

### Executive Summary

1. The application site is on Lots 1296, 1298, 1299, 1300 and 1301 in D.D. 106 and Adjoining Government Land, Yuen Long, New Territories.
2. The proposed use is “Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities” for a Period of 5 Years.
3. The site area is about 3,116 m<sup>2</sup> which includes 1,398 m<sup>2</sup> of Private Land and 1,718 m<sup>2</sup> of Government Land.
4. The site falls within the “Residential (Group D)” (“R(D)”) under the Approved Kam Tin South Outline Zoning Plan No. S/YL-KTS/15.
5. 3 nos. of structures (not exceeding 9m) with a total floor area of about 627 m<sup>2</sup> are proposed on site for retail shop for hardware groceries and construction materials, reception and ancillary office uses.
6. Operation hours are from 8:30 a.m. to 6:30 p.m. every day (including Sundays and Public Holidays).
7. The applied use satisfies the needs of local residents and construction works in vicinity for hardware groceries and construction materials.

### 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 1296 號、第 1298 號、第 1299 號、第 1300 號及第 1301 號和毗連政府土地。
2. 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(為期 5 年)」。
3. 申請面積為大約 3,116 平方米。當中包括約 1,398 平方米的私人土地及 1,718 平方米的政府土地。
4. 申請地點處於錦田南分區計劃大綱核准圖編號 S/YL-KTS/15 下的「住宅(丁類)」地帶。
5. 申請地點擬議提供 3 個(不高於 9 米)的構築物，總樓面面積約 627 平方米作五金雜貨及建築材料零售店、接待處及附屬辦公室用途。
6. 營業時間為每天上午八時三十分至晚上六時三十分(星期日及公眾假期照常營業)。
7. 申請用途可以滿足當地居民及附近建築工程對五金雜貨及建築材料的需求。