

Planning Statement

Introduction

1. This Planning Statement is submitted to the Town Planning Board (“the Board”) on behalf of Wai Kee Canteen (“the Applicant”) in support of the planning application for the Renewal of Planning Approval for ‘Temporary Canteen’ for a period of 3 years (“the Development”) at Lot Nos. 1187 S.O (Part), 1187 S.Q (Part) and 1187 S.R (Part) in D.D. 117 and adjoining Government Land, Shap Pat Heung, Yuen Long, New Territories (“the Site”) under Section 16 of the Town Planning Ordinance.

Application Site (Plans 1 and 2)

2. The Site comprises Lot Nos. 1187 S.O (Part), 1187 S.Q (Part) and 1187 S.R (Part) in D.D. 117 and adjoining Government Land, Shap Pat Heung, Yuen Long, New Territories.
3. The Site is accessible from Tai Tong Shan leading to the ingress to its south.
4. The site area is about 642 m², including about 70.9 m² of Government Land.
5. The Site is the subject of a previous application No. A/YL-TT/599 for the same applied use submitted by the same applicant and approved by the Rural and New Town Planning Committee (“the Committee”) in 2023 for a period of 3 years, of which all approval conditions were satisfactorily complied with by the Applicant. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Planning Context

6. The Site falls within an area zoned “Village Type Development” (“V”) on the Approved Tai Tong Outline Zoning Plan (the “OZP”) No. S/YL-TT/20.
7. The planning intention of the “V” zone is primarily intended for development of Small Houses by indigenous villagers. Other commercial, community and recreational uses may be permitted on application to the Board.
8. According to the Definition of Terms (DoTs) promulgated by the Board, the applied use of ‘Canteen’ is subsumed under ‘Eating Place’, which is a Column 2 use within the “V” zone on the OZP which may be permitted with or without conditions by the Board.
9. Provided that the Development is temporary in nature, renewal of planning approval on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “V” zone.

TPB Planning Guidelines

10. The TPB Guidelines for ‘Application for Eating Place within “V” Zone in Rural Areas under Section 16 of the Town Planning Ordinance’ (TPB PG-No. 15A) are relevant to the application.
11. The application is in line with TPB-PG No. 15A in that the eating place is located at the fringe of Tai Tong Tsuen and abuts Tai Tong Shan Road; nuisance or inconvenience to the local residents is minimal; and no adverse impacts regarding hygiene, traffic, drainage, sewerage, fire safety and environmental perspectives have been identified during the previous approval periods.
12. The TPB Guidelines for ‘Renewal of Planning Approval and Extension of Time for Compliance with Planning Conditions for Temporary Use or Development’ (TPB PG-No. 34D) are relevant to the application.
13. The application is in line with TPB PG-No. 34D in that there has been no material change in planning circumstances since the granting of the previous approval under application; all approval conditions of the previous approval were satisfactorily complied with; and the time period sought does not exceed the duration of the previous approval.

Development Parameters

14. The following table summarises the details of the structures on site (**Plan 3**):

No.	Uses	Floor Area (ab.) (m²)	Covered Area (ab.) (m²)	Height (ab.) (m)	No. of Storey
1	Eating area	63	63	2.5	1
2	Kitchen	20.79	20.79		
3	Kitchen	23.31	23.31		
4	Container storeroom	14.49	14.49		
5	Container toilet	15.44	15.44		
6	Open shed	40.72	40.72		
7	Open shed	24.47	24.47		
8	Open shed	14.58	14.58		
9	Open shed	17.56	17.56		
10	Container storeroom	14.7	14.7		
Total		<u>249</u>	<u>249</u>		
		Plot Ratio	Site Coverage		
		0.39	39%		

15. The Development serves to provide convenient catering services to local workers.
16. Operation hours are from 7 a.m. to 7 p.m. daily (including Sundays and public holidays).
17. 3 nos. of parking spaces for private cars and 2 nos. of loading/unloading (L/UL) bays for light goods vehicles (LGVs) are provided on site for daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site (**Plans 5a, 5b and 5c**).

Previous Applications

18. The Site is the subject of 5 previous applications approved by the Committee:

Application No.	Applied Use	Date of Approval
A/YL-TT/282	Temporary Canteen for a Period of 3 Years	25.4.2011
A/YL-TT/335	Temporary Canteen for a Period of 3 Years	8.8.2014
A/YL-TT/407	Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years	28.7.2017
A/YL-TT/497	Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years	1.9.2020
A/YL-TT/599	Renewal of Planning Approval for Temporary Canteen for a Period of 3 Years	25.8.2023

19. The previous applications were approved mainly on considerations that approval of temporary uses would not frustrate the long-term use of the area; compatible with the surrounding areas; the concerns of relevant government departments could be addressed by means of approval conditions; and the applicant complied with all approval conditions.
20. 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 previous approval.
21. The latest previous approval no. A/YL-TT/599 for the same applied use submitted by the same applicant was approved by the Committee on 25.8.2023. Compared with the previous approval, the applied use, development parameters and layout of the current application remain unchanged.

Similar Applications

22. With reference to the DoTs, ‘Canteen’ and ‘Restaurant’ are the subsumed use terms under the broad use term of ‘Eating Place’.
23. There are 3 applications for similar uses approved by the Committee within the “V” zone on the OZP in the past 3 years:

Application No.	Applied Use	Date of Approval
A/YL-TT/638	Proposed Temporary Eating Place for a Period of 3 Years	19.4.2024
A/YL-TT/681	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	2.5.2025

Application No.	Applied Use	Date of Approval
A/YL-TT/747	Proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	9.1.2026

24. The similar applications were approved by the Committee between 2024 and 2026 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.
25. 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

26. The Development involves the erection of temporary structures. The applied use is considered not incompatible with surrounding land uses intermixed with open storage yards, warehouses, workshops and scattered parking of vehicles. As such, adverse visual impacts to the surrounding areas are not anticipated.
27. As depicted in the approved tree preservation and landscape proposal in the previous renewal application No. A/YL-TT/599 (**Plan 4**), the existing 8 nos. of trees on site have been properly maintained during the approval period. Regular horticultural maintenance was undertaken to ensure the health condition of trees.

Traffic

28. Given that the target customers of the canteen are mostly workers in nearby factories and workshops, they are expected to visit the canteen on foot instead of driving.
29. 3 nos. of parking spaces for private cars and 2 nos. of L/UL bays for LGVs are provided on site for daily operation of the Development. Sufficient space is allowed for car manoeuvring within, entering and leaving the Site. No parking, reversing or turning of vehicles on public road is expected. The provision of parking spaces and L/UL bays remain the same as that approved in previous renewal application No. A/YL-TT/599 (**Plans 5a, 5b and 5c**).
30. No medium goods vehicles (MGVs) and heavy goods vehicles (HGVs) are allowed to park, stall, enter or exit the Site.
31. In view of low trip attraction and generation rates, the Development would not cause adverse traffic impact to the adjacent area and road network.

Environment

32. The Applicant undertakes to follow the measures as set out in the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' issued by the Environmental Protection Department in order to minimise any possible environmental nuisances, and to comply with all environmental protection/pollution control ordinances.
33. No public announcement systems, whistle blowing or portable loudspeaker will be allowed within the Site. No workshop activity will be carried out within the Site. Potential adverse noise impacts to the surrounding areas are not anticipated.

Drainage

34. The existing drainage facilities have been maintained in good conditions throughout the approval period of the previous renewal application No. A/YL-TT/599 (**Plan 6**).
35. As mentioned in Sections 5 & 21 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application no. A/YL-TT/599.

Fire Safety

36. The fire service installations (FSI) proposal and the implementation works was accepted by the Director of Fire Services (D of FS) under the previous application no. A/YL-TT/497 on 2.7.2021 (**Annex I**).
37. The Applicant has requested relevant contractors for FSI inspection on site. Valid FS251 certificates will be submitted for the perusal of D of FS upon completion of the proper inspection.
38. As mentioned in Sections 5 & 21 above, the applied use, development parameters and layout of the current application remain unchanged when compared with the previous application nos. A/YL-TT/497 and A/YL-TT/599.

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