
寄件者: Rich Gold <[REDACTED]>
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收件者: tpbpd/PLAND
副本: David Chi Chiu CHENG/PLAND; Ivan Sze Yuet FUNG/PLAND
主旨: Planning Application No. A/YL-KTN/1233 - Submission of Supplementary Information
附件: KTN1233_P25088_SI_30.4.2026.pdf

類別: Internet Email

Dear Sir/Madam,

Attached please find our supplementary information for the captioned application. Thank you.

Regards,
Janice Tang

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[Goldrich Planners and Surveyors Ltd.](#)



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Your Ref.: A/YL-KTN/1233

Our Ref.: P25088/TL26161

30 April 2026

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

By E-mail
tpbpd@pland.gov.hk

Dear Sir,

Submission of Supplementary Information (SI)

**Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) for a Period of
5 Years in “Village Type Development” zone, Lot Nos. 201 (Part) and 202 (Part)
in D.D. 110, Yuen Long, New Territories
(Application No. A/YL-KTN/1233)**

We write to submit SI in response to comments from the Planning Department for the captioned application.

Yours faithfully,
For and on behalf of
Goldrich Planners & Surveyors Ltd.



Francis LAU

Encl.

c.c.
DPO/FS&YLE, PlanD (Attn.: Mr. David CHENG / Mr. Ivan FUNG)

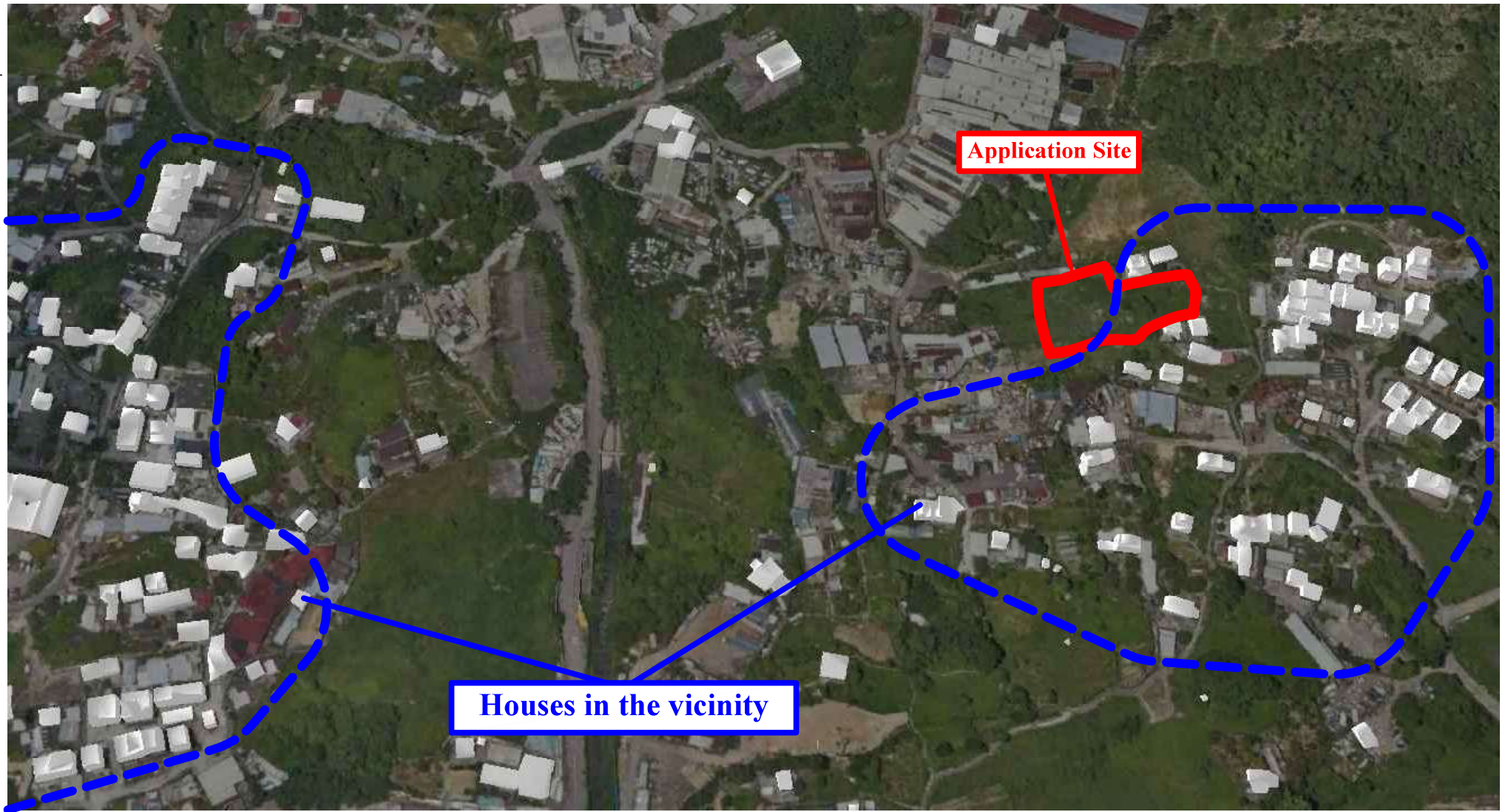
Supplementary Information for Planning Application No. A/YL-KTN/1233**Response-to-Comments****Comments from Planning Department**

(Contact Person: Mr. David CHENG; Tel.: 3168 4046)

I.	Comments	Responses
1.	please justify the need for the proposed use in serving the nearby residents, including those of Tsat Sing Kong Tsuen, since a relatively large site area of about 2,119m ² and the provision of 68 parking spaces for private car and five parking spaces for LGV. Sound justifications and evidence, including but not limited to relevant surveys, shall be provided;	<p>The proposed vehicle park can help to reduce roadside illegal parking in the vicinity and can cater for the parking demand of residents and operators in the vicinity, including the residents within the “V” zone of Tsat Sing Kong and within the Village Environ of Tai Kong Po (within 15 minutes walking distance to the site).</p> <p>The surrounding area comprises more than 50 nos. of two to three storeys houses, accommodating approximately 125 households. Please refer to Plan 5 for the location of the houses in the vicinity. As there are limited public transport services within the vicinity, most of the residents living in the surrounding areas are dependent on their cars.</p>
2.	please elaborate the operation details of the proposed use;	The proposed vehicle park will offer monthly parking for residents and operators in the vicinity. Operation hours are 24-hours daily, including Sundays and public holidays.
3.	please advise if any peripheral fencing along will be erected along the site boundary on all sides. In affirmative, please advise details on the materials and height of the fencing;	There will be metal fencing erected along the site boundary. The height of the fencing will be about 2m.
4.	the proposed ingress/egress point is at the west of the site. To the west of the site is a previously approved application No. A/YL-KTN/1100 submitted by the same applicant under the current application. Please advise if the land owner(s) of application No. A/YL-KTN/1100 have agreed with such vehicular access arrangement. If affirmative, please provide proof document(s). Besides, the	<p>The applicant is the tenant of Lot Nos. 201, 202, 205 and 206 in D.D. 110, which involve the area under the previously approved application No. A/YL-KTN/1100.</p> <p>The disposition of structures for application No. A/YL-KTN/1100 will be slightly changed to provide vehicular access for the current application.</p>

	proposed vehicular access arrangement under application No. A/YL-KTN/1233 may be in conflict with the layout under application No. A/YL-KTN/1100. The applicant shall review the feasibility of such proposed vehicular access arrangement; and	
5.	there are 68 parking spaces for private car and five parking spaces for LGV. It seems that the total number of parking space does not tally with the envisaged trip generation.	As most of the drivers in the vehicle park are holiday drivers. These vehicles will only leave the vehicle park on holidays and occasionally on weekdays. As such, the vehicle park has a relatively low average trip generation rate.

- END -



Application Site

Houses in the vicinity

Not to scale

Plan Showing the Houses in the vicinity

**Goldrich Planners &
Surveyors Ltd.**

April 2026

Lots 201(part) and 202(part) in DD.110
Yuen Long, N.T.

**Plan 5
(P 25088)**