

附件一：行政摘要

申請地點：新界丈量約份第 76 約地段第 1564 號 S.B 分段第 3 小分段 (部份) 及 1564 號 S.B 餘段 (部份)

擬議用途：擬議臨時私人停車場 (私家車) (為期三年)

本申請旨在向城市規劃委員會 (城規會) 尋求規劃許可，將上述地點用作擬議 臨時私人停車場 (私家車)，為期三年。申請理據如下：

1. 滿足鄉郊泊車需求：

本擬議發展將為鄰近村民提供合法、安全的私家車泊車位，有效紓緩區內長期以來的泊車位短缺問題。

2. 改善周邊交通及道路安全：

透過提供正規的泊車空間，本申請有助大幅減少鄉村道路的違例泊車問題，從而保持村內主要通道及緊急消防車輛通道暢通，提升整體的社區道路安全。

3. 規模細小且無不良影響：

擬議發展規模細小，僅設有 5 個私家車泊車位。場內已預留足夠的內部行車及倒車空間 (Manoeuvring Space)，確保所有車輛均能以「前進」方式駛入及駛出公共道路。預計本申請絕對不會對周邊地區的交通、環境、渠務及消防安全造成任何負面影響。

4. 改善地盤環境及排水設施：

申請地點現時為長滿雜草的泥地。為改善地盤環境，申請人擬於場內鋪設具備透水及疏水功能的紅磚或沙磚作停車面。此舉不僅能為車輛提供平穩安全的停泊空間，更能讓雨水自然滲透至地下土壤，有效防止地盤積水及避免引致水浸。擬議發展絕對不會對周邊地區的排水系統造成任何不良影響。

懇請 城規會委員在審議本申請時給予有利的考慮並予以批准。

Annex 1: Executive Summary

Application Site: Lot 1564 S.B ss.3 (Part) and Lot 1564 S.B RP (Part)

Proposed Use: Proposed Temporary Private Vehicle Park (Private Cars) for a Period of 3 Years

This application seeks planning permission from the Town Planning Board (the Board) for a proposed temporary private vehicle park (private cars) for a period of 3 years at the application site. The justifications for the application are as follows:

1. Meeting Rural Parking Demand:

The proposed development will provide legal and safe private car parking spaces for nearby villagers, effectively alleviating the long-standing shortage of parking spaces in the area.

2. Improving Traffic and Road Safety:

By providing formal parking spaces, this application will help reduce illegal parking problems on village roads. This will maintain clear access for village traffic and emergency vehicles, thereby enhancing overall road safety in the community.

3. Small Scale and No Adverse Impacts:

The proposed development is small in scale, providing only 5 private car parking spaces. Sufficient internal maneuvering space has been reserved within the site to ensure that all vehicles can enter and exit the site in a forward motion. It is anticipated that the proposed development will not generate any adverse traffic, environmental, drainage, and fire safety impacts on the surrounding areas.

4. Improving Site Conditions and Drainage:

The application site is currently weed-grown bare ground. To improve site conditions, the applicant proposes to pave the parking area with permeable and

free-draining red bricks or sand bricks. This will not only provide a stable and safe surface for parked vehicles, but also allow rainwater to naturally infiltrate into the soil. It will effectively prevent site ponding and flooding, ensuring that the proposed development will not cause any adverse drainage impacts on the surrounding areas.

Favorable consideration and approval of this application by the Board is sincerely sought.