

Executive Summary

1. The application site is on Lot Nos. 906RP and 907 in D.D. 114 and adjoining Government Land, Yuen Long, New Territories.
2. The site area is about 706 m², including about 462 m² of Government Land.
3. The application site falls within an area zoned “Village Type Development” (“V”) on the Approved Shek Kong Outline Zoning Plan (OZP) No. S/YL-SK/9.
4. The applied use is ‘Proposed Temporary Shop and Services (Vehicle Showroom)’ for a period of 5 years and associated Filling of Land. According to the Notes of the OZP, ‘Shop and Services’ 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 2 single-storey temporary structures are proposed for vehicle showroom use. The gross floor area is about 302 m².
6. Operation hours are from 9 a.m. to 6 p.m. 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.

行政摘要

1. 申請地點位於新界元朗丈量約份第 114 約地段第 906 號餘段及第 907 號和毗連政府土地。
2. 申請地點的面積約 706 平方米，申請範圍包括約 462 平方米的政府土地。
3. 申請地點在《石崗分區計劃大綱核准圖編號 S/YL-SK/9》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（汽車陳列室）」，為期 5 年，並進行相關填土工程。根據有關分區計劃大綱圖的《注釋》，「商店及服務行業」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 2 個臨時單層構築物作汽車陳列室用途，總樓面面積約 302 平方米。
6. 營運時間為每日上午 9 時至下午 6 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。