

Executive Summary

1. The application site is on Lot Nos. 537 (Part), 538 (Part), 540 S.A (Part) and 541 S.A (Part) in D.D. 218, Ma Kwu Lam Village, Sai Kung North, New Territories.
2. The site area is about 219 m². No Government Land is involved.
3. The application site falls within an area zoned “Village Type Development” (“V”) on the Approved Shap Sz Heung Outline Zoning Plan (OZP) No. S/NE-SSH/11.
4. The applied use is ‘Proposed Temporary Private Vehicle Park (Private Cars)’ for a period of 3 years. According to the 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. 8 nos. of parking spaces for private cars are proposed at the Site for residents’ use.
6. Operation hours are 24-hour 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.
8. The proposed development can cater for the huge demand of parking spaces for village residents and reduce roadside illegal parking.

行政摘要

1. 申請地點位於新界西貢北約馬牯纜村丈量約份第 218 約地段第 537 號（部份）、第 538 號（部份）、第 540 號 A 分段（部份）及第 541 號 A 分段（部份）。
2. 申請地點的面積為大約 219 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《十四鄉分區計劃大綱核准圖編號 S/NE-SSH/11》上劃為「鄉村式發展」地帶。
4. 申請用途為「擬議臨時私人停車場（私家車）」，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，即使該分區計劃大綱圖的《注釋》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. 申請地點擬議提供 8 個供村民使用的私家車泊位。
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。
8. 擬議發展能滿足村民對車位的重大需求，並可減少路邊違例泊車情況。