

7. Justifications

Location and Environment

The Application Site is located in the centre of local settlement area known as Shek Lau Po in Tung Chung. It is accessible via a local roads which connects to Tung Chung Road. The surroundings of the Application Site are mainly abandoned farmlands, village type houses and some open storage 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

Shek Lau Po is a village situated in considerable distance from the town centre. Residents of Shek Lau Po can only access daily necessities from Tung Chung town centre situated in about 15-30 minutes away by public bus. There is also a small convenience store at Mun Tung Estate which situated in about 15 minutes walking distance.

The Applicant – Law Lai Chi is the Village Representative (VR) of Shek Lau Po Village in Tung Chung. As a VR of the village, the Applicant would like to ease this shortage of the village. He would like to make of his own land to construct a temporary shop and services to provide convenience of the village. The proposed temporary shop and services will provide necessary light daily necessities, groceries, household provisions and urgent printing / photocopy services etc.

The Application Site area is 185 sq.m. (about) and currently vacant. The Application Site is unfenced and accessible from all sides in the village on foot or via vehicles. The current local access tracks in the village have been existed for many years unchanged. There are no issues in the use of the local tracks network existed in Shek Lau Po.

It is expected that the potential customers will be all residents of Shek Lau Po visiting on foot or via private cars. In other words, there will be no additional pedestrian flow and vehicular traffic from outside the village to be generated. Also, due to the light amount and types of necessities to be provided, adequate refill of goods will be conducted by the Applicant via his own vehicle at his usual commute outside the village only.

The Applicant proposes to erect a 2-storey Temporary Structure (TS) as a temporary shop and services with ancillary private car parking spaces. Ground floor of the proposed TS will be open-sided catering for private car parking space (1 no.), resting area and an enclosed lavatory (septic tank will be installed to handle the wastewater generated, it will be situated underground and within the Application Site boundary). Upper floor of the proposed TS will be a container-converted shop and services area (enclosed). A staircase is provided for access to upper floor from ground floor. In addition, there are 2 nos. of open-air car parking spaces 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 8 p.m. daily. 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.

Land Lease Restriction

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

No Adverse Impacts

The Applicant will submit 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 the temporary shop and services with no noise impact expected. As explained, potential customers will be all residents of Shek Lau Po visiting on foot or via private cars. In other words, there will be no additional pedestrian flow and vehicular traffic from outside the village to be generated. Thus, there is no traffic impacted expected. Also, the Application Site will not cause any environmental nuisance, pest infestation and obstruction or any adverse impact to the surrounding, there will not be trade waste exceed 100 litres in capacity. Septic tank will be installed for the proposed ancillary lavatory for wastewater treatment, regular desludging and maintenance of the septic tank will be scheduled by the Applicant.

It is also noted that there are Government Tung Chung New Town Extension Project conducted by Civil Engineering and Development Department (CEDD) – Works Contract No. NL/2020/06 and NL/2023/11. The Applicant undertake to have a continuously close liaison with CEDD Contractors and Project Manager of Contract Nos. NL/2020/06 and NL/2023/11 regarding all site-related matters with these on-going projects, including but not limited to, pedestrian and vehicular accesses and arrangements before and during the construction and operation stage of the proposed temporary shop and services. He will also continuously closely liaise with the Contactor and the Project Manager regarding vehicular traffic and pedestrian flow and movement using the existing village accesses from time to time until the completion of Contract No. NL/2020/06.

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” 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.