

Executive Summary

1. The application site is on Government Land adjoining Lot No. 2072 in D.D. 244, Ho Chung, Sai Kung, New Territories.
2. The site area is about 19.38 m², which falls entirely on Government Land.
3. The application site falls within an area partly zoned “Village Type Development” (“V”) and partly shown as ‘Road’ on the Approved Ho Chung Outline Zoning Plan (OZP) No. S/SK-HC/11.
4. The applied use is ‘Temporary Private Garden’ for a period of 3 years. According to the covering Notes of the OZP, all uses or developments in any area shown as ‘Road’ require permission from the Board. Besides, temporary use or development of any land or building not exceeding a period of 3 years requires permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. The application is the subject of 2 previous approvals for the same applied use. The planning context of the adjacent areas has not been significantly altered.

行政摘要

1. 申請地點位於新界西貢蠔涌丈量約份第 244 約鄰近地段第 2072 號的政府土地。
2. 申請地點的面積約 19.38 平方米，申請範圍完全位於政府土地。
3. 申請地點在《蠔涌分區計劃大綱核准圖編號 S/SK-HC/11》上部分劃為「鄉村式發展」地帶及部分顯示為「道路」。
4. 申請用途為「臨時私人花園（為期 3 年）」。根據有關分區計劃大綱圖的《注釋》，在顯示為「道路」的地方，所有用途或發展必須向城市規劃委員會申請許可；而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. 申請地點曾獲 2 次規劃許可作相同用途，毗連地區的規劃狀況並沒有重大改變。