

Executive Summary

1. The application site (the Site) is on Lots 565 (Part), 566 RP (Part), 613 (Part) and 616 RP (Part) in D.D. 106 and adjoining Government Land, Kam Tin, New Territories.
2. The site area is about 3,985 m², including about 53 m² of Government Land.
3. The application site falls within an area zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
4. The application is for renewal of planning approval for ‘Temporary Shop and Services’ for a period of 3 years.
5. A total of 15 temporary structures are provided for showroom, storeroom, offices, open sheds, meter room and toilet uses. The gross floor area is about 2,622 m².
6. Operation hours are from 8 a.m. to 9 p.m. daily (including Sundays and public holidays).
7. The Site is subject of two approved application Nos. A/YL-KTS/851 and A/YL-KTS/970 for the same applied use submitted by the same applicant, of which all approval conditions were satisfactorily complied with by the applicant.
8. Compared with the previous approved renewal applications, the layout and development parameters of the current renewal application remain unchanged.

行政摘要

1. 申請地點位於新界錦田丈量約份第 106 約地段第 565 號（部分）、第 566 號餘段（部分）、第 613 號（部分）及第 616 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 3,985 平方米，包括約 53 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「其他指定用途」註明「鄉郊用途」地帶。
4. 規劃許可續期的申請用途為「臨時商店及服務行業的規劃許可續期」（為期 3 年）。
5. 申請地點提供 15 個臨時構築物作陳列室、儲物室、辦公室、開放棚架、電錶房及洗手間用途，總樓面面積約 2,622 平方米。
6. 營運時間為每日上午 8 時至晚上 9 時（包括星期日及公眾假期）。
7. 申請人曾兩次獲城規會批給規劃許可，於申請地點作相同用途的規劃申請（申請編號：A/YL-KTS/851 及 A/YL-KTS/970），申請人亦已完全履行所有規劃許可附帶條件。
8. 對比先前獲批的規劃許可續期申請，本次續期申請的發展規模及佈局並無改變。