

Executive Summary

1. The application site is on Lot No. 3131 RP in D.D. 116, Tai Tong, Yuen Long, New Territories.
2. The site area is about 137.2 m². No Government Land is involved.
3. The application site falls within an area zoned “Open Space” (“O”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20.
4. The applied use is ‘Proposed Temporary Shop and Services (Car Beauty Services)’ for a period of 5 years. According to the Notes of the OZP, the applied use is a Column 2 use within the “O” zone on the OZP which may be permitted with or without conditions by the Board.
5. A two-storey temporary structure is proposed on site for work area, office, multi-function room and toilet uses. The gross floor area is about 230 m².
6. Operation hours are from 9 a.m. to 7 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大棠丈量約份第 116 約地段第 3131 號餘段。
2. 申請地點的面積約 137.2 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《大棠分區計劃大綱核准圖編號 S/YL-TT/20》上劃為「休憩用地」地帶。
4. 申請用途為「擬議臨時商店及服務行業（汽車美容）」（為期 5 年）。該用途在大綱圖上的「休憩用地」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點擬議提供 1 個 2 層高臨時構築物作工作區域、辦公室、多功能活動室及廁所用途，總樓面面積約 230 平方米。
6. 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）。
7. 申請用途預期不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。