

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 380 m² (ABOUT)

VEHICULAR ACCESS

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

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

APPLICATION SITE

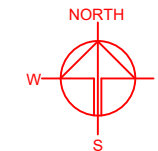
高行
KO HANG

加州豪園
ROYAL PALMS

名仕居
Paloma

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI
PO, YUEN LONG, NEW
TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY
MN

DATE
30.5.2025

REVISED BY
DATE

APPROVED BY
DATE

DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
001

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

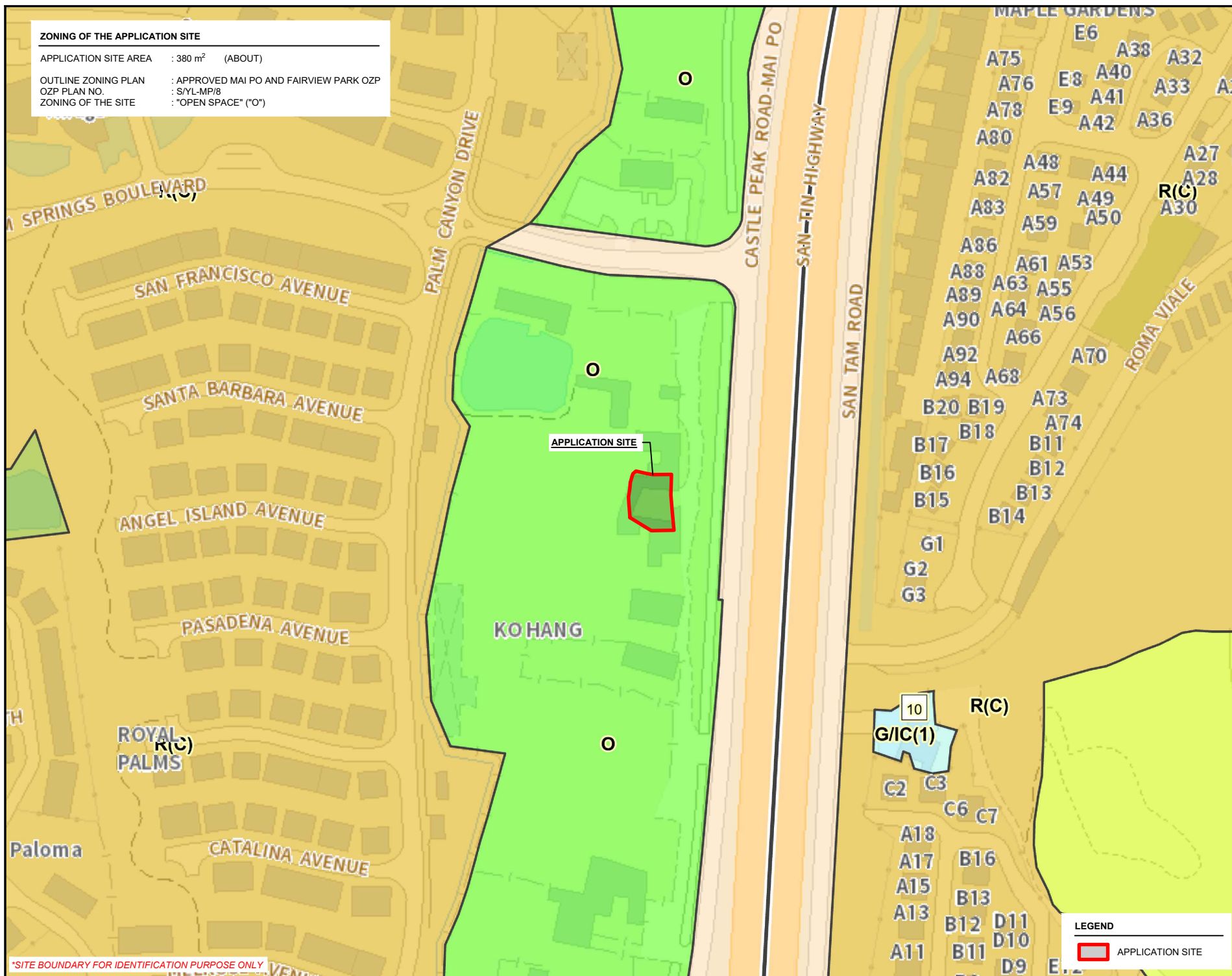
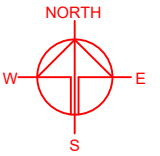
ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 380 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" ("O")



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SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

30.5.2025

REVISED BY

DATE

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DATE

DWG TITLE

ZONING OF THE SITE

DWG NO.

PLAN 2

VER.

001

LEGEND

APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

The map shows a residential area with several lots and roads. The application site is highlighted in red and labeled "2882 S.B. RP". Other lots include "2878 S.A.", "2881", "2882 S.A.", "2885 RP", "2879 RP", "2880 RP", "2863 S.C.", and "2863 RP". Roads shown include "PO", "泥路" (Mud Road), and "Cycling Track". A yellow box labeled "Y19324" is also present. The map includes a legend indicating the "APPLICATION SITE" with a red outline.



SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI
PO, YUEN LONG, NEW
TERRITORIES

DWG NO. PLAN 3	VER. 00
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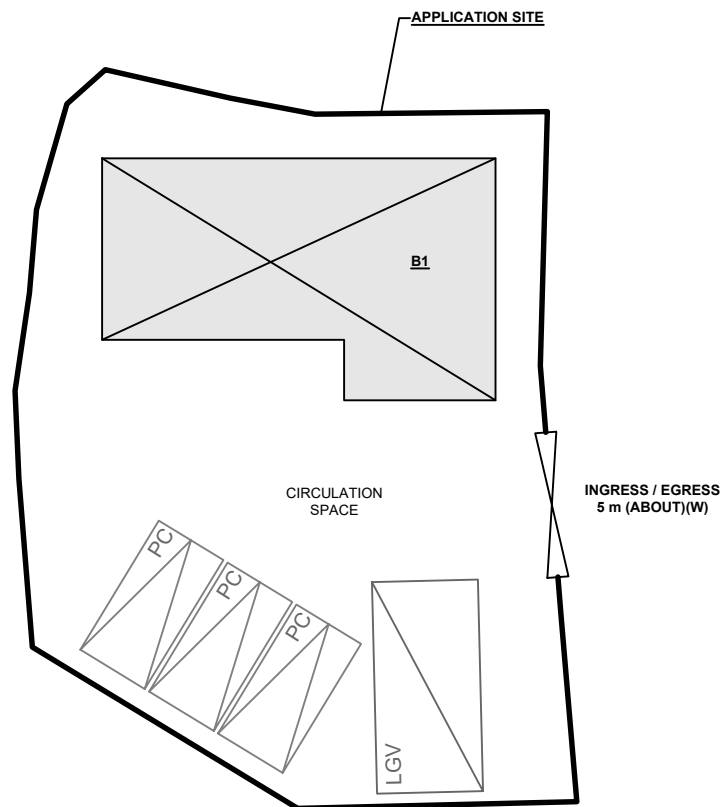
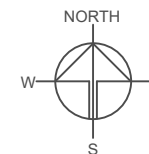
 APPLICATION SITE

***SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY**

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 380 m	(ABOUT)
COVERED AREA	: 88 m ²	(ABOUT)
UNCOVERED AREA	: 292 m ²	(ABOUT)
PLOT RATIO	: 0.46	(ABOUT)
SITE COVERAGE	: 23%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 176 m ²	(ABOUT)
TOTAL GFA	: 176 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	SHOP AND SERVICES ANCILLARY OFFICE	88m ² (ABOUT)	176m ² (ABOUT)	7m (ABOUT)(2-STOREY)
TOTAL		88m ² (ABOUT)	176m ² (ABOUT)	



PARKING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 2.5 m (W) X 5 m (L)

LOADING / UNLOADING (L/UL) PROVISIONS

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE	: 3
DIMENSION OF PARKING SPACE	: 3.5 m (W) X 7 m (L)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND

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

PLANNING CONSULTANT



PROJECT

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

SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

DRAWN BY	DATE
MN	11.7.2025
REVISD BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

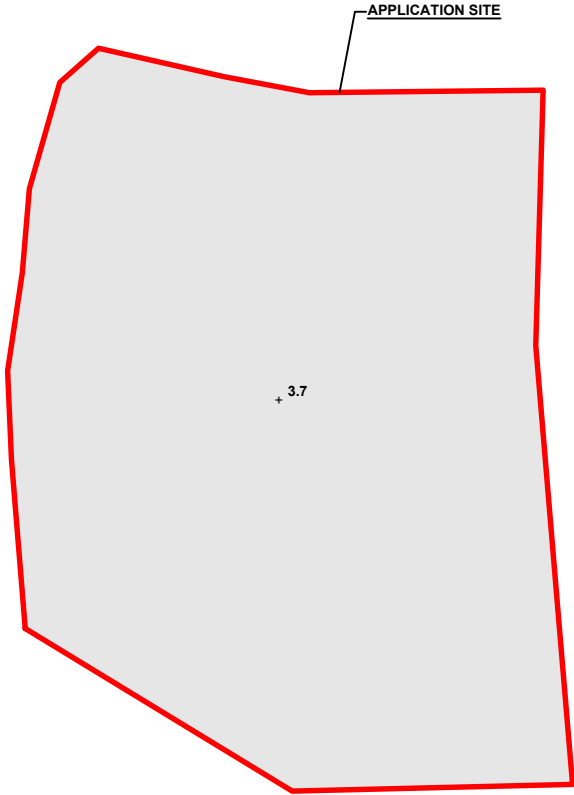
DWG NO.	VER.
PLAN 4	001

EXISTING FILLING OF LAND AREA

APPLICATION SITE AREA	: 380 m ²	(ABOUT)
COVERED BY STRUCTURE	: 88 m ²	(ABOUT)
EXISTING FILLED AREA	: 380 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVELS	: +3.7 mPD	(ABOUT)
MATERIAL OF LAND FILLING	: CONCRETE	
USE	: SITE FORMATION OF STRUCTURES, AND CIRCULATION SPACE	

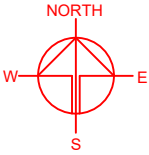
THE APPLICATION SITE HAS ALREADY BEEN HARD PAVED.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT DURING THE PLANNING APPROVAL PERIOD.



LEGEND

	APPLICATION SITE
	EXISTING FILLED AREA
+3.7	EXISTING FILLED AREA



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SITE LOCATION

LOT 2882 S.B RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 250 @ A4

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MN	30.5.2025
REVISED BY	DATE
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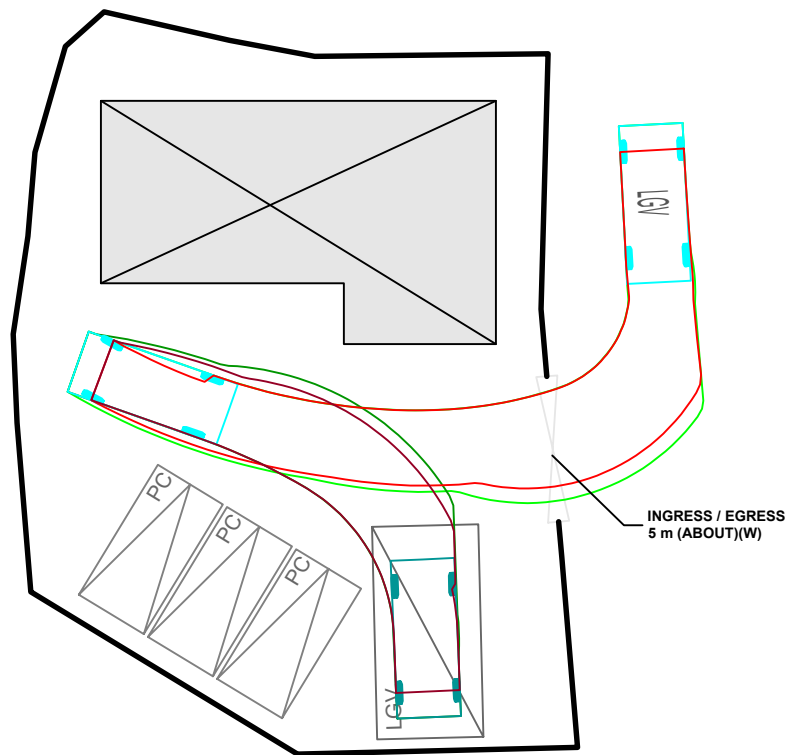
DWG. TITLE

DWG. NO.	VER.
PLAN 5	001

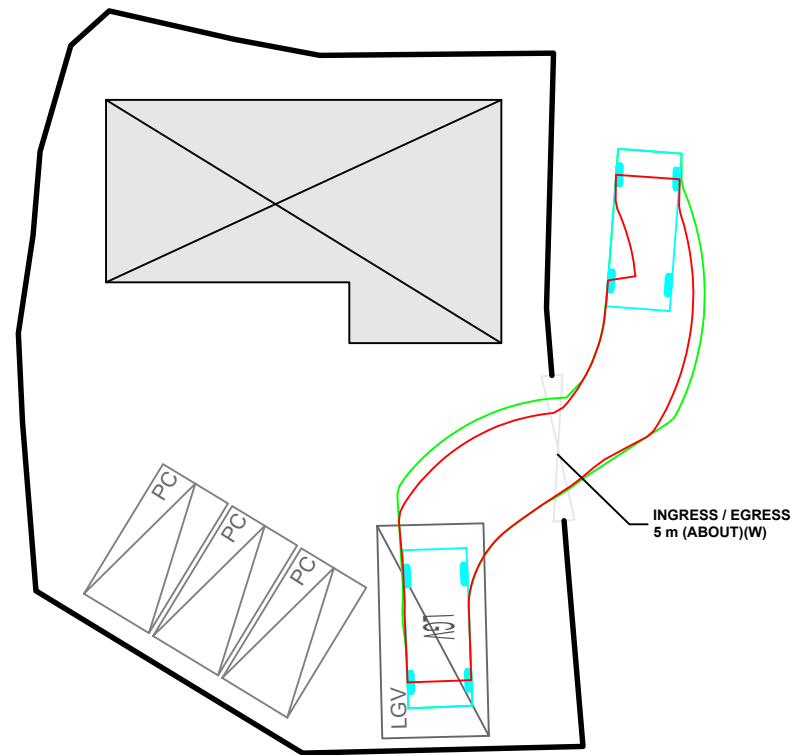
SWEPT PATH ANALYSIS

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










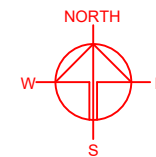
FROM THE LOCAL ACCESS TO
 THE APPLICATION SITE



FROM THE APPLICATION SITE TO
 THE LOCAL ACCESS

LEGEND

-  APPLICATION SITE
-  STRUCTURE
-  PARKING SPACE (PC)
-  L/U/L SPACE (LGV)
-  INGRESS / EGRESS
-  LIGHT GOODS VEHICLE
-  SWEEP PATH OF VEHICLE



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SITE LOCATION

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SCALE

1 : 500 @ A4

DRAWN BY MN DATE 30.5.2025

CHECKED BY DATE

APPROVED BY DATE

DWG. TITLE
 SWEPT PATH ANALYSIS

DWG NO. PLAN 6 VER. 001

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