



Derby Engineering Co.

Shop 19, 2/F Wun Fat Building,
8 Wang Fat Path, Yuen Long, New Territories.

Tel: [REDACTED] Fax: --

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 enclosed the responses to comments from Lands Department for your information.

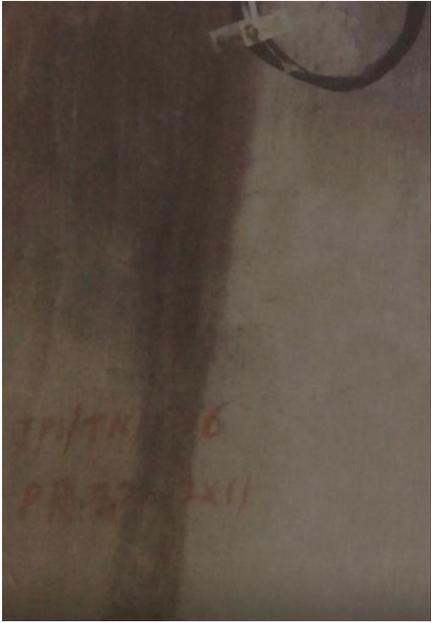
Comment	Response
Lands Department (Mr. HO Pak-kin, Eric, Tel.: 2451 3249) 2. The following irregularities not covered by the subject planning application have been detected by this office:	
(i) <u>Unauthorised structures on and extended from the Lot not covered by the planning application</u> There are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



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Comment	Response
	 <p data-bbox="810 712 1316 743">Figure – Indication of the squatter location</p>  <p data-bbox="810 1420 1204 1451">Photos indicate the squatter's no.</p>
<p data-bbox="236 1469 786 1585">(ii) <u>Unlawful occupation of Government land not covered by the planning application</u></p> <p data-bbox="295 1599 786 2060">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="810 1469 1409 1870">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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Tel: [REDACTED] Fax: --

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱
(<input checked="" type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
TANG, Kam-chai 鄧錦齊

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> Organisation 機構)
Derby Engineering Co., Ltd 狄比工程有限公司

3. Application Site 申請地點	
(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 3067 in D.D. 124 and adjoining Government Land, Lam Tei, Tuen Mun 新界屯門藍地丈量約份第124號地段第3067號和毗連政府土地
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 445 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 55 sq.m 平方米 <input checked="" type="checkbox"/> About 約

6. Type(s) of Application 申請類別	
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	Temporary Private Vehicle Park (exclude container vehicles) with ancillary electric vehicle charging facilities 臨時私人停車場 (貨櫃車除外) 連附屬電動車充電設施 (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input checked="" type="checkbox"/> year(s) 年 3 <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表	
Proposed uncovered land area 擬議露天土地面積	..... 445 .....sq.m <input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	..... Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	..... Not Applicable 不適用
Proposed domestic floor area 擬議住用樓面面積	..... Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	..... Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	..... Not Applicable 不適用 .....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明) Not Applicable 不適用	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	..... Eight (8), four (4) private car parking spaces with electric vehicle charging facilities
Motorcycle Parking Spaces 電單車車位	..... .....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	..... One (1)
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	..... .....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	..... .....
Others (Please Specify) 其他 (請列明)	..... .....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	..... .....
Coach Spaces 旅遊巴車位	..... .....
Light Goods Vehicle Spaces 輕型貨車車位	..... .....
Medium Goods Vehicle Spaces 中型貨車車位	..... .....
Heavy Goods Vehicle Spaces 重型貨車車位	..... .....
Others (Please Specify) 其他 (請列明)	..... .....

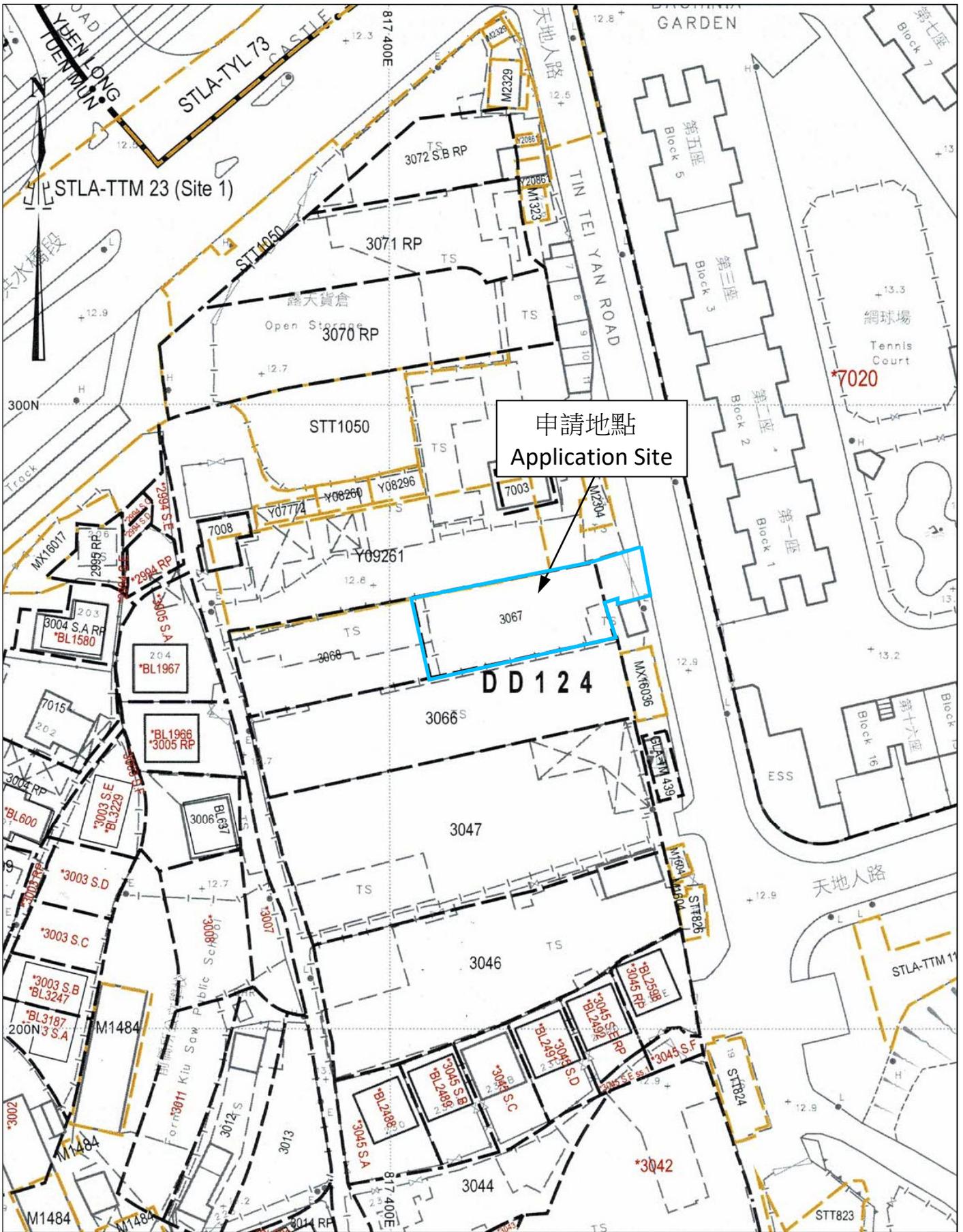
Proposed operating hours 擬議營運時間 Sundays to Saturdays: 24 hours 星期日至星期六：全日開放																															
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	<p>Yes 是 <input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Tin Tei Yan Road 天地人路</p> <p>No 否 <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>																														
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																															
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	<p>Yes 是 <input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>No 否 <input checked="" type="checkbox"/></p>																														
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	<p>Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input checked="" type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>No 否 <input type="checkbox"/></p>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>_____</p> <p>_____</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Lots 3067 in D.D. 124 and adjoining Government Land, Lam Tei, Tuen Mun 新界屯門藍地丈量約份第124號地段第3067號和毗連政府土地
Site area 地盤面積	445 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 55 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Draft Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTY Y/13 藍地及亦園分區計劃大綱草圖編號S/TM-LTY Y/13
Zoning 地帶	Village Type Development 鄉村式發展
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Private Vehicle Park (exclude container vehicles) with ancillary electric vehicle charging facilities 臨時私人停車場 (貨櫃車除外) 連附屬電動車充電設施



申請地點
Application Site

 主題地點
SUBJECT SITE

二零二五年七月三十一日根據測量圖編號
6-NW-17B 製備的摘要圖
EXTRACT PLAN PREPARED ON 31.07.2025
BASED ON SURVEY SHEET NO(S). 6-NW-17B

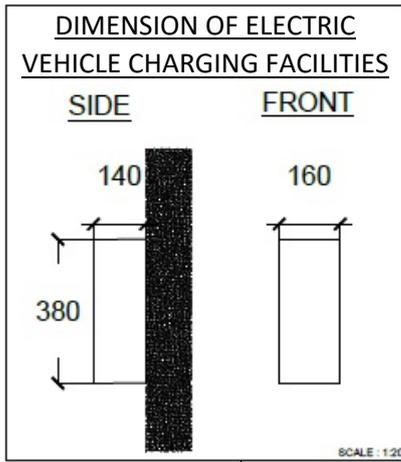
Lot Index Plan

Temporary Private Vehicles Park
(exclude container vehicles) with ancillary
electric vehicle charging facilities for a
period of 3 years at Lots No. 3067 in
D.D.124 and adjoining Government Land,
Tin Tei Yan Road, Lam Tei, Tuen Mun,
New Territories

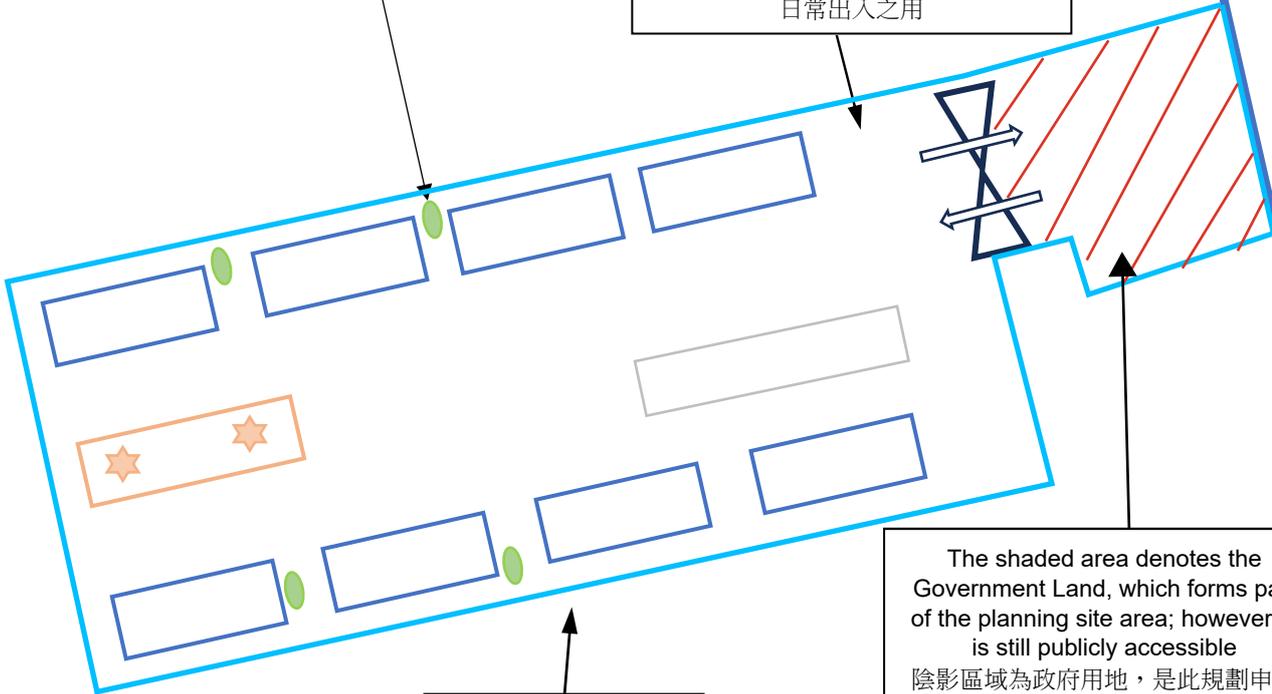
For Identification Purpose
只供參考之用

計劃編號 PROJECT NO.
P-2025-1001

圖則 FIGURE
02



A 6-m wide entrance/exit gate has been provided for the car in/out use
 申請地點安裝約6.0米闊的閘門給車輛日常出入之用



The shaded area denotes the Government Land, which forms part of the planning site area; however, it is still publicly accessible
 陰影區域為政府用地，是此規劃申請用地的一部分；但公眾仍可使用

申請地點
 Application Site

Legends:

- Private Car parking space (2.5mW x 5.0mL)
- Light Goods Vehicle parking space (3.5mW x 7.0mL)
- Electric Vehicle Charging Facilities
- Soil filling area to level the uneven ground



Inflammable mesh will be used as the shelter for the parked vehicle and the charging point

主題地點
 SUBJECT SITE

二零二五年七月三十一日根據測量圖編號 6-NW-17B 製備的摘要圖
 EXTRACT PLAN PREPARED ON 31.07.2025
 BASED ON SURVEY SHEET NO(S). 6-NW-17B

Site Layout and Charging Facilities Installation Plan

Temporary Private Vehicles Park (exclude container vehicles) with ancillary electric vehicle charging facilities for a period of 3 years at Lots No. 3067 in D.D.124 and adjoining Government Land, Tin Tei Yan Road, Lam Tei, Tuen Mun, N.T.

For Identification Purpose
 只供參考之用

計劃編號 PROJECT NO. P-2025-1001	圖則 FIGURE 03
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