

### Executive Summary

1. The application site (the Site) is on Lot Nos. 1040 (Part), 1041, 1042, 1043 and 1044 in D.D. 109 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 4,963 m<sup>2</sup>, including about 789 m<sup>2</sup> of Government Land.
3. The Site falls within an area zoned “Agriculture” (“AGR”) on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is ‘Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Office’ for a period of 3 years and associated Filling of Land. 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 12 single-storey temporary structures are proposed for warehouse with ancillary office use. The gross floor area is about 1,372 m<sup>2</sup>.
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 109 約地段第 1040 號（部分）、第 1041 號、第 1042 號、第 1043 號及第 1044 號和毗連政府土地。
2. 申請地點的面積約 4,963 平方米，包括大約 789 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「擬議臨時貨倉（危險品倉庫除外）連附屬辦公室（為期 3 年）」，並進行相關填土工程。根據有關分區計劃大綱圖的《注釋》，在「農業」地帶的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. 申請地點擬議提供 12 個單層臨時構築物作貨倉連附屬辦公室用途，總樓面面積約 1,372 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。