



Derby Engineering Co.

10th February 2026

Our Ref.: DEC/TPB/25/S16/Apply/2701

By Email

Planning Department District Planning Branch
New Territories District Planning Division
Tuen Mun and Yuen Long West District Planning Office
14/F, North Point Government Offices
333 Java Road, North Point,
Hong Kong

For the attention of Miss LAM Yan, Yan / Mr. MA Kang Shun, Steve

Dear Sir or Madam,

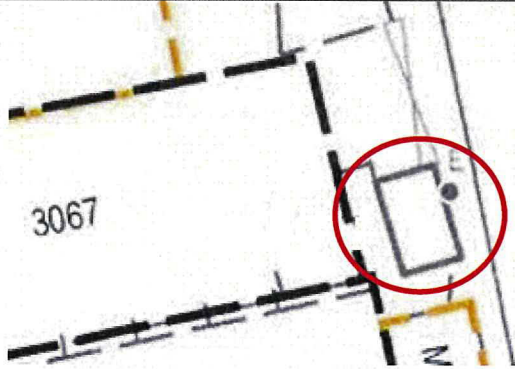
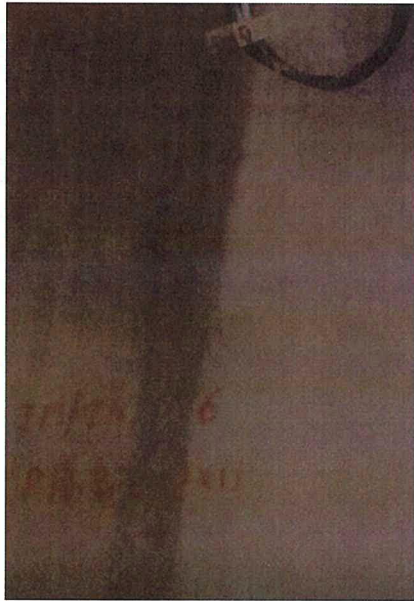
SECTION 16 PLANNING APPLICATION

Proposed Temporary Private Vehicle Park (exclude container vehicle)
with ancillary electric vehicle charging facilities for a period of 3 years in village type development,
Lot Nos. 3067 in D.D. 124 and adjoining Government Lands, Lam Tei, Tuen Mun, New Territories

With reference to the email dated 5 February 2026, please find enclose the responses to comments from Lands Department for your information.

Comment	Response
Lands Department (Mr. HO Pak-kin, Eric, Tel.: 2451 3249)	
2. The following irregularities not covered by the subject planning application have been detected by this office:	
(i) <u>Unauthorised structures on and extended from the Lot not covered by the planning application</u> There are unauthorized structures on and extended from the Lot. The Lot owner should immediately rectify/regularize the lease breaches, and this office reserves the rights to take necessary lease enforcement action against the breaches without further notice.	Noted. Please note that no structure will be erected within the Subject Site. For parking spaces indication, several number of poles (~2.5m high each) will be used, covered with inflammable nets (black color) as the mark. The concerned structure, which is adjacent to the northeast corner of the Subject Site, is a registered squatter structure. (refer to the figure below [circle in red] and the photo indicates its squatter number) As we are not clear about its current status, we can notify the occupier to apply for Short Term Tenancy (STT) if required.



Comment	Response
	 <p>Figure – Indication of the squatter location</p>  <p>Photos indicate the squatter's no.</p>
<p>(ii) <u>Unlawful occupation of Government land not covered by the planning application</u></p> <p>The Government land adjoining the Site has been fenced off / illegally occupied with unauthorised structures without permission. The Government land being illegally occupied is not included in the application. Please clarify the extent of the Site with the applicant. Any occupation of Government land without Government's prior approval is an offence under Cap. 28. This office reserves the rights to take necessary land control action against the illegal occupation of Government land without further notice.</p>	<p>Noted. The adjoining Government land will be included in the subject planning application for further consideration by the relevant departments, subject to the approval of the Town Planning Board. The applicant understood that the Lands Department does not carry out maintenance works for the Government land covered in this application. However, the applicant is willing to take the responsibility for the maintenance works for the said Government land. Please refer to the revised pages of the application form, Figures 2 & 3, for details.</p>



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Should there be any question or require further information, please don't hesitate to contact the undersigned at tel. no. ██████████

Thank you for your kindly attention!

Yours faithfully,
For and on behalf of
Derby Engineering Company

K.T. TAM
Project Consultant

Encl.-Nil