

Executive Summary

1. The application site is on Lot Nos. 1677 RP, 1678 (Part), 1679 (Part) and 1692 in D.D. 119, Yuen Long, New Territories.
2. The site area is about 3,058 m². No Government Land is involved.
3. The application site falls within an area zoned “Agriculture” (“AGR”) on the Approved Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20.
4. The applied use is ‘Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities and associated Filling of Land’ 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 6 temporary structures are provided for shop, container storage, meter room and ancillary office uses. The gross floor area is about 1,406 m².
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丈量約份第 119 約地段第 1677 號餘段、第 1678 號（部分）、第 1679 號（部分）及第 1692 號。
2. 申請地點的面積約 3,058 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「農業」地帶。
4. 申請用途為「臨時商店及服務行業（五金雜貨及建築材料零售店）連附屬設施及相關填土工程」，為期 3 年。根據有關分區計劃大綱圖的《注釋》，在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. 申請地點提供 6 個臨時構築物作商店、貨櫃儲物、電錶房及附屬辦公室用途，總樓面面積約 1,406 平方米。
6. 營運時間為每天上午 8 時半至下午 6 時半（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排水、交通、消防及環境方面帶來潛在負面影響。