

Executive Summary

1. The application site (the Site) is on Lot Nos. 428 (Part) and 431 (Part) in D.D. 106, Yuen Long, New Territories.
2. The site area is about 2,287 m². No Government Land is involved.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Kam Tin South Outline Zoning Plan (OZP) No. S/YL-KTS/15.
4. The applied use is ‘Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities and Temporary Public Vehicle Park (Excluding Container Vehicle) for a period of 5 years and associated Filling of Pond. 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 3 nos. of single-storey temporary structures with building height of about 5 m are proposed for retail shop for hardware groceries and construction materials, reception, ancillary office and storage uses. The gross floor area is about 675 m².
6. A total of 22 nos. of parking space for private cars and light goods vehicles are proposed at the Site.
7. Operation hours of the retail shop and vehicle park are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) and 24-hours daily (including Sundays and public holidays) respectively.
8. 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 106 約地段第 428 號（部份）及第 431 號（部份）。
2. 申請地點的面積約 2,287 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《錦田南分區計劃大綱核准圖編號 S/YL-KTS/15》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（五金雜貨及建築材料零售店）連附屬設施及臨時公眾停車場（貨櫃車除外）（為期 5 年）」及相關填塘工程。根據有關分區計劃大綱圖的《注釋》，申請用途在大綱圖上的「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 3 個高度約 5 米的單層臨時構築物作五金雜貨及建築材料銷售、接待處、附屬辦公室以及儲物用途，總樓面面積約 675 平方米。
6. 申請地點擬議提供合共 22 個私家車及輕型貨車泊位。
7. 零售店的營運時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期），而停車場的營運時間為每日 24 小時（包括星期日及公眾假期）。
8. 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。