

LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,213 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA KAM POK ROAD

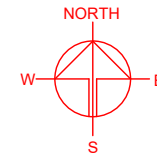
You Pok Road Light Public Housing (South)

APPLICATION SITE

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA KAM POK ROAD

LEGEND

APPLICATION SITE



PLANNING CONSULTANT



PROJECT

TEMPORARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B SS.24 S.A RP, 3250 S.B SS.34 RP IN D.D. 104 AND ADJOINING GOVERNMENT LAND, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE
1:2000 @ A4

DRAWN BY
MN
DATE
19.8.2025

CHECKED BY
DATE

APPROVED BY
DATE

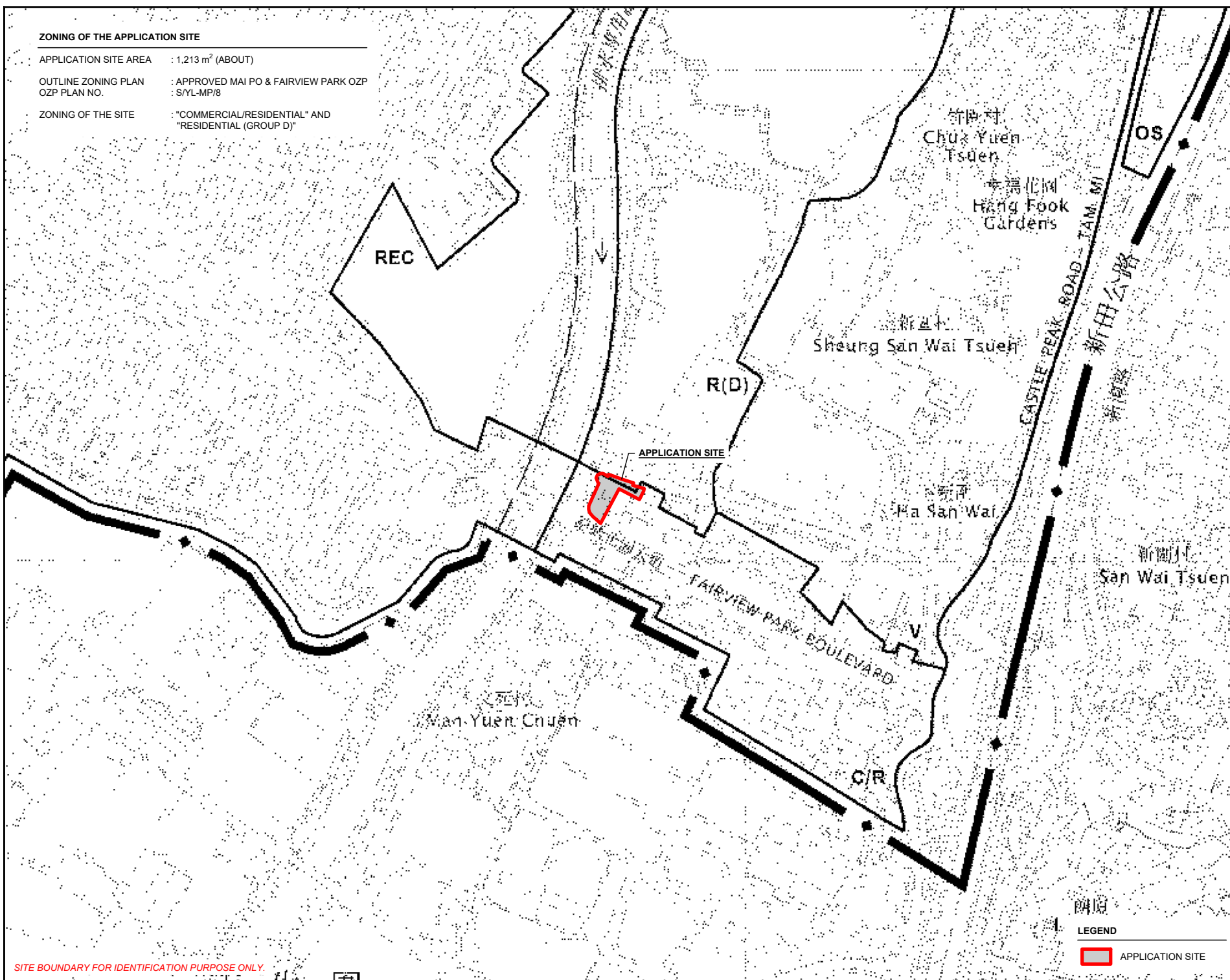
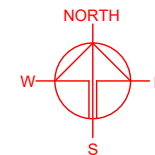
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1
VER.
001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,213 m ² (ABOUT)
OUTLINE ZONING PLAN OZP PLAN NO.	: APPROVED MAI PO & FAIRVIEW PARK OZP : S/YL-MP/8
ZONING OF THE SITE	: "COMMERCIAL/RESIDENTIAL" AND "RESIDENTIAL (GROUP D)"



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SITE LOCATION

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S.B. SS.34 RP IN D.D. 104 AND
ADJOINING GOVERNMENT
LAND, MAI PO, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 5000 @ A4

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LEGEND

APPLICATION SITE

DWG. TITLE
ZONING OF THE SITE

DWG. NO.
PLAN 2

VER.
001

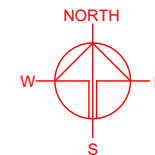
LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,213 m ²	(ABOUT)
AREA OF PRIVATE LAND	: 980 m ²	(ABOUT)
AREA OF GOVERNMENT LAND	: 233 m ²	(ABOUT)

GOVERNMENT LAND
PORTION OF THE
APPLICATION SITE

APPLICATION SITE

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SITE LOCATION

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LAND, MAI PO, YUEN LONG,
NEW TERRITORIES

SCALE

1 : 500 @ A4

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DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

LEGEND

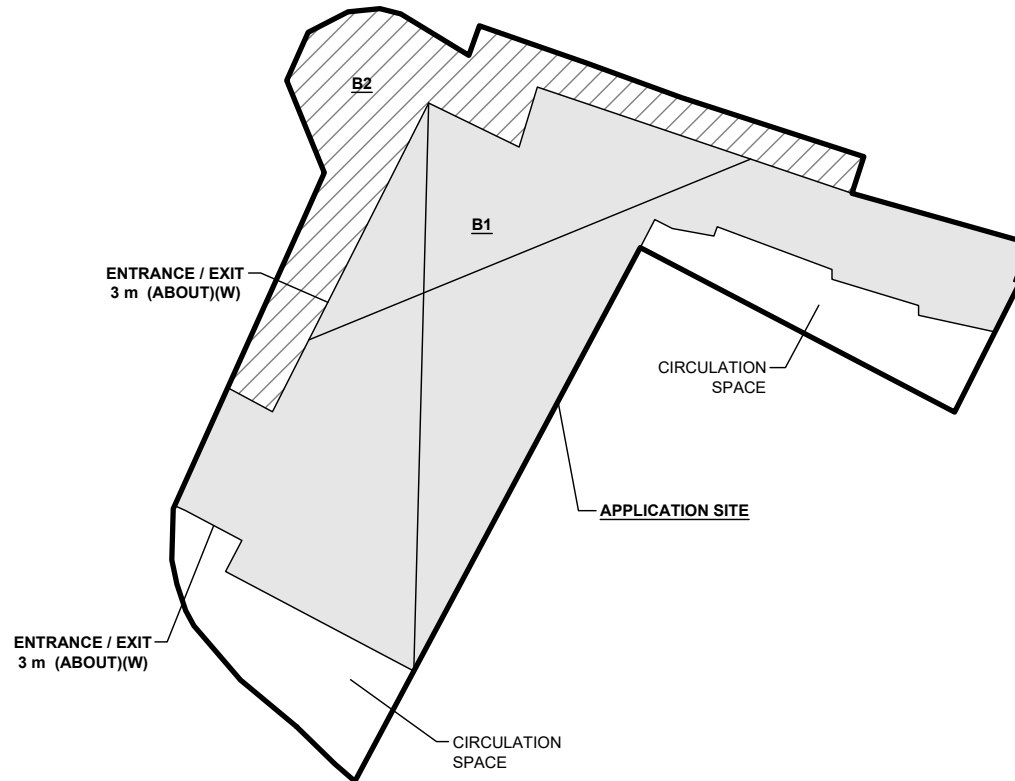
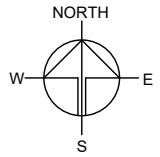
	APPLICATION SITE
	GOVERNMENT LAND PORTION OF THE SITE

DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,213 m ²	(ABOUT)
COVERED AREA	: 980 m ²	(ABOUT)
UNCOVERED AREA	: 233 m ²	(ABOUT)
PLOT RATIO	: 1.33	(ABOUT)
SITE COVERAGE	: 81%	(ABOUT)
NO. OF STRUCTURE	: 2	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 1,610 m ²	(ABOUT)
TOTAL GFA	: 1,610 m ²	(ABOUT)
BUILDING HEIGHT	: 4 m - 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	EATING PLACE (G/F) EATING PLACE (1/F)	750m ² (ABOUT)	750m ² (ABOUT) 630m ² (ABOUT)	7m (ABOUT)(2-STOREY)
B2	RAIN SHELTER (CANOPY)	230m ² (ABOUT)	230m ² (ABOUT)	4m (ABOUT)(1-STOREY)
TOTAL		980m ² (ABOUT)	1,610m ² (ABOUT)	

FOR INTERNAL LAYOUT, PLEASE REFER TO THE FIRE SERVICE INSTALLATIONS PROPOSAL.



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

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LAYOUT PLAN

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PLAN 4

VER.
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LEGEND

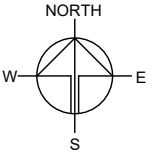
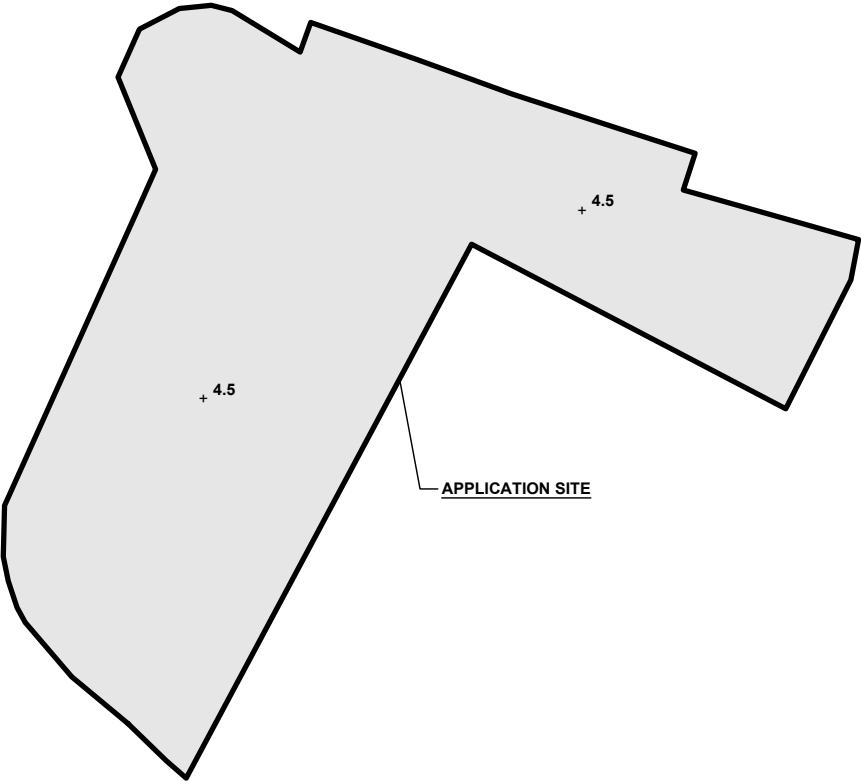
- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- INGRESS / EGRESS

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,213 m ²	(ABOUT)
EXISTING FILLED AREA	: 1,213 m ²	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVEL	: +4.5 mPD	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION AREA	

THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED SINCE THE 1990s. THE APPLIED 'FILLING OF LAND' IS INTENDED TO REGULARIZE THE HARD-PAVING AT APPLICATION SITE.

NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



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FILLING OF LAND AREA

DWG NO. PLAN 5	VER. 001
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LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	EXISTING SITE LEVEL

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