



才鴻顧問有限公司 TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/STT/30

Our Ref.: 25/876/L04

December 31, 2025

Secretary
Town Planning Board
15/F., North Point Government Offices
333 Java Road, North Point,
Hong Kong

By Email

Dear Sir/Madam,

Renewal of Planning Approval of Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of Three Years in “Village Type Development” (“V”) Zone at Lot 673S.C (Part) in DD99 and Adjoining Government Land, San Tin, Yuen Long, New Territories
(Application No. A/STT/30)

In response to the comments suggested by the Transport Department on 30.12.2025, we would like to submit our responses for your consideration.

Transport Department's Comment:

Please provide information on the loading/unloading arrangement and traffic trip generation/attraction rates of the proposed uses.

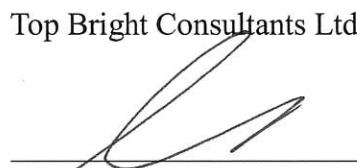
Our Response:

The proposed development comprises an outdoor seating area for a small-scale village restaurant, with a total floor area of approximately 108 square metres. Most of the restaurant's supplies will be delivered by private vehicles or vans, which will use the public car park to the west of the Application Site (see **Appendix 1**) for loading and unloading purposes. This car park is also operated by the Applicant. According to the Applicant, only one delivery trip per day will be required to supply the restaurant. The restaurant mainly serves nearby residents/villagers and workers who visit the Application Site on foot or by public transport. Only a few visitors (two to three trips per hour) will drive to the Application Site, and they will park in nearby public car parks. This is a renewal application, and the restaurant's operation will remain unchanged. The restaurant will not generate any additional traffic, and there has been no vehicle queuing outside the Application Site in the past three years.

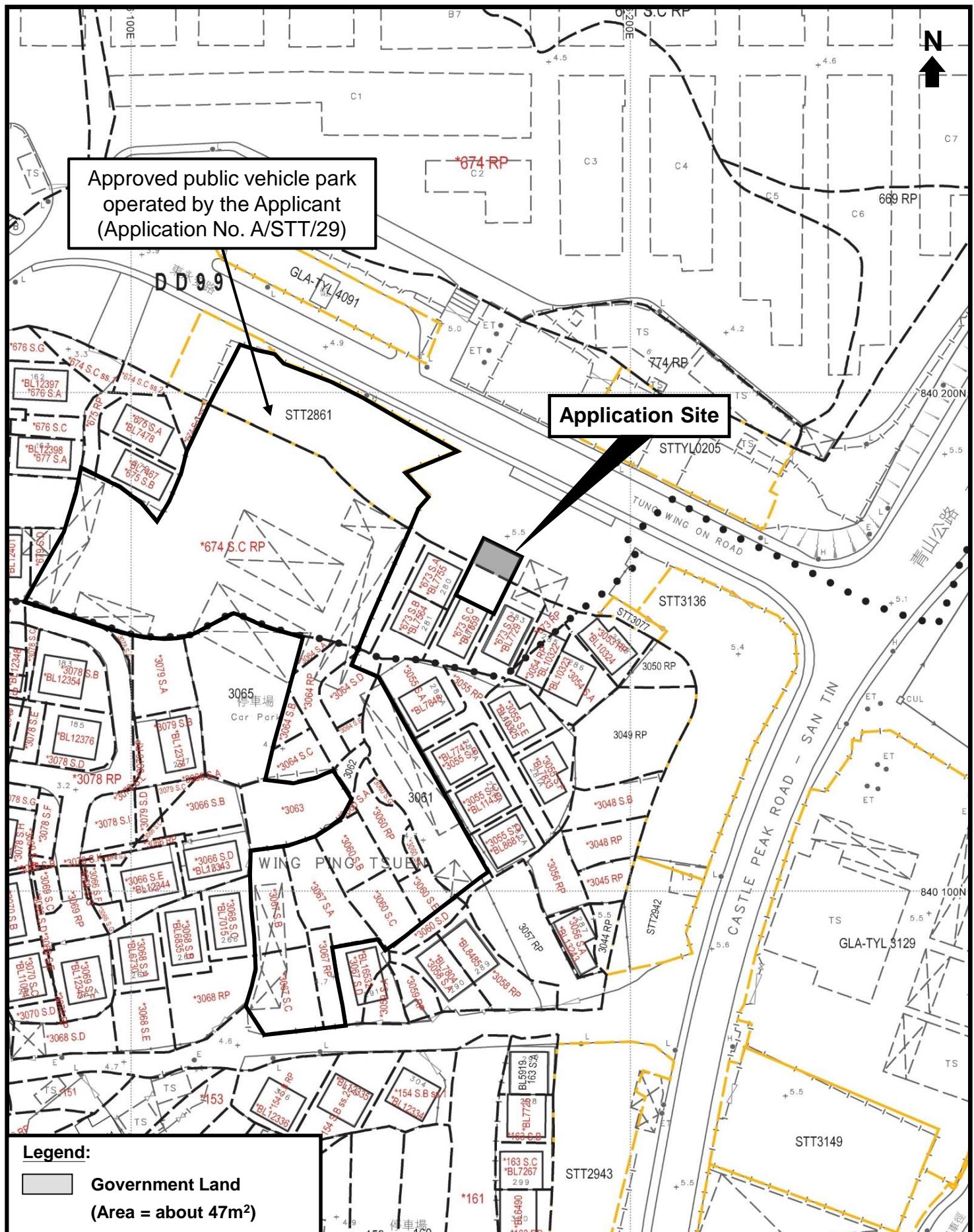
Should you have any queries or require further information, please do not hesitate to contact the undersigned at [REDACTED].



Yours faithfully,
For and on behalf of
Top Bright Consultants Ltd.


Lo Ming Kong

Encl.
c.c. Fortune Nine (HK) Company Ltd. (the Applicant)



Legend:

Government Land (Area = about 47m²)

Extracted from Lot Index Plan
Nos. 2-SE-8A, 8B, 8C & 8D

Site Plan

Scale 1 : 1 000

Appendix 1

For Identification Purpose

Date: 31.12.2025