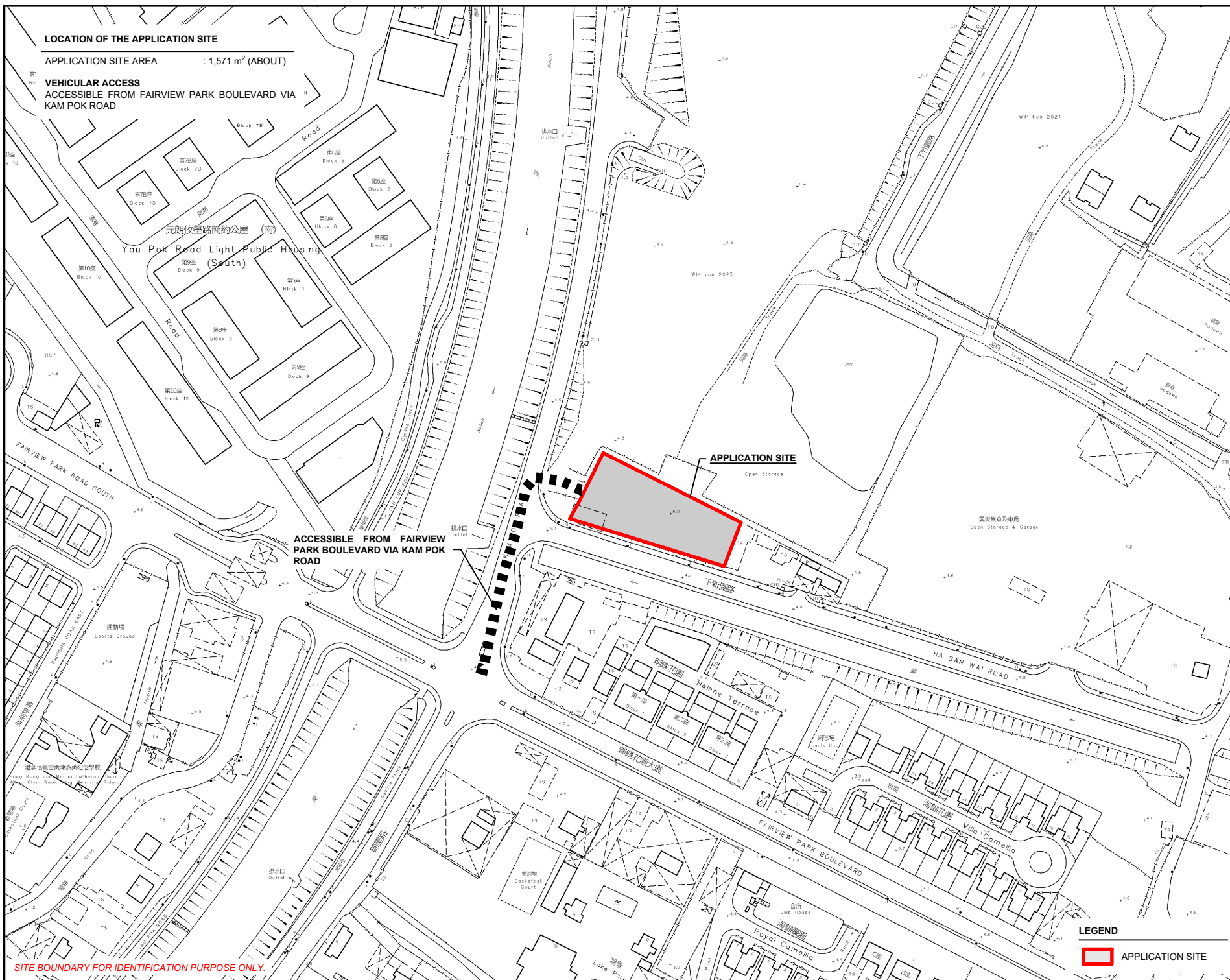
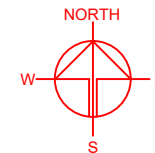


# LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,571 m<sup>2</sup> (ABOUT)

## VEHICULAR ACCESS

ACCESSIBLE FROM FAIRVIEW PARK BOULEVARD VIA KAM POK ROAD



PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1:2000 @ A4

DRAWN BY

MN

DATE

4.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

001

LEGEND



APPLICATION SITE

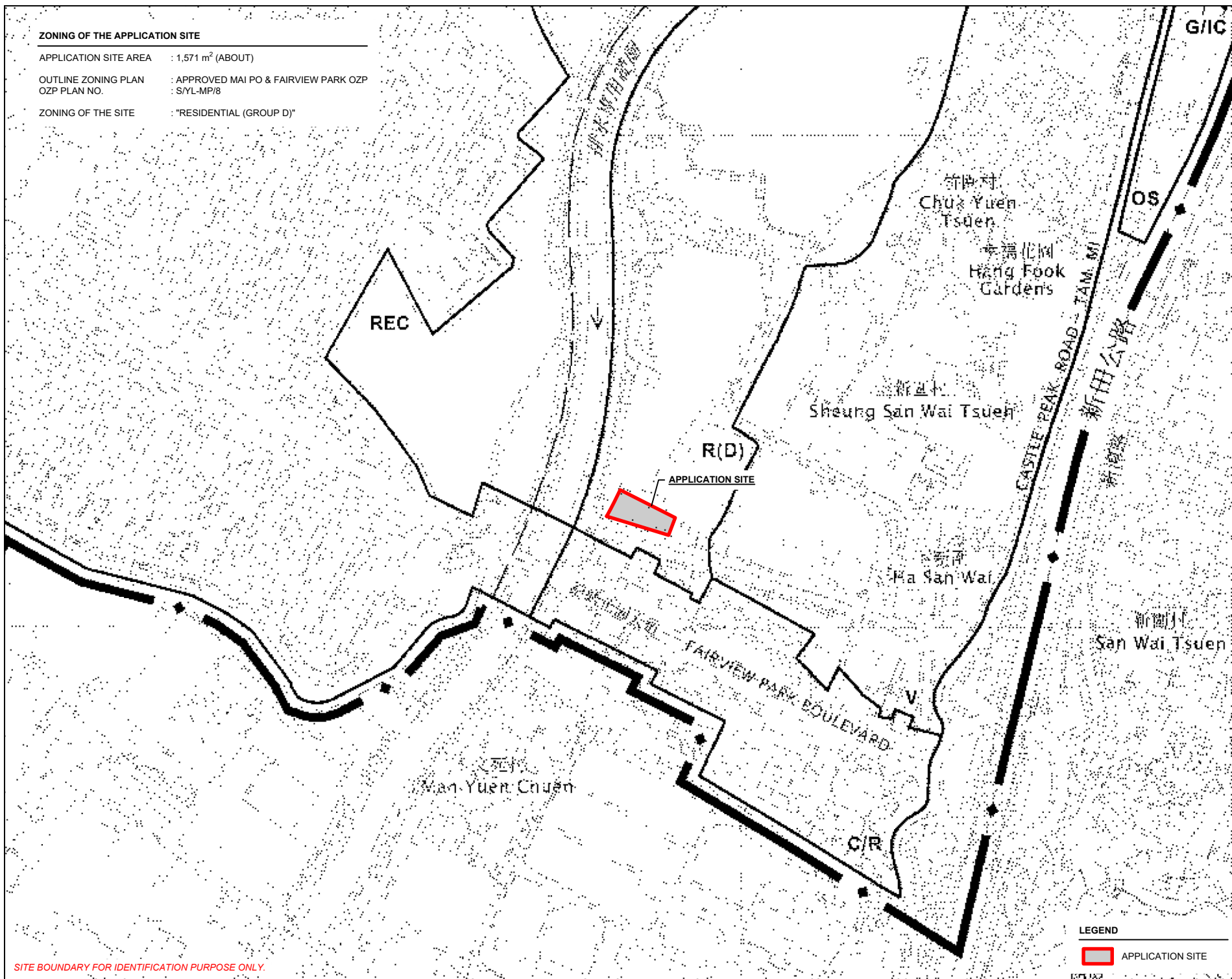
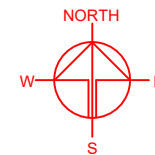
SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

# ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,571 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : APPROVED MAI PO & FAIRVIEW PARK OZP  
OZP PLAN NO. : S/YL-MP/8

ZONING OF THE SITE : "RESIDENTIAL (GROUP D)"



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

## LEGEND

APPLICATION SITE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 5000 @ A4

DRAWN BY : MN  
DATE : 4.8.2025

CHECKED BY :  
DATE :

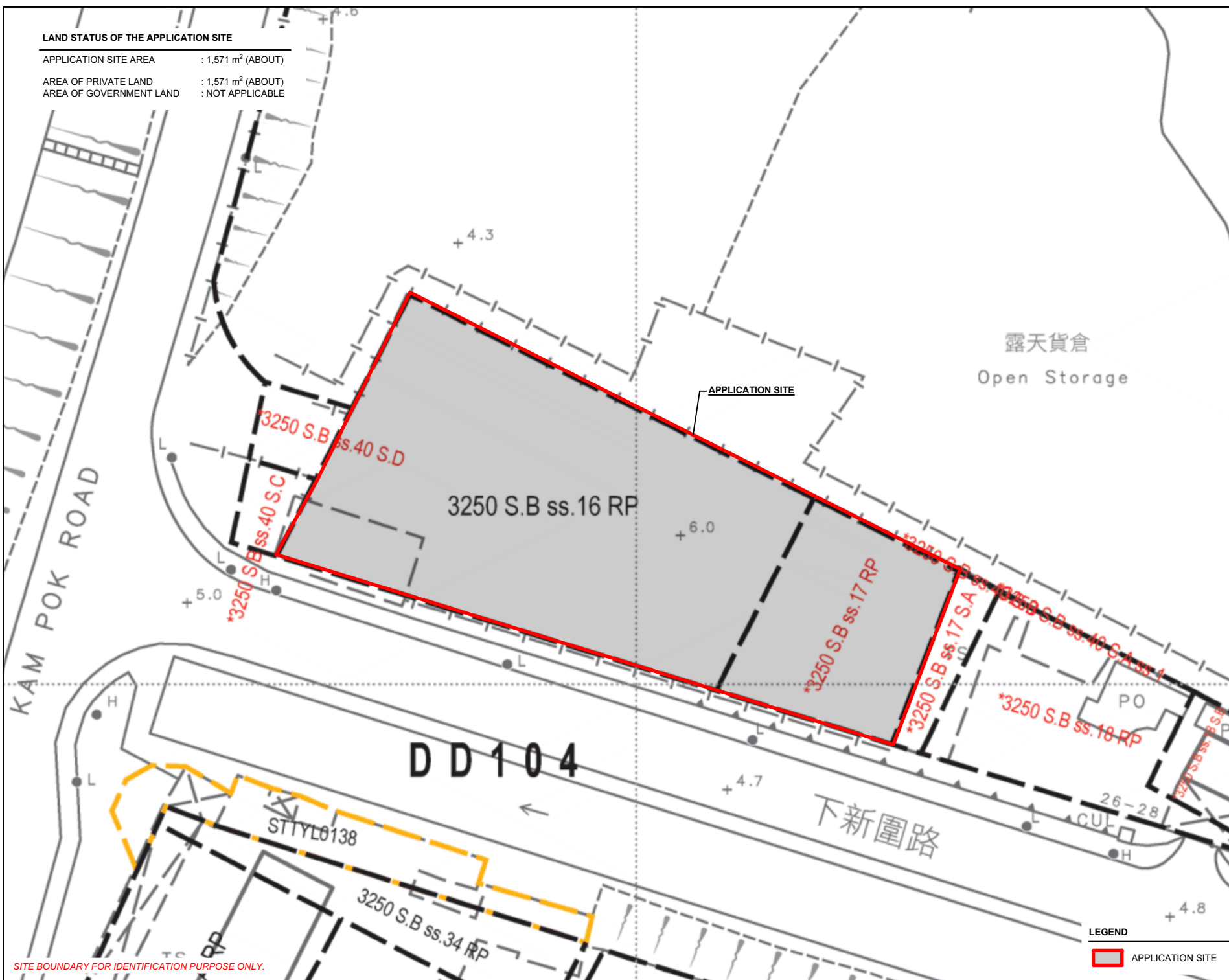
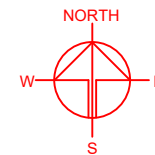
APPROVED BY :  
DATE :

DWG. TITLE : ZONING OF THE SITE

DWG NO. : PLAN 2  
VER. : 001

# LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 1,571 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 1,571 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 AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

4.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

VER.

001

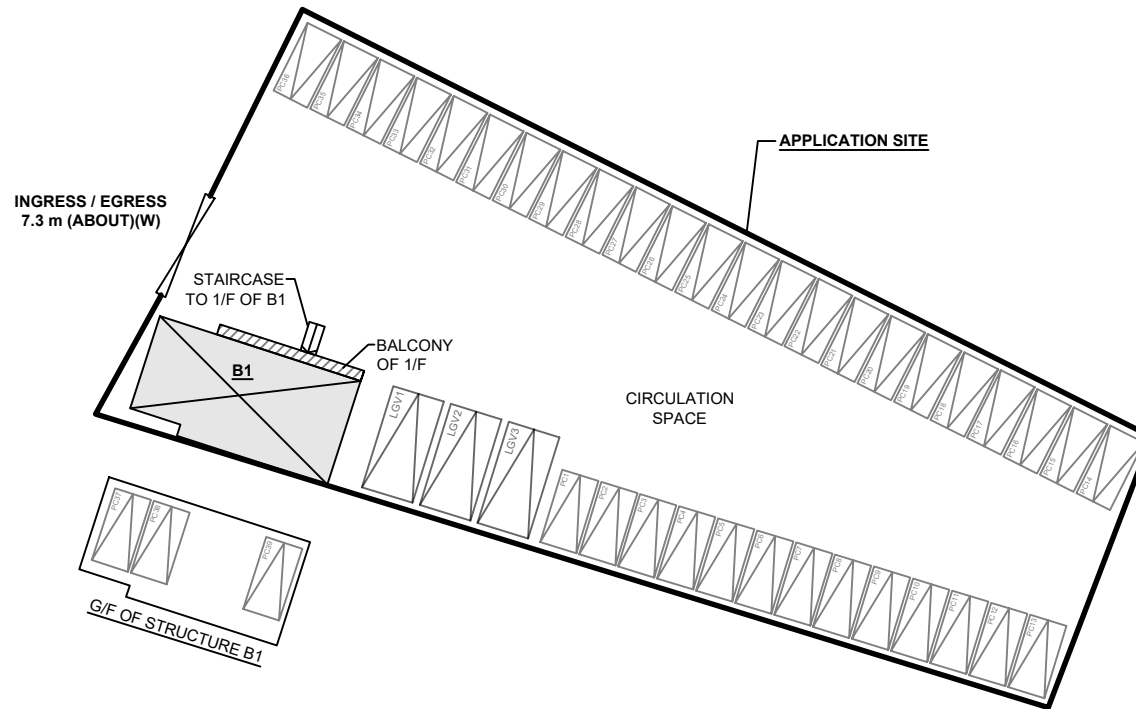
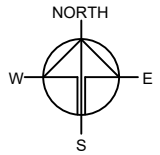
# DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,571 m <sup>2</sup>	(ABOUT)
COVERED AREA	: 107 m <sup>2</sup>	(ABOUT)
UNCOVERED AREA	: 1,464 m <sup>2</sup>	(ABOUT)
PLOT RATIO	: 0.13	(ABOUT)
SITE COVERAGE	: 7%	(ABOUT)
NO. OF STRUCTURE	: 1	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 211 m <sup>2</sup>	(ABOUT)
TOTAL GFA	: 211 m <sup>2</sup>	(ABOUT)
BUILDING HEIGHT	: 6 m	(ABOUT)
NO. OF STOREY	: 2	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1 (G/F) (1/F)	COVERED PARKING SPACE SHOP AND SERVICES AND OFFICE	107 m <sup>2</sup> (ABOUT)*	107 m <sup>2</sup> (ABOUT) 104 m <sup>2</sup> (ABOUT)*	6 m (ABOUT)(2-STOREY)
TOTAL		107 m <sup>2</sup> (ABOUT)	211 m <sup>2</sup> (ABOUT)	

\* COVERED AREA OF STRUCTURE B1  
 $7 \text{ m}^2 \text{ (BALCONY OF 1/F)} + 3 \text{ m}^2 \text{ (STAIRCASE)} + 97 \text{ m}^2 \text{ (ENCLOSED)} = 107 \text{ m}^2 \text{ (ABOUT)}$

#GFA OF STRUCTURE B1  
 $7 \text{ m}^2 \text{ (BALCONY OF 1/F)} + 97 \text{ m}^2 \text{ (ENCLOSED)} = 104 \text{ m}^2 \text{ (ABOUT)}$



## PARKING PROVISION

NO. OF PRIVATE CAR PARKING SPACE	: 39
DIMENSION OF LOADING/UNLOADING SPACE	: 5m (L) X 2.5m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF LOADING/UNLOADING SPACE	: 7m (L) X 3.5m (W)

## LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1 : 500 @ A4

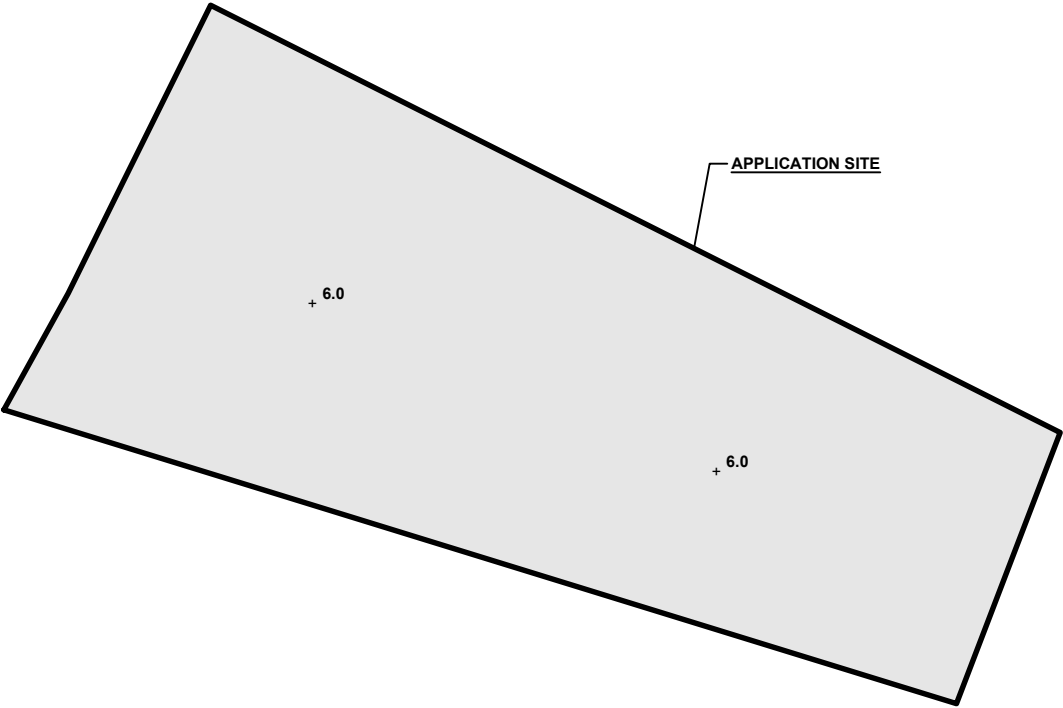
DRAWN BY	DATE
MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
PLAN 4	001

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,571 m <sup>2</sup>	(ABOUT)
COVERED BY STRUCTURE	: 107 m <sup>2</sup>	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 1,571 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
PROPOSED SITE LEVEL	: +6.0 mPD	(ABOUT)
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF FILLING	: SITE FORMATION OF STRUCTURES AND CIRCULATION AREA	

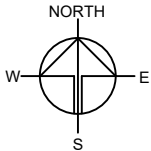
THE APPLICATION SITE HAS ALREADY BEEN HARD-PAVED SINCE THE 1990s. THE APPLIED 'FILLING OF LAND' IS INTENDED TO REGULARIZE THE HARD-PAVING AT APPLICATION SITE.

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.



LEGEND	
	APPLICATION SITE
	FILLING OF LAND AREA
	EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT	
PROJECT	
TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS	
SITE LOCATION	
LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES	
SCALE	
1 : 500 @ A4	
DRAWN BY	DATE
MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
FILLING OF LAND AREA	
DWG NO.	VER.
PLAN 5	001

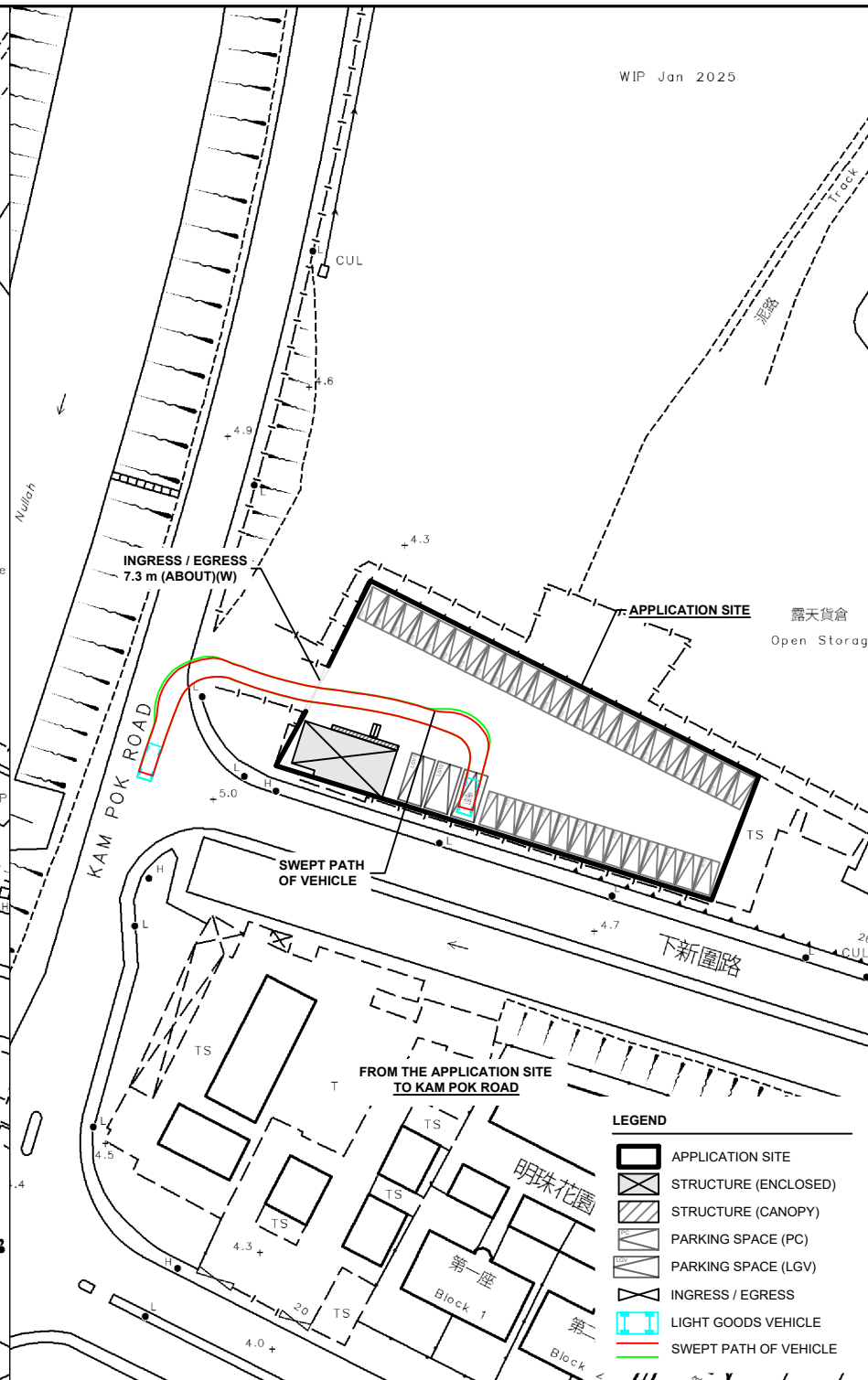
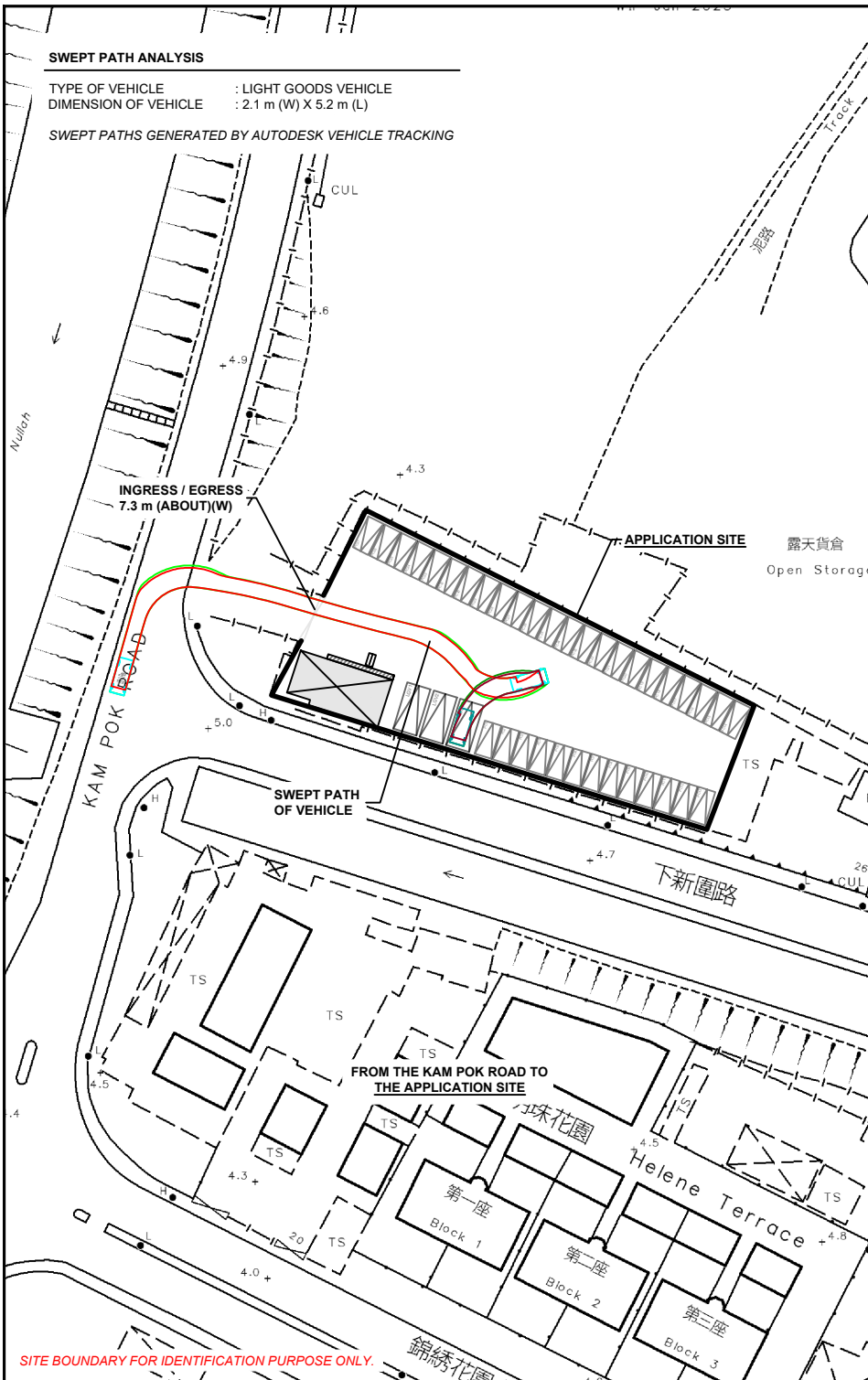
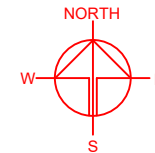


# SWEPT PATH ANALYSIS

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

WIP Jan 2025



## LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PC)
- PARKING SPACE (LGV)
- INGRESS / EGRESS
- LIGHT GOODS VEHICLE
- SWEPT PATH OF VEHICLE

PLANNING CONSULTANT



PROJECT

TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

LOTS 3250 S.B SS.16 RP AND 3250 S.B SS.17 RP IN D.D. 104, MAI PO, YUEN LONG, NEW TERRITORIES

SCALE

1: 1000 @ A4

DRAWN BY

MN

DATE

4.8.2025

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

SWEPT PATH ANALYSIS

DWG NO.

PLAN 6

VER.

001

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.