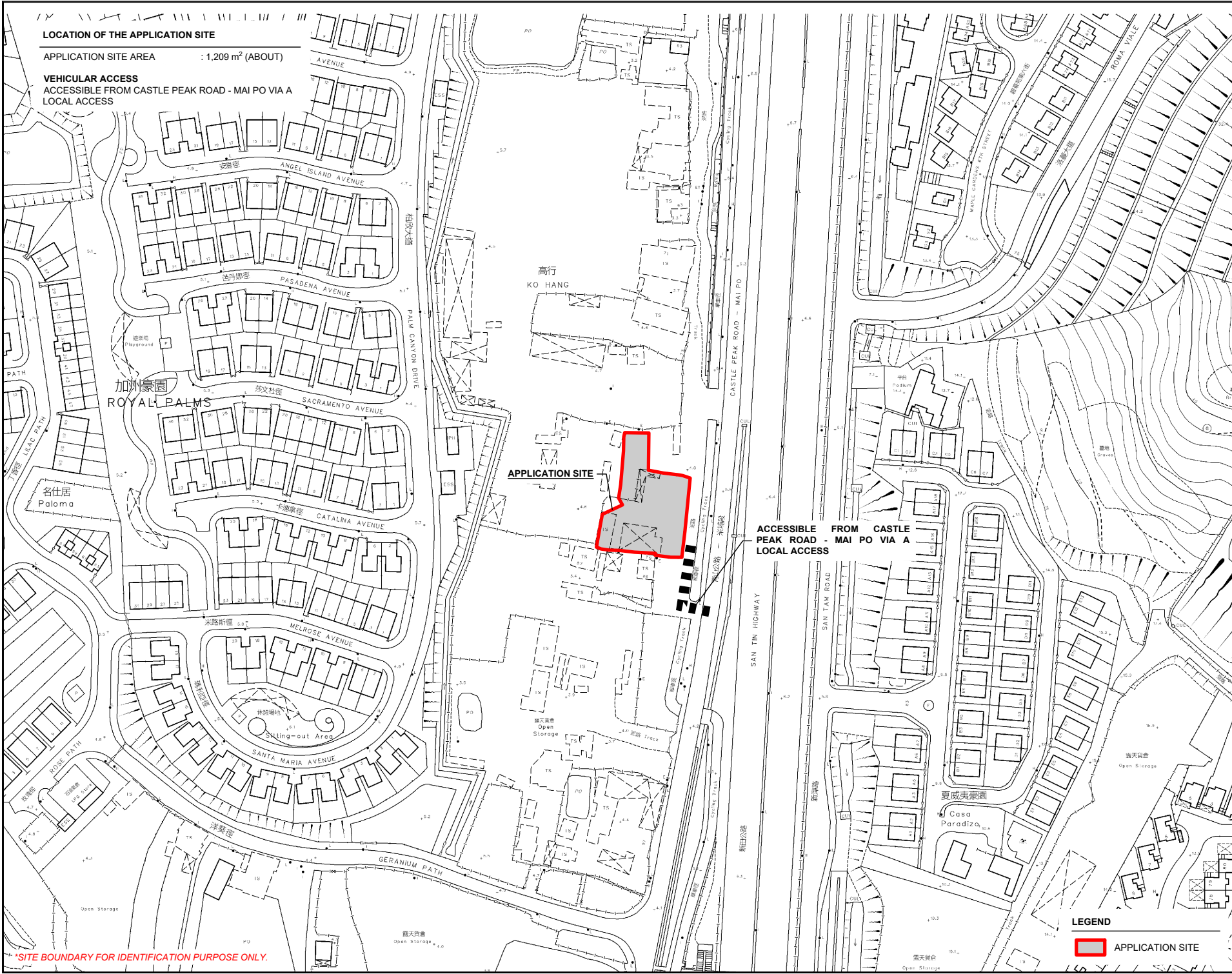
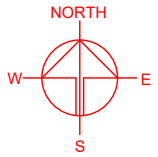


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,209 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 (WOODEN WARE RETAIL SHOP) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

13.12.2024

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

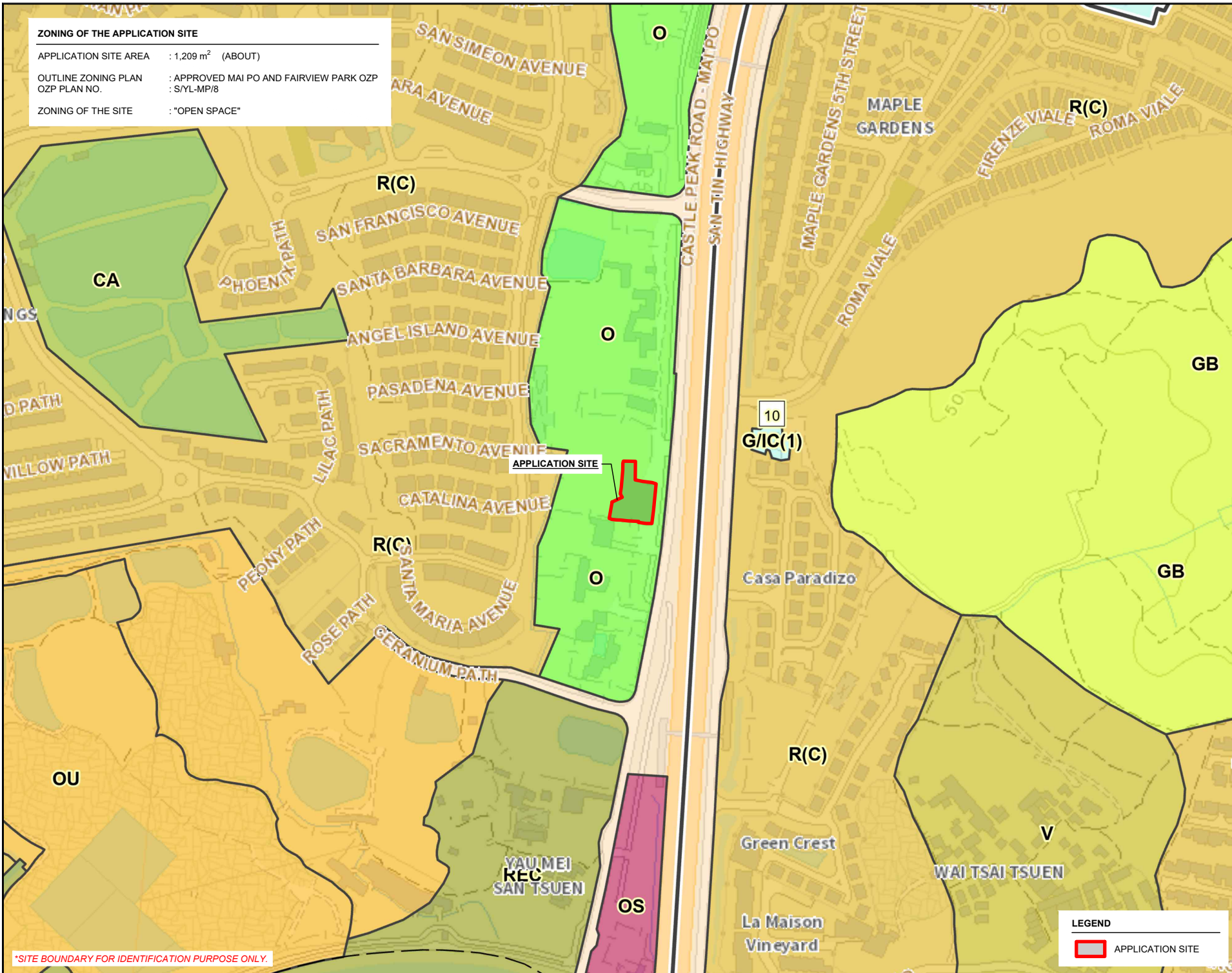
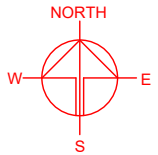
LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,209 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 IDENTIFICATION PURPOSE ONLY.

LEGEND

APPLICATION SITE

PLANNING CONSULTANT

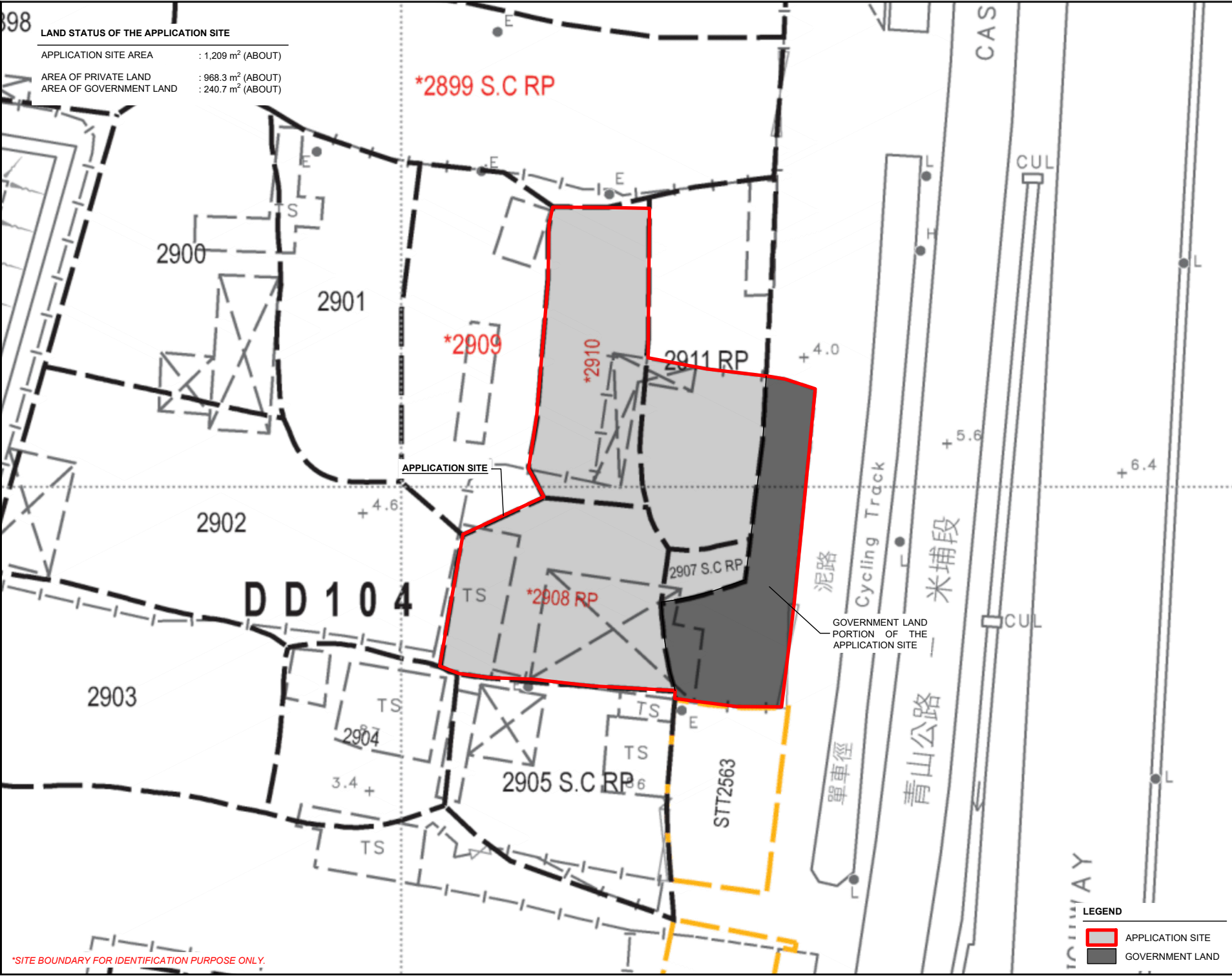
PROJECT

TEMPORARY SHOP AND SERVICES (WOODEN WARE RETAIL SHOP) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

| | |
|--------------------|------------|
| SCALE | |
| 1 : 4000 @ A4 | |
| DRAWN BY | DATE |
| MN | 13.12.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE | |
| ZONING OF THE SITE | |
| DWG NO. | VER. |
| PLAN 2 | 001 |

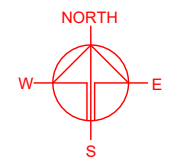


LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,209 m² (ABOUT)

AREA OF PRIVATE LAND : 968.3 m² (ABOUT)

AREA OF GOVERNMENT LAND : 240.7 m² (ABOUT)



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

| | |
|--|-------------------------|
| | APPLICATION SITE |
| | LAND STATUS OF THE SITE |
| | GOVERNMENT LAND |

PLANNING CONSULTANT

R-Riches
Property Consultants Ltd.

PROJECT

TEMPORARY SHOP AND SERVICES (WOODEN WARE RETAIL SHOP) FOR A PERIOD OF 5 YEARS

SITE LOCATION

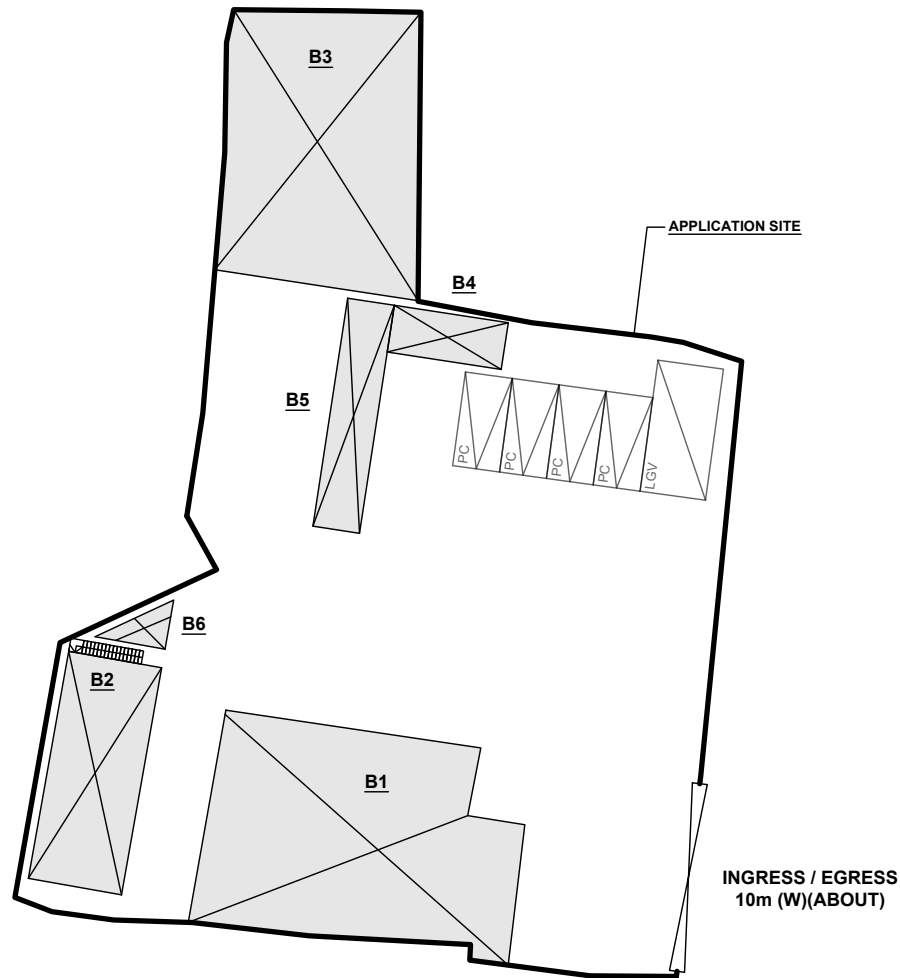
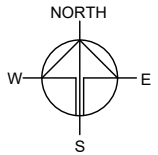
VARIOUS LOTS IN D.D.104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

| | |
|-------------------------|------------|
| SCALE | |
| 1 : 500 @ A4 | |
| DRAWN BY | DATE |
| MN | 13.12.2024 |
| CHECKED BY | DATE |
| APPROVED BY | DATE |
| DWG. TITLE | |
| LAND STATUS OF THE SITE | |
| DWG NO. | VER. |
| PLAN 3 | 001 |

DEVELOPMENT PARAMETERS

| | | |
|-----------------------|------------------------|---------|
| APPLICATION SITE AREA | : 1,209m ² | (ABOUT) |
| COVERED AREA | : 435.5m ² | (ABOUT) |
| UNCOVERED AREA | : 773.5m ² | (ABOUT) |
| | | |
| PLOT RATIO | : 0.4 | (ABOUT) |
| SITE COVERAGE | : 36% | (ABOUT) |
| | | |
| NO. OF STRUCTURE | : 6 | |
| DOMESTIC GFA | : NOT APPLICABLE | |
| NON-DOMESTIC GFA | : 511.5m ² | (ABOUT) |
| TOTAL GFA | : 511.5 m ² | (ABOUT) |
| | | |
| BUILDING HEIGHT | : 3m - 7.2 m | (ABOUT) |
| NO. OF STOREY | : 1 - 2 | |

| STRUCTURE | USE | COVERED AREA | GROSS FLOOR AREA | BUILDING HEIGHT |
|--------------|---|-----------------------------------|-----------------------------------|--------------------------|
| B1 | SHOP AND SERVICES | 173.5m ² (ABOUT) | 173.5m ² (ABOUT) | 7.2m (ABOUT)(1-STOREY) |
| B2 (G/F) | SHOP AND SERVICES | 61m ² (ABOUT) | 61m ² (ABOUT) | 7.2m (ABOUT)(2-STOREY) |
| B3 | SITE OFFICE | 61m ² (ABOUT) | 61m ² (ABOUT) | 7.2m (ABOUT)(2-STOREY) |
| B4 (G/F) | SHOP AND SERVICES | 151m ² (ABOUT) | 151m ² (ABOUT) | 5.5m (ABOUT)(1-STOREY) |
| B5 (1/F) | TOILET | 15m ² (ABOUT) | 15m ² (ABOUT) | 6m (ABOUT)(2-STOREY) |
| B6 | STORAGE OF GOODS | 15m ² (ABOUT) | 15m ² (ABOUT) | 15m ² (ABOUT) |
| B6 | STORAGE OF GOODS | 30m ² (ABOUT) | 30m ² (ABOUT) | 3m (ABOUT)(1-STOREY) |
| B6 | FIRE SERVICE WATER TANK AND CONTROL PANEL | 5m ² (ABOUT) | 5m ² (ABOUT) | 3m (ABOUT)(1-STOREY) |
| TOTAL | | 435.5m² (ABOUT) | 511.5m² (ABOUT) | |



PARKING AND LOADING / UNLOADING (L/UL) PROVISION

| | |
|---|-----------------------|
| NO. OF PRIVATE CAR PARKING SPACE | : 4 |
| DIMENSION OF PARKING SPACE | : 5 m (L) X 2.5 m (W) |
| | |
| NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE | : 1 |
| DIMENSION OF PARKING SPACE | : 7 m (L) X 3.5 m (W) |

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE (PC)
- L/UL SPACE (LGV)
- INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES (WOODEN WARE RETAIL SHOP) FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D.104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 400 @ A4

| | |
|----------|------------|
| DRAWN BY | DATE |
| MN | 13.12.2024 |

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| CHECKED BY | DATE |
| | |

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|-------------|------|
| APPROVED BY | DATE |
| | |

DWG. TITLE
LAYOUT PLAN

| | |
|---------|------|
| DWG NO. | VER. |
| PLAN 4 | 001 |

