

7. Justifications

The Applicant applies for a temporary use for shop and services for a period of 3 years.

Location and Environment

The Application Site is located in the local settlement area known as Shek Lau Po in Tung Chung. It is accessible via a local roads which connects to Chung Mun Road or Tung Chung Road. The surroundings of the Application Site are mainly abandoned farmlands, village type houses and some open storage / workshop uses. Various Government Tung Chung New Town Extension public works are also undergoing in Shek Lau Po and nearby villages.

Proposed Use, Layout and Operation

The Applicant – Chun Ho Transportation Engineering Company is a Tung Chung based company. The main business of the Company is participation in construction projects and its main business area covered is Tung Chung. The Company seeks to setup a temporary shop and services for:-

- 1) selling and following up the construction services (meeting clients discussing construction / renovation projects); and
- 2) selling home use metalware to the local residents in need.

The Application Site area is 205 sq.m. (about) and currently vacant. The Application Site is unfenced and accessible from all sides in the village. Vehicle access to the Application Site is on its northern side and leads to other parts of Shek Lau Po or leading to Chung Mun Road / Tung Chung Road. The local access tracks in the village have been existed for many years unchanged. There has long been no issues in the use of the local tracks network existed in Shek Lau Po.

The Applicant proposes to erect a 2-storey Temporary Structure (TS) as a temporary shop and services with ancillary private car parking spaces as a local working space for the daily operation of the company. Ground floor of the proposed TS will be open-sided catering for private car parking spaces (2 nos.), resting area and an enclosed lavatory. Upper floor of the proposed TS will be a container-converted shop and services area (enclosed). It is expected that about 2 to 4 staffs may be often work at the TS from time to time. A staircase is provided for access to upper floor from ground floor. In addition, one open-air parking private car parking space will be provided at ground floor level. Detailed development schedule is listed in **Figure 3 – Layout Plan**.

The business hours of the temporary shop and services will be 8 a.m. to 7 p.m. every Monday to Saturday (except public holidays). It is expected that only 5 to 6 trips of private cars traffic may be generated for working commutes and visitors. The Applicant undertakes that the propose private car parking spaces will be used for private cars parking only for the Application Site users only. There will be no other types of vehicles other than private cars to be parked inside the Application Site at the parking spaces. At the same time, there will be no car storage, washing, inspection, maintenance, repairing or washing activities at car parking spaces in the Application Site. Occasionally there will be visitor, such as client or contractor to the Application Site.

Land Lease Restriction

The Application Site is an agricultural land held under Block Government Lease. The Applicant will apply for Temporary Waiver once the application may be approved to comply with land lease restriction.

No Adverse Impacts

The Applicant will submit landscape, drainage and fire services proposal once the application may be approved to address the visual, drainage and fire hazard concerns if any. There will be no noise generated from office work, there will be no noise impact. The private cars trips expected from the proposed temporary office is minimal compared to the existing private cars access traffic of village residents in Shek Lau Po.

Similar Planning Approvals

The Application Site is situated in "Village Type Development" zoning. However, the applied use is a temporary use in natural which will not jeopardize the planning intention of the zoning. In similar case, "Temporary Shop and Services with Ancillary Office" uses are considered as tolerable temporary use in the zoning. There are similar recent planning approvals with similar temporary use summarized below for reference:

Application No.	Applied Use	Zoning	Approval Date
A/I-TCV/20	Temporary Shop and Services (Vegetable and Grocery Store) with Ancillary Office and Storage Uses for a Period of 3 Years	Village Type Development	14/10/2022
A/I-TCV/17	Temporary Shop and Services (Vegetable and Grocery Store) with Ancillary Office and Storage Uses for a Period of 3 Years	Village Type Development & Residential (Group C) 2	26/02/2021

Conclusion

In view of the development is temporary in nature and would not incur any adverse impacts. We seek the Town Planning Board's approval of the application for a period of 3 years.