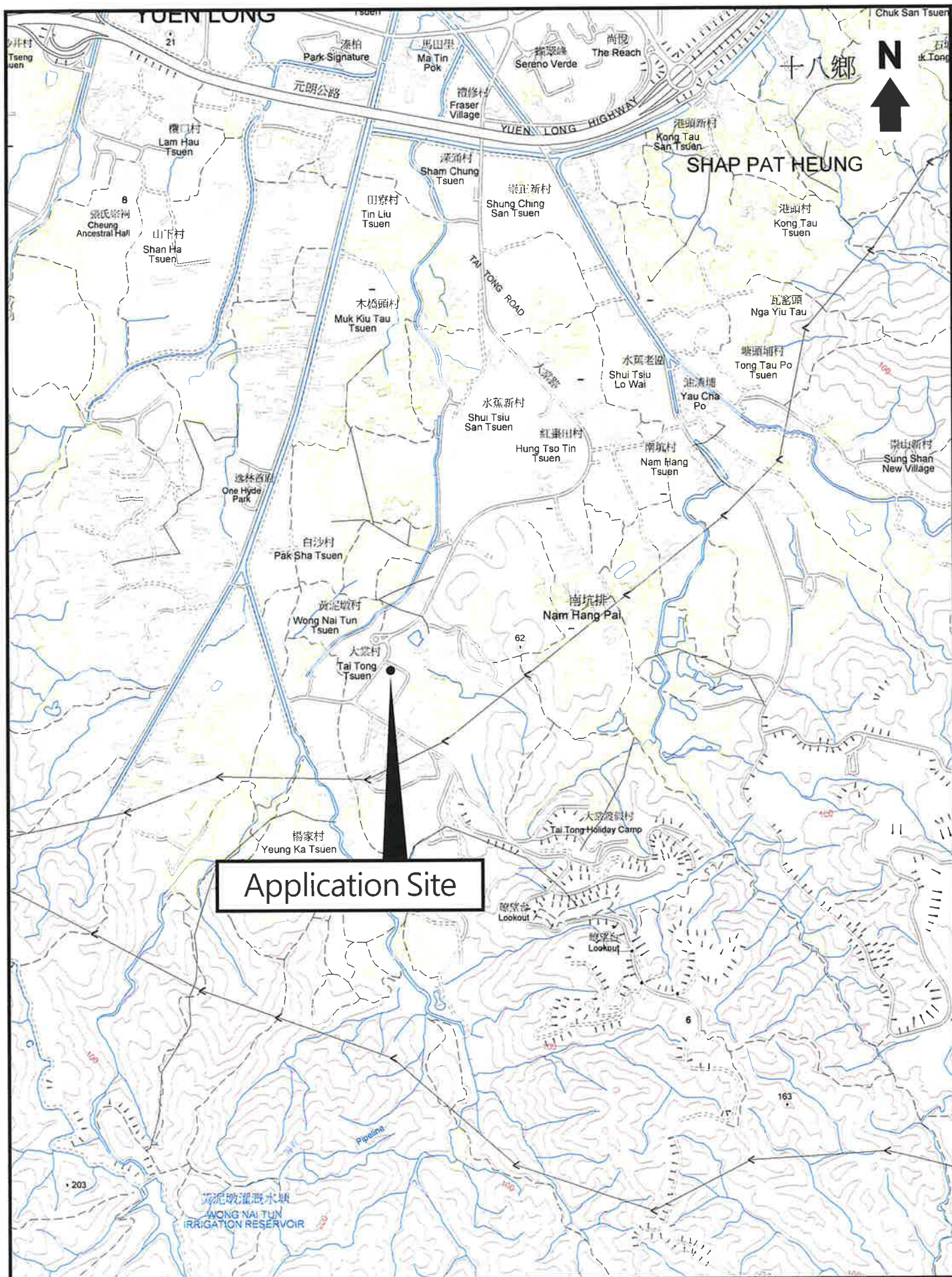


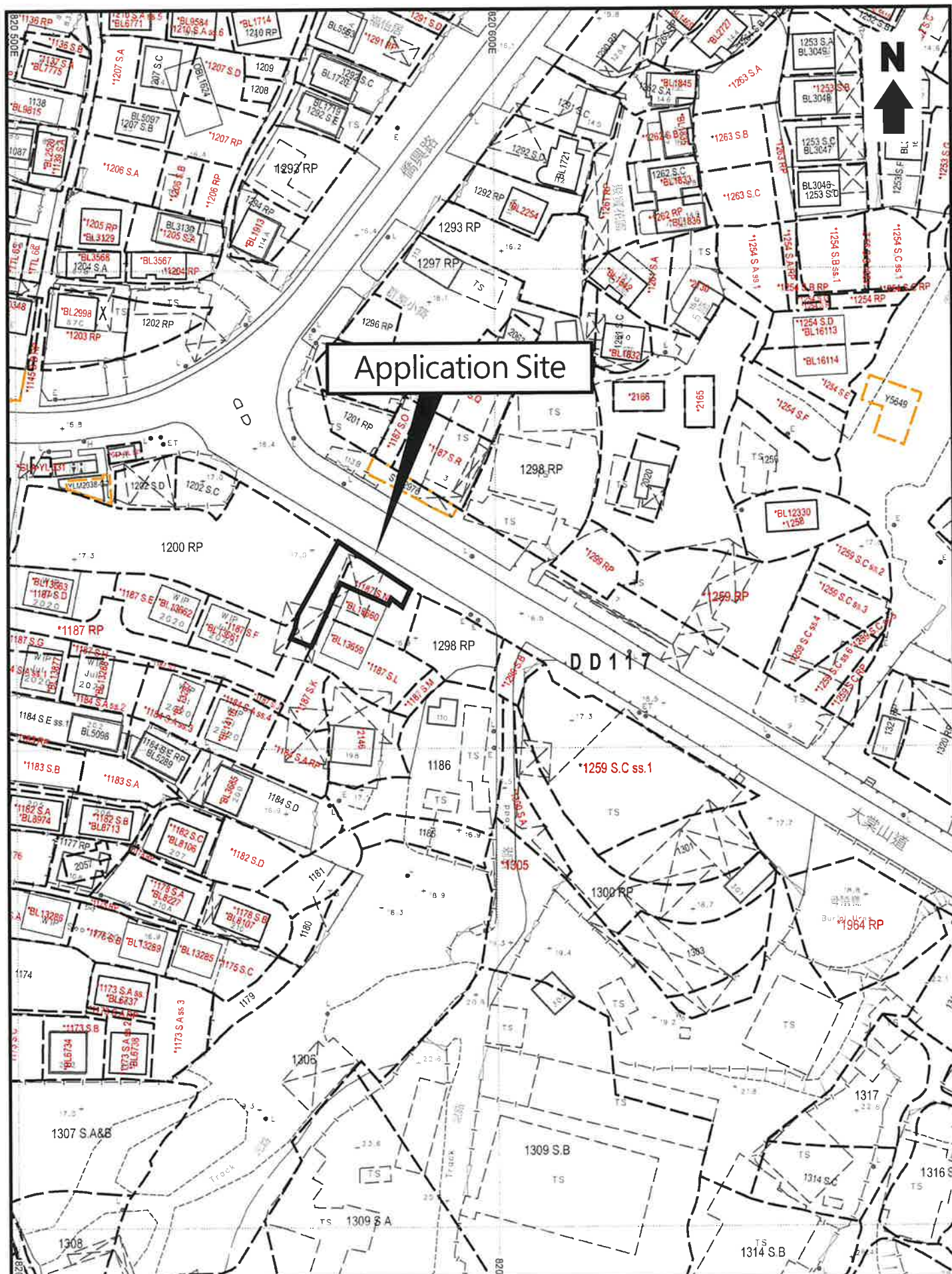


Extract Plan Based on Map
Series HM20C of Sheet 6

Location Plan

FIGURE 1

For Identification Purpose
Date: 26.08.2025

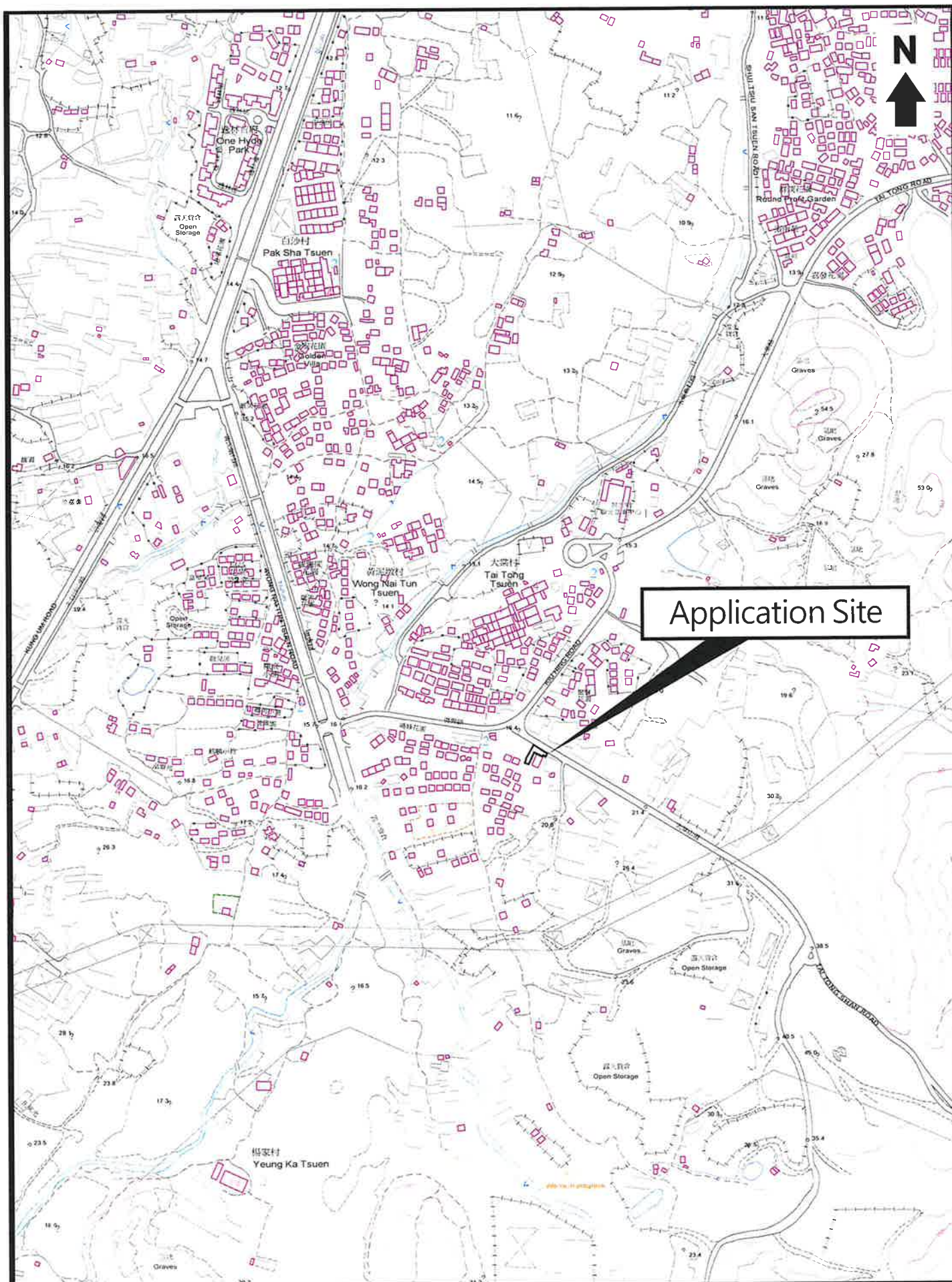


Extracted from Lot Index Plan
No. 6-NW-24B

Site Plan
Scale 1 : 1000

FIGURE 2

For Identification Purpose
Date: 26.08.2025

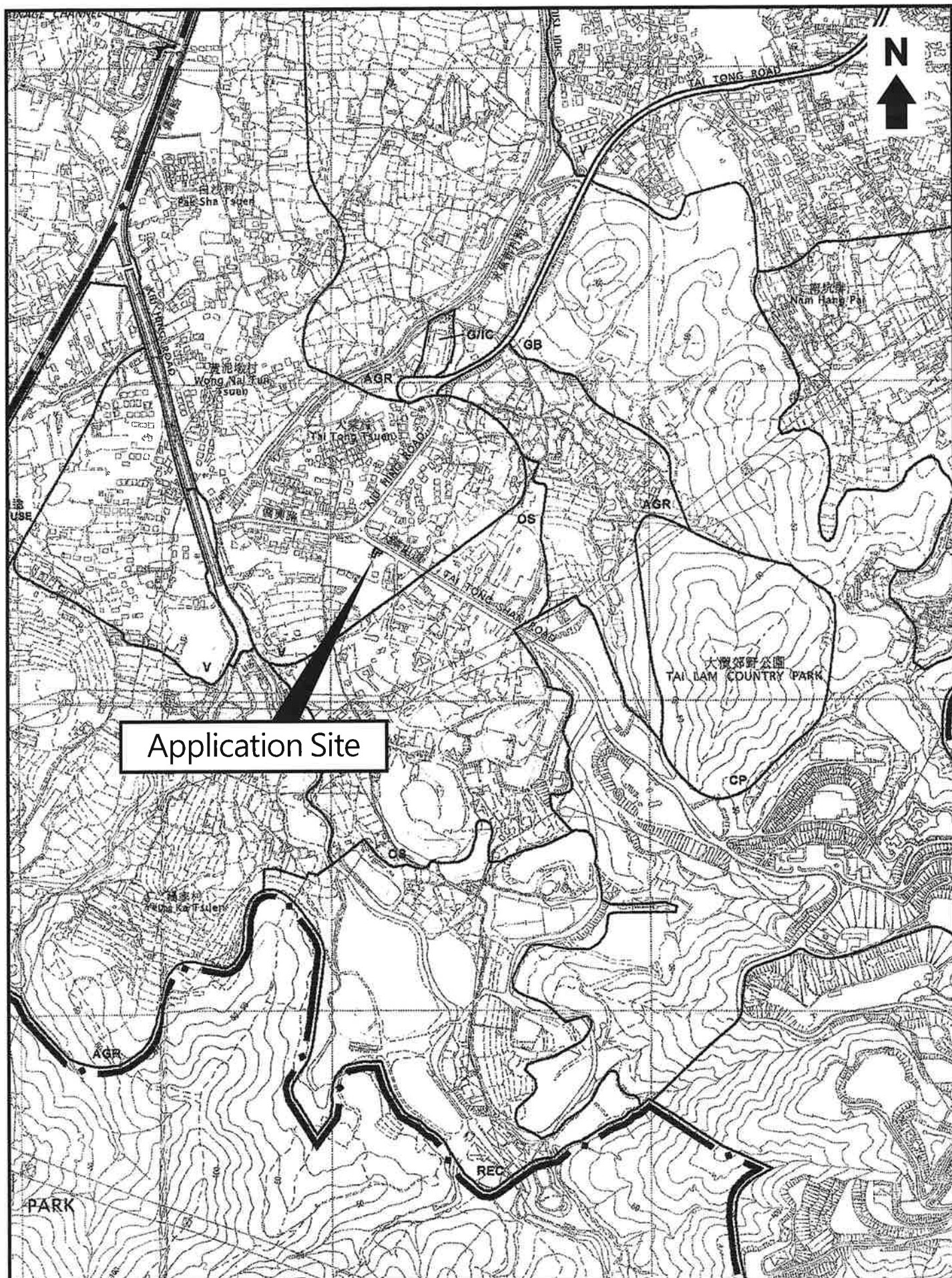


Extracted Plan Based on Map
Series HP5C of Sheet No
6-NW-D

Plan Showing the General Area

FIGURE 3

For Identification Purpose
Date: 26.08.2025



Extract from Tai Tong Outline Zoning Plan No.
S/YL-TT/20

FIGURE 4

For Identification Purpose
Date: 26.08.2025

**Application for Permission under Section 16 of
the Town Planning Ordinance (Cap. 131)**

**Temporary Eating Place (Outside Seating Accommodation
of a Restaurant) for a Period of Three Years
in “Village Type Development” Zone
at Lots 1187 S.N (Part) and 1187 RP (Part) in DD 117,
Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant: Leung Sin Man

Sep 2025

Executive Summary

This application is to seek a planning permission for temporary eating place (outside seating accommodation of a restaurant ("OSA")) (the "Proposed Development") for a period of three years at Lots 1187 S.N (Part) and 1187 RP (Part) in DD 117, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories (the "Application Site").

The Application Site, covering an area of 181 square metres, abuts Tai Tong Shan Road, Yuen Long. It is currently used for an OSA of the ground floor restaurant of two NTEHs (House Nos. 196 and 197). The Application Site consists of eight 1-storey (4m high) shelters with a total floor area of about 104sq.m. for the OSA of the restaurant. There will be no parking space provided within the Application Site.

The Proposed Development located in Tai Tong, Yuen Long with good transportation networks. It is mainly catered for the local villagers in Tai Tong Tsuen, Wong Nai Tun Tsuen and Pak Sha Tsuen, the workers at surrounding open storage sites as well as visitors/tourists in the nearby tourist spots such as Tai Lam Country Park, Po Leung Kuk Jockey Club Tai Tong Holiday Camp and Tai Tong Organic Ecopark. It also serves as a gathering ground and for launching social activities and functions for the local villagers.

The Application Site falls within the "Village Type Development" ("V") zone on the Tai Tong Outline Zoning Plan No. S/YL-TT/20. The Proposed Development falls within the broad definitions of 'Eating Place' which is a use listed under Column 2 of the OZP. In accordance to the OZP, uses under Column 2 may be permitted with or without conditions on application to the Town Planning Board (the "Board").

The Proposed Development is considered to meet the planning criteria as specified under the Town Planning Board Guidelines for Application for Eating Place within "Village Type Development" Zone in Rural Areas (TPB PG-No. 15A). When looking at the surrounding land uses, most of the sites are currently occupied by commercial facilities, VHS and tourist spots.

The Application Site is the subject of one previous approved application (Nos. A/YL-TT/606) for eating place (Outside Seating Accommodation of a Restaurant) use since 2023. There are 9 similar approved applications (No. A/YL- TT/114, 149, 192, 249, 280, 324, 335, 407 and 497) for temporary eating place/canteen/restaurant uses covering 3 sites within or straddling the subject "V" zone on the OZP.

The justifications of this application are: in line with the planning intention of "V" zone; compliance with TPB PG-No.15A; compatible with surrounding land uses; and site with previous and similar planning approvals. The Applicant therefore respectfully requests the Board to approve this application for a period of 3 years.

行政摘要

這宗規劃申請擬議在新界元朗大棠大棠山道丈量約份第 117 約地段第1187 號 N 分段(部份)及 1187 號餘段(部份) (“申請地點”)，用作臨時食肆(餐廳戶外座位區)(“擬議發展”)，為期三年。

申請地點毗鄰元朗大棠山路，面積約為 181 平方米。目前用作小型屋宇(第 196 和 197 號) 地下餐廳的戶外座位區。申請地點內設有八個一層(4 米高) 的臨時上蓋，總樓面面積約為 104平方米。申請地點內不提供泊車位。

擬議發展位於元朗大棠，具有良好的交通網絡。擬議發展主要為大棠村、黃泥墩村、白沙村村民；鄰近露天存放地盤工人以及到訪鄰近旅遊點如大欖郊野公園、保良局賽馬會大棠渡假村及大棠有機生態園的遊客提供一個食肆，同時亦為本地村民提供聚會及舉辦社區活動的地點。

申請地點座落於大棠分區計劃大綱編號S/YL-TT/20 中的“鄉村式發”地帶。根據大綱圖的規定，申請用途於“鄉村式發展”地帶屬第二欄 的用途，須向城規會提出申請。

擬議發展符合城市規劃委員會規劃指引編號 15A《擬在「鄉村式發展」地帶內開設食肆的規劃申請》（城規會規劃指引編號 15A）。周邊大部分土地用作商業設施、村屋及旅遊景點，擬議發展與附近土地用途協調。

申請地點涉及一宗獲城規會批准作臨時食肆用途的規劃申請(編號A/YL-TT/606) 。另外，申請地點所座落的“鄉村式發展”地帶內亦有9 宗同類用途申請(編號 A/YL-TT/114、149、192、249、280、324、335、407 及 497)之前已獲規劃許可。

這宗規劃申請的理由為：符合“鄉村式發展”地帶的規劃意向；符合城規會規劃指引編號第 15A；與附近土地用途協調；及申請地點及鄰近同類用途之前已獲規劃許可。因此，申請人希望城規會批准三年的臨時用途。

SUMMARY OF APPLICATION

Applicant:	Ms. Leung Sin Man
Applied Use:	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years
Existing Use:	Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
Location	Lots 1187 S.N (Part) and 1187 RP (Part) in DD 117, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories
Site Area:	Private Land: 181 sq. m. Total: About 181 sq. m.
Lease	Block Government Lease demised as agricultural use
Statutory Plan:	Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning:	Village Type Development ("V")
TPB Guidelines:	Application for Eating Place within "Village Type Development" Zone in Rural Areas (TPB PG-No. 15A)
Previous Applications:	A/YL-TT/606 approved on 13.10.2023 A/YL-TT/373 rejected on 4.3.2016 A/YL-TT/366 rejected on 4.12.2015 A/YL-TT/321 approved on 23.5.2014

1. INTRODUCTION

- 1.01 This application is prepared by Ms. Leung Sin Man (the "Applicant") to the Town Planning Board (the "Board") to seek a planning permission for temporary eating place (outside seating accommodation of a restaurant ("OSA")) (the "Proposed Development") for a period of three years at Lots 1187 S.N (Part) and 1187 RP (Part) in DD 117, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site, covering an area of 181 square metres, abuts Tai Tong Shan Road, Yuen Long. It is currently used for an OSA of the ground floor restaurant of two NTEHs (House Nos. 196 and 197).
- 1.03 The Application Site falls within the "Village Type Development" ("V") zone on the Tai Tong Outline Zoning Plan (OZP) No. S/YL-TT/20. The Proposed Development falls within the broad definitions of 'Eating Place' which is a use listed under Column 2 of the OZP. In accordance to the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.
- 1.04 The Town Planning Board Guidelines for Application for Eating Place within "Village Type Development" Zone in Rural Areas (TPB PG-No. 15A) is relevant to this application. The Proposed Development is considered to meet the planning criteria as specified under the TPB PG-No.15A. When looking at the surrounding land uses, most of the sites are currently occupied by commercial facilities, private vehicle parks, VHs and tourist spots, including Tai Lam Country Park, Po Leung Kuk Jockey Club Tai Tong Holiday Camp and Tai Tong Organic Ecopark.
- 1.05 The Application Site is the subject of one previous approved application (Nos. A/YL-TT/606) for eating place use since 2023. There are 9 similar approved applications (No. A/YL-TT/114, 149, 192, 249, 280, 324, 335, 407 and 497) for temporary eating place/canteen/restaurant uses covering 3 sites within or straddling the subject "V" zone on the OZP.
- 1.06 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support of the application.

2. SITE CONTEXT

Location

- 2.01 The Application Site abuts Tai Tong Shan Road, Tai Tong, Yuen Long. It is located approximately 5 km south of Yuen Long New Town. It lies approximately 180 meters to the south of Tai Tong Tsuen and to the immediate east of the junction of Kiu Hing Road and Tai Tong Shan Road. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 181 square metres. It is hard paved, generally flat and regular in shape. It is located at the west and north of the NTEHs (House No. 196 and No.197). The ground floor of the NTEHs have been converted into a restaurant, kitchen, and washrooms. Eight temporary shelters are erected on the Application Site and extended from the NTEHs as an OSA of the restaurant.

Surrounding Land Uses

- 2.03 The surrounding area is predominantly rural residential in character with a mixture of residential dwellings, car park, restaurants, village stores, village café, open storage yards and some abandoned structures. A plan showing the Application Site in the context of its local surrounds is in **Figure 2**.

Access

- 2.04 Pedestrian can access to the Application Site from Tai Tong Shan Road which is one of the major roads to the nearby tourist spots.

Land Status

- 2.05 According to the Land Registry, the Application Site comprises of Lots 1187 S.N (Part) and 1187 RP (Part) in DD117, Tai Tong Shan Road, Tai Tong, Yuen Long, New Territories which demised as agricultural land. A plan showing the configuration of these lots is in **Figure 3**.

Statutory Plan

- 2.06 The Application Site falls within an area zoned "Village Type Development" ("V") on the Tai Tong OZP No. S/YL-TT/20. According to the Explanatory Statement accompanying the OZP, the planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. An extract of the OZP is in **Figure 4**.
- 2.07 According to the Notes of the OZP, 'Eating Place', unless on the ground floor (G/F) of a New Territories Exempted House (NTEH), is a Column 2 use within the "V" zone, which requires planning permission from the Board. However, a selected range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Board on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages. In order not to jeopardize the planning intention of "V" zone, the Applicant intends to use the Application Site on a temporary basis.

3. DEVELOPMENT PROPOSAL

Site Layout and Design

- 3.01 The Application Site is an existing open area for dining purposes located outside the NTEHs (see **Figure 5**). The ground floor of the NTEHs, located at the south of the Application Site is used for the restaurant, kitchen and washrooms. The Application Site consists of eight 1-storey (4m) shelters with a total floor area of about 104sq.m. for the OSA of the restaurant.

Site Operations

- 3.02 The proposed hours of operation at the Application Site are restricted between 6:00a.m. to 10:00 p.m. from Mondays to Sundays, including public holidays. Peak hours will fall between 11:30a.m. to 2:30p.m. during weekdays.

Traffic Arrangement

- 3.03 The Application Site is located within walking distance of the nearby village settlements. For people who are from outside of the neighbourhood, they can make use of the public transportation network, such as mini-bus, bus, taxi to the Application Site. There will be no parking space provided within the Application Site.

Drainage and Sewage Facilities

- 3.04 The Proposed Development is currently served by the drainage facilities of the NTEHs (restaurant on the ground floor) that will be maintained by the Applicant for the current application. Septic tank and soakaway system have already been installed according to Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 5/93 for sewage treatment and disposal.

Fire Services Installations

- 3.05 Should this application be approved, the Applicant is committed to design and complete the Fire Services Installations (FSIs) to the satisfaction of the Director of Fire Services to ensure that the eating place will be operated in a safe manner.

4. JUSTIFICATIONS

In Line with the Planning Intention

- 4.01 The Application Site is zoned "V" on the OZP, and the applied use is under Column 2 of the Notes for which the Board's permission must be sought. It is a commercial and community use which serves the needs of villagers as well as supports the social and economic development of the surrounding villages. In this regard, the Proposed Development is in line with the planning intention of the "V" zone.

Compliance with TPB PG-No. 15A

- 4.02 The Proposed Development is considered to meet the planning criteria as specified under the TPB PG-No.15A for assessing planning applications, the reasons are:

Suitable Location

- 4.03 The Application Site is located at the fringe of several villages like Tai Tong Tsuen and enjoys direct access from the main road i.e. Tai Tong Shan Road where most of the commercial facilities are located. It is considered as a suitable location for the Proposed Development.

No Adverse Drainage, Sewage or Fire Safety Impacts

- 4.04 The Applicant has provided appropriate drainage facilities at the NTEHs to support the Proposed Development. Septic tank and soakaway system have already been installed to deal with the sewage discharge. In this regard, no adverse drainage and sewage impacts are anticipated.
- 4.05 The Applicant will provide all the required FSIs within the Application Site. In this connection, no adverse fire safety impacts are anticipated.

In the Vicinity of Recreation Uses and Tourist Attractions

- 4.06 The existing eating place is located to the west of the recreational uses and tourist attraction spots, including Tai Lam Country Park including the sweat gum forest, the thousands island, Po Leung Kuk Jockey Club Tai Tong Holiday Camp and Tai Tong Organic EcoPark and serves as a catering facility for the visitors and tourists.

No Adverse Traffic Impact

- 4.07 Apart from local villagers/residents, other visitors/ hikers can walk or make use of the public transportation network serving the area to the Application Site. The Application Site is well served by public transportation with bus, mini-bus, taxi running along Tai Tong Shan Road and Kiu Hing Road.

Compatible with Surrounding Land Uses

- 4.08 The Application Site is situated in the fringe of the "V" zone where most commercial activities of Tai Tong Tsuen are located. Land uses to the north of the Application Site across Tai Tong Shan Road include canteen, village stores and Shap Pat Heung District Resident Association Office. It is well served by public transportation.

Site with Previous and Similar Planning Approvals

- 4.09 The Board previously approved one eating place use on the Application Site since 2023. A number of planning approvals have also been granted by the Board for the similar eating place/canteen/restaurant uses within or straddling the subject "V" zone on the OZP in the past. This indicates that the Application Site is suitable for eating place (OSA) use on a temporary basis.

5. CONCLUSION

- 5.01 The Proposed Development is a catering facility, which intends to provide an additional choice for dining for the nearby villagers and people working in and visiting the area. Apart from providing food services, the Proposed Development also provides a venue for various village/religious functions, which is mostly needed for the area, especially for Shap Pat Heung of Yuen Long.
- 5.02 The Application Site falls within the "V" zone and, as evidenced by the existing surrounding land uses, has been a popular location for supporting commercial activities. It is considered that the Proposed Development is compatible in land use terms and that there will not be any interface problems as a result. The Applicant commits to comply with all the approval conditions should this application be approved. The application is also complied with TPB PG-No. 15A. It is anticipated that the proposed use will not generate any adverse traffic, drainage, sewage or Fire Service Safety and environmental impacts on the surrounding areas.
- 5.03 For the reason stated above, the Proposed Development is considered a suitable temporary use in this location and the Board is therefore invited to consider it favourably.

Sep 2025