

Our Ref. : DD104 Lot 3250 S.B ss.16 & VL
Your Ref. : TPB/A/YL-MP/396

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 Shop and Services and Public Vehicle Park and Associated Filling of Land
for a Period of 3 Years in “Residential (Group D)” Zone, Lots 3250 S.B ss.16 RP and
3250 S.B ss.17 RP in D.D.104, Mai Po, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-MP/396)

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

- 3.2 The entire Site has 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.

4) Operation Mode

Operation of the Shop and Services

- 4.1 The operation hours of the shop and services will be from 09:00 to 22:00 daily, including public holidays. The estimated number of staff working at the Site is 4. It is estimated that the shop and services would attract 15 visitors per day. The applicant is the operator of the applied uses and structure B1 will be used as real estate agency.

Operation of the Public Vehicle Park

- 4.2 The public vehicle park will be opened 24-hour daily, including public holidays. A 7.3 m-wide vehicular ingress/egress is proposed at the western part of the Site. A total of 42 parking spaces are proposed at the Site (**Plan 4**). Details of the parking and L/UL provisions are shown at **Table 4** below.

Table 4 – Parking Provisions

Types of Space	Nos. of Space
Parking Space for PC for Staff - 2.5 m (W) x 5 m (L)	3
Parking Space for PC for Visitor - 2.5 m (W) x 5 m (L)	36
Parking Space for LGV - 3.5 m (W) x 7 m (L)	3

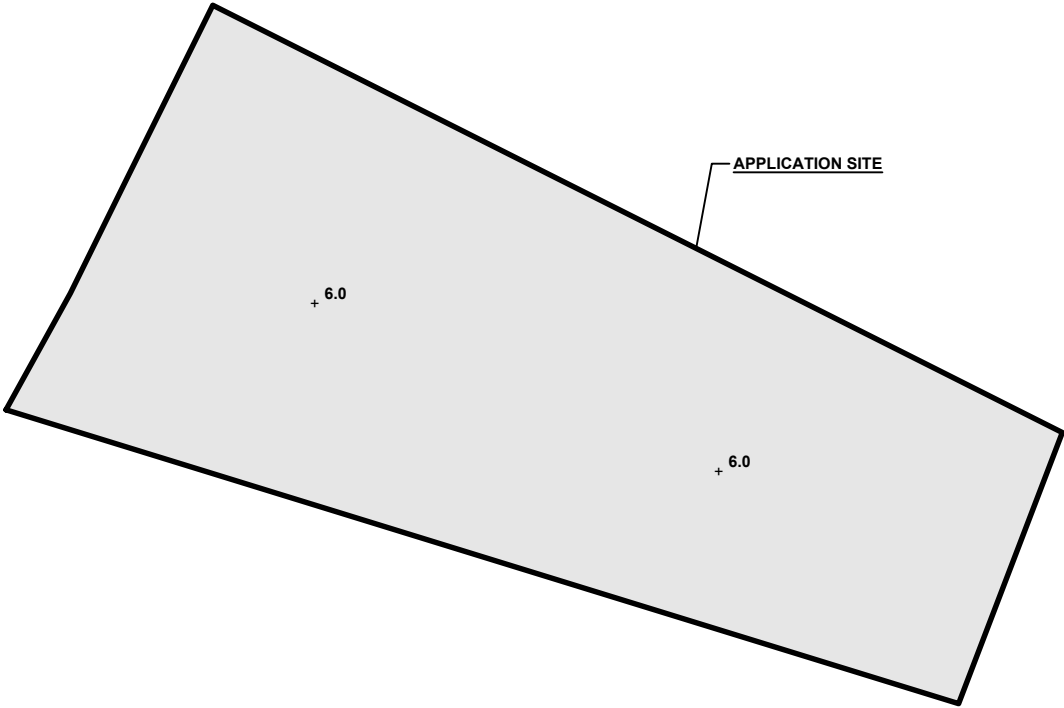
- 4.3 Sufficient space is provided for vehicle to smoothly manoeuvre within the Site to ensure that no vehicle will turn back onto the local access (**Plan 6**). As the estimated traffic generated/ attracted by the proposed development is expected to be minimal, adverse traffic impacts arising from the proposed development should not be anticipated. Details of the estimated trip generation/attraction are shown at **Table 5** below.

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.

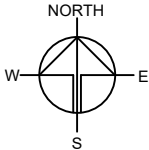
NO FURTHER FILLING OF LAND WILL BE CARRIED OUT AT THE APPLICATION SITE BY THE APPLICANT AFTER PLANNING PERMISSION HAS BEEN GRANTED FROM THE TOWN PLANNING BOARD.



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