

### Executive Summary

1. The application site (the Site) is on Lot No. 1075 (Part) in D.D. 121 and adjoining Government Land, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 680 m<sup>2</sup>, including about 122 m<sup>2</sup> of Government Land.
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 application is for renewal of planning approval for ‘Temporary Shop and Services’ for a period of 3 years.
5. A total of 3 temporary structures are provided for shop and services, site office, guard room and toilet uses. The gross floor area is about 520 m<sup>2</sup>.
6. Operation hours are from 9 a.m. to 7 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 1075 號（部分）和毗連政府土地。
2. 申請地點的面積約 680 平方米，包括約 122 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. 規劃許可續期的申請用途為「臨時商店及服務行業的規劃許可續期」（為期 3 年）。
5. 申請地點提供 3 個臨時構築物作商店及服務行業、場地辦公室、保安室及廁所用途，總樓面面積約 520 平方米。
6. 營運時間為每日上午 9 時至晚上 7 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。