

## Executive Summary

1. The application site (the Site) is on Lot Nos. 322 S.A. (Part), 323 (Part), 324 (Part) and 1421 (Part) in D.D. 119, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 2,445.7 m<sup>2</sup>. No Government Land is involved.
3. The Site falls within an area zoned “Residential (Group A) 3”, “Open Space” and “Village Type Development” on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The application is for renewal of planning approval for ‘Temporary Open Storage of Construction Materials, Machinery and Scrap Metals with Ancillary Site Office’ for a period of 3 years. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of 3 years requires planning permission from the Board, notwithstanding that the use or development is not provided for in terms of the OZP.
5. A total of 5 temporary structures are provided for storage of construction materials, machinery and scrap metals with ancillary office uses. The gross floor area is about 302.9 m<sup>2</sup>.
6. Operation hours are from 7 a.m. to 6 p.m. from Monday to Saturday. No operation will be carried out on Sundays and public holidays.
7. The Site is the subject of 9 approved applications for similar uses, of which all approval conditions were satisfactorily complied with by the applicant.
8. Compared with the last approval, the applied use, development parameters and layout of the current renewal application remain unchanged.

## 行政摘要

1. 申請地點位於新界元朗唐人新村丈量約份第 119 約地段第 322 號 A 分段（部分）、第 323 號（部分）、第 324 號（部分）及第 1421 號（部分）。
2. 申請地點的面積約 2,445.7 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《唐人新村分區計劃大綱核准圖編號 S/YL-TYST/14》上劃為「住宅(甲類)3」、「休憩用地」及「鄉村式發展」地帶。
4. 規劃許可續期的申請用途為「臨時露天存放建築材料、機械及廢金屬連附屬場地辦公室」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，任何土地或建築物進行為期不超過 3 年的臨時用途或發展，即使該大綱圖對該用途沒有作出規定，也須向城市規劃委員會申請規劃許可。
5. 申請地點合共提供 5 個臨時構築物作存放建築材料、機械及廢金屬連附屬辦公室用途，總樓面面積約 302.9 平方米。
6. 營運時間為星期一至六上午 7 時至下午 6 時，星期日及公眾假期停止營業。
7. 申請地點曾獲城市規劃委員會批給 9 次規劃許可於申請地點作同類用途，申請人亦已完全履行所有規劃許可附帶條件。
8. 對比先前獲批的規劃許可，是次續期申請的用途、發展規模及佈局並無改變。