

Innovative Land Use Planning Consultancy Co. LTD

Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This proposal is submitted to the Town Planning Board (“the Board”) for the proposed coach repair workshop, open storage of vehicles (coach only) and ancillary facilities and the associated filling of land at the subject lots and adjoining Government land at Lin Ma Hang, Ta Kwu Ling, New Territories.

The subject Site falls within “Agriculture” (“AGR”) zone on the draft Man Kam To Outline Zoning Plan No. S/NE-MKT/6 (“the OZP”). The proposed development is therefore applied for a temporary use for a period of 3 years.

The proposal comprises 12 parking space for coach vehicles, a repair workshop which can accommodate 4 coach vehicles, an ancillary office and toilet and storages for tools and equipment.

Due to the Ping Che – Ta Kwu Ling New Development Area (PC-TKL NDA), the previous coach repair workshop at Lot 1373 D.D 82 at Ping Che was affected. After a series of site searches in North Districts, the subject Site is considered the most suitable among the 8 alternative sites as explained in the planning statement. Attention has been drawn to the Chairman of Hong Kong Tourism Board and the Secretary of Culture, Sports and Tourism of Hong Kong regarding the needs of the subject Site for relocation of the coach repair workshop.

Planning approvals were given by the Board for temporary warehouses in the vicinity of the Site. Similar to those operators of the approved applications in the vicinity of the Site under the same “AGR” zone, the operator of the Site for coach repair workshop was also affected by the PC-TKL NDA.

In view of the justifications as provided in the planning statement, it shows that there is no adverse traffic, environmental, noise and drainage impacts arising from the subject use. The approval of this planning application will not jeopardize the long-term planning intention of the “AGR” use at the Site.

INV 創新土地規劃顧問有限公司

內容摘要

（如中文與其英文版本有差異，則以英文版本為準）

申請地點位於文錦渡大綱草圖編號 S/NE-MKT/6 劃作「農業」用途，此申請是作臨時三年的用途。申請地點位於打鼓嶺區蓮麻坑相關地段及毗鄰政府土地。

本規劃申請地點包括擬議臨時汽車（旅遊巴）維修工場，露天存放汽車（只限旅遊巴士）連附屬設施及相關填土工程（為期三年）。

由於申請人的旅巴維修舊址（坪輦丈量約 82 號地段 1373 號）受到「坪輦—打鼓嶺新發展區」影響，不得不進行一連串的尋找適合搬遷地點（8 個），最終申請地點最為合適。

由於旅巴維修及保養是旅巴運作的核心，並且認為此申請地點十分適合在此區提供相關服務，同時此申請已通知香港旅遊發展局主席及文化體育及旅遊局局長。

在此申請地點附近（在「農業」用途上）已有幾個貨倉用地得到城規會批准作臨時三年用途，那些申請人原有用地均是受到元朗南及古洞北新發展區影響，同樣這份申請的申請人亦受到「坪輦—打鼓嶺新發展區」的影響。

有關在申請計劃書內列出的理由，證明了本申請地點並沒有對周邊環境有任何不良的交通，環境，噪音及渠務影響。此申請地點批准作其申請用途並不會影響「農業」用途的長遠規劃。