

Annex 1

Proposed Temporary Shop and Services (Real Estate Agency) for a period of 3 years at Lot3674 RP in D.D124, Sun Fung Wai, Tuen Mun, N.T.

Justifications

The applicant appreciate the Town Planning Board granted temporary permission at the date of 2021/07/23 (A/TM-LTTY/413). It is approved use of Temporary Shop and Services (Real estate agency) for period of 3 years which is expiry on 2024/07/23, the applicant has complied with all the approval conditions within the permission period and show it is compatible with surrounding land uses.

No adverse drainage , traffic, environment of visual impacts. The applicant therefore for seek the Board to approve this application.

The size of the application site is about 93 m². It is currently zoned " Village Type Development " according to the Approved Lam Tei and Yick Yuen Outline Zoning Plan No. S/TM-LTTY/12.

The proposed development is a temporary use which would not jeopardize the long term planning intention of the "Village Type Development" zone. The application site is not subject to any land transaction being proposed by the Land Authority for the conversion into low density residential use.

No operation will be held in site during sensitive hours from 7:30 p.m to 9:00 a.m next morning. The proposed development will be closed on Sunday and Public holiday. The ground floor sitting area is ancillary of proposed temporary shop and Services (Real estate agency) and not open to public.

The nature from and layout of the proposed development are compatible with the surrounding environment. It would not affect the character of the indigenous village.

The justifications of this application are would not contravene the planning intention of the " Village Type Development " zone; compatible with surrounding land uses; no adverse drainage, traffic, environmental of visual impacts. The Applicant therefore seeks the Board's permission to use the Application Site for the proposed use Temporary Shop and Services (Real Estate Agency) for a temporary period of 3 years.