

Executive Summary

1. The application site (the Site) is on Lot Nos. 831(Part), 832(Part) and 986(Part) in D.D. 117, Yuen Long, New Territories.
2. The site area is about 235 m². No Government Land is involved.
3. The Site falls within an area zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20.
4. The applied use is ‘Temporary Warehouse (excluding Dangerous Goods Godown) with Ancillary Office’ 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.
5. A total of 2 nos. of temporary structures are provided for warehouse with ancillary office and storeroom uses. The gross floor area is about 202 m².
6. Operation hours are from 9 a.m. to 7 p.m. from Mondays to Saturdays. No operations on 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 117 約地段第 831 號（部分）、第 832 號（部分）及第 986 號（部分）。
2. 申請地點的面積約 235 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「其他指定用途（鄉郊用途）」地帶。
4. 申請用途為「臨時貨倉（危險品倉庫除外）連附屬辦公室」（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。
5. 申請地點提供 2 個臨時構築物作貨倉連附屬辦公室及儲物室用途，總樓面面積約 202 平方米。
6. 營運時間為星期一至六上午 9 時至下午 7 時（星期日及公眾假期休息）。
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。