

Executive Summary

1. The application site (the Site) is on Lots 31 RP and 32 RP in D.D. 121, Ping Shan, Yuen Long, New Territories.
2. The site area is about 2,259 m². No Government Land is involved.
3. The Site falls within an area zoned “Government, Institute or Community” (“G/IC”), “Village Type Development” (“V”) and “Residential (Group B)1” (“R(B)1”) on the Approved Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/22.
4. The applied use is ‘Temporary Shop and Services (Motor-vehicle Showroom), Motor-vehicle Testing Centre and Public Utility Installation (Solar Photovoltaic System) with Ancillary Facilities’ for a Period of 3 Years.
5. A total of 4 nos. of temporary structures are provided for car showroom, car testing centre, meter room, toilet, ancillary office and solar photovoltaic system uses. The gross floor area is about 1,925 m².
6. Operation hours are from 9 a.m. to 6 p.m. 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屏山丈量約份第 121 約地段第 31 號餘段及第 32 號餘段。
2. 申請地點的面積約 2,259 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《屏山分區計劃大綱核准圖編號 S/YL-PS/22》上劃為「政府、機構或社區」，「鄉村式發展」及「住宅(乙類)1」地帶。
4. 申請用途為「臨時商店及服務行業（汽車陳列室）、汽車測試中心及公用事業設施裝置（太陽能光伏系統）連附屬設施」（為期 3 年）。
5. 申請地點提供 4 個臨時構築物作汽車陳列室、汽車測試中心、電錶房、洗手間、附屬辦公室及太陽能光伏系統用途，總樓面面積約 1,925 平方米。
6. 營運時間為每日上午 9 時至下午 6 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。