

The Relevant Revised Pages of the Planning Statement

EXECUTIVE SUMMARY

The Application Site ('the Site') comprises Lot Nos. 1497sBss4 and 1497sBRP in D.D. 76, Hung Leng, Fanling, New Territories. The Site is located adjacent to the residential settlement at Hung Leng and Sha Tau Kok Road – Ma Mei Ha Section. It is applied for the use "Temporary Private Vehicle Park (excluding Container Vehicles)" on the Site for a period of 3 years. The Site occupies a total site area of 675m². In accordance with the Approved Ping Che and Ta Kwu Leng Outline Zoning Plan (OZP) No. S/NE-TKL/14 dated 12.3.2010, the Site falls within an area zoned "Agriculture" ("AGR"), "Village Type Development ("V") and "Road". According to the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses (TPB PG-No.13G), the Site is designated as "Category 3" and "Category 4" area.

A planning permission is sought to use the Site as "Temporary Private Vehicle Park (excluding Container Vehicles)". Since the Site is small in scale, no adverse traffic, drainage and environmental impacts are anticipated.

The subject application is justified on the following grounds: 1) No Contravention to the Long Term Planning Intention; 2) Meeting the Local Parking Demand; 3) Recent Permission for Public Vehicle Park on "AGR" Zone; 4) Compatible with Surrounding Land Uses; 5) No Adverse Drainage and Environmental Impacts; and 6) No Adverse Traffic Impact.

申請摘要

申請場地乃新界粉嶺孔嶺丈量約份第 76 約地段第 1497 號 B 段第 4 小分段及第 1497 號 B 段餘段。申請場地鄰近孔嶺住宅區及沙頭角路-馬尾下段。現申請用作三年「臨時私家停車場(不包括貨櫃車)」用途。申請地段佔地共 675 平方米。是項申請地段位於坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14(發表於 2010 年 3 月 12 日)內之「農業」、「鄉村式發展」及「道路」地帶。根據城市規劃委員會規劃指引編號 13G「擬作露天貯物及港口後勤用途」，申請場地被列作第 3 及第 4 類別。

是項臨時許可申請把場地申請用作「臨時私家停車場(不包括貨櫃車)」。由於場地規模細小，相信並不會引致不良的交通、渠務及環境影響。

是項申請的理由如下：1)沒有違反長遠之規劃意向； 2)符合地區的泊車需求； 3)在「農業」地帶已有公眾停車場的規劃申請獲批准；4)與附近的土地用途相融； 5)沒有不良的渠務及環境影響；及 6)沒有不良的交通影響。

3. TOWN PLANNING

- 3.1 The Site falls **within** an area zoned “Agriculture” (“AGR”), “Village Type Development” (“V”) and “Road” on the Approved Ping Che and Ta Kwu Leng Outline Zoning Plan (OZP) No. S/NE-TKL/14 dated 12.3.2010. Extract of the OZP are attached at **Appendix 1**.
- 3.2 As stipulated in the Notes of the OZP, a planning permission is required by the Town Planning Board (the “Board”) for the proposed temporary use in the “AGR”, “V” and “Road” zones.
- 3.3 In accordance with the Town Planning Board Guidelines No. 13G (TPB PG-NO. 13G) for Application for Open Storage and Port Back-up Uses, the Site is classified as “Category 3” and “Category 4” area, which could be granted on a temporary basis up to a maximum period of 3 years subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions.