

Executive Summary

1. The application site (the Site) is on Lot Nos. 1032 RP (Part), 1038 (Part), 1039, 1040 (Part) and 1048 (Part) in D.D. 109, Yuen Long, New Territories.
2. The site area is about 5,024 m². No Government Land is involved.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Temporary Private Vehicle Park (Excluding Container Vehicles) and associated Filling of Land’ for a Period of 3 Years. According to the Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 81 nos. of parking spaces for private cars, light goods vehicles and medium goods vehicles are provided at the Site for the use of residents and worshippers.
6. Operation hours are 24-hours daily (including Sundays and public holidays).
7. A total of 2 single storey temporary structures are proposed on site for guardroom and storage uses. The gross floor area is about 30 m².
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗丈量約份第 109 約地段第 1032 號餘段（部分）、第 1038 號（部分）、第 1039 號、第 1040 號（部分）及第 1048 號（部分）。
2. 申請地點的面積約 5,024 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時私人停車場（貨櫃車除外）及相關填土工程」（為期 3 年）。根據有關分區計劃大綱圖的《注釋》，在任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該分區計劃大綱圖的《注釋》對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點提供合共 81 個供居民及善信使用的私家車、輕型貨車及中型貨車泊位。
6. 營運時間為每日 24 小時（包括星期日及公眾假期）。
7. 申請地點擬議提供 2 個單層臨時構築物作保安室及儲物用途，總樓面面積約 30 平方米。
8. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。