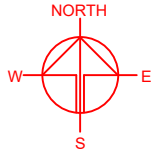


LOCATION OF THE APPLICATION SITE
APPLICATION SITE AREA : 743 m² (ABOUT)
VEHICULAR ACCESS
ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA A LOCAL ACCESS

APPLICATION SITE

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA A LOCAL ACCESS



PLANNING CONSULTANT

 **R-Riches**
Property Consultants Ltd.

PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

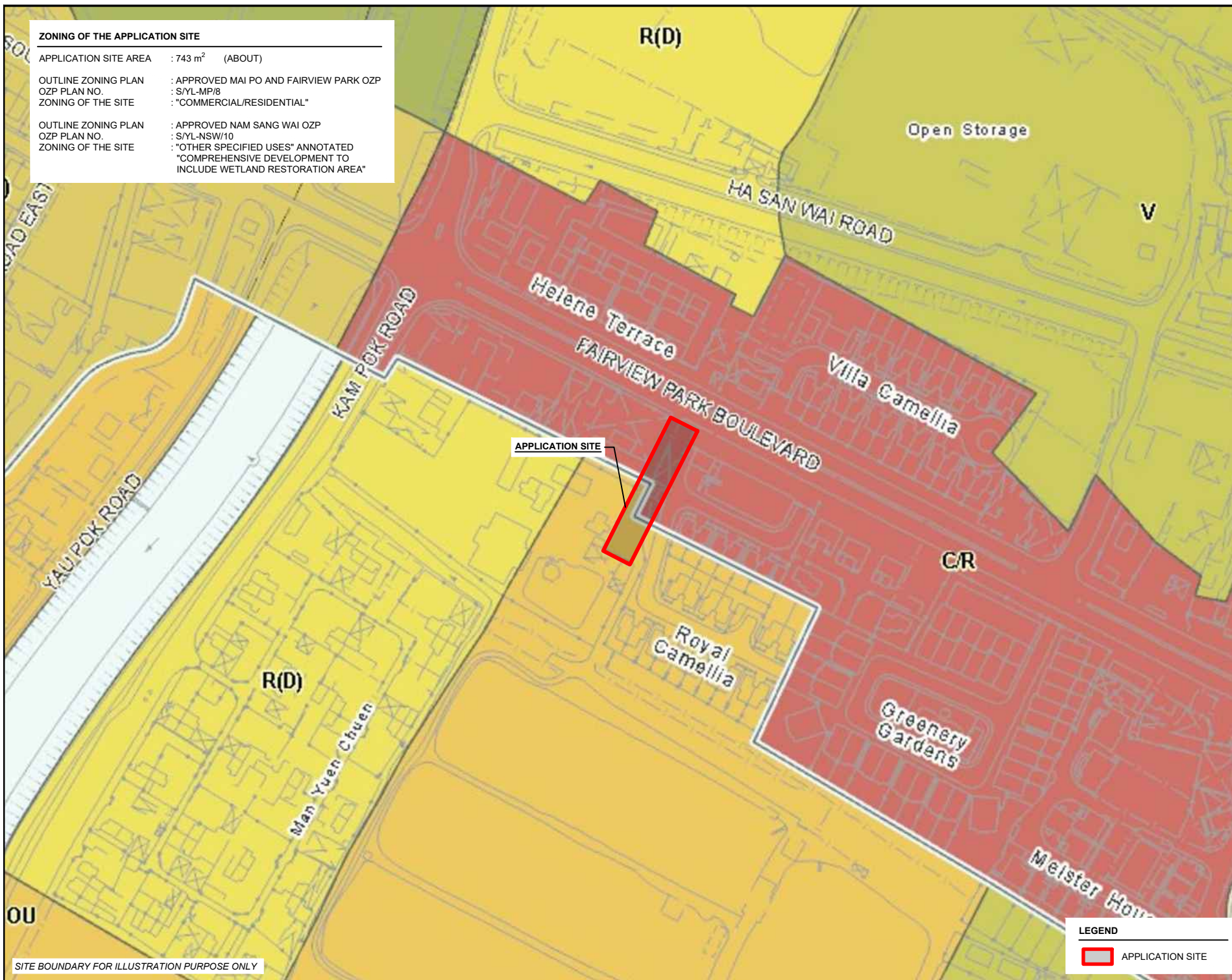
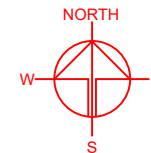
SCALE	
1 : 2000 @ A4	
DRAWN BY	DATE
MN	8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LOCATION PLAN	
DWG NO.	VER.
PLAN 1	001

LEGEND

 APPLICATION SITE

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA	: 743 m ² (ABOUT)
OUTLINE ZONING PLAN	: APPROVED MAI PO AND FAIRVIEW PARK OZP
OZP PLAN NO.	: S/YL-MP/8
ZONING OF THE SITE	: "COMMERCIAL/RESIDENTIAL"
OUTLINE ZONING PLAN	: APPROVED NAM SANG WAI OZP
OZP PLAN NO.	: S/YL-NSW/10
ZONING OF THE SITE	: "OTHER SPECIFIED USES" ANNOTATED "COMPREHENSIVE DEVELOPMENT TO INCLUDE WETLAND RESTORATION AREA"



APPLICATION SITE

LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

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DRAWN BY MN DATE 8.4.2025

CHECKED BY DATE

APPROVED BY DATE

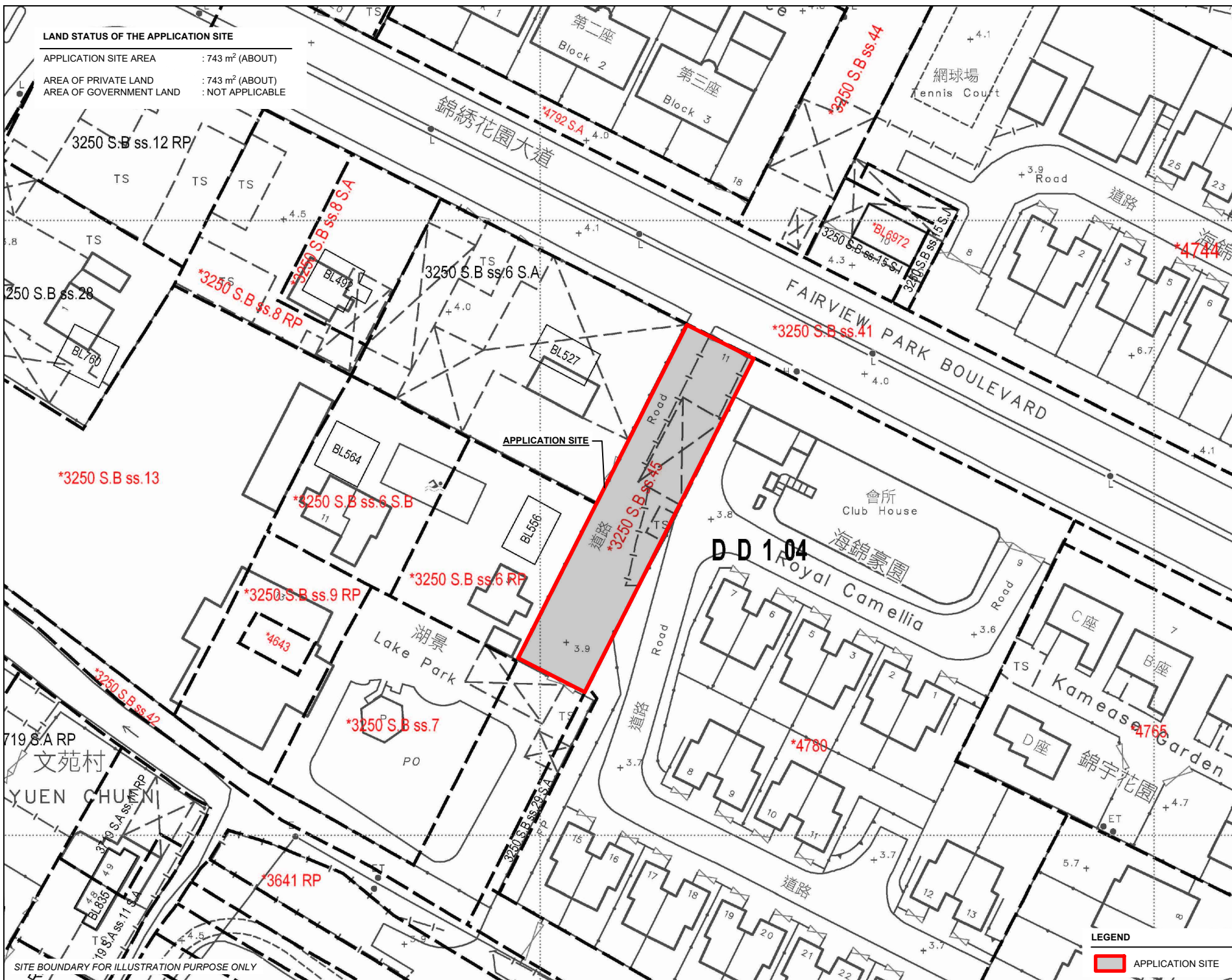
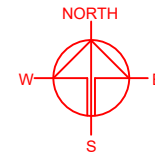
DWG. TITLE
ZONING OF THE SITE

DWG NO. PLAN 2 VER. 001

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 743 m² (ABOUT)
 AREA OF PRIVATE LAND : 743 m² (ABOUT)
 AREA OF GOVERNMENT LAND : NOT APPLICABLE



PLANNING CONSULTANT



PROJECT

TEMPORARY AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1: 800 @ A4

DRAWN BY

MN

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG. NO.

PLAN 3

VER.

001

LEGEND

APPLICATION SITE

SITE BOUNDARY FOR ILLUSTRATION PURPOSE ONLY

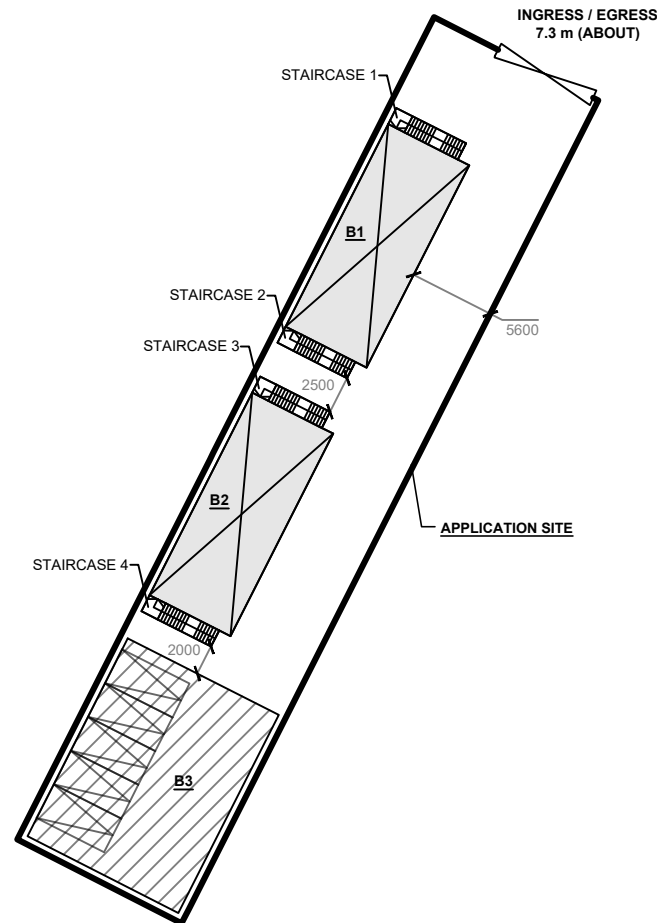
DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 743 m ²	(ABOUT)
COVERED AREA	: 396 m ²	(ABOUT)
UNCOVERED AREA	: 347 m ²	(ABOUT)
PLOT RATIO	: 0.7	(ABOUT)
SITE COVERAGE	: 53 %	(ABOUT)
NO. OF STRUCTURE	: 3	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 524 m ²	(ABOUT)
TOTAL GFA	: 524 m ²	(ABOUT)
BUILDING HEIGHT	: 7 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

PARKING AND LOADING/UNLOADING PROVISION

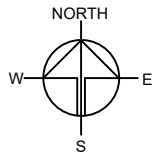
NO. OF PRIVATE CAR PARKING SPACE	: 5
DIMENSION OF PARKING SPACE	: 5 m (L) X 2.5 m (W)

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	SHOP AND SERVICES WITH OFFICE STAIRCASE 1 STAIRCASE 2	90 m ² (ABOUT) 13 m ² (ABOUT) 13 m ² (ABOUT)	180 m ² (ABOUT) N/A N/A	7m (ABOUT)(2-STOREY)
B2	SHOP AND SERVICES WITH OFFICE STAIRCASE 3 STAIRCASE 4	90 m ² (ABOUT) 13 m ² (ABOUT) 13 m ² (ABOUT)	180 m ² (ABOUT) N/A N/A	7m (ABOUT)(2-STOREY)
B3	RAIN SHELTER FOR PARKING SPACES	164 m ² (ABOUT)	164 m ² (ABOUT)	7 m (ABOUT)(1-STOREY)
TOTAL		396 m ² (ABOUT)	524 m ² (ABOUT)	



LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	STAIRCASE TO 1/F
	PARKING SPACE
	INGRESS / EGRESS



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY MN	DATE 8.4.2025
CHECKED BY	DATE
APPROVED BY	DATE

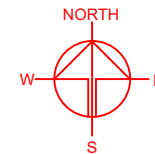
DWG. TITLE
LAYOUT PLAN

DWG NO. PLAN 4	VER. 001
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SWEPT PATH ANALYSIS

TYPE OF VEHICLE : PRIVATE CAR
DIMENSION OF VEHICLE : 1.7 m (W) X 4.6 m (L)

SWEPT PATHS GENERATED BY AUTODESK VEHICLE TRACKING



APPLICATION SITE

PROPOSED UNCOVERED
INGRESS / EGRESS
7.3 m (ABOUT)

CIRCULATION
AREA

4-SIDE OPENED
CANOPY

FROM FAIRVIEW PARK BOULEVARD
TO THE APPLICATION SITE

APPLICATION SITE

PROPOSED UNCOVERED
INGRESS / EGRESS
7.3 m (ABOUT)

CIRCULATION
AREA

4-SIDE OPENED
CANOPY

FROM THE APPLICATION SITE
TO FAIRVIEW PARK BOULEVARD

LEGEND

- APPLICATION SITE
- STRUCTURE
- PARKING SPACE
- INGRESS / EGRESS
- PRIVATE CAR
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND
SERVICES WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 3 YEARS

SITE LOCATION

LOT 3250 S.B ss.45 IN D.D. 104,
MAI PO, YUEN LONG, NEW
TERRITORIES

SCALE

1: 500 @ A4

DRAWN BY

MN

DATE

8.4.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 5

VER.

001