

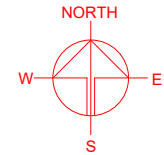
**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 291 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM MAI PO SOUTH ROAD VIA A LOCAL ACCESS

ACCESSIBLE FROM MAI PO SOUTH ROAD VIA A LOCAL ACCESS

APPLICATION SITE



PLANNING CONSULTANT

**R-Riches**  
Property Consultants Ltd.

PROJECT

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

SITE LOCATION

LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE	
1 : 2000 @ A4	
DRAWN BY	DATE
MN	13.1.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

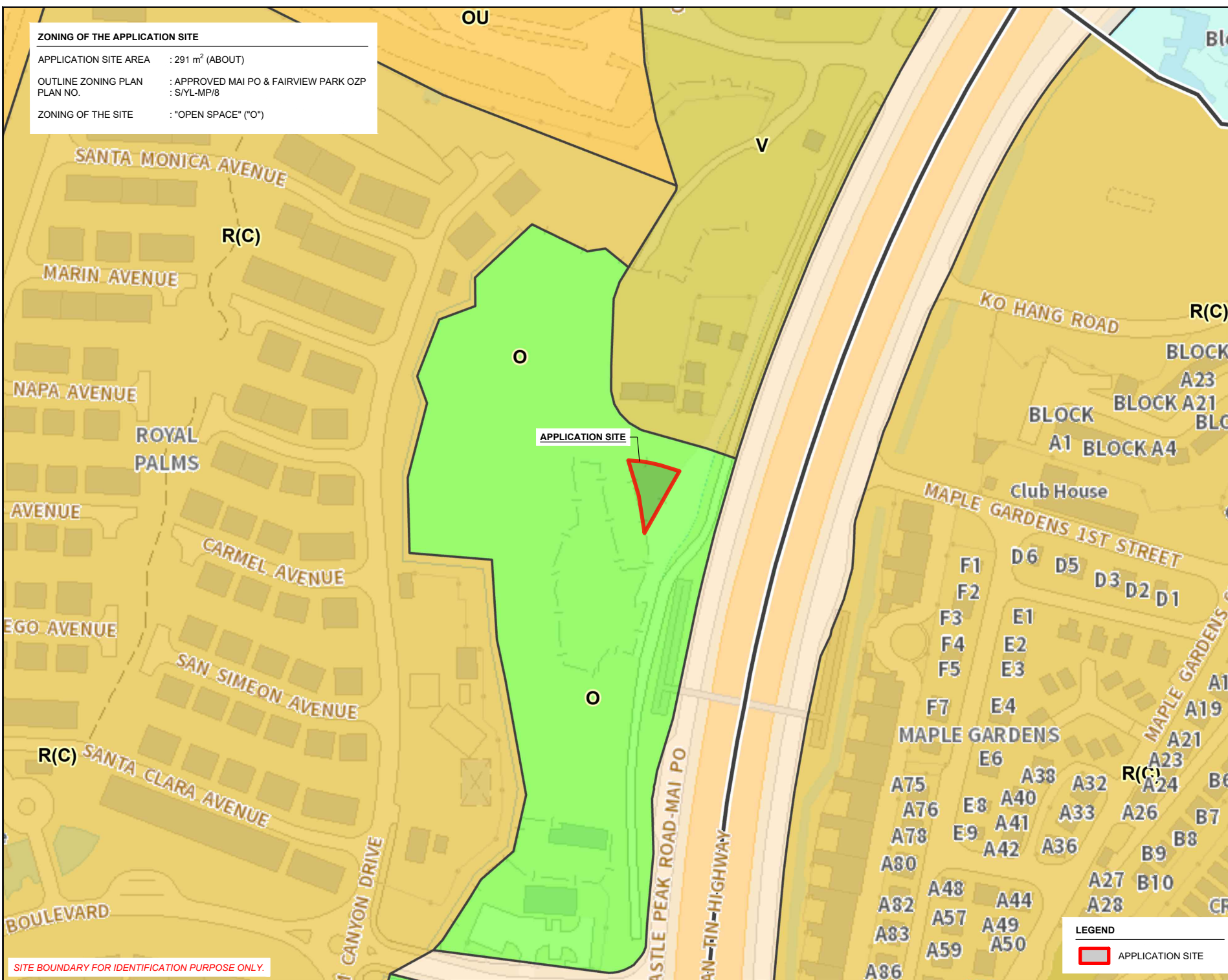
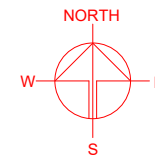
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

**LEGEND**

 APPLICATION SITE

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 291 m<sup>2</sup> (ABOUT)  
OUTLINE ZONING PLAN : APPROVED MAI PO & FAIRVIEW PARK OZP  
PLAN NO. : S/YL-MP/8  
ZONING OF THE SITE : "OPEN SPACE" ("O")



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SITE LOCATION

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SCALE

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DATE

DWG. TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

## LEGEND

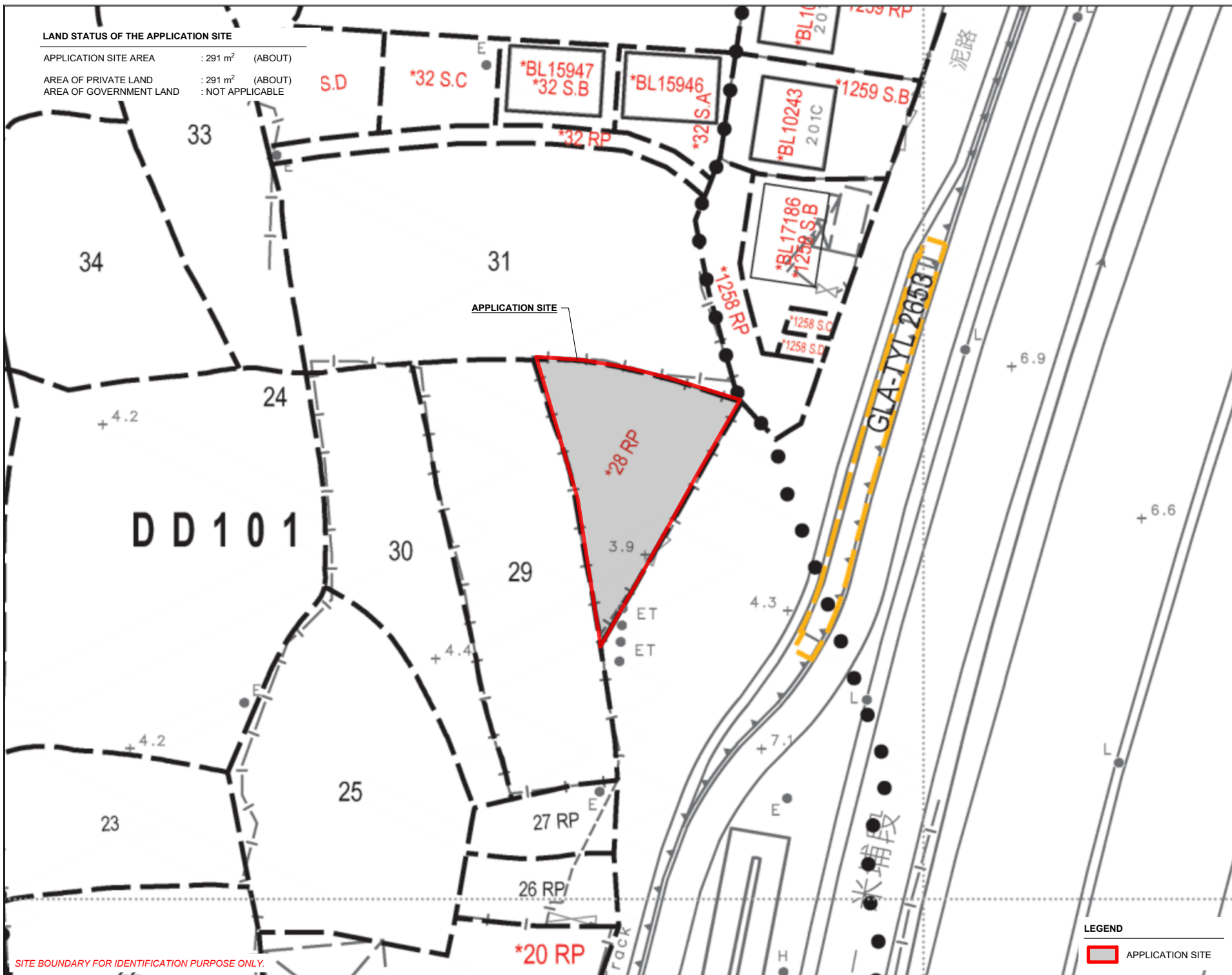
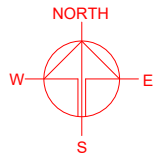


APPLICATION SITE



# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 291 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 291 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

15.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

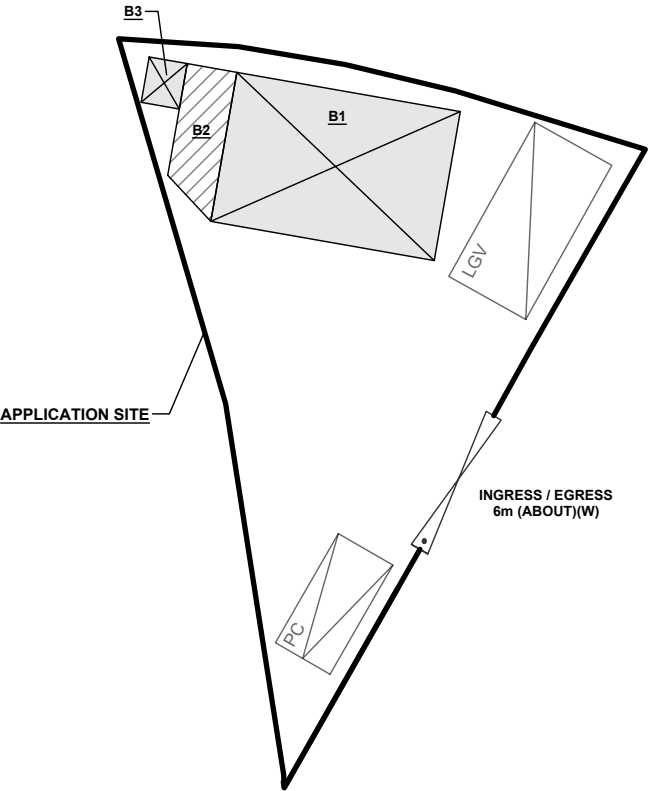
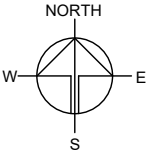
VER.

001

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 291 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 68 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 223 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.42	(ABOUT)
SITE COVERAGE	: 23%	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 122 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 122 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 3 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F) (1/F)	SHOP & SERVICES AND WASHROOM SHOP & SERVICES AND OFFICE	54m <sup>2</sup> (ABOUT)	54 m <sup>2</sup> (ABOUT) 54 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(2-STOREY)
B2	CANOPY FOR STAIRCASE	11 m <sup>2</sup> (ABOUT)	11 m <sup>2</sup> (ABOUT)	7 m (ABOUT)(1-STOREY)
B3	WASHROOM	3 m <sup>2</sup> (ABOUT)	3 m <sup>2</sup> (ABOUT)	3 m (ABOUT)(1-STOREY)
TOTAL		68 m <sup>2</sup> (ABOUT)	122 m <sup>2</sup> (ABOUT)	



PARKING AND LOADING / UNLOADING PROVISIONS

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

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PRIVATE CAR)
	L/UL SPACE (LIGHT GOODS VEHICLE)
	INGRESS / EGRESS

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PROJECT

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

SITE LOCATION

LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 300 @ A4

DRAWN BY MN	DATE 15.1.2025
CHECKED BY	DATE
APPROVED BY	DATE

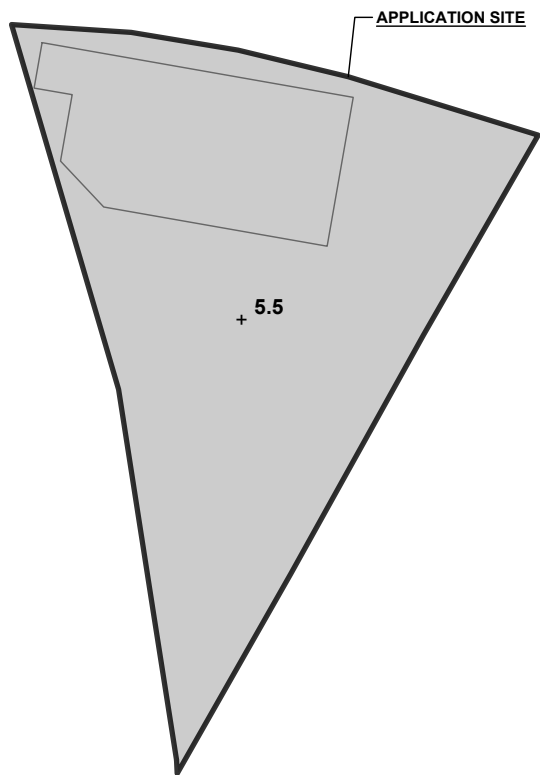
DWG. TITLE  
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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# EXISTING FILLING OF LAND AREA

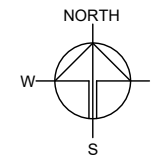
APPLICATION SITE AREA	: 291 m <sup>2</sup>	(ABOUT)
COVERED BY STRUCTURE	: 68 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 291 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVEL	: +5.5 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: PARKING AND LOADING / UNLOADING SPACE, SITE FORMATION OF STRUCTURE AND CIRCULATION AREA	

\*THE APPLICATION SITE HAS ALREADY BEEN FILLED WITH CONCRETE. NO FURTHER FILLING OF LAND WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.



## LEGEND

	APPLICATION SITE
	EXISTING FILLED AREA
<b>+5.5</b>	EXISTING SITE LEVEL



## PLANNING CONSULTANT



## PROJECT

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## SITE LOCATION

LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES

## SCALE

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DRAWN BY	DATE
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REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND AREA

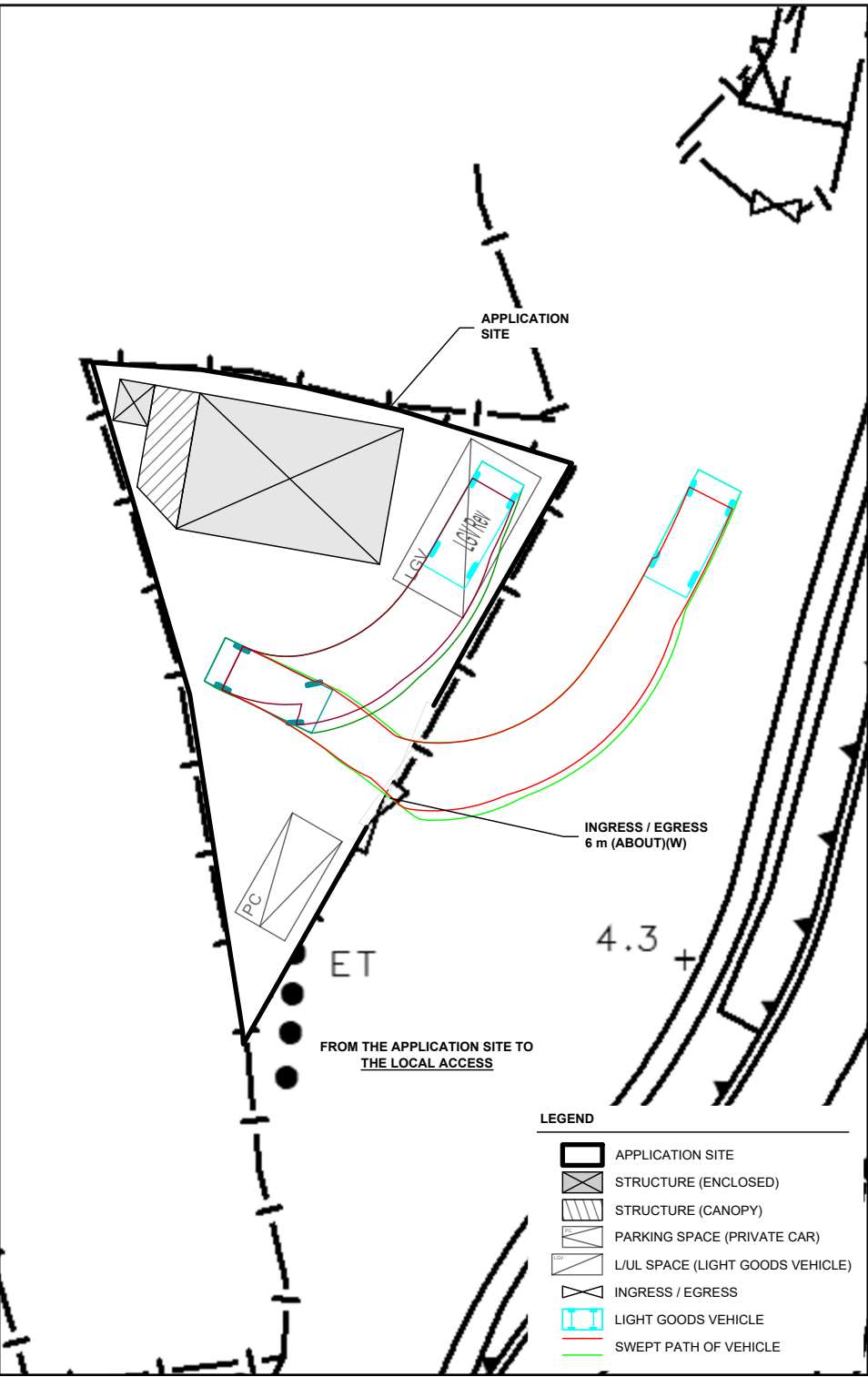
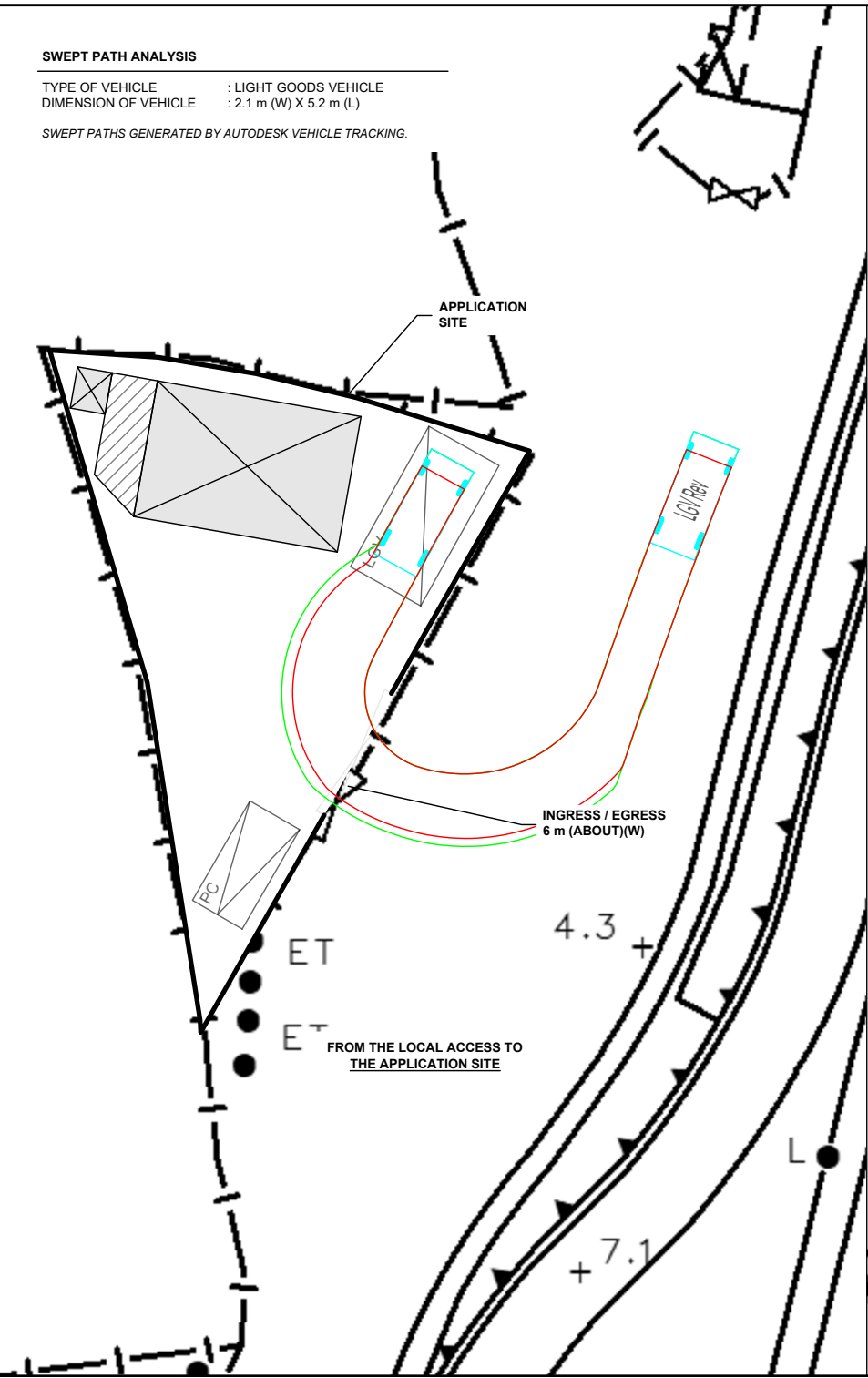
DWG NO.	VER.
PLAN 5	001

\*SITE LEVELS ARE FOR ILLUSTRATION PURPOSE ONLY

SWEPT PATH ANALYSIS

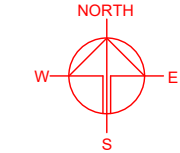
TYPE OF VEHICLE : LIGHT GOODS VEHICLE  
DIMENSION OF VEHICLE : 2.1 m (W) X 5.2 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING.



LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- L/L SPACE (LIGHT GOODS VEHICLE)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE



PLANNING CONSULTANT



PROJECT  
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SCALE  
1 : 300 @ A4

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MN

DATE  
13.1.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE  
SWEPT PATH ANALYSIS

DWG NO.  
PLAN 6

VER.  
001