

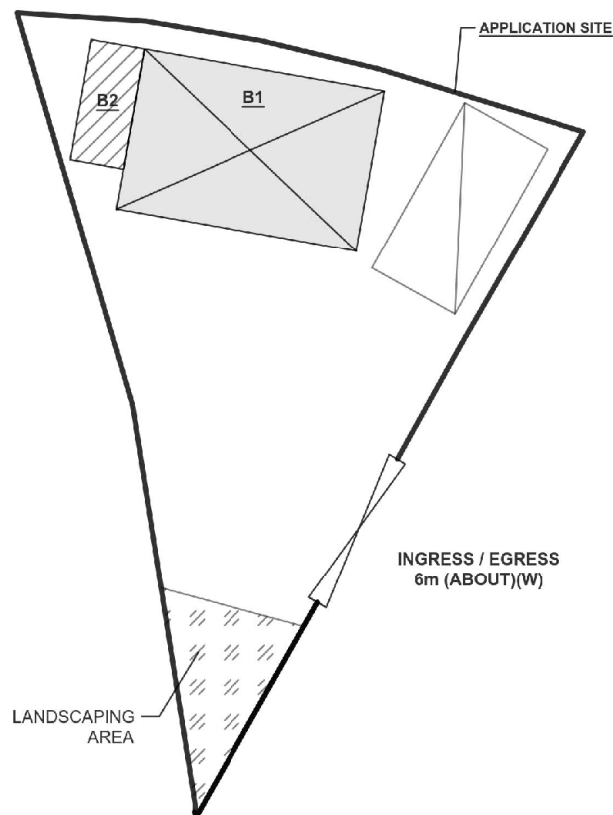
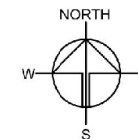
DEVELOPMENT PARAMETERS OF THE APPLICATION SITE

APPLICATION SITE AREA : 291m² (ABOUT)
COVERED AREA : 63m² (ABOUT)
UNCOVERED AREA : 228m² (ABOUT)

PLOT RATIO : 0.4 (ABOUT)
SITE COVERAGE : 22% (ABOUT)

NO. OF STRUCTURE : 2
DOMESTIC GFA : NOT APPLICABLE
NON-DOMESTIC GFA : 117m² (ABOUT)
BUILDING HEIGHT : 7m (ABOUT)
NO. OF STOREY : 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICE ANCILLARY OFFICE	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	CANOPY FOR STAIRCASE	9m ² (ABOUT)	9m ² (ABOUT)	7m (ABOUT) (1-STOREY)
TOTAL		63m ² (ABOUT)	117m ² (ABOUT)	



PARKING PROVISION

NO. OF LUL SPACE FOR LIGHT GOODS VEHICLE : 1
DIMENSION OF LUL SPACE : 3.5m (W) X 7m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	LUL SPACE
	LANDSCAPING AREA

Drawing No. **PLAN 2** Ver. **01**

Project
TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS

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

Drawing Title
LAYOUT PLAN

Scale of A4
1 : 250

Drawn	Date 27.10.2021
Revised	Date 16.12.2021

(摘錄自申請人於 17. 12. 2021呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 17.12.2021)

參考編號
REFERENCE No.
A/YL-MP/321

繪圖 DRAWING
A-1

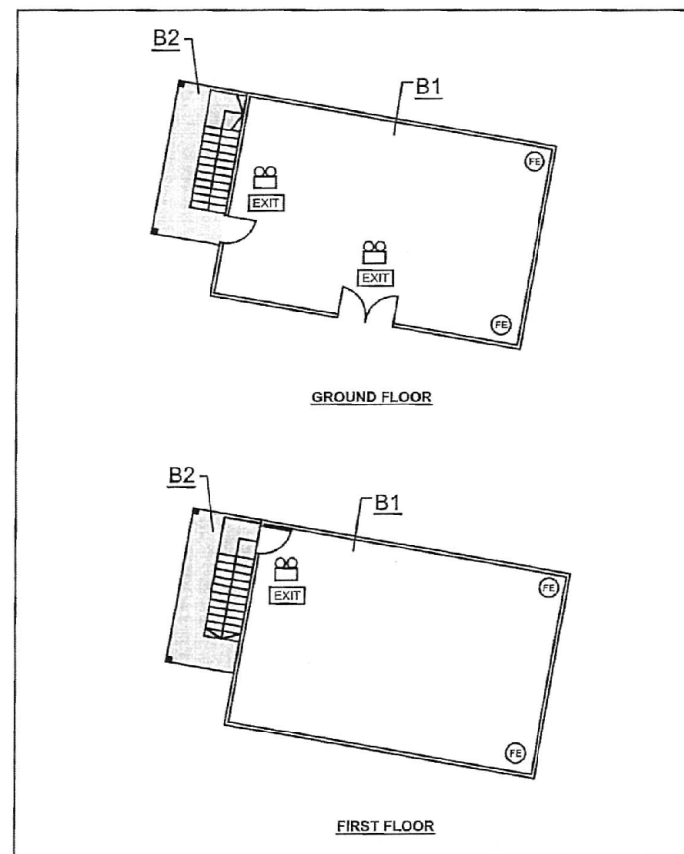
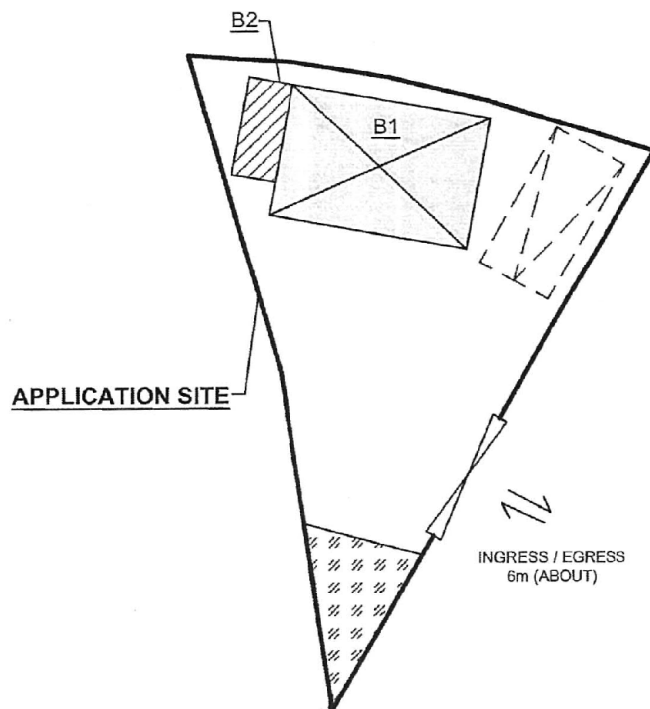
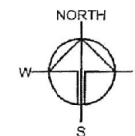
DEVELOPMENT PARAMENTERS

APPLICATION SITE AREA: 291m² (ABOUT)
COVERED AREA: 63m² (ABOUT)
UNCOVERED AREA: 228m² (ABOUT)

NO. OF PROPOSED STRUCTURE: 2
NON-DOMESTIC GFA: 117m² (ABOUT)
BUILDING HEIGHT: 7m (ABOUT)
NO. OF STOREY: 2

NO. OF L/UL SPACE FOR LIGHT GOODS VEHICLE (3.5m X 7m):1

STRUCTURE	USE	COVERED AREA	NON-DOM. GFA	BUILDING HEIGHT
B1	SHOP AND SERVICE (RETAIL STORE)	54m ² (ABOUT)	108m ² (ABOUT)	7m (ABOUT) (2-STOREY)
B2	CANOPY FOR STAIRCASE	9m ² (ABOUT)	9m ²	7m (ABOUT)
TOTAL		63m ² (ABOUT)	117m ² (ABOUT)	



FIRE SERVICE INSTALLATIONS

- 3 X EMERGENCY LIGHTING
- 3 X EXIT SIGN
- 4 X 4.5KG GAS-TYPE FIRE EXTINGUISHER

FS NOTES:

SUFFICIENT EMERGENCY LIGHTING SHALL BE PROVIDED THROUGHOUT THE ENTIRE BUILDING IN ACCORDANCE WITH BS5266:PART 1 AND BS EN 1838.

SUFFICIENT DIRECTIONAL AND EXIT SIGN SHALL BE PROVIDED IN ACCORDANCE WITH BS5266: PART 1 AND FSD CIRCULAR LETTER 5/2008.

LEGEND

- STRUCTURE
- L/UL SPACE
- CANOPY
- LANDSCAPING AREA

Drawing No.
APPENDIX I

Project
S.16 APPLICATION NO.
A/YL-MP/280

Drawing Title
FSIs PROPOSAL

Scale of A4
1:300

Drawn
22.4.2020

Revised
Date

(摘錄自申請人於 5. 11. 2021 呈交的申請書)
(Extract from Applicant's
Submission of 5.11.2021)

參考編號
REFERENCE No.
A/YL-MP/321

繪圖 DRAWING
A-2

DRAINAGE NOTES :

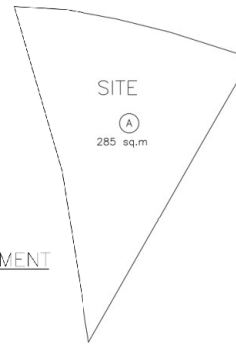
1. ALL UNDERGROUND RAINWATER PIPES SHALL BE, UNLESS OTHERWISE SPECIFIED, C.I.P. COMPLY WITH B.S.437 OR B.S. 1211 (UP TO 600mm).
2. DRAINAGE WORKS OUTSIDE LOT BOUNDARY MAY AFFECT THE ADJOINING GOVERNMENT LAND AND PRIVATE LAND. IF SO, THE OWNER / AP SHALL OBTAIN THE CONSENT FROM GOVERNMENT DEPARTMENT OR/AND THE OWNER OF ADJOINING LANDS PRIOR TO THE COMMENCEMENT OF WORKS.
3. ALL THE PROPOSED DRAINAGE FACILITIES WOULD BE CONSTRUCTED AND MAINTAINED BY THE OWNER AT HIS OWN COST.
4. PRIOR APPROVAL FROM DRAINAGE SERVICES DEPARTMENT SHOULD BE OBTAINED BEFORE DISCHARGING INTO THE GOVERNMENT DRAIN.
5. PUBLIC DRAIN CONNECTION AND ASSOCIATED DRAINAGE WORKS OUTSIDE SITE BOUNDARY SHALL BE DONE BY LOT OWNER AND TO THE SATISFACTION OF DSD.
6. EXCAVATION PERMIT ON GOVERNMENT LAND SHOULD BE OBTAINED FROM RELEVANT AUTHORITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION WORKS.

LEGEND



PROPOSED CATCHPIT
(REFER TO CEDD'S STANDARD DWG. C2405E)

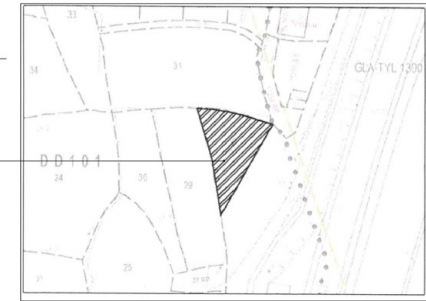
300mm U-CHANNEL C/W
C.I. COVER (HEAVY DUTY
FOR RUN IN/OUT)
(F1:100)



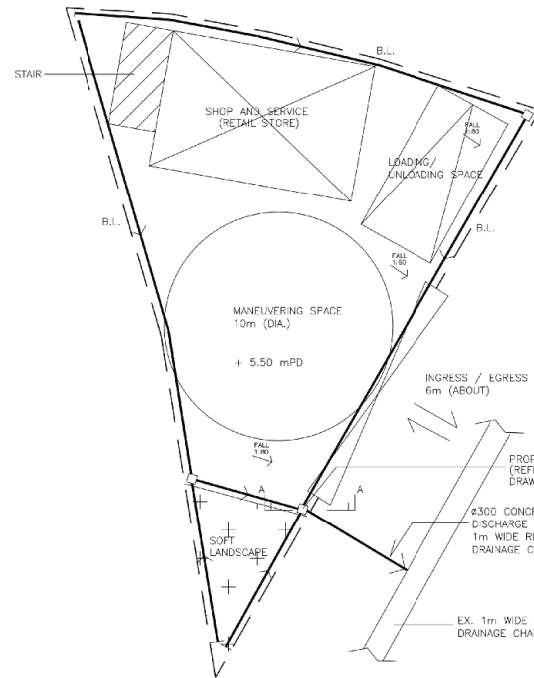
AREA OF CATCHMENT



SITE

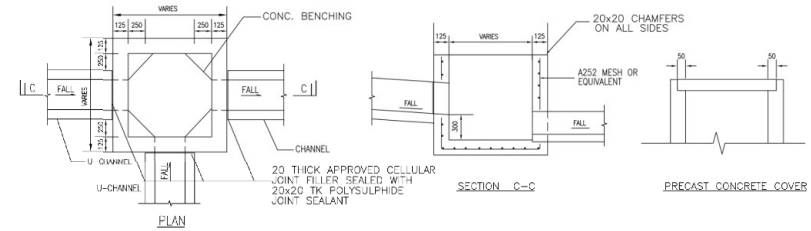
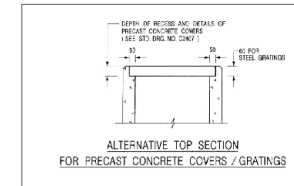
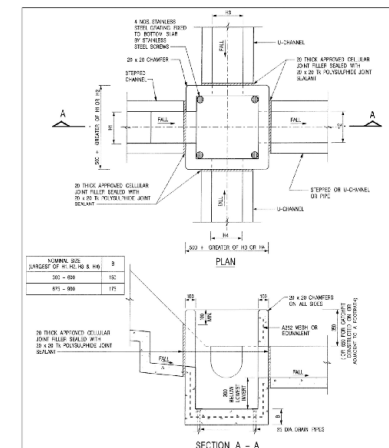


LOCATION PLAN SCALE 1:1000



DRAINAGE LAYOUT PLAN

SCALE 1:100

CATCHPIT DETAILS
(REFER TO CEDD'S STANDARD DWG. C2405E)ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGSDETAILS OF CATCHPIT WITH TRAP
(REFER TO CEDD'S STANDARD DWG. C2406/1 & 2A)

PROJECT : PROPOSED DEVELOPMENT AT
LOT 28 RP IN D.D.101, MAI PO, YUEN LONG, NT.

TITLE : DRAINAGE LAYOUT PLAN

SCALE 1:100

JOB NO. 19-01

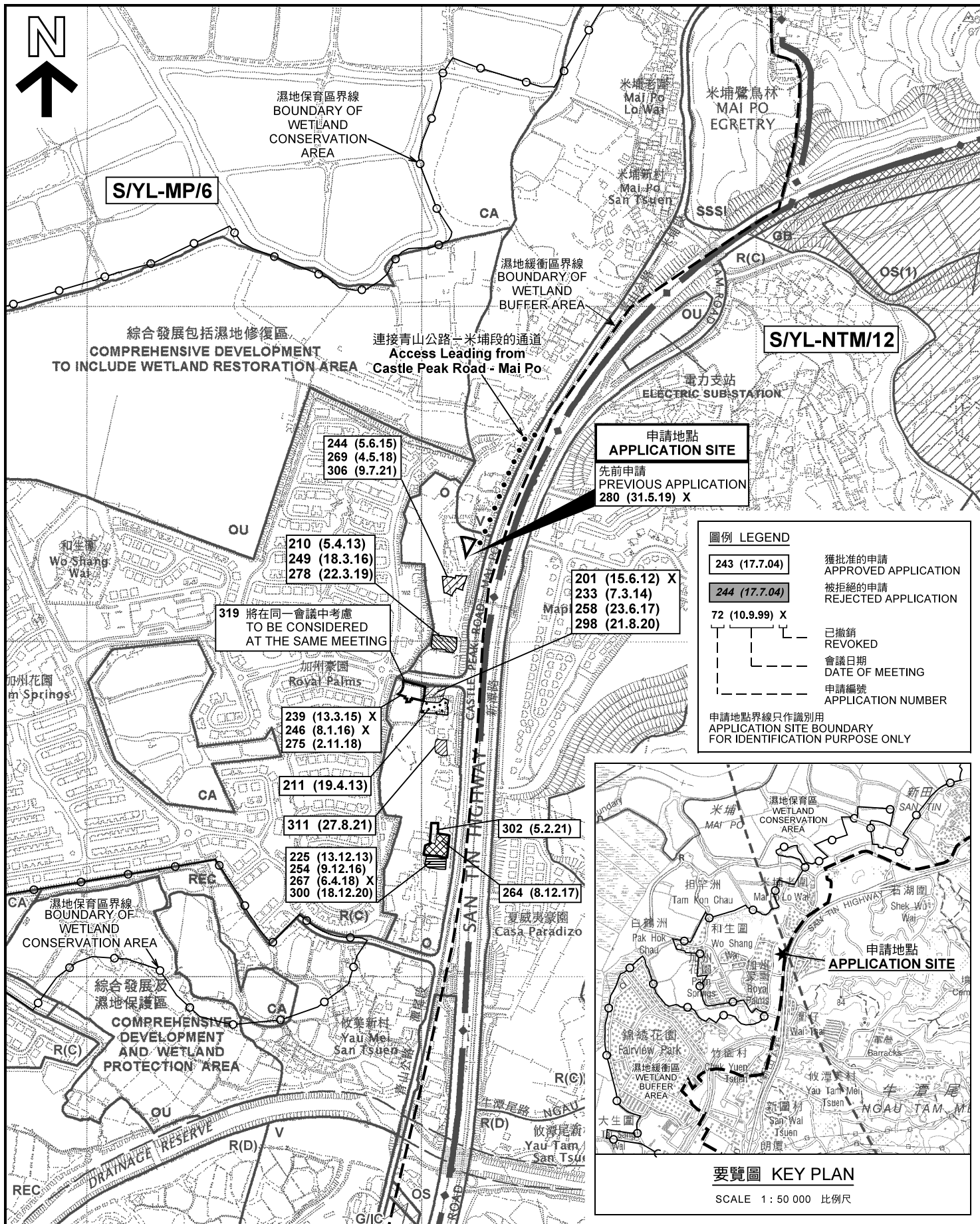
DATE : 04-2019

DRAWN
VFCHECKED
MFAPPROVED
DR-01DRAWING NO.
A

(摘錄自申請人於 18. 11. 2021呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 18.11.2021)

參考編號
REFERENCE No.
A/YL-MP/321

繪圖 DRAWING
A-3



本摘要圖於2021年12月21日擬備，
所根據的資料為於2005年2月1日
核准的分區計劃大綱圖編號 S/YL-MP/6
EXTRACT PLAN PREPARED ON 21.12.2021
BASED ON OUTLINE ZONING PLAN No.
S/YL-MP/6 APPROVED ON 1.2.2005

位置圖及同類申請 LOCATION PLAN WITH SIMILAR APPLICATIONS

擬議臨時商店及服務行業連附屬辦公室（為期5年）
新界元朗米埔丈量約份第101約地段第28號餘段
PROPOSED TEMPORARY SHOP AND SERVICES
WITH ANCILLARY OFFICE
FOR A PERIOD OF 5 YEARS
LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES

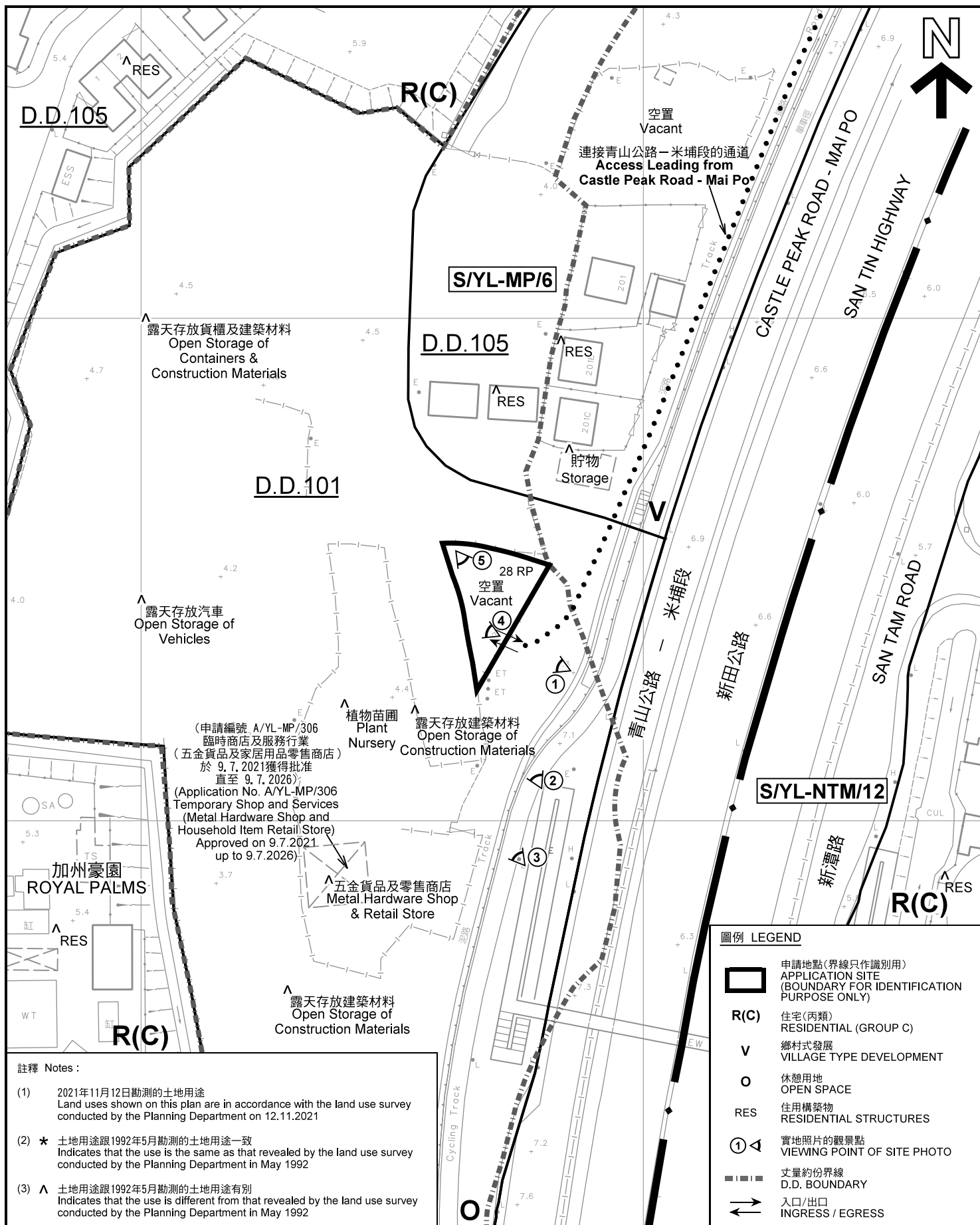
SCALE 1 : 7 500 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-MP/321

圖 PLAN
A-1



<p>本摘要圖於2021年12月14日擬備，所根據的資料為測量圖編號 2-SE-11C 及 12D EXTRACT PLAN PREPARED ON 14.12.2021 BASED ON SURVEY SHEETS No. 2-SE-11C & 12D</p>	<p>平面圖 SITE PLAN</p> <p>擬議臨時商店及服務行業連附屬辦公室（為期5年） 新界元朗米埔丈量約份第101約地段第28號餘段 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY OFFICE FOR A PERIOD OF 5 YEARS LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES</p> <p>SCALE 1 : 1 000 比例尺</p> <p>米 20 0 20 40 米 METRES</p>	<p>規劃署 PLANNING DEPARTMENT</p> <p>參考編號 REFERENCE No. A/YL-MP/321</p> <p>圖 PLAN A-2</p>
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連接青山公路 — 米埔段的通道
Access Leading from
Castle Peak Road - Mai Po

加州豪園
ROYAL PALMS

PALM CANYON DRIVE

CASTLE PEAK ROAD - MAI PO
SAN TIN HIGHWAY
SAN TAM ROAD

碧豪苑
MAPLE
GARDENS

加州豪園
ROYAL PALMS

柏欣大道

青山公路-米埔段

新田公路

新潭路

圖例 LEGEND



申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)

本摘要圖於2021年11月30日擬備，所根據
的資料為地政總署於2021年1月14日拍得
的航攝照片編號 E125576C
EXTRACT PLAN PREPARED ON 30.11.2021
BASED ON AERIAL PHOTO No.
E125576C TAKEN ON 14.1.2021
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時商店及服務行業連附屬辦公室（為期5年）
新界元朗米埔丈量約份第101約地段第28號餘段
PROPOSED TEMPORARY SHOP AND SERVICES
WITH ANCILLARY OFFICE
FOR A PERIOD OF 5 YEARS
LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
AYL-MP/321

圖 PLAN
A-3

1



日期 Date: 12.11.2021

2



日期 Date: 12.11.2021

3



日期 Date: 12.11.2021

4



日期 Date: 30.11.2021

5



日期 Date: 30.11.2021

申請地點界線只作識別用 APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTOS

本圖於2021年12月14日擬備，所根據的資料為攝於2021年11月12日及11月30日的實地照片
PLAN PREPARED ON 14.12.2021
BASED ON SITE PHOTOS
TAKEN ON 12.11.2021 & 30.11.2021

擬議臨時商店及服務行業連附屬辦公室（為期5年）
新界元朗米埔丈量約份第101約地段第28號餘段
PROPOSED TEMPORARY SHOP AND SERVICES
WITH ANCILLARY OFFICE
FOR A PERIOD OF 5 YEARS
LOT 28 RP IN D.D. 101, MAI PO, YUEN LONG, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
AYL-MP/321

圖 PLAN
A-4