

Executive Summary

1. The application site (the Site) is on Government Land in D.D.103, Yuen Long, New Territories.
2. The site area is about 3,737 m².
3. The application site falls within an area zoned “Residential (Group D)” (“R(D)”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Temporary Government Use (Maintenance Depot) for a Period of 10 Years’. According to the Notes of the OZP, ‘Government Use (not elsewhere specified)’ use is a Column 2 use within the “R(D)” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A total of 6 nos. of structures are proposed for office, toilet, covered storage space, covered parking space and staff sitting room uses. The gross floor area is about 968 m².
6. Operation hours are 24-hours daily (including Sundays and public holidays).
7. 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 103 約的政府土地。
2. 申請地點的面積約 3,737 平方米。
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「住宅(丁類)」地帶。
4. 申請用途為「擬議臨時政府用途(維修工地)」(為期 10 年)。根據有關分區計劃大綱圖的《注釋》，「政府用途(未另有列明者)」在大綱圖上的「住宅(丁類)」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點擬議提供 6 個臨時構築物作辦公室、洗手間、貯物空間、有蓋停車位及員工休息室用途，總樓面面積約 968 平方米。
6. 營運時間為每日 24 小時 (包括星期日及公眾假期)。
7. 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。