

LOCATION OF THE APPLICATION SITE

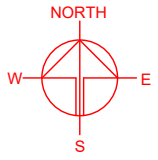
APPLICATION SITE AREA : 574 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM CASTLE PEAK ROAD - MAI PO VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM CASTLE PEAK ROAD - MAI PO VIA A LOCAL ACCESS



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION

LOT 2905 S.C.R.P (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE
1: 1000 @ A4

DRAWN BY MN	DATE 27.6.2024
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CHECKED BY	DATE
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APPROVED BY	DATE
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DWG. TITLE
LOCATION PLAN

DWG. NO. PLAN 1	VER. 001
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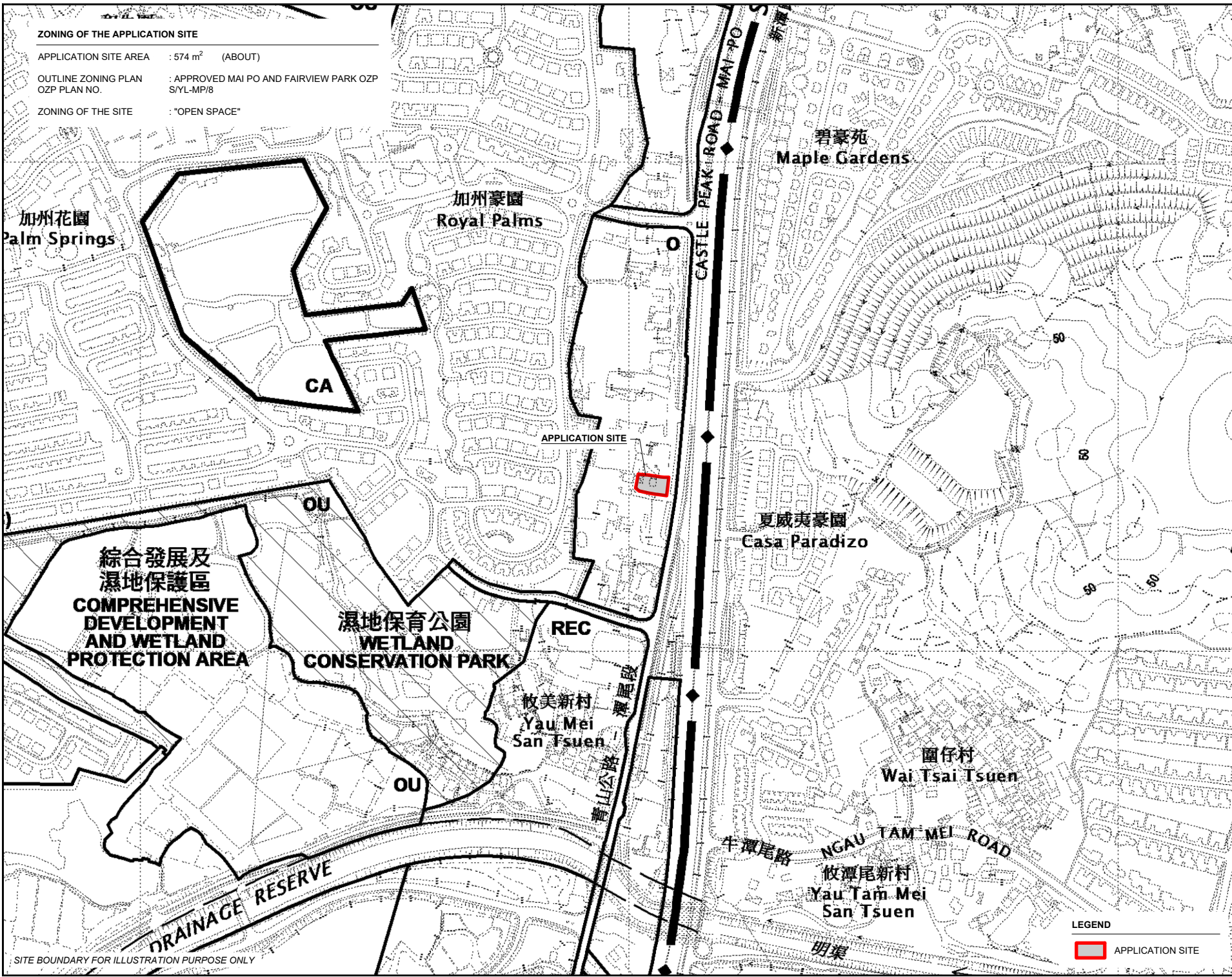
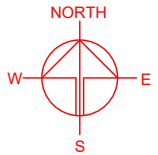
LEGEND

APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 574 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED MAI PO AND FAIRVIEW PARK OZP
 OZP PLAN NO. : S/YL-MP/8
 ZONING OF THE SITE : "OPEN SPACE"



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LEGEND

APPLICATION SITE

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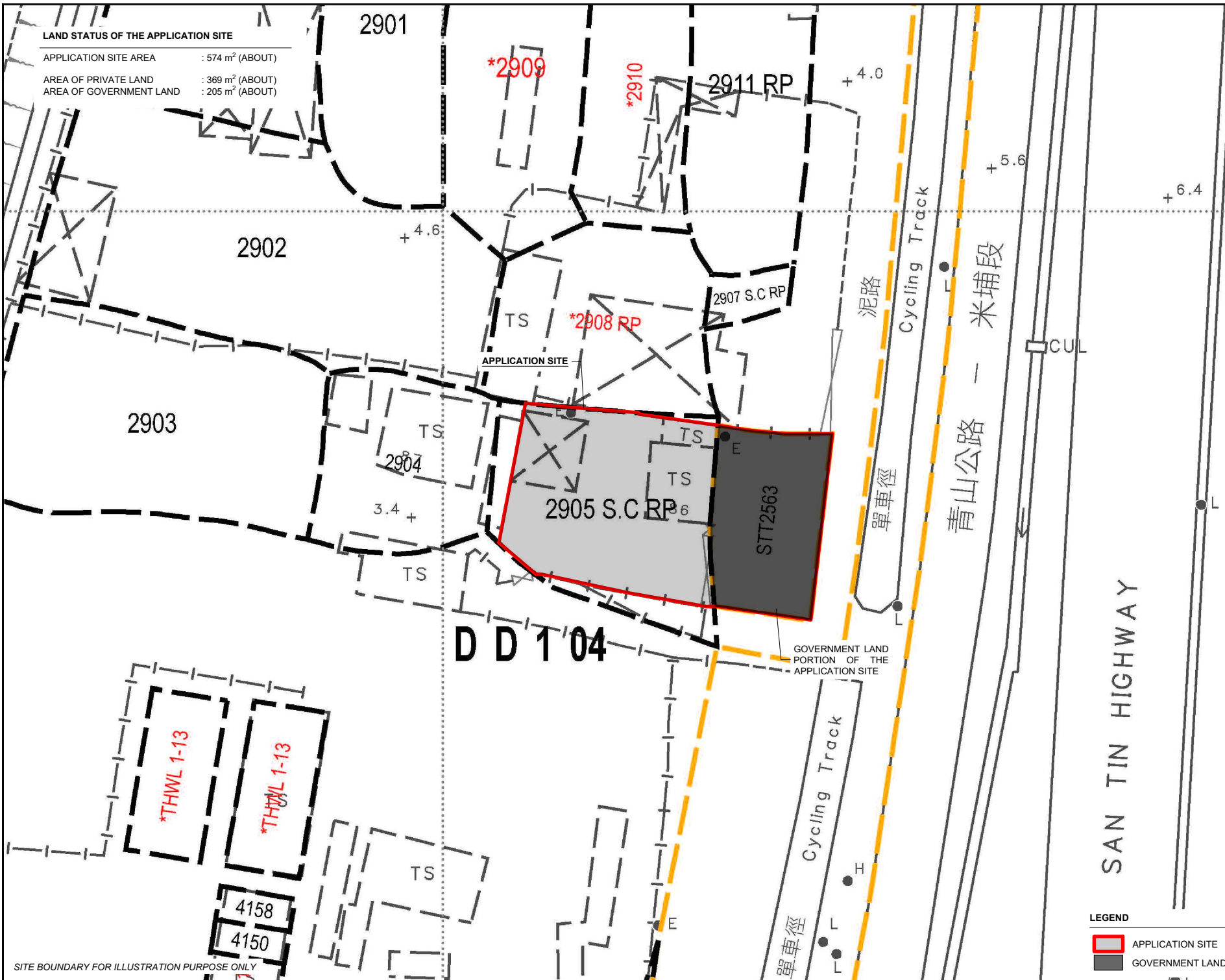
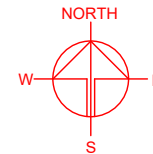
SITE LOCATION

LOT 2905 S.C.R.P. (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 5000 @ A4	
DRAWN BY	DATE
MN	27.6.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG. NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 574 m² (ABOUT)
 AREA OF PRIVATE LAND : 369 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 205 m² (ABOUT)



SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

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SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY: MN DATE: 27.6.2024

CHECKED BY: DATE:

APPROVED BY: DATE:

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND

DWG. TITLE

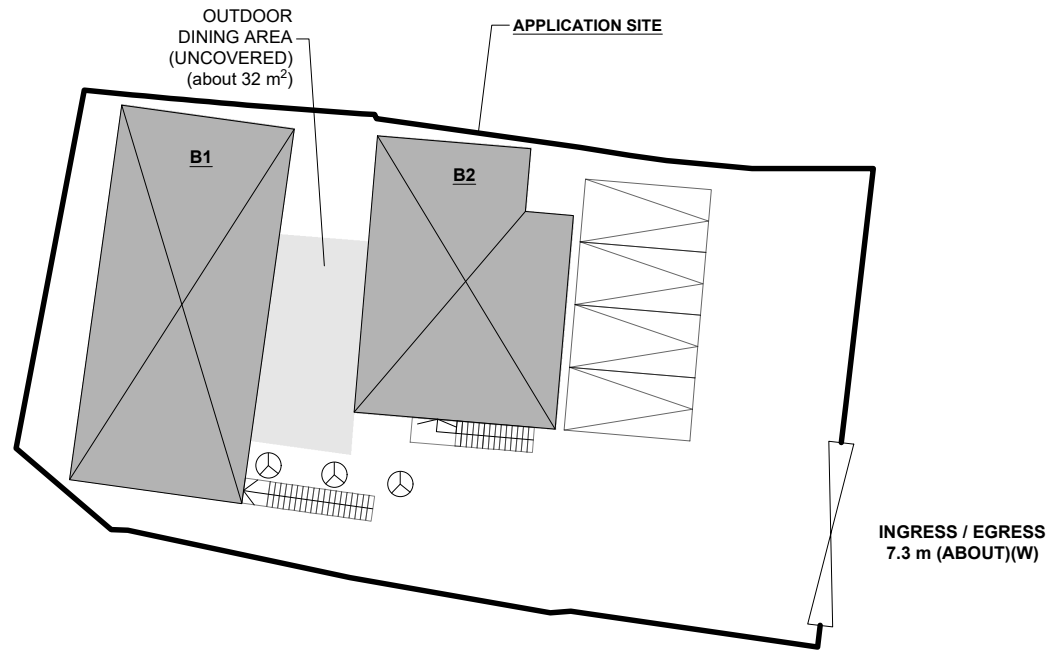
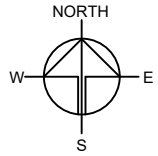
LAND STATUS OF THE SITE

DWG. NO. PLAN 3 VER. 001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 574 m ²	(ABOUT)
COVERED AREA	: 189.75 m ²	(ABOUT)
UNCOVERED AREA	: 384.25 m ²	(ABOUT)
PLOT RATIO	: 0.66	(ABOUT)
SITE COVERAGE	: 33 %	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 379.5 m ²	(ABOUT)
TOTAL GFA	: 379.5 m ²	(ABOUT)
BUILDING HEIGHT	: NOT EXCEEDING 7.5 m	
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1 (G/F) (1/F)	EATING PLACE, SITE OFFICE SHOP AND SERVICES	106.5 m ² (ABOUT)	213 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
B2 (G/F) (1/F)	SHOP AND SERVICES, SITE OFFICE, WASHROOM SHOP AND SERVICES	83.25 m ² (ABOUT)	166.5 m ² (ABOUT)	NOT EXCEEDING 7.5 m (2-STOREY)
TOTAL		189.75 m ² (ABOUT)	379.5 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 4
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- EXISTING TREE (WILL BE PRESERVED)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

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SITE LOCATION

LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

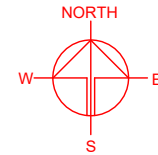
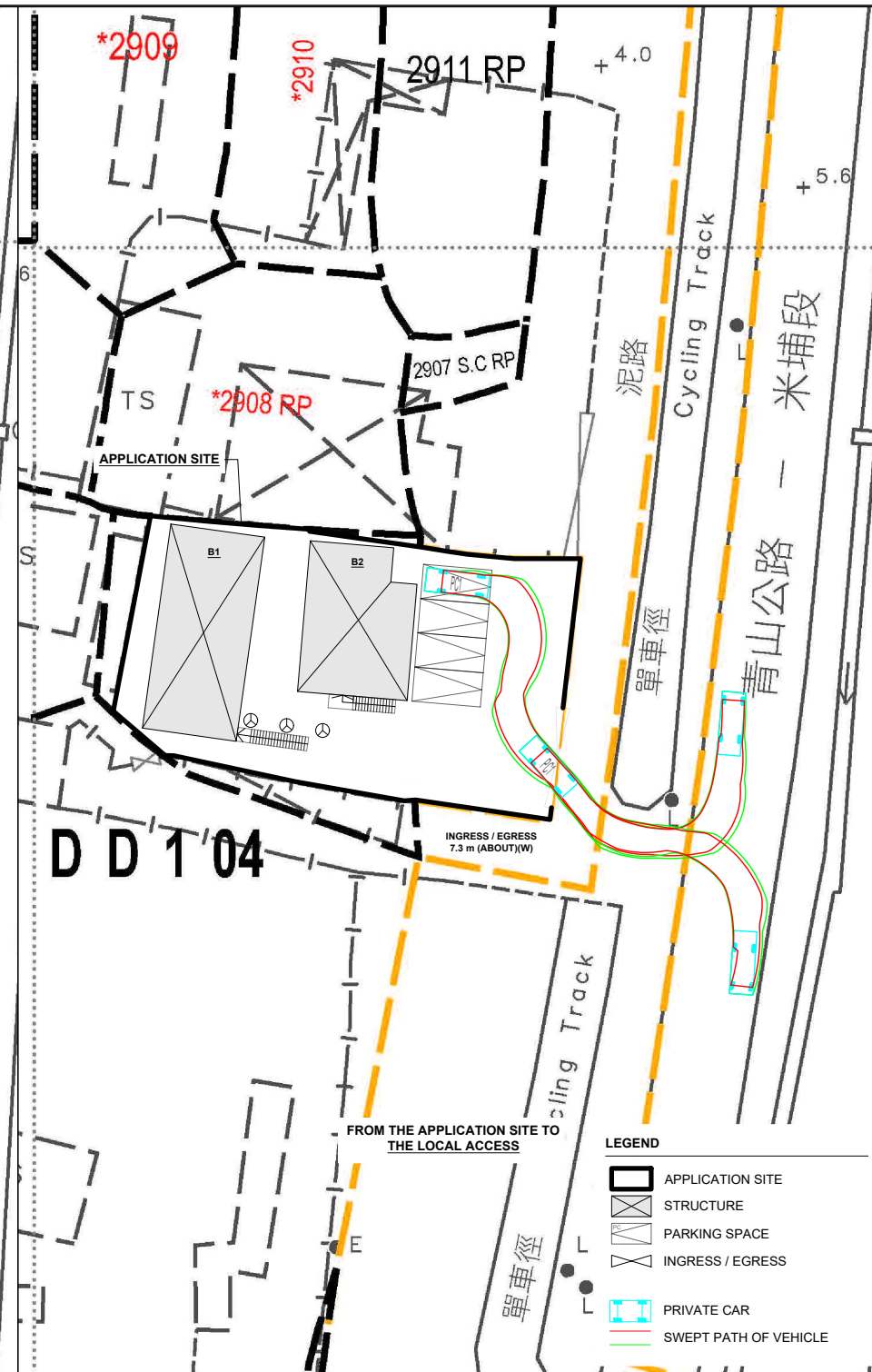
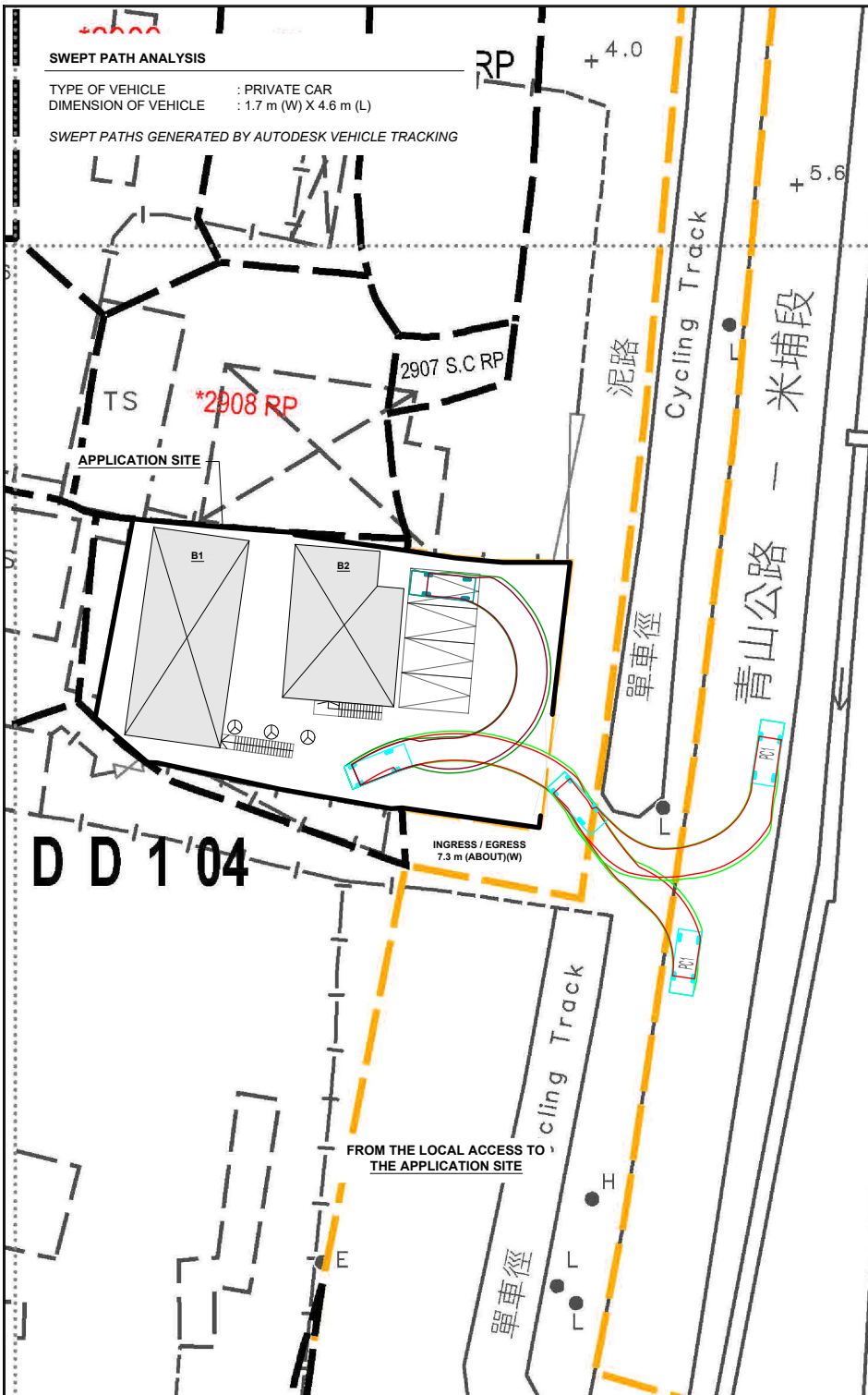
DRAWN BY	DATE
MN	20.11.2024

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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PLANNING CONSULTANT
R-Riches
 Property Consultants Ltd.

PROJECT
 TEMPORARY SHOP AND SERVICES AND EATING PLACE WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS

SITE LOCATION
 LOT 2905 S.C RP (PART) IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE 1 : 500 @ A4	
DRAWN BY MN	DATE 27.6.2024
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE SWEPT PATH ANALYSIS	
DWG. NO. PLAN 5	VER. 001

- LEGEND**
- APPLICATION SITE
 - STRUCTURE
 - PARKING SPACE
 - INGRESS / EGRESS
 - PRIVATE CAR
 - SWEPT PATH OF VEHICLE