GoldRich PLANNERS & SURVEYORS LTD.

金 潤 規 劃 測 量 師 行 有 限 公 司

[redacted]

Executive Summary

1. The application site (the Site) is on Lot Nos. 1497 S.A (Part), 1497 S.B (Part) and 1497 S.C in D.D. 119, Muk Kiu Tau Tsuen, Kiu Hing Road, Shap Pat Heung, Yuen Long, New Territories.
2. The site area is about 1,482 m^2. No Government Land is involved.
3. The Site falls within an area zoned "Village Type Development" ("V") on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20.
4. The applied use is 'Proposed Temporary Shop and Services with Ancillary Parking Spaces and Charging Facilities' for a period of 5 years. According to the Notes of the OZP, the applied use is a Column 2 use within the "V" zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A total of 5 temporary structures are proposed for shop and services, open shed and meter room uses. The gross floor area is about 705 m^2.
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.

行政摘要

1. 申請地點位於新界元朗十八鄉僑興路木橋頭村丈量約份第 119 約地段第 1497 號 A 分段（部分）、第 1497 號 B 分段（部分）及第 1497 號 C 分段。
2. 申請地點的面積約 1,482 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「鄉村式發展」地帶。
4. 申請用途為「擬議臨時商店及服務行業連附屬停車位及充電設施」，為期 5 年。根據有關分區計劃大綱圖的《注釋》，該用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點擬議提供 5 個臨時構築物作商店及服務行業及電錶房用途，總樓面面積約 705 平方米。
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。