

收件者: tpbpd/PLAND

附件: Comments from.docx; 地政附件一.jpeg; Markup Layout.pdf

From: Hippo Era啓源尾板 [REDACTED]
Sent: Thursday, July 16, 2026 9:24 AM

Subject: YL-KTN/1243

Dera David Ivan Andred

麻煩轉交城規會
如有問題請致電
[REDACTED]黃小姐
16-7-2026

Comments from Environmental Protection Department

(Contact Person: Mr. Kelvin WONG; Tel.: 2835 1117)

Please advise the following:

- a. whether the proposed use will involve dismantling of vehicles;
- b. whether the vehicle repair activities will be carried out within enclosed structure(s);
- c. whether the area where repair activities will be carried out will be paved with concrete; and
- d. whether the repair services will be provided to vehicles with permitted gross weight exceeding 5.5 tonnes.

有關於環保署之查詢如下

我司為一所專業維修電動啞車及貨車尾板

- a 不涉及拆車
- b 維修車輛不是密封的,但四面有 2 米半高的紅磚牆包圍
- c 有鋪混凝土
- d 有為超過 5.5 噸之車輛維修貨車尾板

我司沒有維修車輛只是維修貨車尾板及電動啞車

Comments from Lands Department

(Contact Person: Ms.S.L. CHENG Tel 24431072)

I must point out that the following irregularities included by the subject planning application have been detected by this office

Unauthorised structure(s) within the said private lot(s) covered by the planning application

Lands D has reservation on the planning application since there is/are unauthorized structure(s) on LOT NO 1373 in DD109 which is/are already subject to lease engorcement actions according to case priority. The lot owner(s) should redtify /apply for regularization on the lease breaches as demanded by LandsD

If the planning application is approver the lot owner(s) shell apply to this office for Short Term Waiver(s) (STWs) to permit the structure(s) erected within the said private lots.The applicationfo STWs will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The application, if approved , will be subject to such termsand conditions including the payment of waiver fee and administravtive fee as considered appropriate by LandD. Besides. Given the propose use is temporary in nature, only erection of temporary structures(s) will be considered

有關於地政署之查詢

有關於地政署提出地段 DD109 Lot 1373 部份之違規構築物

我司已於 2025 年 11 月尾拆除清理

現付上相片檔案請查證

另外本申請擬議之維修工場上蓋{位於 DD109 Lot 1376 SC & SD}
我司承諾如得 貴會{城規會}批出相關臨時申請
我司即向地政總署提出申請短期豁免書{Short Term Waiver ,STW}
將以上地段之上蓋合法化和配合地政署之條款和要求

Please find below the comments of **Planning Department (Ms Andrea YAN at 3168 4049):**

- Please advise the number of vehicles could be accommodated at the vehicle waiting area;
- Please advise whether open storage will be undertaken at the application site;
- Please clarify if there is a fixed cover for the proposed workshop; and
- According to the application form, there are three parking spaces for private car but there are only two parking spaces on the layout plan. Please clarify.

有關於規劃署之查詢如下

-車輛維修等候區大約可容納 6 部貨車

-有關於露天貯物空間,絕不涉及任何物流分發或其他商業貯存活動

露天貯存空間僅用作存放支援維修貨車尾板及電動唧車的零件

配件以及輔助工具

-維修工場結構為固定硬頂上蓋配以活動帆布包圍

以確保維修員在有遮蓋環境工作避免日曬雨淋

以及阻隔及減少維修產生的噪音和塵土四散

在不須要時可將帆布收起以確保空氣流通

-第三個私家車停泊位

現附上圖片以作說明

圖片紅色框為該私家車位



佈局圖

