

Supporting Planning Statement

Planning Application under S16 of Town Planning Ordinance

For

Temporary Eating Place for a Period of 3 Years

At

Lot 715 RP (Part) & 715 S.B 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 for a Period of 3 Years** at Lot 715 RP (Part) & 715 S.B 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 43.8sq.m and falls within an area zoned "Village Type Development" ("V") 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
- Satisfactory the requirements of Town Planning Board Guideline 15A - Application for Eating Place within "Village Type Development" Zone in rural areas under Section 16 of The Town Planning Ordinance

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」）批准於向城市規劃委員會提出於新界汀角路第 28 約地段 715 號 B 分段餘段（部份）及 715 號餘段（部份）上（「申請地點」）申請臨時食肆為期 3 年。申請地點位於汀角路的東面，地盤面積約 43.8 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
- 符合城市規劃委員會指引 15A 的規定 - 根據城市規劃條例第 16 條在鄉郊地區「鄉村式發展」地帶內設立食肆的申請

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。