

Executive Summary

1. The application site is on Lots 114 (Part), 115 RP (Part), 201 RP (Part) and 203 (Part) in D.D. 126, Ping Shan, Yuen Long.
2. The site area is about 3,899 m². No Government Land is involved.
3. The Site falls within an area zoned “Government, Institution or Community” (“G/IC”) and “Residential (Group A) 6” (“R(A)6”) on the Approved Ping Shan Outline Zoning Plan No. S/YL-PS/22.
4. The application site falls within Category 2 areas under TPB PG-No. 13G.
5. The applied use is “Temporary Open Storage of Building Materials and Machinery for a Period of 3 Years”. According to the covering 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.
6. A total of 3 nos. of single-storey temporary structures is provided for guardroom and staff sitting room uses. The gross floor area is about 26.5 m².
7. 1 no. of loading/unloading space for heavy goods vehicles (HGV) is provided at the site for the daily operation.
8. Operation hours are from 8 a.m. to 6 p.m. daily from Mondays to Saturdays. No operations on Sundays and public holidays.
9. 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. 申請地點位於元朗屏山丈量約份第 126 約地段第 114 號(部分)、第 115 號餘段(部分)、第 201 號餘段(部分)及第 203 號(部分)。
2. 申請地點的面積約 3,899 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」及「住宅(甲類)6」地帶。
4. 申請地點屬於《城市規劃委員會規劃指引編號 13G》下的第 2 類地區。
5. 申請用途為「臨時露天存放建築材料及機械」(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，即使該大綱圖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。
6. 申請地點提供 3 個臨時單層構築物作看更房及職員休息室用途，總樓面面積約 26.5 平方米。
7. 場內提供一個重型貨車上落客貨車位以滿足日常運作。
8. 營運時間為星期一至六上午 8 時至下午 6 時(星期日及公眾假期休息)。
9. 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。