GRANDMAX SURVEYORS LIMITED
俊滙測量師行有限公司

Date: 16th September 2026

Your Ref.: TPB/A/I-TCV/31
Our Ref.: HK-PLG-055

The Secretary
Town Planning Board
15/F, North Point Government Offices
333 Java Road, North Point, Hong Kong

By Email (tpbpd@pland.gov.hk) and Post

Dear Sirs,

Re: Application for Permission under s.16 of the Town Planning Ordinance
Proposed Temporary Shop and Services for a Period of 3 Years at
Lot No.1359RP in D.D.1 TC, Tung Chung, Lantau Island, New Territories
(Planning Application No.A/I-TCV/31)

1. We refer to the captioned application.

2. In response to departmental comments received, we would like to submit Response to Comments attached to address and response to the concerns of the relevant government departments and the public. Correspondingly, amended **Pages of S16-III**, **Figure 1a – Revised Location Plan**, **Figure 3a – Revised Layout Plan** and **Justifications** are also herewith enclosed.

3. Thank you for your kind attention. Should you have any queries, please do not hesitate to contact the undersigned at [redacted].

Yours faithfully,
For and on behalf of
Grandmax Surveyors Limited

Kevin Lau
MHKIS MRICS R.P.S.(GP)

Encl.

c.c. Client

Unit 2, 9/F, Greenfield Tower, Concordia Plaza, No.1 Science Museum Road, Tsim Sha Tsui, Kowloon
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Tel : (852) 2110 9177 Fax : (852) 3628 3308 Email : info@gms.hk

Comment	Response
Food and Environmental Hygiene Department (FEHD)	
1. The proposed temporary use shall not cause any environmental nuisance, pest infestation and obstruction or any adverse impact to the surrounding; and	1. The Application Site will not cause any environmental nuisance, pest infestation and obstruction or any adverse impact to the surrounding.
2. The applicant should be advised that trade waste delivered to the refuse collection point(s) under the FEHD's management shall not exceed 100 litres in capacity. For disposal of chemical waste, construction waste, dangerous waste or trade waste exceeding 100 litres in capacity, the applicant shall arrange direct disposal to the treatment facility/ refuse transfer station under the management of the Environmental Protection Department at their own expenses.	2. Noted. There will not be trade waste exceed 100 litres in capacity.
Environmental Protection Department	
Please advise whether any wastewater will be generated from the proposed use and the lavatory, and the method of wastewater treatment, if applicable.	Septic tank will be installed for the proposed lavatory to handle wastewater generated. Regular desludging and maintenance will be scheduled by the Applicant. The Applicant undertakes the proposed septic tank will be fully situated within the Application Site boundary and to be constructed underground.
Geotechnical Engineering Office, Civil Engineering and Development Department	
Please ask the applicant to review whether there are man-made slopes within or near to the application site, and whether the proposed development may affect or be affected by the man-made slopes, if any.	There is no man-made slope within or near to the application site.

Comment	Response
South Development and Sustainable Lantau Office, Civil Engineering and Development Department	
Please find below the comments on the subject submission from viewpoint of implementation of CEDD Works Contract No. NL/2020/06 ("C6") and NL/2023/11("C11"):-	
a) The subject site is adjacent to C6 and C11 under the Tung Chung New Town Extension Project. You may refer to the attached gazette plans showing the indicative locations of the works of C6 and C11 close to the subject site. The applicant shall coordinate and agree with the Contactors and the Project Manager of C6 and C11 regarding interfaces, vehicular traffic and pedestrian flow and movement, other site matters relating to the business and operations of the proposed temporary shop and etc. before and during the construction stage of the proposed temporary shop.	a) Project Manager of C6 & C11, Contractor of C6 and Contractor of C11 have been coordinated, details and queries of the application have been given provided and answered to the Project Manager and Contractors; they has been advised that there will be virtually no difference in vehicular traffic and pedestrian flow and movement compared to that in the vicinity with the application. The Applicant (including business owner, partners and staffs) and its visitors (e.g. clients and customers) has been travelling to and from Shek Lau Po often with business needs. The current and potential visitor and customers of the proposed application are Shek Lau Po residents only. In other words, no additional vehicular traffic and pedestrian flow is expected to be generated by the application.
b) Please ensure no drainage or water from the proposed application site is allowed to be discharged to or via the site of C6 and C11.	b) There will be no drainage or water to be discharged to or via the site of C6 and C11.
c) Please ensure no existing access in Shek Lau Po in the vicinity of C6 and C11 will be temporarily or permanently will be blocked by the proposed temporary shop or its use.	c) There will be no existing access in Shek Lau Po in the vicinity of C6 and C11 being temporarily or permanently be blocked by the proposed application.

Comment	**Response**
d) According to the information provided by the applicant in his application, there will be vehicular access and vehicle parking spaces being proposed in the vicinity of C11. The applicant shall prepare a traffic assessment plan to demonstrate the traffic impacts to the sites of C6, C11 and Shek Lau Po. The applicant shall also coordinate and agree the traffic assessment plan with the Contactors and the Project Manager of C6 and C11 before and during the construction of the vehicular access and parking spaces, and the business and operations of the proposed temporary shop.	d) Please also refer to Point a), there will be no additional vehicular traffic and pedestrian flow is expected to be generated by the application.
e) The existing road connecting Shek Lau Po and Chung Mun Road as illustrated by the applicant in their submitted Figure 1 is a haul road during the construction stage of Contract No. C6. This haul road is subject to change to suit the site progress of C6 and C11. The subject haul road is not open to the public. The applicant shall use other existing village access(es) to the application site.	e) The applicant would like to submit a **Figure 1a – Revised Location Plan** showing the revised proposed access to the Application Site. There will be no access via C6.
Home Affairs Department	
This office would not take up the management and maintenance responsibility of any facilities were constructed / improved by the developer, and also for the access to the proposed temporary shop.	Noted.

Comment	Response
Fire Services Department (FSD)	
Please be informed that we have no objection in principle to the application subject to fire service installations (FSIs) and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services. In consideration of the design/nature of the proposal, FSIs are anticipated to be required. Therefore, the applicant is advised to submit relevant layout plans incorporated with the proposed FSIs to this Department for approval. In addition, the applicant should also be advised as follows: i. The layout plans should be drawn to scale and depicted with dimensions and the nature of occupancy; and ii. The location of the proposed FSIs to be installed should be clearly marked on the layout plans. However, the applicant is reminded that if the proposed structures are required to comply with the Buildings Ordinance (Cap. 123), detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans.	Noted. The Applicant will submit a fire services installations proposal for approval (as well as subsequent implementation), once the proposed application may be approved.

Comment	Response
Lands Department (LandsD)	
The Site falls within Lot No. 1359 R.P. in D.D. 1 TC ("the Lot") which is Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structure(s) is/are to be erected on the Lot, LandsD's prior approval must be obtained by the lot owner. The Lot is in close proximity to a land allocation to CEDD for Sewerage Works. The applicant is reminded to make proper arrangement with CEDD prior to commencement of works to avoid encroachment issues. If the planning application is approved, the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the proposed structure within the Lot. The application for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that it will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure will be considered.	Noted. The Applicant will apply for Short Term Waiver, once the application may be approved.
Public	
改變土地用途後影響附近地貌，破壞自然排水系統，導致附近地表水浸。影響自然景觀及生態平衡。 對附近居民帶來滋擾，車輛出入帶來聲音及空氣污染。 引來非居民的出入人流，衍生治安問題。 往往申請人取得批准後進行違法發展，有關當局經常缺乏監管，變相鼓勵申請人胡亂使用，倒不如保持現狀。	There is no site formation proposed at the Application Site and no additional vehicular traffic and pedestrian flow is expected to be generated by the application. The expected visitor and customers of the proposed application are Shek Lau Po residents only.

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))
(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development 擬議用途/發展	Temporary Shop and Services for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	☑ year(s) 年 ..... 3 years ..... ☐ month(s) 個月 .....

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	109 sq.m ☑About 約
Proposed covered land area 擬議有上蓋土地面積	96 sq.m ☑About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	1
Proposed domestic floor area 擬議住用樓面面積	Nil sq.m ☑About 約
Proposed non-domestic floor area 擬議非住用樓面面積	100 sq.m ☑About 約
Proposed gross floor area 擬議總樓面面積	100 sq.m ☑About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Ground Floor – Lavatory (enclosed), parking and resting area and staircase to Upper Floor (open-sided) (3m (H))
Upper Floor -- A container-converted shop and services space (enclosed) (3m (H))

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	3
Motorcycle Parking Spaces 電單車車位	N/A
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	N/A
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	N/A
Coach Spaces 旅遊巴車位	N/A
Light Goods Vehicle Spaces 輕型貨車車位	N/A
Medium Goods Vehicle Spaces 中型貨車車位	N/A
Heavy Goods Vehicle Spaces 重型貨車車位	N/A
Others (Please Specify) 其他 (請列明)	N/A

Proposed operating hours 擬議營運時間

8 a.m. to 7 p.m. every Monday to Saturday (except public holidays)

(d)	Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☑ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Local road off Tung Chung Road ☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。（請在圖則顯示，並註明車路的闊度）
		No 否	☐

(e) Impacts of Development Proposal 擬議發展計劃的影響

(If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)

(i)	Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是	☐ Please provide details 請提供詳情
		No 否	☑
(ii)	Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?	Yes 是	☐ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及/或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填塘深度 ..... m 米 ☐About 約 ☐ Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 ☐About 約 Depth of filling 填土厚度 ..... m 米 ☐About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐About 約 Depth of excavation 挖土深度 .....m 米 ☐About 約
		No 否	☑
(iii)	Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐ No 不會 ☑
		On traffic 對交通	Yes 會 ☐ No 不會 ☑
		On water supply 對供水	Yes 會 ☐ No 不會 ☑
		On drainage 對排水	Yes 會 ☐ No 不會 ☑
		On slopes 對斜坡	Yes 會 ☐ No 不會 ☑
		Affected by slopes 受斜坡影響	Yes 會 ☐ No 不會 ☑
		Landscape Impact 構成景觀影響	Yes 會 ☐ No 不會 ☑
		Tree Felling 砍伐樹木	Yes 會 ☐ No 不會 ☑
		Visual Impact 構成視覺影響	Yes 會 ☐ No 不會 ☑
		Others (Please Specify) 其他 (請列明)	Yes 會 ☐ No 不會 ☑

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 road 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

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 Tung Chung Road. The local access road in the village have been existed for many years unchanged. There has long been no issues in the use of the local road 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. Ground floor of the proposed TS will be open-sided catering for private car parking spaces (2 nos.), resting area and an enclosed lavatory (septic tank will be installed to handle the wastewater generated, it will be situated underground and fully situated within the Application Site boundary). 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 3a – Revised 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 proposed 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 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 shop and services work, there will be no noise impact. The private cars trips expected from the proposed temporary shop and services is minimal compared to the existing private cars access traffic of village residents in Shek Lau Po.

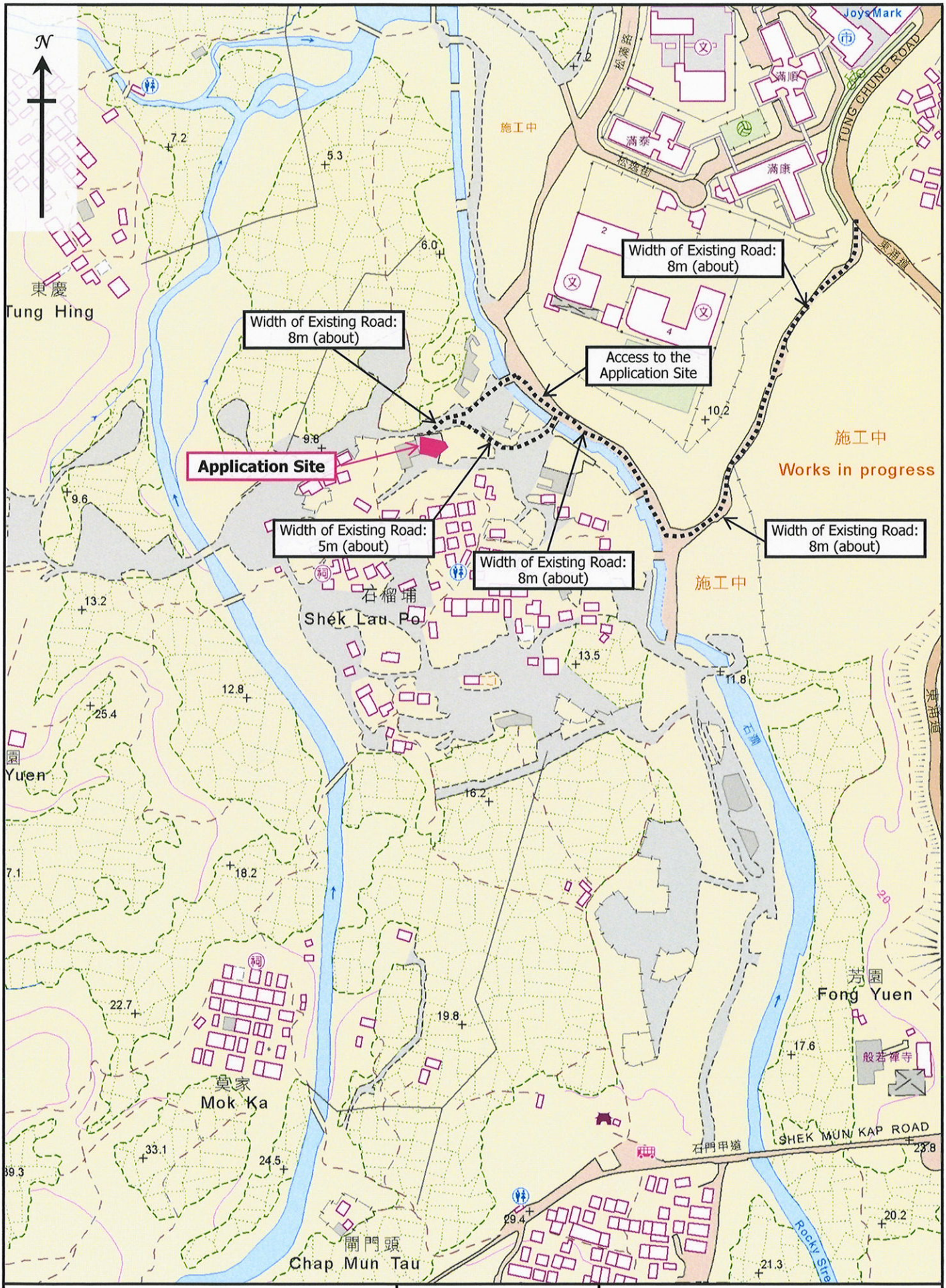
Similar Planning Approvals

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" 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.



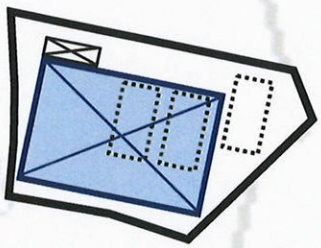
REVISED LOCATION PLAN

Figure 1a

Not to Scale

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Proposed 2-storey Temporary Structure
Development Schedule

Underground :
Septic Tank – 4.32 sq.m. (3.6m x 1.2m) (about)

Ground Floor :
Covered Area – 96 sq.m. (12m x 8m x 3m(H)) (about)
(Included) Gross Floor Area – 4 sq.m.

Lavatory (2m x 2m x 3m(H)) (about) (enclosed)
Parking and resting area and staircase to Upper Floor (open-sided)

Upper Floor :
Covered Area – 96 sq.m. (12m x 8m x 3m(H)) (about)
Gross Floor Area – 96 sq.m. (about)
A container-converted shop and services space (enclosed)

Legends

- Application Site
- Septic Tank
- Proposed 2-storey temporary structure
- Parking Space for Private Car (5.0m (L) x 2.5m (W), minimum headroom 2.4m (H))
- Vehicular Access

REVISED LAYOUT PLAN

Figure 3a

1 : 500

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