

Executive Summary

1. The application site (the Site) is on Lot Nos. 1355 RP and 1356 RP (Part) in D.D. 121, Tong Yan San Tsuen, Yuen Long, New Territories.
2. The site area is about 2,212 m². No Government Land is involved.
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 Eating Place (Restaurant with Ancillary Outside Seating Accommodation)’ for a period of 5 years. 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.
5. A total of 15 nos. of temporary structures are provided for seating area, kitchen, canopy, storeroom and toilet uses. The gross floor area is about 1,025 m².
6. Operation hours are from 12 p.m. to 11 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 1355 號餘段及第 1356 號餘段（部分）。
2. 申請地點的面積約 2,212 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「住宅（乙類）1」地帶。
4. 申請用途為「臨時食肆（餐廳連附屬戶外座位區）」（為期 5 年）。該用途在大綱圖上的「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。
5. 申請地點提供 15 個臨時構築物作座位區、廚房、遮陰棚、儲物室及廁所用處，總樓面面積約 1,025 平方米。
6. 營運時間為每日中午 12 時至下午 11 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。