7. Justifications

The Applicant applies for a renewal of temporary office for a period of 3 years under Planning Approval No.A/TM-LTYY/466 (the "Approval").

Location and Environment

The Application Site is located next to the local settlement area known as San Hing Tsuen in Tuen Mun. It is accessible via a local road which connects to Ng Lau Road. The surroundings of the Application Site are mainly village type houses, open storage / workshop sites, parking sites and unused / vacant land. There is no change in the environment of Application Site since the Approval in 2023.

Proposed Use, Layout and Operation

The Application Site area is 393.5 sq.m. (about) and currently vacant. The Application Site is fenced off in accordance with Application Site boundary with a gate at the eastern side boundary.

The Applicant Site was approved with a 1-storey Temporary Structure (TS) to be erected as a temporary office with Gross Floor Area of 190 sq.m. (about) and not more than 4 metres in height. The Applicant has applied for Short Term Waiver (STW) with Lands Department for permission to erect the TS under land lease since 2023. He is currently waiting for approval of the STW by Lands Department.

There is no change in the proposed operation of the Application Site with 2 ancillary parking spaces (5m x 2.5m) for private cars and to be operated from 8 a.m. to 8 p.m. Monday to Saturday; there will be no operation on Sundays and public holidays. Also as unchanged per the Approval, it is expected that about 4 to 6 staffs may be often work at the TS from time to time; the temporary office will be utilized for a place of business conducting clerical, administrative, documenting and other business or industrial related works. The office is aimed to provide office services to local residents in Lam Tei area.

As the surrounding areas of the Application Site still comprise predominately mainly village type houses, open storage / workshop sites, parking sites and unused / vacant land. The proposed office use is considered not incompatible with the surroundings land uses.

Given the convenient access to public transport services, including light rail, buses and minibus, within a 5-minute walking distance, it is recommended that staff and visitors utilize public transportation for commuting to and from the Application site.

Proposed Use, Layout and Operation (Cont'd)

The expected number of pedestrian trips to/from the Application Site is estimated to be around 12 to 14 trips per day during the operational hours. In view of the above, the number of vehicular and pedestrian trips is expected to be minimal and will not induce any adverse traffic impact on local area.

There will be no vehicle without valid license issued under the Road Traffic (Registration and Licensing of Vehicle) Regulations (Cap. 374E) will be allowed to park at the Application Site. There will also be no vehicle inspection, maintenance / workshop activities, repairing or washing activities will be allowed in the Application Site

Approval Conditions Complied with

In accordance with the conditions of the Approval, the Applicant has submitted the drainage and fire service installations proposals and they were accepted by the Town Planning Board and related departments. The approved proposals have been implemented and also accepted by related departments. Approval conditions compliance letters of the Approval are enclosed for reference.

No Adverse Impacts and Not Jeopardize Planning Intention

Given the above proposed operation and implemented measures in the Approval, the renewal of the temporary office use will not cause any adverse traffic, drainage, and fire hazard impact as in the current approval. As the renewal is still temporary in nature for 3 years, it will not jeopardize the planning intention of Village Type Development zone.