

Executive Summary

1. The application site is on Lot Nos. 1213 S.A and 1213 S.B RP in D.D. 118, Yuen Long, New Territories.
2. The site area is about 558 m². No Government Land is involved.
3. The application site falls within an area zoned “Other Specified Uses (Rural Use)” (“OU(RU)”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20.
4. The applied use is ‘Proposed Temporary Shop and Services with Ancillary Office’ for a period of 5 years. According to the Notes of the OZP, ‘Shop and Services’ use is a Column 2 use within the “OU(RU)” 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 temporary structures are proposed for shop, showroom, storage and ancillary office use. The gross floor area is about 225 m².
6. Operation hours are from 10 a.m. to 6 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 118 約地段第 1213 號 A 分段及第 1213 號 B 分段餘段。
2. 申請地點的面積約 558 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「其他指定用途（鄉郊用途）」地帶。
4. 申請用途為「擬議臨時商店及服務行業連附屬辦公室」，為期 5 年。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「其他指定用途（鄉郊用途）」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 個臨時構築物作商店、陳列室、儲物室及附屬辦公室用途，總樓面面積約 225 平方米。
6. 營運時間為星期一至六上午 10 時至下午 6 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。