

Our Ref. : DD104 Lot 3250 S.B ss.24 S.A RP & VL  
Your Ref. : TPB/A/YL-MP/395

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By Email**

17 September 2025

Dear Sir,

**Supplementary Information**

**Temporary Eating Place and Associated Filling of Land for a Period of 3 Years in  
"Commercial/Residential" and "Residential (Group D)" Zones, Lots 3250 S.B ss.24 S.A RP and  
3250 S.B ss.34 RP in D.D.104 and Adjoining Government Land, Mai Po, Yuen Long, New Territories**

**(S.16 Planning Application No. A/YL-MP/395)**

We are writing to submit supplementary information in support of the subject application, details are as follows:

- (a) Revised supplementary statement and plan are provided (**Annex I** and **Plan 5**).

Should you require more information regarding the application, please contact our Mr. Danny NG at (852) [REDACTED] or the undersigned at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**R-riches Planning Limited**



**Louis TSE**  
Town Planner

- 2.7 For condition (e), the submission of a drainage proposal was considered acceptable by the Chief Engineer/Mainland North, Drainage Service Department (CE/MN, DSD) on 17.09.2024. The applicant did not have sufficient time to implement the accepted drainage proposal, which led to the revocation of the previous application on 14.01.2025.
- 2.8 In support of the application, the applicant has submitted a fire service installations (FSIs) proposal to enhance fire safety of the Site and the accepted drainage proposal under the previous application (No. A/YL-MP/342) to mitigate potential drainage impacts that would have arisen from the applied use (**Appendices I and II**).

### 3) Development Proposal

- 3.1 The Site occupies an area of 1,213 m<sup>2</sup> (about), including 233 m<sup>2</sup> (about) of GL (**Plan 3**). 2 structures are proposed at the Site for eating places and rain shelter with total GFA of 1,610 m<sup>2</sup> (about) (**Plan 4**). The Site is accessible from Fairview Park Boulevard via Kam Pok Road. Details of the development parameters are shown at **Table 3** below:

**Table 3 – Major Development Parameters**

<b>Site Area</b>	1,213 m <sup>2</sup> (about), including 233 m <sup>2</sup> (about) of GL
<b>Covered Area</b>	980 m <sup>2</sup> (about)
<b>Uncovered Area</b>	233 m <sup>2</sup> (about)
<b>Plot Ratio</b>	1.33 (about)
<b>Site Coverage</b>	81% (about)
<b>No. of Structure</b>	2
<b>Total GFA</b>	1,610 m <sup>2</sup> (about)
- Domestic GFA	Not applicable
- Non-Domestic GFA	1,610 m <sup>2</sup> (about)
<b>Building Height</b>	4 - 7 m (about)
<b>No. of Storey</b>	1 - 2

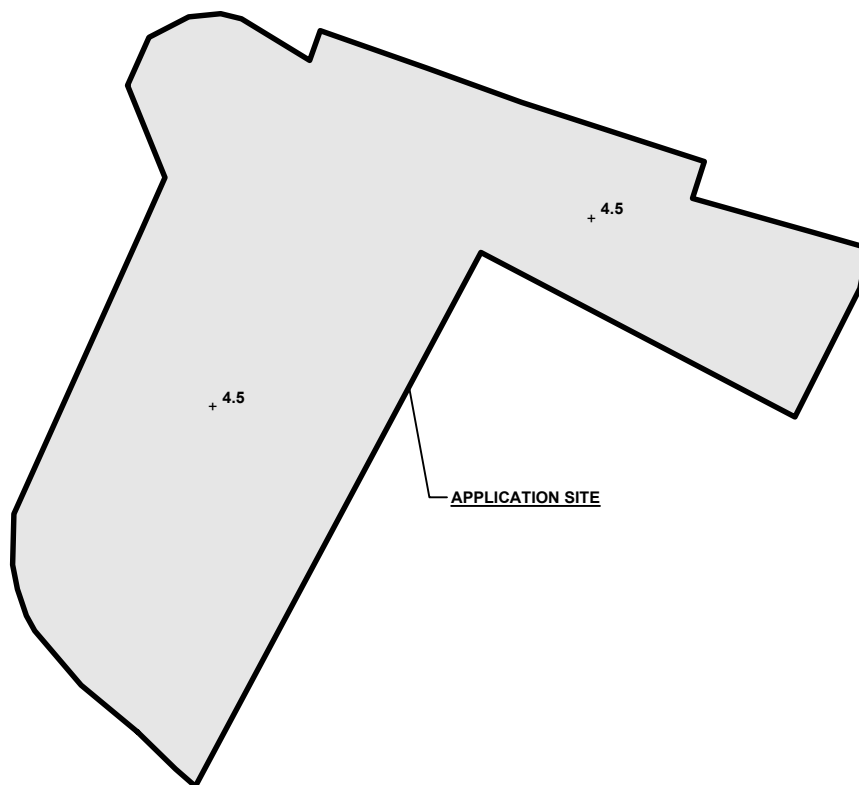
- 3.2 The entire Site has already been hard paved (**Plan 5**). The applied 'filling of land' is intended to regularize the hard-paving at the Site. No further filling of land will be carried out at the Site after planning permission has been granted from the Board.

# FILLING OF LAND AREA OF THE APPLICATION SITE

APPLICATION SITE AREA	: 1,213 m <sup>2</sup>	(ABOUT)
EXISTING FILLED AREA	: 1,213 m <sup>2</sup>	(ABOUT)
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
EXISTING SITE LEVEL	: +4.5 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.

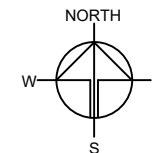
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



## LEGEND

	APPLICATION SITE
	FILLING OF LAND AREA
+4.5	EXISTING SITE LEVEL

SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.



PLANNING CONSULTANT



PROJECT

TEMPORARY EATING PLACE  
AND ASSOCIATED FILLING OF  
LAND FOR A PERIOD OF 3  
YEARS

SITE LOCATION

LOT 3250 S.B SS.24 S.A RP. 3250  
S.B SS.34 RP IN D.D. 104 AND  
ADJOINING GOVERNMENT  
LAND, MAI PO, YUEN LONG,  
NEW TERRITORIES

SCALE

1 : 500 @ A4

DRAWN BY	DATE
MN	19.8.2025

CHECKED BY	DATE

APPROVED BY	DATE

DWG. TITLE  
FILLING OF LAND AREA

DWG NO. PLAN 5	VER. 001
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