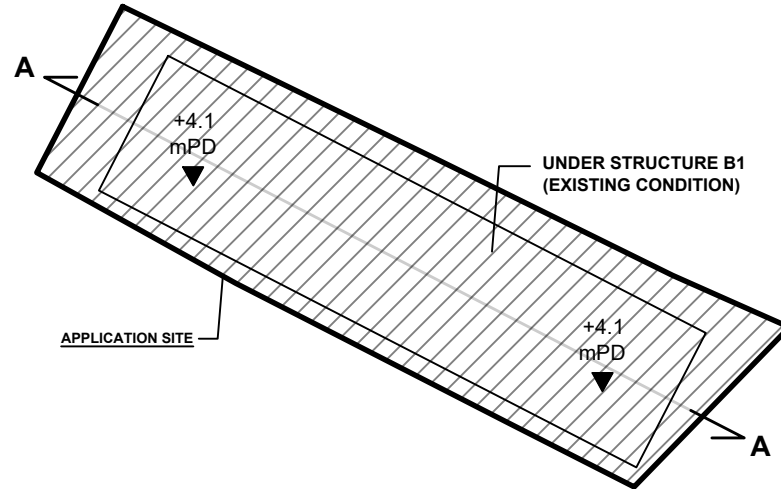
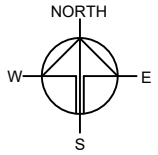
001

**PROPOSED PAVED RATIO OF THE SITE**

APPLICATION SITE AREA : 223 m<sup>2</sup> (ABOUT)

LAND FILLING AREA\* : 223 m<sup>2</sup> (ABOUT)

- THE SITE HAS ALREADY BEEN PAVED WITH CONCRETE OF NOT MORE THAN 0.2m FOR SITE FORMATION OF STRUCTURE B1
- NO FURTHER FILLING OF LAND IS REQUIRED FOR THE APPLICATION



**SECTION A-A**

**LEGEND**

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION

LOT 2972 IN D.D. 104, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY	DATE
MN	27.5.2024

REVISED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
PAVED RATIO

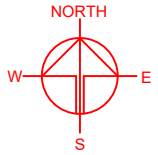
DWG. NO.	VER.
PLAN 5	001

**DEVELOPMENT PARAMETERS**




APPLICATION SITE AREA	: 223 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 144 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 79 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.97	
SITE COVERAGE	: 65%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 216 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

NO PARKING AND LOADING/UNLOADING SPACE IS PROVIDED AT THE APPLICATION

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F)	SHOP AND SERVICES, OFFICE AND WASHROOM	144 m <sup>2</sup> (ABOUT)	144 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
(1/F)	OFFICE		72 m <sup>2</sup> (ABOUT)	
<b>TOTAL</b>		<b>144 m<sup>2</sup> (ABOUT)</b>	<b>216 m<sup>2</sup> (ABOUT)</b>	

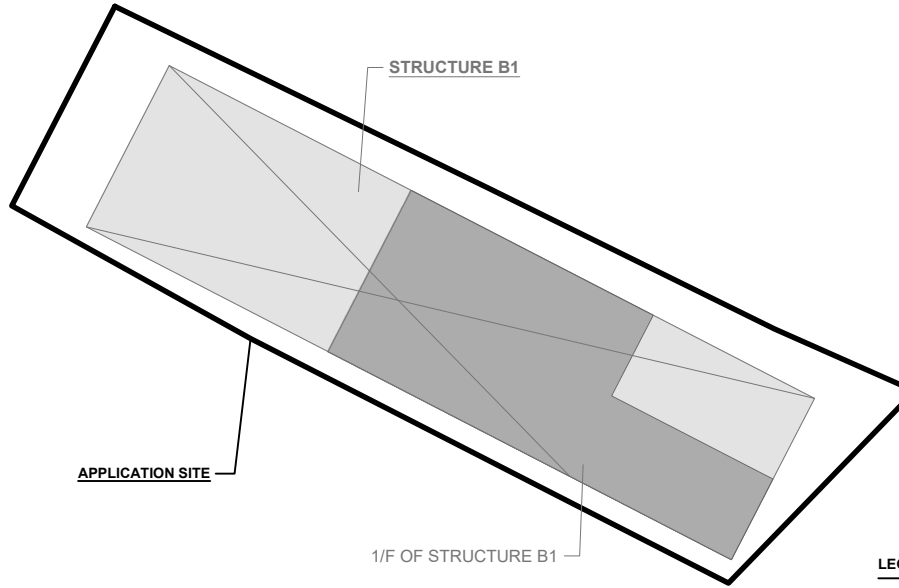


**FIRE SERVICE INSTALLATIONS**



-  EMERGENCY LIGHT
-  EXIT SIGN
-  5 KG DRY POWDER TYPE FIRE EXTINGUISHER

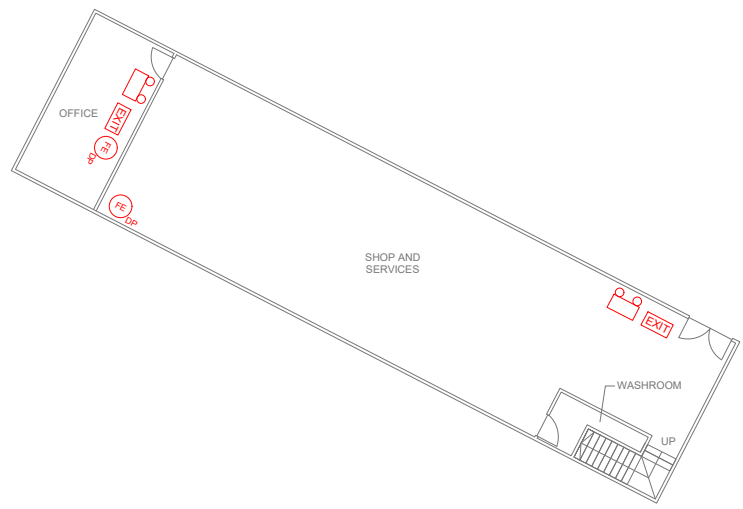
**FS NOTES:**

1. SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266-1:2016, BS EN1838:2013 AND FSD CIRCULAR LETTER 4/2021
2. SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266-1:2016 AND FSD CIRCULAR LETTER 5/2008.
3. PORTABLE HAND-OPERATED APPROVED APPLIANCE SHALL BE PROVIDED AS REQUIRED BY OCCUPANCY.
4. ACCESS IS PROVIDED FOR EMERGENCY VEHICLE TO REACH 30m OF ALL PART OF STRUCTURES.

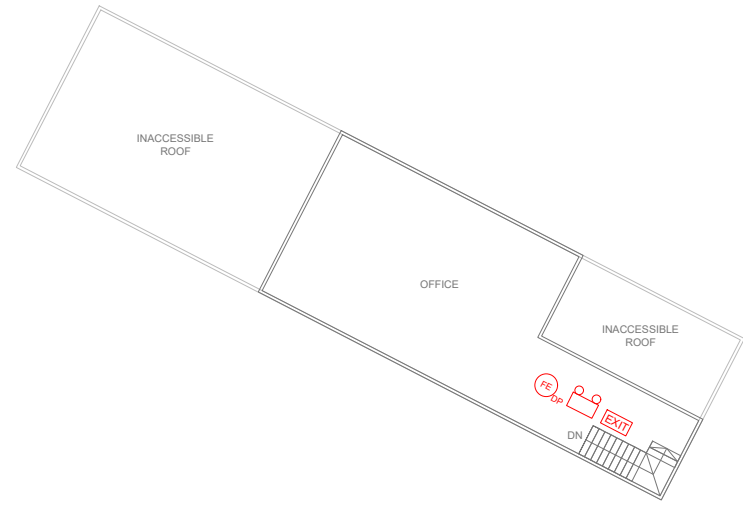


**LEGEND**

-  APPLICATION SITE
-  STRUCTURE



**GROUND FLOOR OF STRUCTURE B1**  
(INDICATIVE ONLY)



**FIRST FLOOR OF STRUCTURE B1**  
(INDICATIVE ONLY)

PLANNING CONSULTANT



PROJECT  
TEMPORARY SHOP AND SERVICES FOR A PERIOD OF 5 YEARS AND ASSOCIATED FILLING OF LAND

SITE LOCATION  
LOT 2972 IN D.D. 104, YAU MEI SAN TSUEN, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE 1 : 250 @ A4	
DRAWN BY MN	DATE 27.5.2024
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE FSIs PROPOSAL	
DWG NO. APPENDIX II	VER. 001