

Our Ref. : DD 116 Lot 253RP & VL
Your Ref. : TPB/A/YL-TT/774

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

By E-mail

21 April 2026

Dear Sir,

1st Further Information

**Proposed Temporary Open Storage of Vehicle with Ancillary Facilities and Associated Filling of Land
for a Period of 3 Years in “Agriculture” Zone, Various Lots in D.D. 115 and D.D. 116
and Adjoining Government Land, Au Tau, Yuen Long, New Territories**

(S.16 Planning Application No. A/YL-TT/774)

We write to submit further information to make clarifications on the filling material and filling of land area for the proposed development under the captioned application. The following revised documents serve **to supersede** the original submission made to the Town Planning Board:

- revised page 12 of the Planning Statement; and
- revised plan showing the filling of land (*Plan 11 of the original submission*).

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

Yours faithfully,

For and on behalf of
R-riches Planning Limited



Christian CHIM
Town Planner

cc DPO/TMYLW, PlanD

(Attn.: Ms. Carmen CHEUNG
(Attn.: Mr. Kevin LAM

email: ckkcheung@pland.gov.hk)
email: kthlam@pland.gov.hk)



5. DEVELOPMENT PROPOSAL

Development Details

5.1 The Site consists of an area of 14,250 m² (about), including 630 m² (about) of GL. Details of the development parameters are shown at **Table 2** below.

Table 2 - Development Parameters

Site Area	14,250 m ² (about), including 630 m ² (about) of GL
Covered Area	18 m ² (about)
Uncovered Area	14,232 m ² (about)
Plot Ratio	
	0.001 (about)
Site Coverage	
	0.1% (about)
No. of Structure	
	1
Total GFA	
- Domestic GFA	18 m ² (about)
- Non-Domestic GFA	Not applicable
	18 m ² (about)
Building Height	
	3 m (about)
No. of Storey	
	1

5.2 A single-storey structure is proposed at the Site for guardroom use with total GFA of 18 m² (about). The remaining uncovered area is reserved for open storage of vehicle, vehicle parking spaces and circulation area (**Plan 10**). Details of the proposed structure are shown at **Table 3** below.

Table 3 – Details of the Proposed Structure

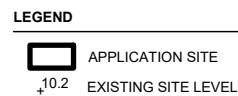
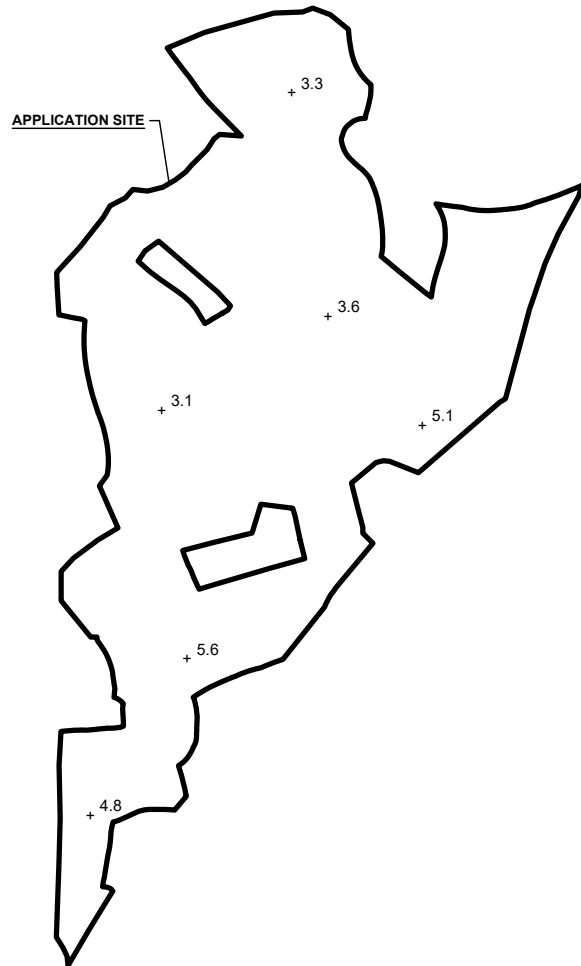
Structure	Use	Covered Area	GFA	Building Height
B1	Guardroom	18 m ²	18 m ²	3 m (about) (1-storey)
Total		18 m² (about)	18 m² (about)	-

Filling of Land at the Site

5.3 The existing site levels range from +3.1 mPD to +5.6 mPD. The majority of the Site (*i.e.* 13,885 m²; 97%) will be filled with gravel material of not more than 0.2 m in depth for open storage of vehicle, vehicle parking spaces and circulation area. The proposed site levels after filling of land range from +3.3 mPD to +5.8 mPD (**Plan 11**). The filling of land is considered required and has been kept to minimal to meet the operation need. The applicant will reinstate the Site to an amenity area upon expiry of the planning permission.

EXISTING CONDITION OF THE APPLICATION SITE

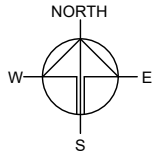
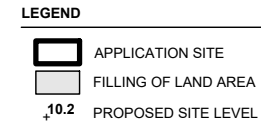
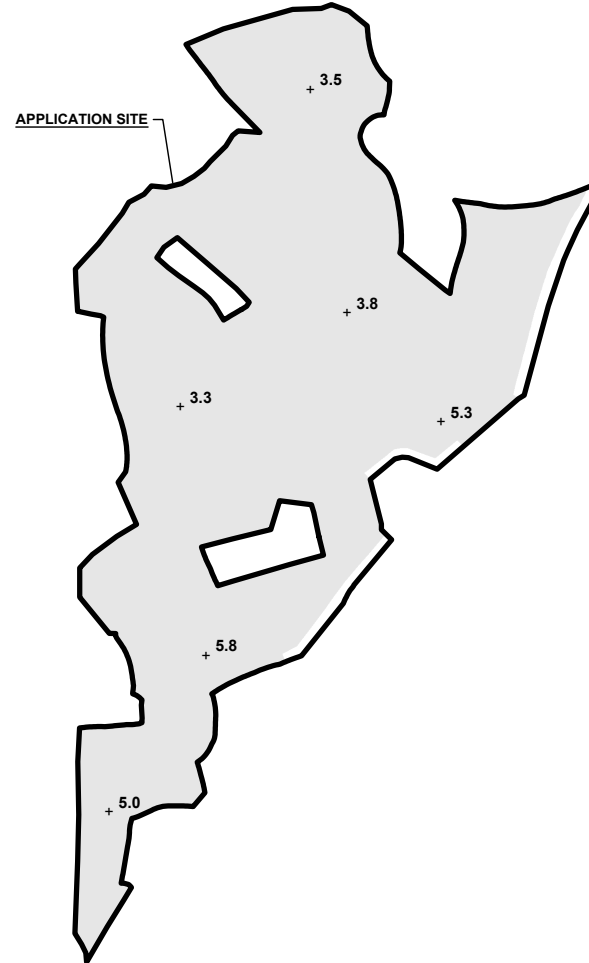
APPLICATION SITE AREA : 14,250 m² (ABOUT)
 EXISTING SITE LEVELS : +3.1 mPD - +5.6 mPD (ABOUT)



*SITE LEVELS ARE FOR REFERENCE ONLY.
 EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 14,250 m² (ABOUT)
 PROPOSED AREA OF FILLING : 13,885 m² (ABOUT)
 MATERIAL OF FILLING : GRAVEL MATERIALS
 PROPOSED DEPTH OF FILLING : NOT MORE THAN 0.2 m
 PROPOSED SITE LEVELS : +3.3 mPD - +5.8 mPD (ABOUT)
 PURPOSE OF FILLING : SITE FORMATION OF STRUCTURE,
 STORAGE OF VEHICLE, PARKING
 SPACES AND CIRCULATION AREA



PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY OPEN STORAGE OF VEHICLE WITH ANCILLARY FACILITIES AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 115 AND 116 AND ADJOINING GOVERNMENT LAND, AU TAU, YUEN LONG, NEW TERRITORIES

SCALE

1 : 2000 @ A4

DRAWN BY: MN DATE: 21.4.2026

REVISED BY: DATE:

APPROVED BY: DATE:

DWG. TITLE: FILLING OF LAND

DWG NO.: PLAN 11

VER.: 001