

2024年 2月 2 18

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

Appendix I of RNTPC
Paper No. A/YL-TT/638

This document is received on 21 FEB 2024
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及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/發展或該等臨時用途/發展的許可續期的建議***

*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.

*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/zh/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-TT/1638
	Date Received 收到日期	21 FEB 2024

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☒ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Ho Sai Kwong Alan

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

PSA (HK) Surveyors Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Section H of Lot No. 653 in D.D. 117 at No. 86 Wong Nai Tun Tsuen, Tai Tong, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 102.5 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 98.2 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) NA sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development
(f) Current use(s) 現時用途	Domestic (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☐ is not a "current land owner".
並不是「現行土地擁有人」。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at 19/01/2024 (DD/MM/YYYY), this application involves a total of one "current land owner(s)".
根據土地註冊處截至 2024 年 1 月 19 日的記錄，這宗申請共牽涉 1 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 1 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

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 Eating Place (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	<input checked="" type="checkbox"/> year(s) 年 Three <input type="checkbox"/> month(s) 個月
(c) Development Schedule 發展細節表 Proposed uncovered land area 擬議露天土地面積 4.3sq.m <input checked="" type="checkbox"/> About 約 Proposed covered land area 擬議有上蓋土地面積 98.2sq.m <input checked="" type="checkbox"/> About 約 Proposed number of buildings/structures 擬議建築物/構築物數目 One Proposed domestic floor area 擬議住用樓面面積 NAsq.m <input type="checkbox"/> About 約 Proposed non-domestic floor area 擬議非住用樓面面積 98.2sq.m <input checked="" type="checkbox"/> About 約 Proposed gross floor area 擬議總樓面面積 98.2sq.m <input checked="" type="checkbox"/> 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) Proposed height of the existing building structure is 2.7m, the seating area will be covered by a temporary pitch roof with height from 2.7m to 3.4m.	
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 NA Motorcycle Parking Spaces 電單車車位 NA Light Goods Vehicle Parking Spaces 輕型貨車泊車位 NA Medium Goods Vehicle Parking Spaces 中型貨車泊車位 NA Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 NA Others (Please Specify) 其他 (請列明) NA	
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目 Taxi Spaces 的士車位 NA Coach Spaces 旅遊巴車位 NA Light Goods Vehicle Spaces 輕型貨車車位 NA Medium Goods Vehicle Spaces 中型貨車車位 NA Heavy Goods Vehicle Spaces 重型貨車車位 NA Others (Please Specify) 其他 (請列明) NA	

Proposed operating hours 擬議營運時間

Proposed operating hours: from 10:30 to 22:00 for every Tuesday to Sunday.

Close on every Monday.

(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 No 否	<input checked="" type="checkbox"/> 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)) Wong Nai Tun Tsuen Road <input type="checkbox"/> 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) <input type="checkbox"/>																														
(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 No 否	<input type="checkbox"/> Please provide details 請提供詳情 <input checked="" type="checkbox"/>																														
(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 No 否	<input type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																														
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>		On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																														

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please see attached planning statement.

1. Local Amenity: Aims to provide a convenient dining option that fits with village ambience.
2. Villagers Gathering Venue: Temporary Eating Place will serve as a community-centric venue for village committee meetings and villagers' social gatherings.
3. Ventilation System: Advanced system with carbon filters and grease traps to minimize kitchen emissions, with regular maintenance to ensure air quality.
4. Sustainable Waste Disposal: Strategies for waste segregation, responsible disposal, regular collection, and recycling to minimize environmental impact.
5. No Adverse Environmental Impact: The project will not involve tree felling, slope alteration, or channel filling, and will improve sewage disposal by connecting to the public sewer.
6. No Adverse Traffic Impact: Targeted at local villagers who can walk to the site, the project will will not adversely affect local traffic conditions.
7. Rural Aesthetics: A single-storey structure designed to harmoniously blend with the rural environment, ensuring no adverse visual impact on the area.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Harry Chan

Managing Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☒ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☒ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PSA (HK) Surveyors Limited



☒ Company 公司 / ☐ Organisation Name and (if applicable) 機構名稱及蓋章（如適用）

Date 日期

6/02/2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第486章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Section H of Lot No. 653 in DD 117 at No. 86 Wong Nai Tun Tsuen, Tai Tong, Yuen Long, New Territories
Site area 地盤面積	102.5 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20
Zoning 地帶	Village Type Development
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 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為期 <input type="checkbox"/> Year(s) 年 <input type="checkbox"/> Month(s) 月
Applied use/ development 申請用途/發展	Temporary Eating Place

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	98.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.96 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)	
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
	Non-domestic 非住用	2.7m - 3.4m m 米 <input type="checkbox"/> (Not more than 不多於)	
		1 Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於)	
(iv) Site coverage 上蓋面積	95.8 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		Nil
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		Nil

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



**Section 16 Planning Application for
Temporary Eating Place Use at
Section H of Lot No. 653 in D.D.117,
Wong Nai Tun Tsuen, Tai Tong,
Yuen Long, New Territories**

Planning Statement Report

PSA (HK) Surveyors Limited

6 February 2024
Our Ref. No.: V23079/HCH/SCH



Our Ref.: V23079/HCH/SCH

Your Ref.: TPB/A/YL-TT/638

26 March 2024

By Email & Post

District Planning Officer/Tuen Mun and Yuen Long West
District Planning Division
Planning Department
14/F, Sha Tin Government Offices
1 Sheung Wo Che Road
Sha Tin
New Territories

Attention: Mr. Bosco Tak Ko YUNG

Dear Sir

Re: Section 16 Planning Application for Temporary Use of Eating Place at Section H of Lot No. 653 in DD 117, No. 86 Wong Nai Tun Tsuen, Tai Tong Yuen Long, New Territories

We refer to your email dated 21 March 2024 regarding the comments from Environmental Protection Department with respect to the captioned application. We provide our clarification as followings.

- 1) The applicant will provide septic tank and soakaway system which will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including requirements for minimum clearance distance, percolation test and certification by Authorized Person.
- 2) All wastewater collected from kitchens and washing areas (including that from basins, sinks and floor drains) will be discharged via a grease trap. The grease trap will be designed and constructed according to the requirements of EPD's ProPECC PN 1/23, including grease trap being capable of providing at least 20 minutes retention during peak flow.
- 3) The Applicant will follow EPD's "Control of Oily Fume and Cooking Odour from Restaurant and Food Business" to minimize oily fume and cooking odour emission.

Should you have any questions, please feel free to contact the undersigned at [REDACTED] or [REDACTED]

Yours faithfully,



Harry Chan
PSA (HK) Surveyors Limited
Managing Director

cc. The Applicant
Town Planning Board – The Secretary

**Relevant Extracts of Town Planning Board Guidelines No. 15A for
‘Application for Eating Place within “Village Type Development” Zone in
Rural Areas under Section 16 of the Town Planning Ordinance’**

The relevant planning criteria for assessing applications include:

- (a) the eating place use should not create environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. area abutting the main road. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
- (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
- (c) sympathetic consideration may be given if the eating place use would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
- (d) for any application on open ground as an extension to ground floor eating place in a NTEH or as a free-standing development, the eating place use should not adversely affect the land availability for village type development. Application sites with configuration/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/ maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;
- (e) for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant government departments should be met.

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is no Small House application approved or under processing for the Site.

2. Traffic

(a) Comment of the Commissioner for Transport:

No comment on the application.

(b) Comment of the Chief Highway Engineer/New Territories West, Highways Department:

No comment on the application.

3. Environment

Comment of the Director of Environmental Protection:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

4. Drainage

Comments of the Chief Engineer/Mainland North of Drainage Services Department:

- No objection to the application from the public drainage point of view.
- Should the application be approved, conditions should be included to request the applicant to submit a drainage proposal and to implement and maintain the drainage proposal for the development to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

5. Fire Safety

Comments of the Director of Fire Services:

No in-principle objection to the proposal subject to the fire service installations being provided to the Site.

6. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene

- No adverse comment on the application; and
- Advisory comments as detailed in **Appendix IV**.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- No objection to the application.
- As there is no record of approval by the Building Authority for the existing structure at the Site, BD is not in a position to offer comments on the suitability for the use proposed in the application.
- It is noted that 1 structure is proposed in the application. Before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works under the Buildings Ordinance (BO). An Authorized Person should be appointed as the coordinator for the proposed building works in accordance with the BO.

8. District Officer's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

9. Other Departments

The following departments have no objection to/ no comment on the application:

- Director of Electrical and Mechanical Services;
- Chief Engineer/Construction of Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;
- Director of Agriculture, Fisheries and Conservation; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the application site (the Site) comprises Old Schedule Agricultural Lot 653 S.H in D.D. 117 and portion of House Lot (28.2 m²) held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government;
 - (ii) there is/are unauthorized structure(s) and/or uses on the private lot. The lot owner(s) should immediately rectify/apply for regularization on the lease breaches and LandsD reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the Site. 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 that the proposed use is temporary in nature, only erection of temporary structure(s) will be considered; and
 - (iv) the applicant should take into account of the programme of Yuen Long South (“YLS”) Development when drawing up the STW boundary and layout of structures to be built on site. All STWs affected will have to be terminated upon land resumption and the site will be cleared in accordance with Civil Engineering and Development Department’s scheduled programme;
- (b) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by the Environmental Protection Department;
- (c) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) to provide adequate supporting infrastructure/ facilities for proper collection, treatment and disposal of waste/wastewater generated from the proposed use. If septic tank and soakaway system will be used in case of unavailability of public sewer, its design and construction shall follow the requirements of EPD's ProPECC PN 1/23 including completion of percolation test and certification by Authorized Person;
 - (ii) that all wastewater collected from kitchen and washing areas, including that from basins, sinks and floor drains, should be discharged via a grease trap in accordance with the requirements of EPD's ProPECC PN 1/23, including grease trap should be capable of providing at least 20 minutes retention during peak flow;
 - (iii) to follow “Control of Oily Fume and Cooking Odour from Restaurant and Food Business” to minimise oily fume and cooking odour from the restaurant;

- (iv) to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary uses and Open Storage Sites” issued by EPD to minimize the potential environmental nuisances on the surrounding area; and
 - (v) it is the obligation of the applicant to meet the statutory requirements under relevant pollution control ordinances;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
- (i) the proposed access arrangement should be commented by Transport Department;
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (iii) the access road connecting the Site with Wong Nai Tun Tsuen Road is not and will not be maintained by HyD. HyD should not be responsible for maintaining any access connecting the Site with Wong Nai Tun Tsuen Road;
- (e) to note the comments of the Director of Fire Services that:
- (i) the layout plans for the proposed fire service installations should be drawn to scale and depicted with dimensions and nature of occupancy;
 - (ii) the location of the proposed fire service installations to be installed should be clearly marked on the layout plans;
 - (iii) licensing requirements would be formulated upon receipt of formal application via the licensing authority; and
 - (iv) if the proposed structure is required to comply with the Buildings Ordinance (BO) (Cap.123), detailed fire services requirements will be formulated upon receipt of formal submission of general building plans;
- (f) to note the comments of Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department’s (FEHD) facilities will be affected;
 - (ii) proper licence/permit issued by the FEHD is required if there is any food business/catering service/activities regulated by the FEHD under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. The operation of any eating place should be under a food licence issued by the FEHD. If the operator intends to operate a restaurant business in the territory, a restaurant licence should be obtained from FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132). For the operation of other types of food business, relevant food licences should also be obtained from FEHD in accordance with Cap. 132. Under the Food Business Regulation, Cap. 132X, a Food Factory Licence should be obtained from FEHD for food business which involves the preparation of food for sale for human consumption off the premises before commencement of such

business. The application for food business licences under Cap.132, if acceptable by FEHD, will be referred to relevant government departments for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;

- (iii) according to the Food Business Regulation (Cap.132X), restaurant means any food business which involves the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea, for consumption on the premises, but does not include a factory canteen or any business carried on by a hawker who is the holder of a licence under the Hawker Regulation. For the application of a restaurant licence, among others, space inside the proposed licensed portion shall be allocated for customers' consumption on the premises;
 - (iv) whenever restaurant licensees wish to include an Outside Seating Accommodation (OSA) into their licensed premises, they are required to submit application to FEHD by filling in the application form together with 8 copies of proposed layout cum OSA plan and 5 copies of 1:1000 location map for approval. If the application of OSA is acceptable for further processing, FEHD will refer it to the relevant departments including such as Buildings Department, Transport Department, Fire Services Department, Planning Department, Home Affairs Department, Lands Department for clearance. A Letter of Requirements on the captioned would be issued if no objection was raised by the Departments concerned and the OSA licence will be issued upon full compliance of all the requirements;
 - (v) the operation of the eating place must not cause any environmental nuisance to the surrounding. The refuse generated by the proposed eating place are regarded as trade refuse. The management or owner of the Site is responsible for its removal and disposal at their expenses. The operation of any business should not cause any obstruction or environmental nuisance in the vicinity; and
- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structure is erected on leased land without the approval of the Building Authority, it is unauthorized building works (UBW) under the BO and should not be designated for any proposed use under the application;
 - (iv) for UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (v) if the proposed use is subject to issue of a license, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R; and
- (vii) detailed checking under the BO will be carried out at building plan submission stage.



**Section 16 Planning Application for
Temporary Eating Place Use at
Section H of Lot No. 653 in D.D.117,
Wong Nai Tun Tsuen, Tai Tong,
Yuen Long, New Territories**

Planning Statement Report

PSA (HK) Surveyors Limited

6 February 2024
Our Ref. No.: V23079/HCH/SCH

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Executive Summary

This Section 16 application is submitted on behalf of Mr. Ho Sai Kwong Alan (the “Applicant”) to seek the Town Planning Board’s (the “TPB”) approval for temporary eating place use under Column 2 of Village Type Development Zone (“V” Zone) on the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20, so as to change the use of village type development into a temporary eating place at Section H of Lot No. 653 in DD117 (the “Lot”), Wong Nai Tun Tsuen, Tai Tong, Yuen Long, New Territories (the “Application Site”).

The proposed temporary eating place and the Application Site is located at the Lot at No. 86 Wong Nai Tun Tsuen, Tai Tong, Yuen Long. “Eating Place use” is under Column 2 of “V” Zone which may be permitted with or without conditions on application to the TPB.

The major justifications for this application are as follows:

1. Local Amenity: Aims to provide a convenient dining option that fits with village ambience.
2. Village Gathering Venue: The Eating Place will serve as a community-centric venue for village committee meetings and villagers’ social gatherings.
3. Ventilation System: Advanced system with carbon filters and grease traps to minimize kitchen emissions, with regular maintenance to ensure air quality.
4. Sustainable Waste Disposal: Strategies for waste segregation, responsible disposal, regular collection, and recycling to minimize environmental impact.
5. No Adverse Environmental Impact: The project will not involve tree felling, slope alteration, or stream channel filling, and will improve sewage disposal by connecting to the public sewer.
6. No Adverse Traffic Impact: Targeted at local villagers who can walk to the site, the project will not adversely affect local traffic conditions.
7. Rural Aesthetics: A single-storey structure designed to harmoniously blend with the rural environment, ensuring no adverse visual impact on the area.

In view of the justifications above, members of the TPB and relevant Government departments are requested to favorably consider this S16 application.

行政摘要

本規劃申請乃代表何世光先生（以下簡稱“申請人”）向城市規劃委員會（以下簡稱“城規會”）提交，申請在新界元朗大棠黃泥墩村丈量約份第 117 約地段第 653 號 H 段（“申請的地塊”），根據《城市規劃條例》第 16 條將鄉村類型發展用地改變為臨時食肆用途。

申請的地塊座落於大棠分區計劃大綱核准圖編號 S/SY-TT/20 上的鄉村類型發展地帶。擬議的餐飲場所將改變現時該地段的用途，根據大綱圖的註釋「食肆用途」屬於第二欄的用途，即需要向城規會申請。

申請的主要理由如下：

1. 地方便利設施：旨在提供符合村落氛圍的便捷餐飲選項。
2. 鄉村聚會場所：餐飲場所可作為社區設施，供村委會會議和村民社交聚會使用。
3. 通風系統：採用先進的碳過濾和油脂隔離系統以減少廚房排放，並定期維護以確保空氣質量。
4. 可持續廢物處理：實施廢物分類、負責任的處理、定期收集和回收的策略，以最小化減少對環境的影響。
5. 無環境破壞：項目不涉及砍伐樹木、改變地形或填充水流通道，並將通過連接公共排污渠改善污水處理。
6. 無交通影響：主要服務當地村民，一般步行可達至該地點，項目不會對當地交通條件產生不利影響。
7. 鄉村美學：單層結構設計與鄉村環境和諧融合，確保不對周邊地區產生不利的視覺影響。

鑒於以上理據和當地村民的便利，申請人懇請各城規會委員和有關政府部門正面考慮，批准此規劃申請。

1. INTRODUCTION

1.1 Purpose

This Planning Statement is submitted to the Town Planning Board (“the TPB”) under Section 16 of the Town Planning Ordinance (CAP. 131) in support of the temporary use of eating place at Section H of Lot No. 653 in D.D. 117 (the “Lot”), at No. 86 Wong Nai Tun Tsuen, Tai Tong, Yuen Long.

The Applicant is Mr. Ho Sai Kwong Alan (hereinafter referred to as “the Applicant”), who is the owner of the Lot.

The Lot is currently designated for village-type development as stipulated in the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20. However, the Applicant considers that converting the subject land into a temporary eating place would meet the basic needs of local villagers and enhance the local community's social fabric. Currently erected on the Lot is a small single-storey building and a courtyard in front of the subject building. Since the Eating Place, Shop and Services uses are under “Column 2 uses”, Section 16 planning application is required for the Lot (the “Application Site”).

This application is aimed at providing a convenient venue for both local residents and visitors to enjoy local cuisine and for social gathering, thereby fostering community engagement. This Planning Statement endeavors to demonstrate that the temporary eating place at the Application Site will have many planning merits, but no adverse impact on the surroundings environment.

1.2 Report Structure

The planning statement provides the TPB with relevant information for the consideration of the proposed land use. Chapters 2 and 3 set out the site context and planning context respectively. Chapter 4 presents the development proposal. Chapter 5 elaborates the planning justifications for the proposal. Finally, Chapter 6 makes concluding remarks.

2. SITE CONTEXT

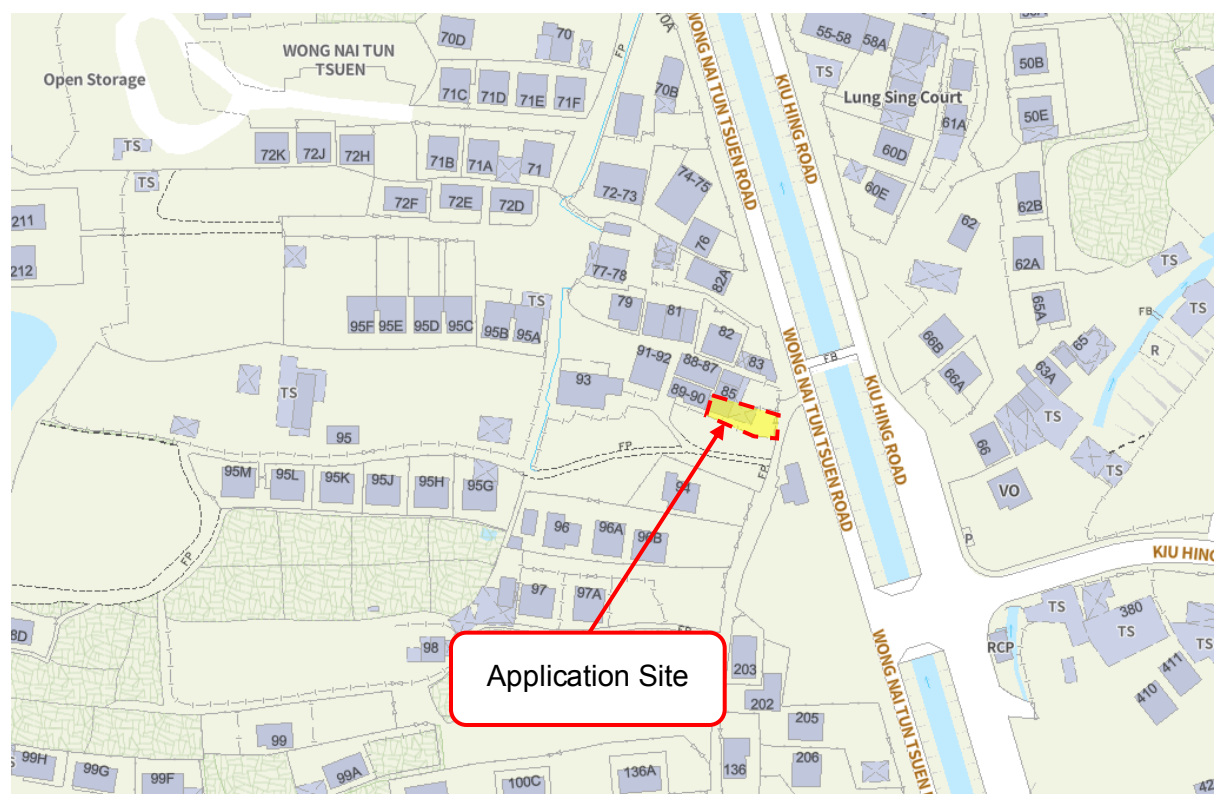
2.1 Location and Surrounding Uses

The Application Site is located on the western side of Wong Nai Tun Tsuen Road near its junction with Kiu Hing Road in Tai Tong area, Yuen Long. The Application Site is the Lot and bounded by a footpath in the east, adjoining private lots in the north and west, and vacant land in the south.

Wong Nai Tun Tsuen is situated in Tai Tong area in the south of Yuen Long new town. The surrounding environment comprises mainly village houses. A public toilet is found on the southeastern side of the Lot.

Wong Nai Tun Tsuen Road and Kiu Hing Road are two main roads serving this area and running in parallel with a nullah amid them. A bus station and minibus station are found on Kiu Hing Road near its junction with Wong Nai Tun Tsuen Road. A location map of the Application Site is shown below.

Figure 1 - Location Map



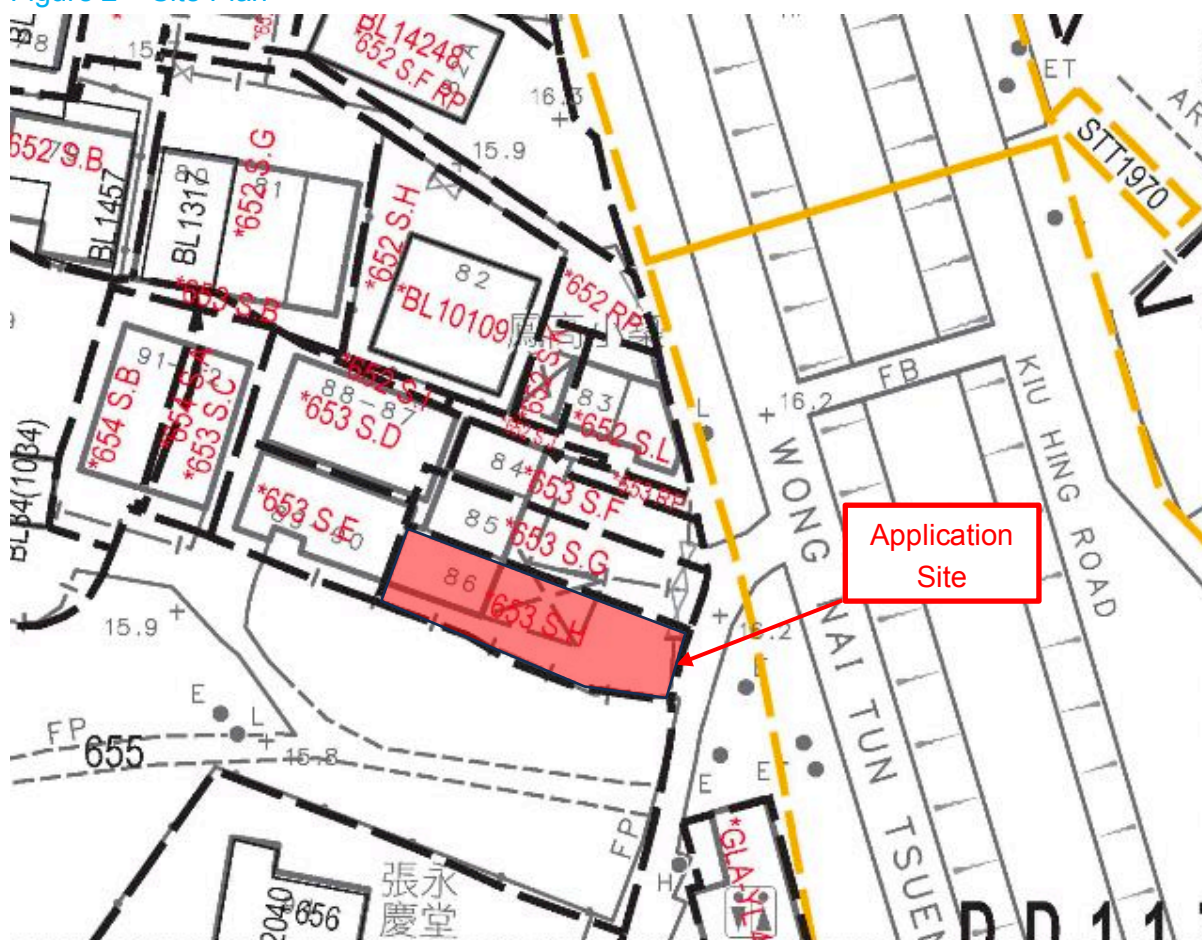
2.2 Existing Uses and Land Status

The Application Site is Section H of Lot No. 653 in DD117 which comprises a single-storey village house and a courtyard. The total site area of the Application Site is about 102.5 square metres of which the existing building structure occupies an area of 45.4 square metres. The Application Site is of roughly rectangular shape and generally flat.

The Lot is held under Block Government Lease of DD 117. According to the Schedule of the Block Government Lease, the description of the Lot is “Padi”.

As advised by the Applicant, the subject building was constructed of brick wall structure and built in 1940's, and it has been owner-occupied for domestic use since built. However, the subject building is classified as squatter (surveyed squatter structure) under current government policy.

Figure 2 – Site Plan



The subject building structure has a gross floor area of about 45.4 square metres. The courtyard in front of the subject building structure has a land area of about 52.8 square metres. Currently a temporary structure is erected on the courtyard as a shelter covering

its major area. Photos of the Application Site and the Lot Index Plan are attached in Appendix I and II respectively.

The Application Site currently falls in the area zoned as “Village Type Development” under the Approved Tai Tong Outline Zoning Plan No. S/YL-TT/20 dated 15 December 2023 (the “Tai Tong OZP”). According to the Schedule of Uses in the Outline Zoning Plan, uses such as agricultural use, government use and house are always permitted in the “Village Type Development” zone. “Eating Place”, “Shop and Services” uses are under “Column 2 uses” that may be permitted with or without conditions on application to the TPB.

2.3 Accessibility

Vehicular access to the Application Site is off Wong Nai Tun Tsuen Road which is about 10 metres from the Application Site.

The accessibility of the Application Site is convenient as it is around a 1-minute walking distance to Tai Tong bus station at Wong Nai Tun Tsuen where franchised bus and public minibus services running Wong Nai Tsuen and Yuen Long downtown are available.

3. PLANNING CONTEXT

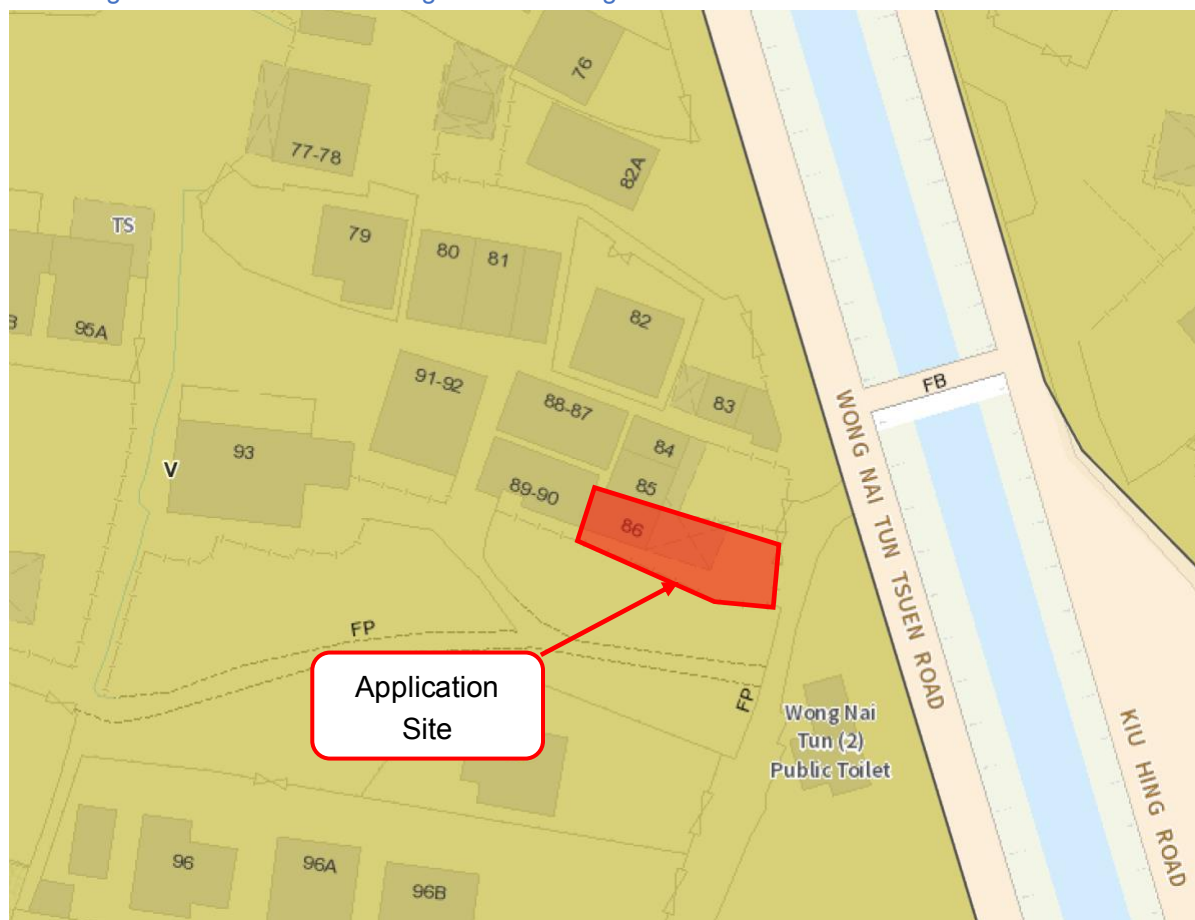
3.1 District Planning Context

Wong Nai Tun Tsuen is an existing recognized village in Tai Tong area. As stated in the Tai Tong OZP, the prime planning intention of this zone is “to designate both existing recognized villages and areas of land considered suitable for village expansion”. Selected commercial and community uses serving the needs of the villagers and in support of the village development are always permitted on the ground floor of a New Territories Exempted House.

3.2 Planning Control for “V” Zone

The Application Site falls within the zoning of “Village Type Development” (“V”) on the approved Tai Tong OZP. According to the Notes of the OZP for “V” zone, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum building height of 3 storeys (8.23m) or the height of the building which was in existence on the date of the first publication in the Gazette of the notice of the interim development permission area plan, whichever is the greater.

Figure 3 – Extract of Tai Tong Outline Zoning Plan



Under Column 2 of “V” Zone, uses of “Eating Place”, “House (not elsewhere specified)” and “Shop and Services” may be permitted with or without conditions on application to the TPB.

Since “Eating Place” use is Column 2 use, a Section 16 planning application for the proposed use at the Application Site in the “V” Zone is required.

4. PROPOSED PLANNING APPLICATION

The proposal is to convert the Application Site in village type development zone into a temporary eating place for a period of three years under the Town Planning Ordinance (Cap. 131).

The proposed change of use aims to provide local villagers with a local amenity that will serve the needs of the villagers and surrounding community by offering a basic cooked food options in a covered area. The intention is to improve the facilities of eating place in the area in support of village development and without detracting from its existing character.

The Application Site has a site area of about 102.5 square metres. The application area will accommodate a kitchen, toilet and a storeroom in the existing building, and a seating area on the courtyard. The proposed seating area will be covered by alloy sheets with height of 2.7 metres to 3.4 metres. As a temporary structure, the seating area is not enclosed but fenced by brick walls with height of 1.0 metres to 1.5 metres. The development parameters of the proposed development summarized in the Table 1 below and the layout plan is at Appendix III.

Table 1: Development Parameters of the Proposed Development

	Existing	Proposed
Site Area	102.5 sqm	102.5 sqm
Building Footprint		
- Existing Building	45.4 sqm	45.4 sqm
- Proposed Seating Area	-	52.8 sqm
Total GFA	45.4 sqm	98.2 sqm
Plot Ratio	0.44	0.96
Building Height		
- Existing Building	2.7m	2.7m
- Proposed Seating Area	-	2.7m – 3.4m
No. of Storeys	1	1

The proposed temporary eating place will accommodate tables and chairs for maximum 44 persons. The proposed operating hours are from 10:30 in the morning to 22:00 at night from Tuesday to Sunday. It will close business on every Monday.

5. PLANNING JUSTIFICATIONS

The proposed establishment of the temporary Eating Place at Section H of Lot No. 653 in D.D.117, Wong Nai Tun Tsuen, Tai Tong, Yuen Long, is meticulously designed to align with the prevailing planning policies and guidelines. The subject application for a change of land use under Section 16 of Town Planning Ordinance has been prepared with a profound understanding of the local planning framework, ensuring that the project aligns with the strategic objectives for development within the area.

5.1 Supporting Facilities to the Community

The inception of the temporary eating place is to provide supporting amenity to the local villagers and residents. Its scale and the character are carefully considered to resonate with the existing village ambiance, offering a convenient dining experience harmonious with local traditions.

5.2 Community Enrichment

The initiative of the temporary eating place is envisioned as a community-centric venue. As advised by the Applicant and local villagers, they consider a lack of meeting venue for the villagers' social gathering and discussion on the daily matters of Wong Nai Tun Tsuen. The proposed temporary eating place at the Application Site provides a choice of venue for the meetings of village committee and social gathering of the villagers.

5.3 Kitchen Gas

It is expected that the proposed temporary eating place will have kitchen gas emission. Although future kitchen gas may have little impact on the environment, the Applicant will incorporate advanced ventilation systems designed to capture and filter out kitchen emissions before they enter the surrounding area. High-efficiency exhaust systems with carbon filters and grease traps will be installed to minimize the escape of cooking odors. Regular maintenance of these systems will be carried out to prevent any air nuisance to the surrounding area.

5.4 Comprehensive Waste Management

If the Application Site is used for temporary eating place, it may generate more waste than a domestic use. The Applicant will implement a multi-faceted approach to handle organic and non-organic waste generated by the proposed temporary eating place. This includes:

- a) Segregation of waste at source to facilitate recycling and reduce landfill dependency.

- b) Contracting with certified waste disposal services that align with our environmental values to handle and dispose of waste responsibly.
- c) Instituting a regular schedule for waste collection to prevent accumulation and any associated health hazards.
- d) Exploring partnerships with local composting facilities to recycle organic waste, therefore contributing to the circular economy and reducing our carbon footprint.

5.5 No Adverse Environmental Impact

Given a small scale and temporary nature of the project, the proposed temporary eating place will have no adverse environmental impact. There is neither felling of trees, touching the slope nor filling of stream channel.

The existing subject house uses septic tanks for human waste disposal. In the proposed temporary eating place, this could be significantly improved by disposing all sewage to the public sewer along Wong Nai Tun Tsuen Road.

5.6 No Adverse Traffic Impact

Since the proposed eating place is mainly to serve the local villagers and residents who can conveniently walk to the Application Site, the proposed eating place will not increase the traffic load of the area. In light of this, the proposed eating place will not cause any adverse impact to the local transport.

5.7 No Adverse Visual Impact

The proposed temporary eating place is a single-storey temporary structure. It is designed to blend seamlessly with the rural landscape in terms of materials and architectural styles. The proposed temporary eating place is visually compatible with the low-rise character in the area and no adverse visual impact to the existing villages nearby.

6. CONCLUSION

This planning statement has demonstrated that the proposed temporary eating place would be a supporting facility to meet the daily needs of the local villagers and residents. The proposed use is fully justified on the following grounds:

- 1) To provide supporting facilities in serving the needs of the villagers
- 2) To provide a convenient venue for social gathering of the villagers and village committee meeting
- 3) To facilitate the local community enrichment
- 4) To rationalize the temporary building status
- 5) To generate no adverse environmental impact
- 6) To generate no adverse traffic impact
- 7) To generate no adverse visual impact

To conclude, the proposed temporary eating place request is fully justified in terms of planning, environmental, transport and visual considerations and the planning merits. In view of the above, members of the TPB are requested to give favourable consideration to this planning application in support of the daily needs of the villagers in the area.

APPENDIX I

Photos of the Application Site



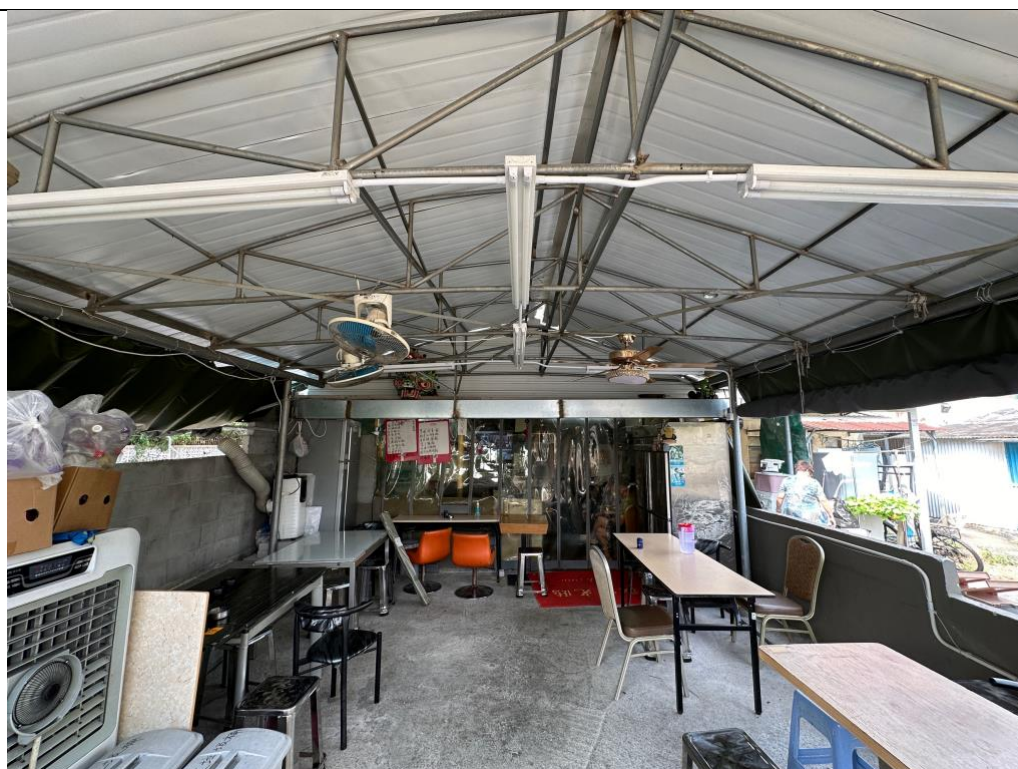
The Application Site
(No. 86 Wong Nai Tun Tsuen at Section H of Lot No. 653 in DD 117)



Interior of the Existing Building



Interior of the Existing Building



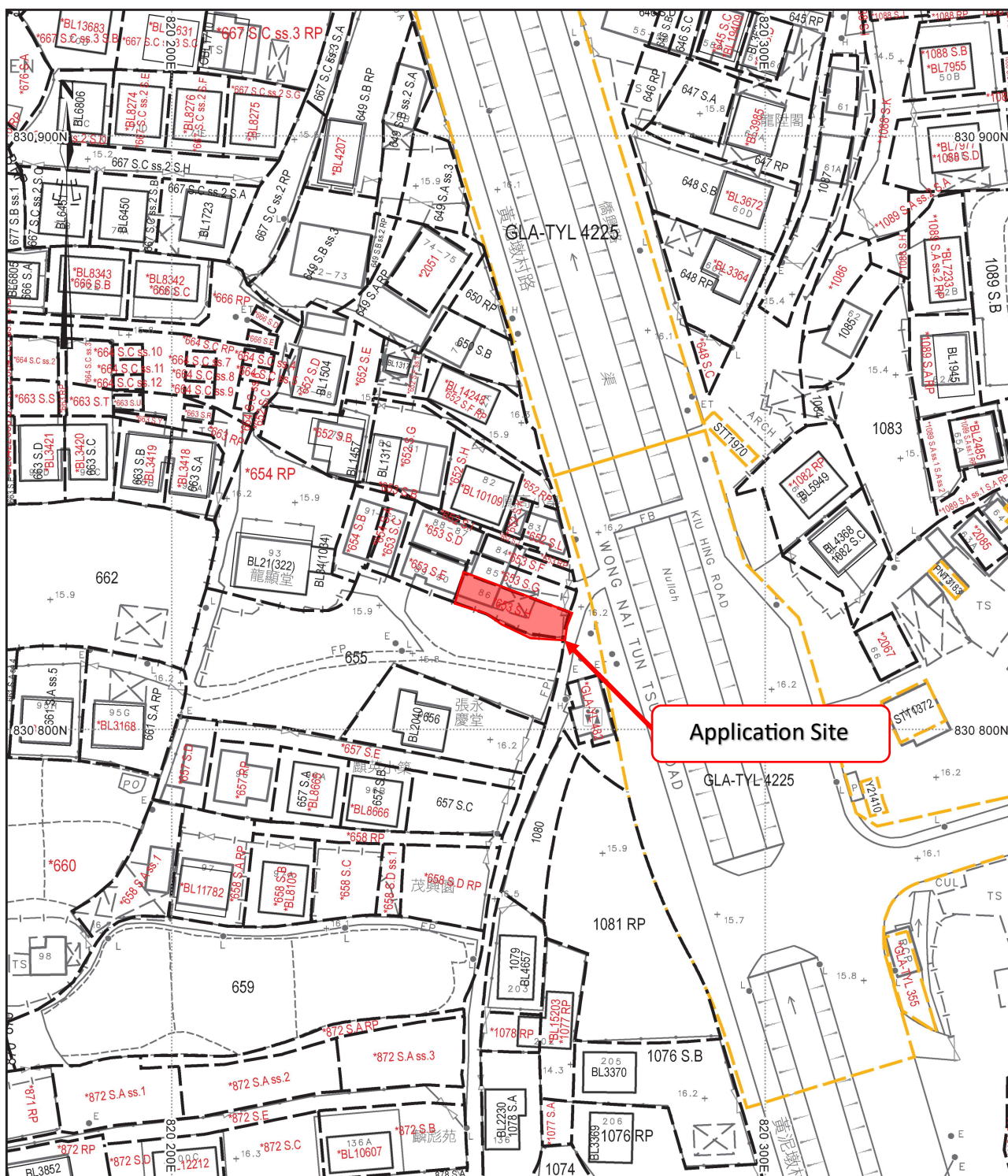
Courtyard of The Application Site



Wong Nai Tun Tsuen Road

APPENDIX II

Lot Index Plan



比例尺 SCALE 1:1000



Drawing Title: Lot Index Plan
of DD117

Job: S16 Application for Temporary Eating Place
at Section H of Lot No.653 in DD117

Drawing Date: 5-2-2024

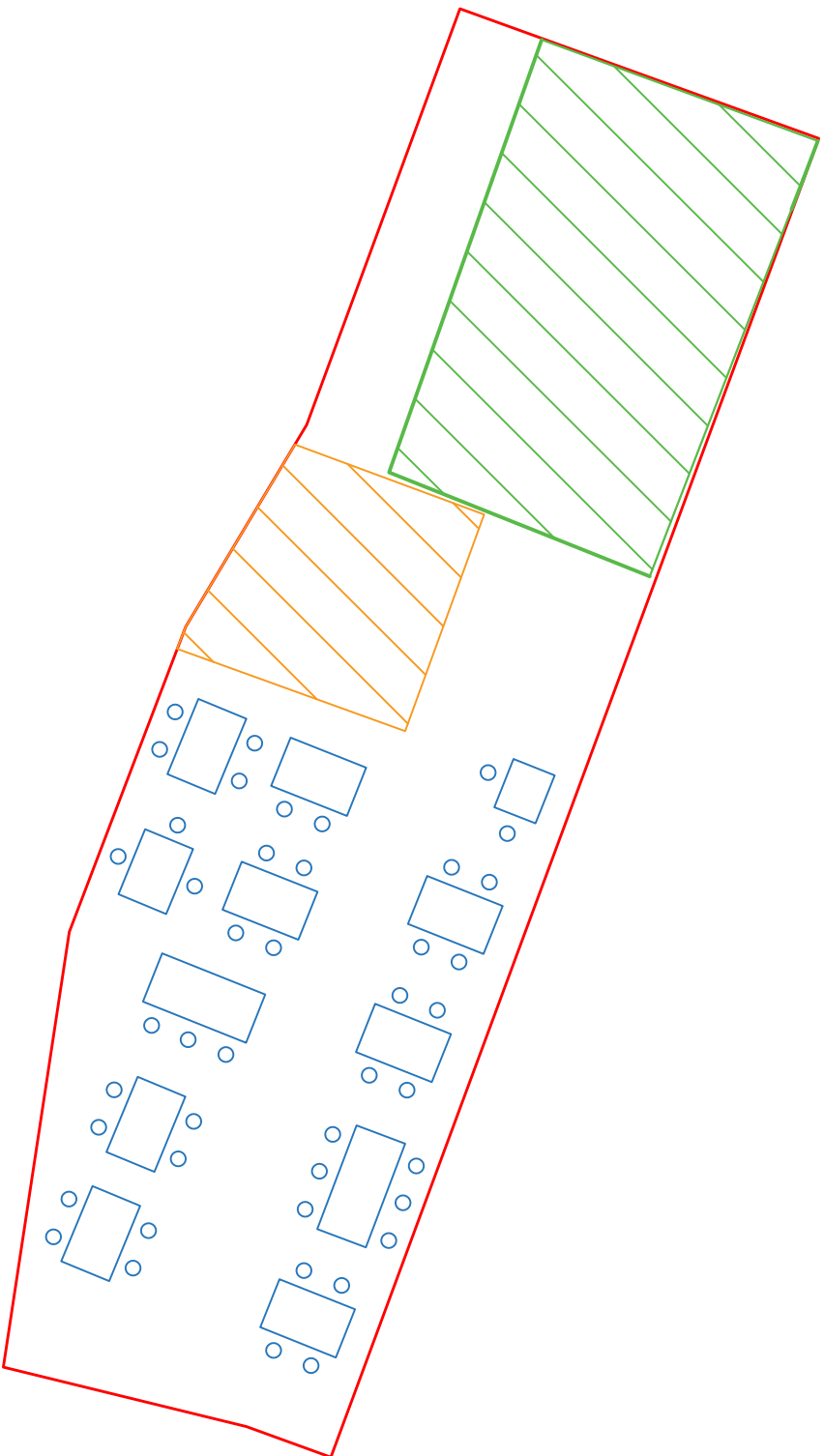
Drawing No. : D001



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APPENDIX III

Layout Plan



Legend:



Kitchen & Toilet



Storeroom



Table and
Seats



Site Boundary

Drawing Title : Layout Plan

Job: S16 Application for Temporary Eating Place at Section H of No. 653 in DD117

Drawing Date : 5/2/2024

Drawing No. : D003



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