

Executive Summary

1. The application site (the Site) is on Lot No. 1354 RP in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 2,756 m², including about 1,659 m² of Government Land.
3. The 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 Social Welfare Facility (Social Service Centre)’ for a period of 5 years. The applied use is a Column 2 use within the “R(B)” zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 9 nos. of temporary structures are provided for office, classroom and indoor activity area, covered walkway, open shed, toilet and storage uses. The gross floor area is about 741.71 m².
6. Operation hours are from 9 a.m. to 6 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 1354 號餘段及毗連政府土地。
2. 申請地點的面積約 2,756 平方米，包括約 1,659 平方米的政府土地。
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「臨時社會福利設施（社會服務中心）」（為期 5 年）。該用途在大綱圖上的「住宅（乙類）」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 9 個臨時構築物作辦公室／課室／室內活動空間、有蓋行人通道、開放棚架、洗手間及儲物室用途，總樓面面積約 741.71 平方米。
6. 營運時間為每日上午 9 時至下午 6 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排水、交通、消防及環境方面帶來潛在負面影響。