

# **Supporting Planning Statement**

Planning Application under S16 of Town Planning Ordinance

For

Temporary Eating Place (Outside Seating Accommodation (OSA) of a Restaurant) for a  
Period of 3 Years

At

Lot 715 RP (Part) in D.D. 28, Tai Mei Tuk, Tai Po, New Territories

Date: 26 October 2024

## Executive Summary

This Supporting Planning Statement is to supplement the application for permission from Town Planning Board (the “TPB”) under Section 16 of the Town Planning Ordinance for a **Temporary Eating Place (Outside Seating Accommodation (OSA) of a Restaurant) for a Period of 3 Years** at Lot 715 RP (Part) in D.D. 28, Tai Mei Tuk, Tai Po, New Territories (the “Application Site”). The Application Site is located at the adjoining of village house at 47F Tai Mei Tuk Village of about 22.8 sq.m and falls within an area zoned “Village Type Development” (“V”) (about 85%) and area shown as ‘Road’ (about 15%) under the Approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19.

According to the Notes of the OZP for “Village Type Development” (“V”) zone, “Temporary Eating Place”, except from being always permitted on the ground floor of a New Territories Exempted House, is a Column 2 use which requires planning permission from the Town Planning Board.

The major planning justification are summarized as follows: -

- Compatible with the Surroundings as a Local Visit Place
- Would not jeopardize the planning intention of the “V” zone in long run
- Would Not Result in Undesirable Precedent Case
- No Adverse Traffic Impact
- No Adverse Visual Impact
- Proper Control of Cooking Fume and Oduor

Considering the planning justifications presented in this Planning Statement, we sincerely seek favorable consideration from the TPB to this planning application.

## 行政摘要

(內文如有差異，應以英文版本為準)

本規劃許可申請尋求城市規劃委員會（「城規會」）批准於新界汀角丈量約份第 28 約地段第 715 號餘段上（「申請地點」）用作臨時食肆用途（餐廳戶外座位區），為期 3 年。申請地點位於汀角路的東面，地盤面積約 22.8 平方米，並處於汀角分區計劃大綱核准圖編號 S/NE-TK/9 範圍內被劃作「鄉村式發展」的用途地帶；擬議的「食肆」，除了在位於新界豁免管制屋宇的地面一層為經常准許的用途之外，為大綱核准圖的第二欄用途，需獲得城市規劃委員會的規劃許可。

是次申請的主要規劃理據概括如下：

- 符合現有周邊環境用途
- 擬議用途屬臨時性質，將不會阻礙用地作為「鄉村式發展」用途的規劃意向
- 不會造成不良先例
- 不會對交通造成不良影響
- 不會對視覺造成不良影響
- 將妥善處理及控制食肆營運期間產生的煮食油煙及氣味

基於本規劃報告所闡述的的理據，我們懇請城規會對本規劃申請作出正面積極的考慮。