

Executive Summary

1. The application site (the Site) is on Lot No. 1543 (Part) in D.D. 121, Shan Ha Tsuen, Yuen Long, New Territories.
2. The site area is about 1,987.8 m². No Government Land is involved.
3. The application site falls within an area zoned “Village Type Development” (“V”) 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 (Motor-Vehicle Showroom)’ for a period of 3 years.
5. A total of 8 temporary structures are provided for site office, storeroom, toilet and open shed uses. The gross floor area is about 637.6 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山下村丈量約份第 121 約地段第 1543 號（部分）。
2. 申請地點的面積約 1987.8 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「鄉村式發展」地帶。
4. 規劃許可續期的申請用途為「臨時商店及服務行業（汽車陳列室）的規劃許可續期」（為期 3 年）。
5. 申請地點提供 8 個臨時構築物作辦公室、儲物室、洗手間及開放式蔭棚用途，總樓面面積約 637.6 平方米。
6. 營運時間為每日上午 9 時至晚上 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。