

DEVELOPMENT PARAMETERS

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

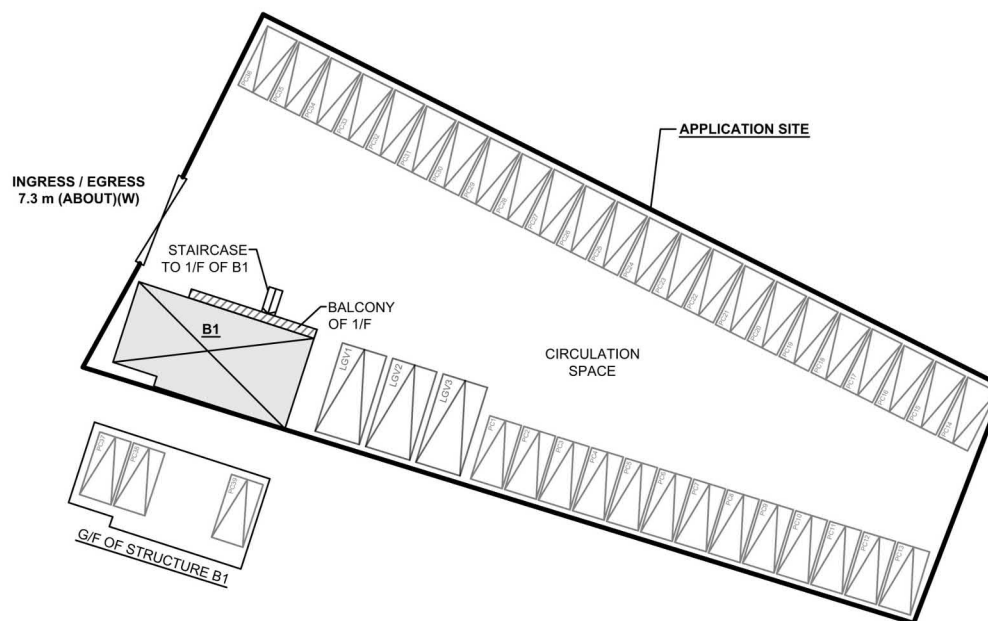
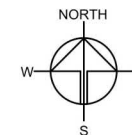
STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	(G/F) (1/F)	COVERED PARKING SPACE SHOP AND SERVICES AND OFFICE	107 m ² (ABOUT)* 107 m ² (ABOUT) 104 m ² (ABOUT)*	6 m (ABOUT)(2-STOREY)
TOTAL		107 m ² (ABOUT)	211 m ² (ABOUT)	

* 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 PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF LIGHT GOODS VEHICLE PARKING SPACE	: 3
DIMENSION OF PARKING 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 @ A1

DRAWN BY	DATE
MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	LAYOUT PLAN
DWG. NO.	VER.
PLAN 1	001

(摘錄自申請人於3. 11. 2025呈交的進一步資料)
(Extract from Applicant's Further
Information Submitted on 3.11.2025)

參考編號
REFERENCE No.
A/YL-MP/396

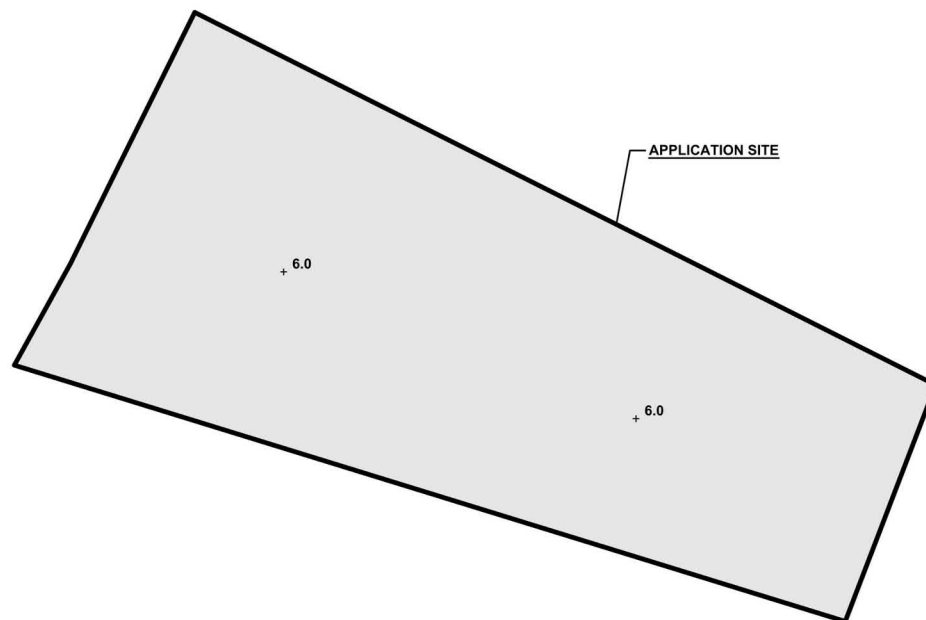
繪圖
DRAWING
A - 1

FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,571 m ²	(ABOUT)
COVERED BY STRUCTURE	: 107 m ²	(ABOUT)
PROPOSED FILLING OF LAND AREA	: 1,571 m ²	(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. THE APPLIED 'FILLING OF LAND' IS INTENDED TO REGULARIZE THE HARD-PAVING AT APPLICATION SITE.

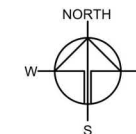
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
	EXISTING SITE LEVEL



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 @ A1

DRAWN BY	DATE
MN	4.8.2025
CHECKED BY	DATE
APPROVED BY	DATE

DWG. TITLE
FILLING OF LAND AREA

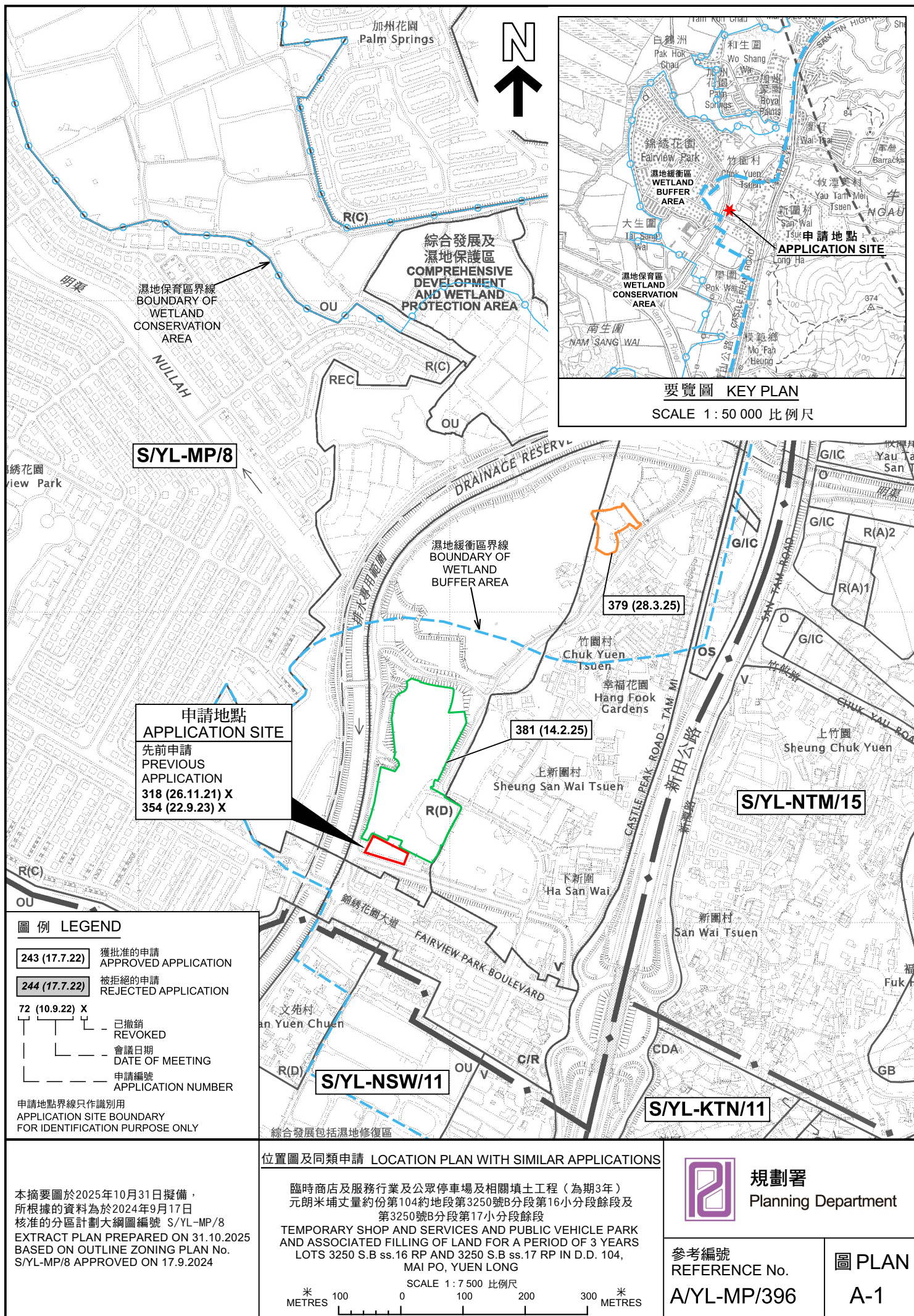
DWG NO.
PLAN 5

VER.
001

(摘錄自申請人於17. 9. 2025呈交的補充規劃書)
(Extract from Applicant's Supplementary
Planning Statement of 17.9.2025)

參考編號
REFERENCE No.
A/YL-MP/396

繪圖
DRAWING
A - 2





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10月24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 E227896C
EXTRACT PLAN PREPARED ON 24.10.2025
BASED ON AERIAL PHOTO No.
E227896C TAKEN ON 11.8.2024
BY LANDS DEPARTMENT

臨時商店及服務行業及公眾停車場及相關填土工程 (為期3年)
元朗米埔丈量約份第104約地段第3250號B分段第16小分段餘段及
第3250號B分段第17小分段餘段
TEMPORARY SHOP AND SERVICES AND PUBLIC VEHICLE PARK
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS
LOTS 3250 S.B ss.16 RP AND 3250 S.B ss.17 RP IN D.D. 104,
MAI PO, YUEN LONG



規劃署
Planning Department

參考編號
REFERENCE No.
A/YL-MP/396

圖 PLAN
A-3

1



2



3



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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10月24日擬備，所根據的資料為攝於2025年9月17日的實地照片
PLAN PREPARED ON 24.10.2025
BASED ON SITE PHOTOS
TAKEN ON 17.9.2025

臨時商店及服務行業及公眾停車場及相關填土工程（為期3年）
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Planning Department

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REFERENCE No.
A/YL-MP/396

圖 PLAN
A-4