

### Executive Summary

1. The application site is on Lot No. 1375 RP (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 138 m<sup>2</sup>, including government land of about 12 m<sup>2</sup>.
3. The application site falls within an area zoned “Residential (Group B)1” (“R(B)1”) on the Approved Tong Yan San Tsuen Outline Zoning Plan (OZP) No. S/YL-TYST/14.
4. The applied use is ‘Temporary Shop and Services’ for a Period of 5 Years. According to the Notes of the OZP, the applied use is a Column 2 use within the “R(B)1” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A two-storey temporary structure with building height of about 5 m is provided for retail shop use to satisfy local residents’ needs for hardware groceries. The gross floor area is about 193 m<sup>2</sup>
6. Operation hours are from 8:30 a.m. to 6:30 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唐人新村丈量約份第 121 約地段第 1375 號餘段（部分）和毗連政府土地。
2. 申請地點的面積約 138 平方米，包括約 12 平方米政府土地。
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(乙類)1」地帶。
4. 申請用途為「臨時商店及服務行業（為期 5 年）」。根據有關分區計劃大綱圖的《注釋》，申請用途在大綱圖上的「住宅(乙類)1」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. 申請地點提供 1 個高度約 5 米的雙層臨時構築物作銷售用途以滿足當地人士對五金雜貨的需求，總樓面面積約 193 平方米。
6. 營運時間為每日上午八時三十分至下午六時三十分（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。