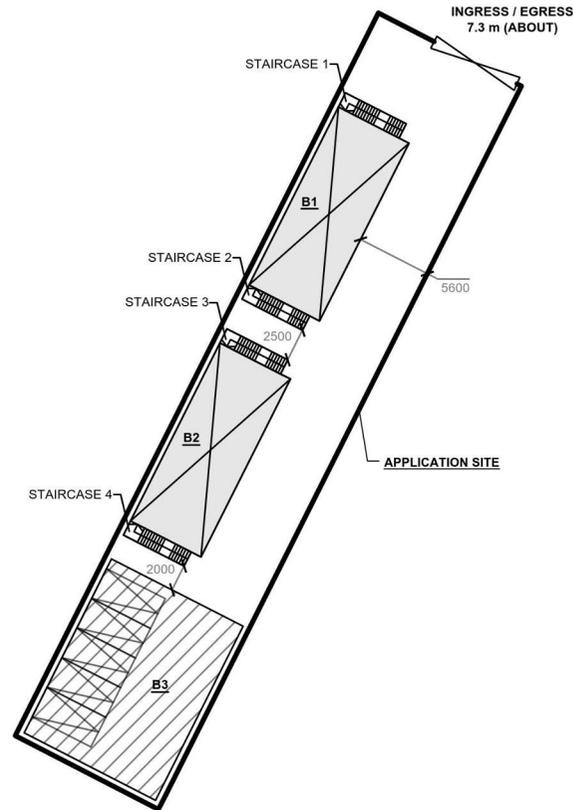
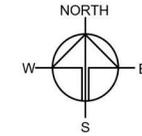


DEVELOPMENT PARAMETERS

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	

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 m² (ABOUT)	524 m² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISION

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

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

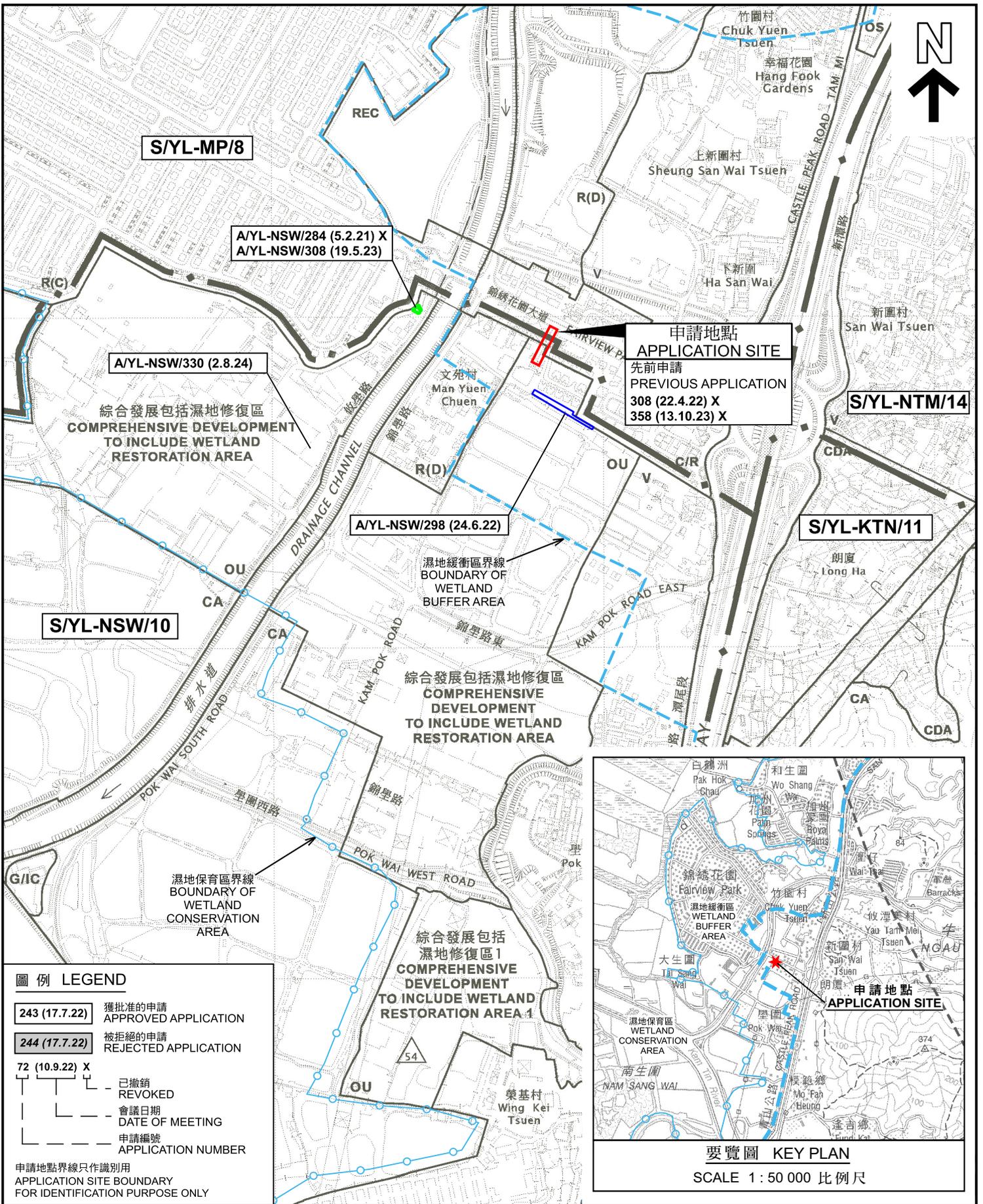
VER.

001

(摘錄自申請人於 19.6.2025 呈交的申請書)
(Extract from Applicant's Submission of 19.6.2025)

參考編號
REFERENCE No.
A/YL-MP/392

繪圖
DRAWING
A - 1



本摘要圖於2025年7月29日擬備，所根據的資料為：
 於2024年9月17日核准的分區計劃大綱圖編號 S/YL-MP/8及
 於2025年3月17日核准的分區計劃大綱圖編號 S/YL-NSW/10
 EXTRACT PLAN PREPARED ON 29.7.2025 BASED ON OUTLINE ZONING PLANS No. S/YL-MP/8 APPROVED ON 17.9.2024 AND S/YL-NSW/10 APPROVED ON 17.3.2025

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設施（為期3年）
 元朗米埔丈量約份第104約地段第3250號B分段第45小分段
 PROPOSED TEMPORARY SHOP AND SERVICES WITH ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
 LOT 3250 S.B. ss.45 IN D.D. 104, MAI PO, YUEN LONG

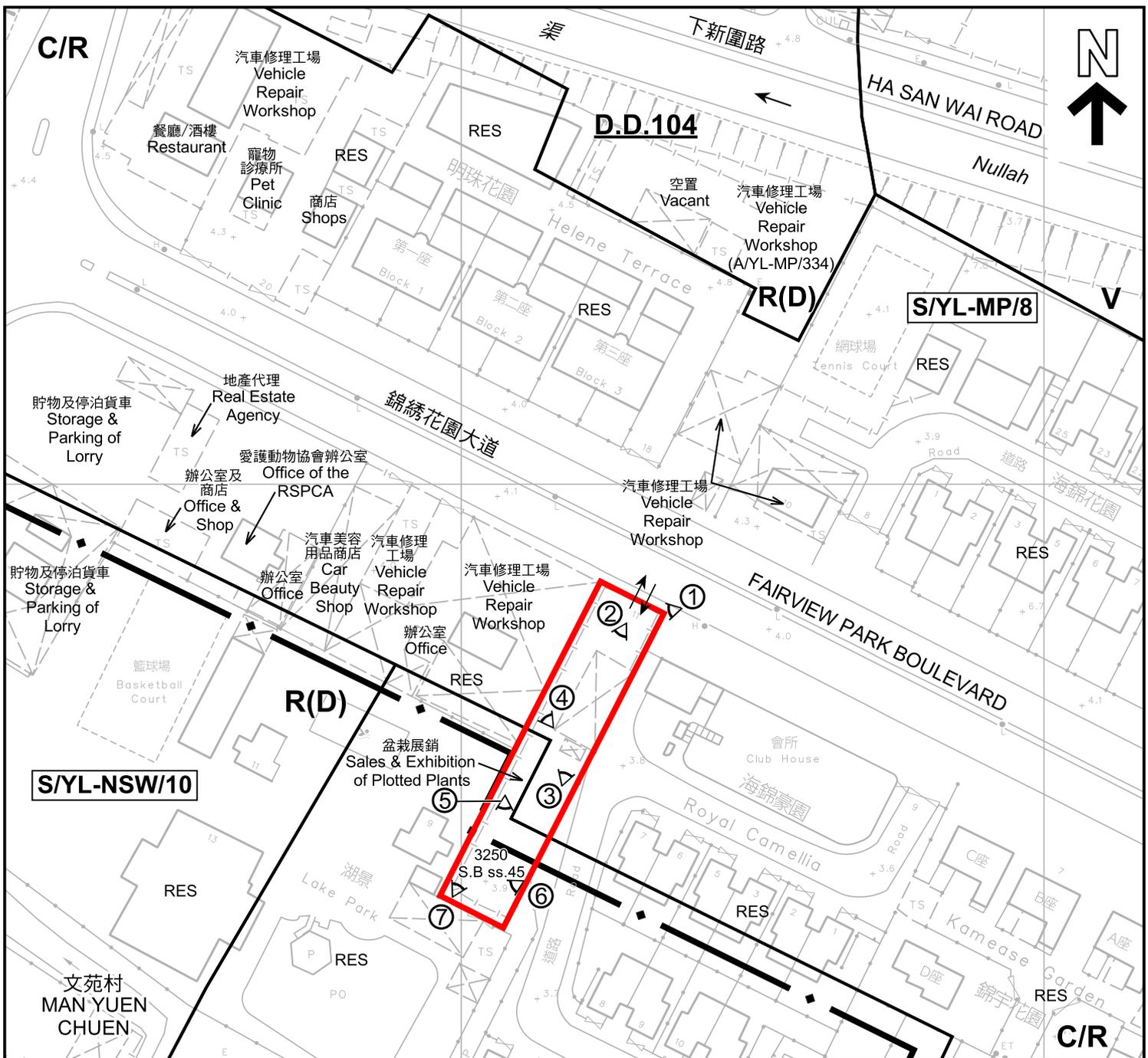
SCALE 1: 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

規劃署 PLANNING DEPARTMENT

參考編號 REFERENCE No. A/YL-MP/392

圖 PLAN A-1



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
C/R	商業/住宅 COMMERCIAL / RESIDENTIAL
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
OU	其他指定用途 OTHER SPECIFIED USES
RES	住用構築物 RESIDENTIAL STRUCTURES
① ◁	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
↔	入口/出口 INGRESS / EGRESS

註釋 Notes :
 2025年7月4日勘測的土地用途
 Land uses shown on plan are in accordance with the land use survey conducted by the Planning Department on 4.7.2025

OU
(CDWRA)

本摘要圖於2025年7月29日擬備，
 所根據的資料為測量圖編號
 2-SE-21B
 EXTRACT PLAN PREPARED ON 29.7.2025
 BASED ON SURVEY SHEET No.
 2-SE-21B

平面圖 SITE PLAN

擬議臨時商店及服務行業連附屬設施 (為期3年)
 元朗米埔丈量約份第104約地段第3250號B分段第45小分段
 PROPOSED TEMPORARY SHOP AND SERVICES WITH
 ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
 LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG

SCALE 1 : 1 000 比例尺

米 METRES 20
0 20 40 米 METRES

規劃署
PLANNING
DEPARTMENT

參考編號 REFERENCE No. A/YL-MP/392	圖 PLAN A-2
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圖例 LEGEND

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

航攝照片 AERIAL PHOTO

本摘要圖於2025年7月14日擬備，
所根據的資料為地政總署於2024年8月11日
拍得的航攝照片編號E247895C和E247896C
EXTRACT PLAN PREPARED ON 14.7.2025
BASED ON AERIAL PHOTOS No.
E247895C & E247896C TAKEN ON 11.8.2024
BY LANDS DEPARTMENT

擬議臨時商店及服務行業連附屬設施 (為期3年)
元朗米埔丈量約份第104約地段第3250號B分段第45小分段
PROPOSED TEMPORARY SHOP AND SERVICES WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
AYL-MP/392

圖 PLAN
A-3

1



日期 DATE: 10.7.2025

2



日期 DATE: 4.7.2025

3



日期 DATE: 4.7.2025

4



日期 DATE: 4.7.2025

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2025年7月18日擬備，所根據的資料為攝於2025年7月4日及7月10日的實地照片
 PLAN PREPARED ON 18.7.2025
 BASED ON SITE PHOTOS
 TAKEN ON 4.7.2025 & 10.7.2025

擬議臨時商店及服務行業連附屬設施（為期3年）
 PROPOSED TEMPORARY SHOP AND SERVICES WITH
 ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
 LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/YL-MP/392

圖 PLAN
 A-4a

5



申請地點
APPLICATION SITE

6



申請地點
APPLICATION SITE

7



申請地點
APPLICATION SITE

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2025年7月29日擬備，所根據的資料為攝於2025年7月4日的實地照片
PLAN PREPARED ON 29.7.2025
BASED ON SITE PHOTOS
TAKEN ON 4.7.2025

擬議臨時商店及服務行業連附屬設施（為期3年）
元朗米埔丈量約份第104約地段第3250號B分段第45小分段
PROPOSED TEMPORARY SHOP AND SERVICES WITH
ANCILLARY FACILITIES FOR A PERIOD OF 3 YEARS
LOT 3250 S.B ss.45 IN D.D. 104, MAI PO, YUEN LONG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/YL-MP/392

圖 PLAN
A-4b