

### Executive Summary

1. The application site (the Site) is on Lot Nos. 876 S.B, 876 S.C, 876 S.D, 876 RP, 877, 878, 880 RP and 881 RP in D.D. 113 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 3,424 m<sup>2</sup>, including Government Land of about 191 m<sup>2</sup>.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
4. The applied use is ‘Temporary Private Vehicle Park (Excluding Container Vehicles) and associated Filling of Pond’ 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 75 nos. of parking spaces for private cars and light goods vehicles are provided at the Site for residents’ use.
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.
8. The development can cater for the huge demand of parking spaces for village residents and reduce roadside illegal parking.

### 行政摘要

1. 申請地點位於新界元朗丈量約份第 113 約地段第 876 號 B 分段、第 876 號 C 分段、第 876 號 D 分段、第 876 號餘段、第 877 號、第 878 號、第 880 號餘段及第 881 號餘段和毗連政府土地。
2. 申請地點的面積約 3,424 平方米，包括約 191 平方米的政府土地。
3. 申請地點在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》上劃為「鄉村式發展」地帶。
4. 申請用途為「臨時私人停車場（貨櫃車除外）及相關填塘工程」（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 75 個供村民使用的私家車及輕型貨車泊位。
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。
8. 該發展能滿足村民對車位的重大需求，並可減少路邊違例泊車情況。