



才鴻顧問有限公司
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/STT/35

Our Ref.: 26/882/L03

June 2, 2026

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

By Email

Dear Sir/Madam,

**Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
for a Period of Three Years in "Village Type Development" ("V") zone
at Government Land in D.D.99, San Tin, Yuen Long, New Territories**

(Application No. A/STT/35)

Referring to the captioned application, we would like to supplement herewith the Approval Letter for Compliance with Approval Conditions (a) to (d) of the last application (No. A/YL-ST/651) - submission and implementation of the FSIs Proposal (see Appendix A) and Drainage Proposal (see Appendix B) for your information.

Should you have any queries or require further information, please feel free 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)

By Post and Fax

規 劃 署

粉嶺、上水及元朗東規劃處
新界荃灣青山公路 388 號
中染大廈 22 樓 2202 室



Planning Department

Fanling, Sheung Shui & Yuen Long East
District Planning Office
Unit 2202, 22/F, CDW Building,
388 Castle Peak Road, Tsuen Wan, N.T.

來函檔號 Your Reference : 23/810/L09
本署檔號 Our Reference : () in TPB/A/YL-ST/651
電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4045

5 June 2024

Dear Sir,

**Compliance with Approval Condition (a) -
Submission of a Fire Service Installations Proposal**

**Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
for a Period of 3 Years in "Village Type Development" Zone,
Government Land in D.D. 99, San Tin, Yuen Long
(Planning Application No. A/YL-ST/651)**

I refer to your letter dated 6.5.2024 regarding the submission of a fire service installations (FSIs) proposal for compliance with approval condition (a). Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.**
- Not acceptable. The captioned condition **has not been complied with.**

Please refer to the detailed comments from the Director of Fire Services (D of FS) at **Appendix**. Should you have any queries, please contact Mr. YAN Chi-ho at 2733 7758 or Mr. YUEN Tsz-fung at 2733 7781 of the Fire Services Department directly.

Yours faithfully,

(K W N G)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

Detailed Comments of the D of FS:

The applicant is advised that the installation /maintenance/ modification/ repair work of FSIs shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (F.S. 251) and forward a copy of the certificate to the D of FS.

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電話號碼 Tel. No. : 3168 4072
傳真機號碼 Fax No. : 3168 4074 / 3168 4045

20 August 2024

Dear Sir,

**Submission for Compliance with Approval Condition (b) -
the Implementation of the Fire Service Installations Proposal**

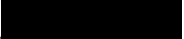
**Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
for a Period of 3 Years in "Village Type Development" Zone,
Government Land in D.D. 99, San Tin, Yuen Long
(Planning Application No. A/YL-ST/651)**

I refer to your submission dated 16.7.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.**
- Not acceptable. The captioned condition **has not been complied with.**

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

By Post and Fax 

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電話號碼 Tel. No. : 3168 4072
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3 June 2024



Dear Sir,

**Compliance with Approval Condition (c) -
Submission of a Drainage Proposal**

**Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
for a Period of 3 Years in “Village Type Development” Zone,
Government Land in D.D. 99, San Tin, Yuen Long
(Planning Application No. A/YL-ST/651)**

I refer to your letter dated 27.4.2024 regarding the submission of a drainage proposal for compliance with approval condition (c). Your submission is considered:

- Acceptable. The captioned condition **has been complied with.**
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it **has not been fully complied with.**
- Not acceptable. The captioned condition **has not been complied with.**

Yours faithfully,

(K W N G)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

Appendix B

By Post and Fax

規 劃 署

粉嶺·上水及元朗東規劃處
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電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4045

30 August 2024

Dear Sir,

**Submission for Compliance with Approval Condition (d) -
the implementation of the drainage proposal**

**Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
for a Period of 3 Years in "Village Type Development" Zone,
Government Land in D.D. 99, San Tin, Yuen Long
(Planning Application No. A/YL-ST/651)**

I refer to your submission dated 8.8.2024 for compliance with the captioned approval condition. The relevant department has been consulted on your submission. Your submission is considered:

- Acceptable. The captioned condition has been complied with.
- Acceptable. Since the captioned condition requires both the submission and implementation of the proposal, it has not been fully complied with.
- Not acceptable. The captioned condition has not been complied with.

Yours faithfully,

(Josephine LO)
District Planning Officer/
Fanling, Sheung Shui and Yuen Long East
Planning Department

C.C.
CE/MN, DSD
CTP/TPB(3)

(Attn.: Mr. LEONG Cheung Ching, Jacky)

JL/KAC/kac