

Executive Summary

1. The application site (the Site) is on Lot No. 2159 (Part) in D.D. 76 and adjoining Government Land, Wang Leng, Ping Che, New Territories.
2. The site area is about 664.4 m², including Government Land of about 527.6 m².
3. The Site falls within an area zoned “Open Storage” (“OS”) on the Approved Ping Che and Ta Kwu Ling Outline Zoning Plan (OZP) No. S/NE-TKL/14.
4. The application is for renewal of planning approval for ‘Proposed Temporary Container Vehicle Repair Yard’ for a period of 3 years. According to the Notes of the OZP, ‘Container Vehicle Repair Yard’ is a Column 2 use within the “OS” zone on the OZP requiring planning permission from the Town Planning Board (the Board), which may be permitted with or without conditions.
5. A total of 3 temporary structures are provided for storerooms and open shed uses. The gross floor area is about 394.1 m².
6. A total of 4 nos. of container vehicle repair space are provided at the Site.
7. Operation hours are from 7 a.m. to 7 p.m. from Mondays to Saturdays. No operation on Sundays and public holidays.
8. The Site is the subject 7 approved applications for similar uses, of which all approval conditions were satisfactorily complied with by the applicant.
9. Compared with the last approval, the applied use, development parameters and layout of the current renewal application remain unchanged.

行政摘要

1. 申請地點位於新界坪輦橫嶺丈量約份第 76 約地段第 2159 號（部分）和毗鄰政府土地。
2. 申請地點的面積約 664.4 平方米，包括約 527.6 平方米的政府土地。
3. 申請地點在《坪輦及打鼓嶺分區計劃大綱核准圖編號 S/NE-TKL/14》上劃為「露天貯物」地帶。
4. 規劃許可續期的申請用途為「擬議臨時貨櫃車修理場」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，「貨櫃車修理場」在大綱圖上的「露天貯物」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. 申請地點提供 3 個臨時構築物作儲物室及開放棚架用途，總樓面面積約 394.1 平方米。
6. 申請地點提供 4 個貨櫃車修理空間。
7. 營運時間為星期一至六上午 7 時至下午 7 時，星期日及公眾假期休息。
8. 申請地點曾獲城市規劃委員會批給 7 次規劃許可於申請地點作同類用途，申請人亦已完全履行所有規劃許可附帶條件。
9. 對比先前獲批的規劃許可，是次續期申請的用途、發展規模及佈局並無改變。