



**Derby Engineering Co.**



10<sup>th</sup> 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,

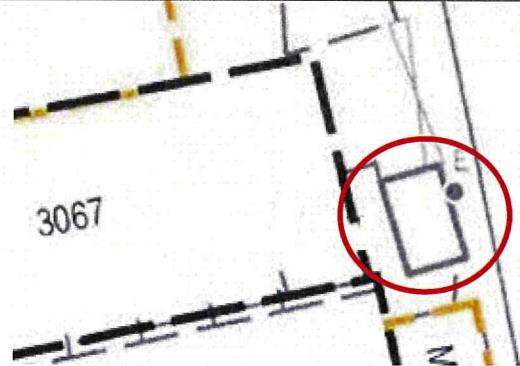
#### **SECTION 16 PLANNING APPLICATION**

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
<p>Lands Department (Mr. HO Pak-kin, Eric, Tel.: 2451 3249)</p> <p>2. The following irregularities <b>not</b> covered by the subject planning application have been detected by this office:</p> <p>(i) <b><u>Unauthorised structures on and extended from the Lot not covered by the planning application</u></b></p> <p>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.</p>	<p>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.</p> <p>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.</p>



Comment	Response
	 <p data-bbox="796 705 1288 737">Figure – Indication of the squatter location</p>  <p data-bbox="796 1379 1177 1411">Photos indicate the squatter's no.</p>
<p data-bbox="244 1433 780 1552">(ii) <b><u>Unlawful occupation of Government land not covered by the planning application</u></b></p> <p data-bbox="303 1563 780 2013">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 data-bbox="796 1433 1376 1822">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 &amp; 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. [REDACTED]

Thank you for your kindly attention!

Yours faithfully,  
**For and on behalf of**  
**Derby Engineering Company**

K.T. TAM  
Project Consultant

*Encl.-Nil*