

**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

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Our Ref. No.: V23079/HCH/SCH

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1. INTRODUCTION	1
1.1 Purpose	1
1.2 Report Structure.....	1
2. SITE CONTEXT	2
2.1 Location and Surrounding Uses.....	2
2.2 Existing Uses and Land Status	3
2.3 Accessibility	4
3. Planning Context.....	5
3.1 District Planning Context	5
3.2 Planning Control for “V” Zone.....	5
4. Proposed Planning Application	7
5. Planning Justifications.....	8
5.1 Supporting Facilities to the Community.....	8
5.2 Community Enrichment.....	8
5.3 Kitchen Gas	8
5.4 Comprehensive Waste Management	8
5.5 No Adverse Environmental Impact.....	9
5.6 No Adverse Traffic Impact	9
5.7 No Adverse Visual Impact	9
6. Conclusion	10

LIST OF TABLES

Table 1 – Development Parameters of the Proposed Development

LIST OF FIGURES

Figure 1 – Location Map

Figure 2 – Site Plan

Figure 3 – Extract of Tai Tong Outline Zoning Plan

LIST OF APPENDICES

Appendix I – Photos of the Application Site

Appendix II – Lot Index Plan

Appendix III – Layout Plan

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

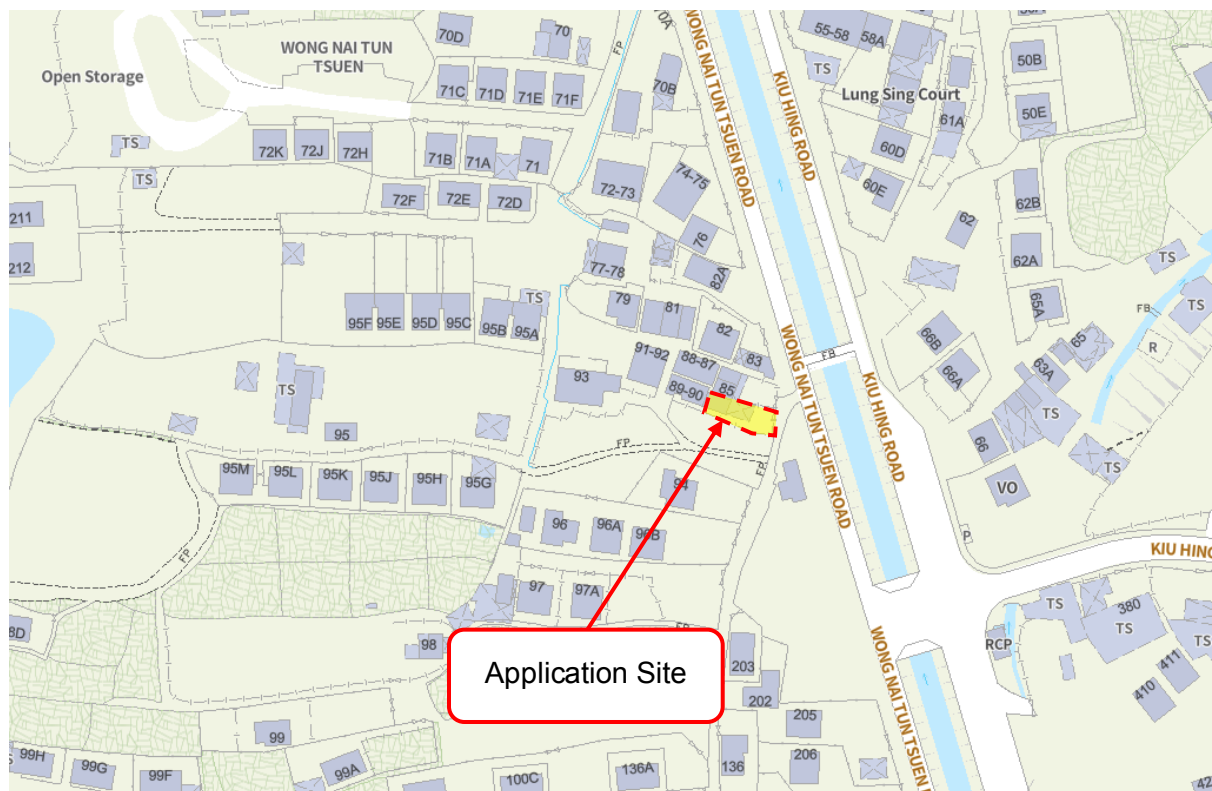
2.1 Location and Surrounding Uses

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



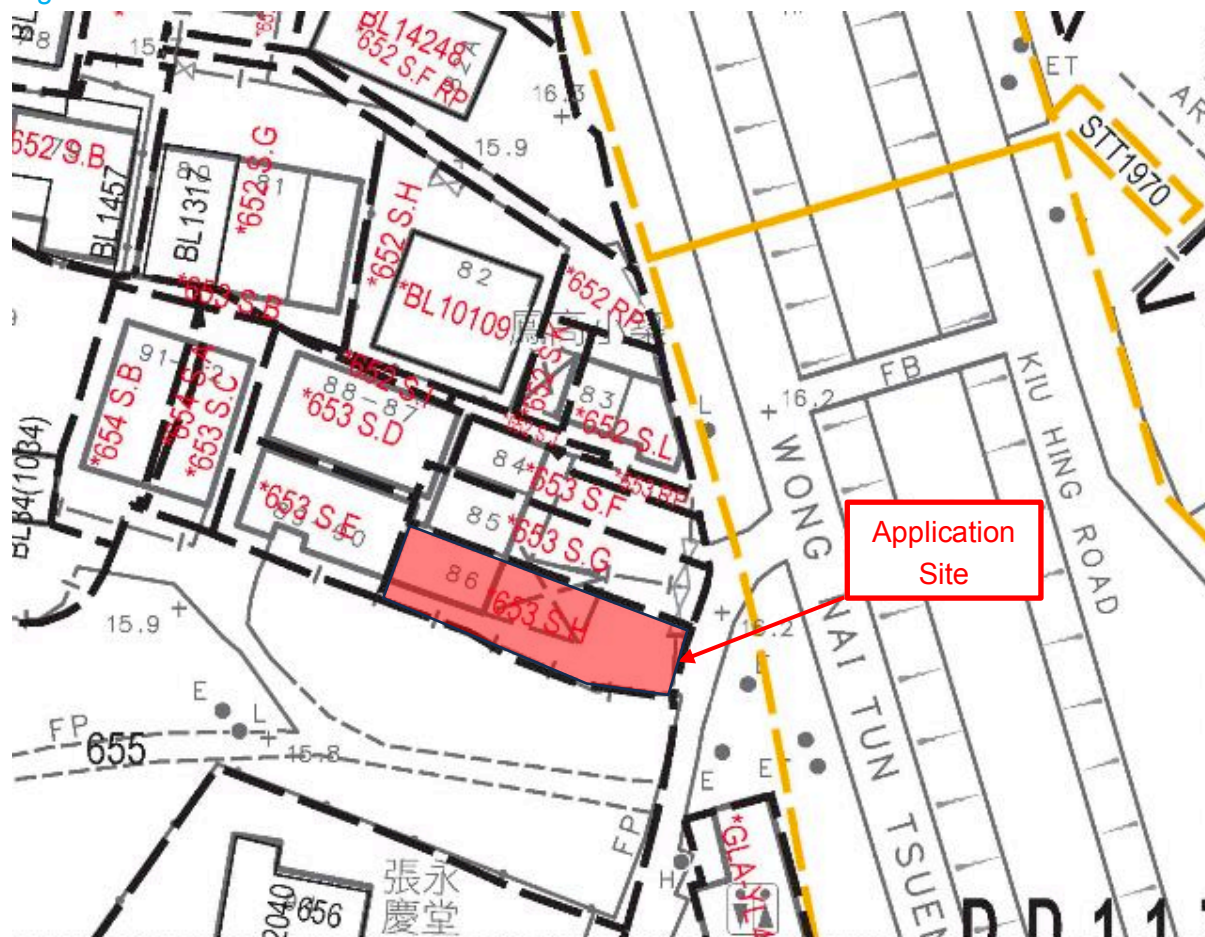
2.2 Existing Uses and Land Status

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

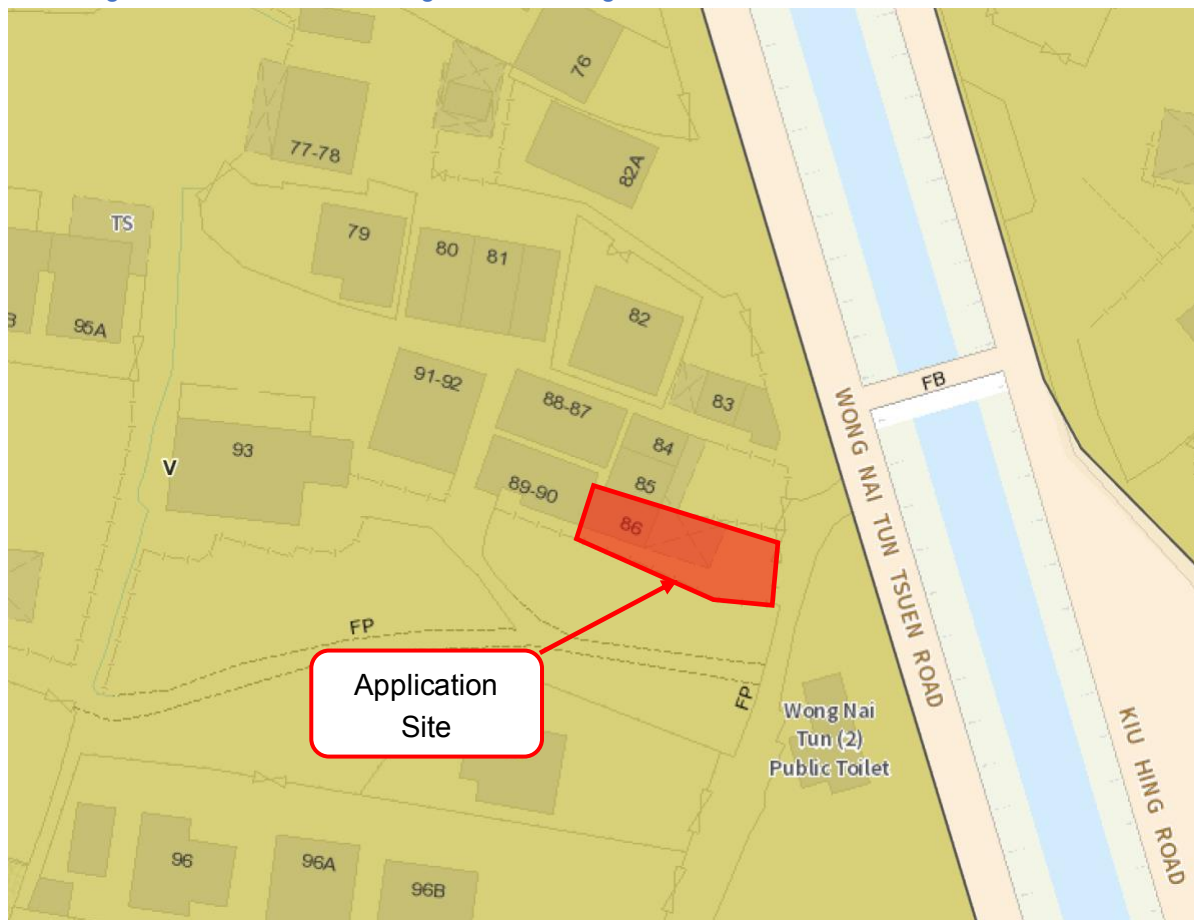
3.1 District Planning Context

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

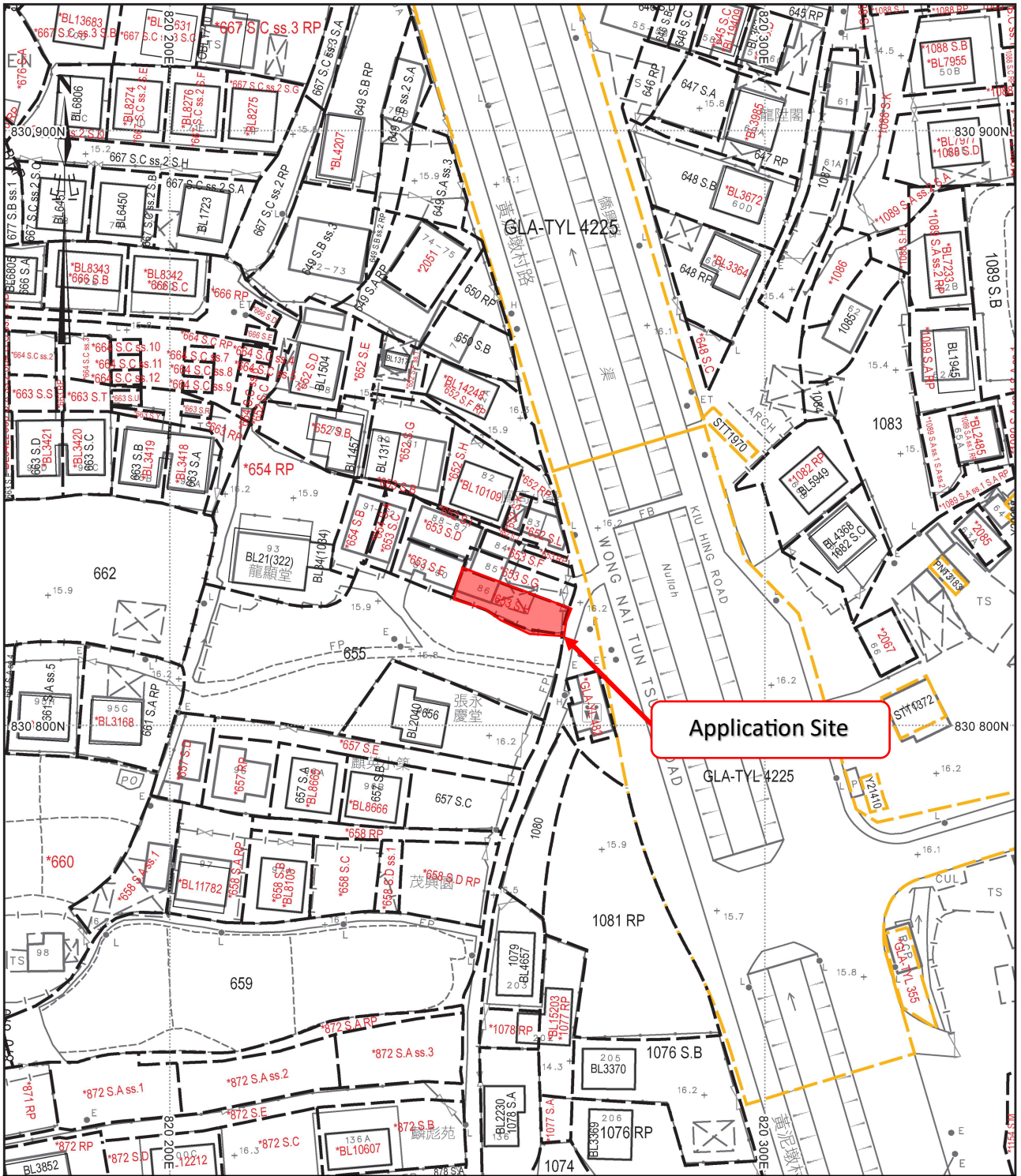
Section 16 Planning Application for Temporary Eating Place Use at Section H of Lot No. 653 in D.D. 117, Tai Tong



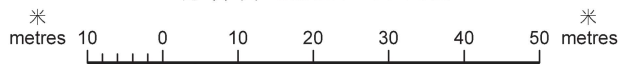
Wong Nai Tun Tsuen Road

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

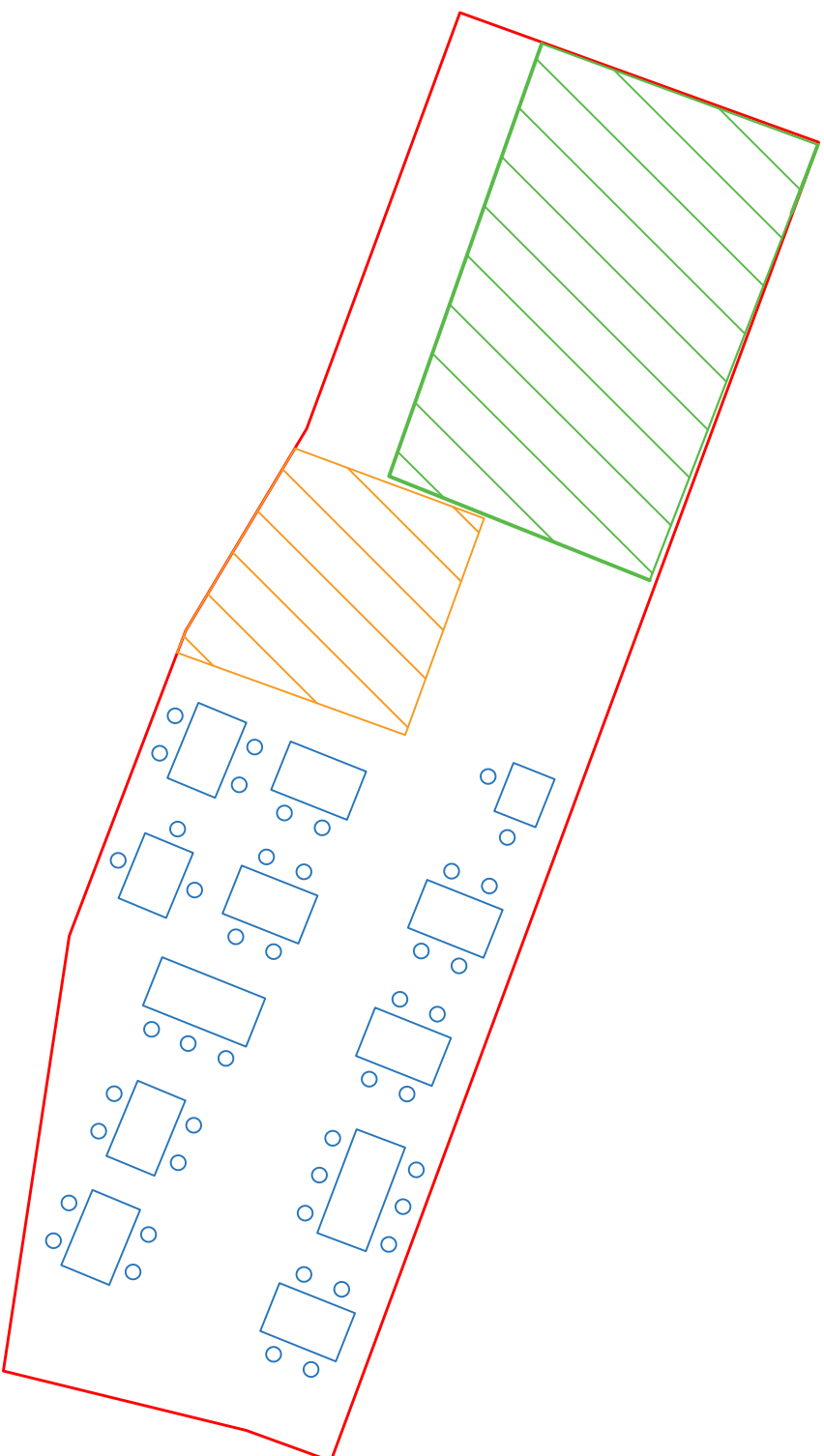
Drawing Date: 5-2-2024

Drawing No. : D001

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APPENDIX III

Layout Plan



Legend:



Kitchen & Toilet



Storeroom

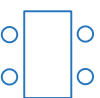


Table and
Seats



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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