



Date: 10th March 2026

Your Ref.: TPB/A/KTN/110

Our Ref.: HK-PLG-052

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

By Email (tpbpd@pland.gov.hk) and Post

Dear Sirs,

**Re : Application for Permission under s.16 of the Town Planning Ordinance
Temporary Private Vehicle Park (Private Cars Only) and
Associated Filling of Land for a Period of 3 Years at
Lot No.322A (Part) in D.D.92, North, New Territories
(Planning Application No. A/KTN/110)**

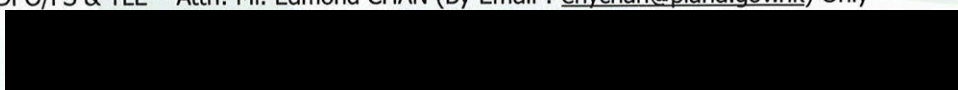
1. We are writing to supersede our submission dated 9th March 2026 regarding the captioned.
2. We refer to the captioned application and we would like to clarify details of the application, as follows:
 - (i) The proposed temporary private vehicle park is designated to serve the local villagers only, it is not open to the public. All the users in the proposed vehicle park will be registered with the Applicant (as the operator). In other words, all registered users of the private vehicle park are local villagers of Tin Kwong Po as only;
 - (ii) Only licensed vehicles defined as Private Cars under Road Traffic Ordinance (Cap. 374) will be allowed to use the Application Site, no unlicensed vehicles nor any other type of vehicles, such as Light Goods Vehicles, Medium Goods Vehicles and Heavy Goods Vehicles under Cap.374 will be allowed to use the Application Site;
 - (iii) No vehicle inspection, maintenance / workshop activities, repairing or washing activities will be allowed in the Application Site;
 - (iv) The Application Site is paved with asphalt and gravel (a replacement **Figure 4a – Land Filling Plan** and replacement pages 2 & 3 of "Justifications" are herewith attached). The application for associated filling of land aims to regularize the existing paved ground condition. The current land condition is suitable for the proposed use as-is, no further landfilling will be required;
 - (v) The Application Site is currently vacant, there is no parking activities on site;
 - (vi) The Applicant will re-instate the Application Site to its original status after expiry of the planning approval (or expiry of renewal(s) of the planning approval(s)), if given; and
 - (vii) The current ground level of the Application Site is approximately 7.2m above Hong Kong Principal Datum.
3. Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED]

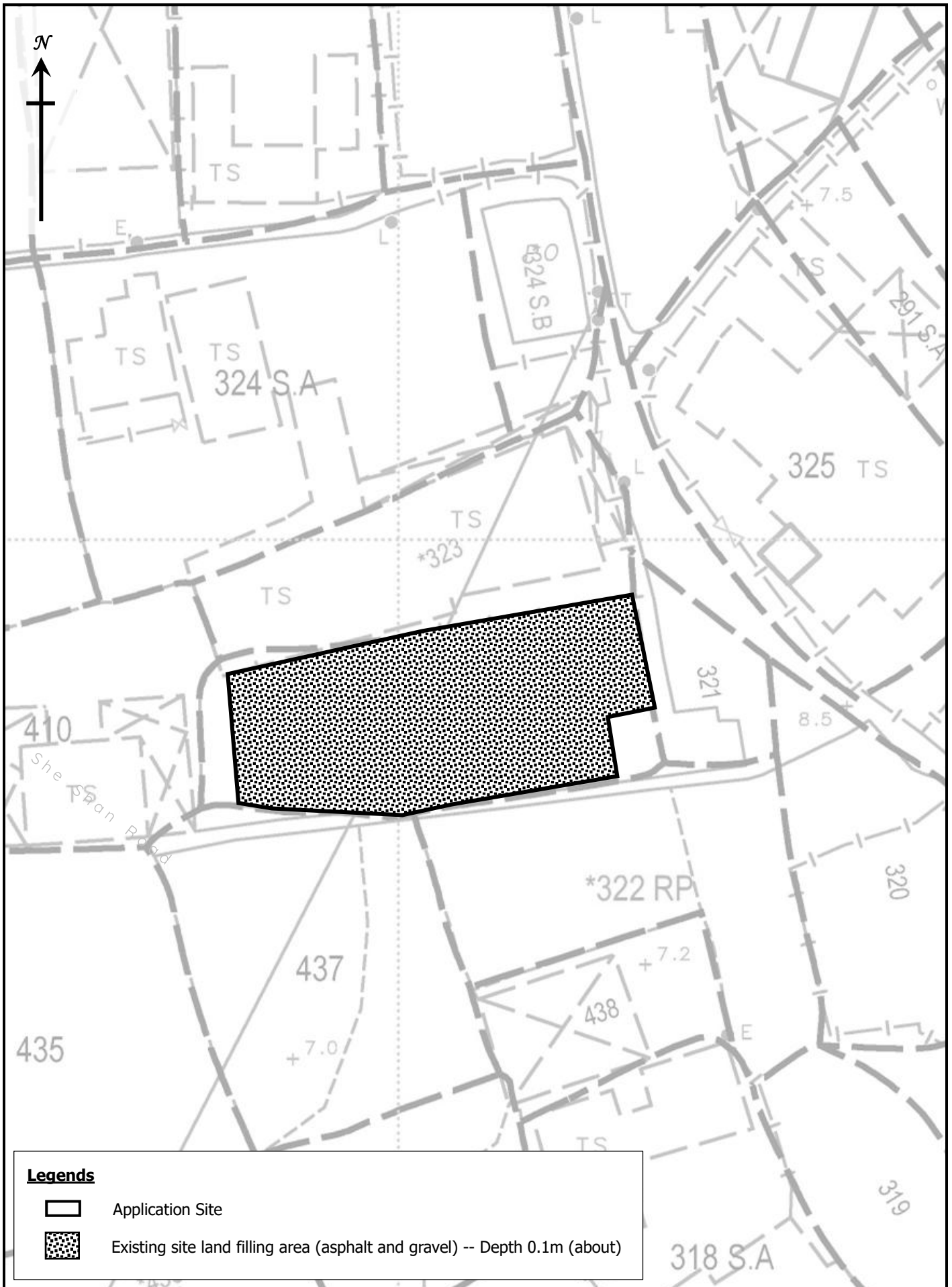
Yours faithfully,
For & on behalf of
Grandmax Surveyors Limited

Kevin LAU
MHKIS MRICS R.P.S.(GP)

c.c. Client

PlanD DPO/FS & YLE – Attn: Mr. Edmond CHAN (By Email : ehychan@pland.gov.hk) Only





LAND FILLING PLAN

Figure 4a

1 : 400

Necessary Provisions to the Local Residences

The nearest bus / public light bus stop for the residences of Tin Kwong Po is only available Castle Peak Road – Kwu Tung which is about in average more than 20 minutes walking distance away from different parts of Tin Kwong Po. Thus, there has been demand for use of private cars as a mode of transportation in Tin Kwong Po.

However, there is no any formal parking provision for Tin Kwong Po. Without such provision, the private cars can only be park illegally at road side of local road and access. They will cause danger by blocking access fire engines and ambulance access when they are in need. The proposed temporary private vehicle park is highly essential to address the basic proper parking needs of the local residences.

Local Demand and Support

Under formal village boundary of Recognized Village by the Government, Tin Kwong Po is part of the Recognized Village known as Tsung Pak Long Village, a support letter from Tsung Pak Long Village Representative Mr. Kan Sau Cheung (簡壽祥) is herewith attached the application. He has also explaining the strong demand and no provision of private car parking facility concern in Tin Kwong Po. In addition, support signatures from Tin Kwong Po residences are attached showing support and voicing out for real private car parking demand.

No Adverse Impacts

The proposed temporary use at the Application Site only involves open air parking for 13 nos. of private cars only. There will be no adverse impacts in terms of visual, noise, traffic, drainage nor fire, to be caused by the proposed use at the Application Site.

There will be limited trips of private cars generated by users of the Application Site which the pattern of traffic by the local users is usually one trip out to town in the morning and one trip back from the town in the evening / at night. These trips are expected to be generated within 7 a.m. to 11 p.m. daily only.

Likewise, as the Application Site is only a temporary open air vehicle park for private cars for local residents only, there is no any shroff nor any structure proposed. Thus, there is no flammable source in the Application Site and it is suggested that no particular firefighting and fire service installations are necessary.

Proposed Filling of Land

The Application Site is currently covered by asphalt and gravel. This existing site condition has been established for long time. The Applicant intends to maintain the current site condition as it supports the operation of the proposed car park. It would be more favourable to suppress dusts that may be produced in vehicles manoeuvring compared to uncovered muddy bare land. Thus, the Applicant is willing to apply for associated filling of land with the aim to regularize the existing site condition only.

Similar Planning Approvals

The Application Site is situated in "Agriculture" zoning. However, the applied use is a temporary use in natural which will not jeopardize the planning intention of the zoning. In fact, I will provide immediate planning gain to the local community by providing the desired parking facilities in strong demand.

There are similar planning approvals with similar temporary uses in "Agriculture" zoning in North and East Yuen Long districts. Recent similar planning approvals are summarized below for reference:

Application No.	Applied Use	Zoning	Approval Date
A/YL-PH/1028	Temporary Private Vehicle Park (Private Cars Only) for a Period of 3 Years and Associated Filling of Land	Agriculture	4/10/2024
A/YL-KTN/1025	Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) for a Period of 3 Years and Associated Filling of Land	Agriculture	2/8/2024
A/YL-KTN/915	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	Agriculture	23/6/2023
A/YL-KTN/888	Renewal of Planning Approval for Temporary Private Vehicle Park for Light Goods Vehicles for a Period of 3 Years	Agriculture	17/3/2023

Conclusion

In view of the development is only temporary in nature, addressing the solid needs of the local residents in the locality and would not incur any adverse impacts. We seek the Town Planning Board's approval of the application for a period of 3 years.