

Executive Summary

1. The application site (the Site) is on Lot No. 271 S.A ss.1 (Part) in D.D. 385, Tuen Mun, New Territories.
2. The site area is about 116 m². No Government Land is involved.
3. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved So Kwun Wat Outline Zoning Plan (OZP) No. S/TM-SKW/15.
4. The applied use is ‘Proposed Temporary Shop and Services’ for a period of 5 years. According to the Notes of the OZP, the applied use is a Column 2 use within the “V” zone on the OZP requiring planning permission from the Town Planning Board, which may be permitted with or without conditions.
5. A two-storey temporary structure with building height of about 7 m are proposed for shop and services uses. The gross floor area is about 160 m².
6. Operation hours are from 6 a.m. to 11 p.m. daily (including Sundays and public holidays).
7. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界屯門丈量約份第 385 約地段第 271 號 A 分段第 1 小分段（部分）。
2. 申請地點的面積約 116 平方米，申請範圍不包括任何政府土地。
3. 申請地點在《掃管笏分區計劃大綱核准圖編號 S/TM-SKW/15》上劃為「鄉村式發展」地帶。
4. 申請用途為「擬議臨時商店及服務行業（為期 5 年）」。根據有關分區計劃大綱圖的《注釋》，申請用途在大綱圖上的「鄉村式發展」地帶內屬於第二欄用途，須向城市規劃委員會申請，可能在有附帶條件或無附帶條件下獲准。
5. 申請地點擬議提供 1 個高度約 7 米的雙層臨時構築物作商店及服務行業用途，總樓面面積約 160 平方米。
6. 營運時間為每日上午 6 時至下午 11 時（包括星期日及公眾假期）。
7. 申請用途預期不會對鄰近地區的排水、交通、消防及環境方面帶來潛在負面影響。

No.	Uses	Floor Area (ab.) (m ²)	Covered Area (ab.) (m ²)	Height (ab.) (m)	No. of Storey
1	Shop and Services	160	80	7	2
Total		<u>160</u>	<u>80</u>		
		Plot Ratio	Site Coverage		
		1.38	69%		

9. The Proposed Development serves to meet the demand of local residents in the vicinity for selling groceries and daily necessities.
10. Operation hours are from 6 a.m. to 11 p.m. daily (including Sundays and public holidays).

Similar Applications

11. There are 3 similar applications for ‘shop and services’ use approved by the Rural and New Town Planning Committee (“the Committee”) within the “V” zone on the OZP in the past 5 years:

Application No.	Applied Use	Date of Approval
A/TM-SKW/108	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	1.9.2020
A/TM-SKW/119	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	19.5.2023
A/TM-SKW/124	Temporary Shop and Services for a Period of 3 Years	5.7.2024

12. The similar applications were approved by the Committee between 2020 and 2024 on considerations that temporary approval would not frustrate the long-term planning intention of the “V” zone; not incompatible with surrounding land uses; and no adverse departmental comments or the concerns could be addressed by relevant approval conditions.
13. Given that the planning context of the adjacent areas has not been significantly altered, it is considered that the planning circumstances of the current application are relevant to the similar approved applications.

No Adverse Impacts to the Surroundings

Visual and Landscape

14. The Proposed Development involves the erection of temporary structure. The applied use is considered not incompatible with surrounding land uses intermixed with shop and services, parking of vehicles and residential dwellings.
15. No vegetation clearance and tree felling will be carried out at the Site. As such, adverse visual and landscape impacts to the surrounding areas are not anticipated.