

2025年 11月 1 9日

收到。城市規劃委員會  
只會在收到所有必要的資料及文件後才正式確認收到  
申請的日期。

2025-11-19

This document is received on  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

Form No. S16-III  
表格第 S16-III 號

# APPLICATION FOR PERMISSION UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE (CAP. 131)

根據《城市規劃條例》(第131章)  
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land  
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,  
or Renewal of Permission for such Temporary Use or Development\***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行  
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議\***

*\*Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.  
\*其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:  
[https://www.tpb.gov.hk/en/plan\\_application/apply.html](https://www.tpb.gov.hk/en/plan_application/apply.html)

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：  
[https://www.tpb.gov.hk/tc/plan\\_application/apply.html](https://www.tpb.gov.hk/tc/plan_application/apply.html)

## **General Note and Annotation for the Form**

### **填寫表格的一般指引及註解**

# "Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made  
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號



2802889 13/11 by Hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A / STT / 30
	Date Received 收到日期	2025-11-19

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.  
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).  
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.  
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

### 1. Name of Applicant 申請人姓名/名稱

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

Fortune Nine (HK) Company Limited (九記行(香港)有限公司)

### 2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

( ☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構 )

Top Bright Consultants Limited (才鴻顧問有限公司)

### 3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 673S.C (Part) in DD99 and Adjoining Government Land, San Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 ..... 108 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 ..... 108 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	..... 47 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	San Tin Technopole Outline Zoning Plan No. S/STT/2
(e) Land use zone(s) involved 涉及的土地用途地帶	Village Type Development ("V")
(f) Current use(s) 現時用途	<p>Temporary Eating Place (Outside Seating Accommodation of a Restaurant)</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>

#### 4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- ☒ is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- ☐ The application site is entirely on Government land (please proceed to Part 6).  
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

#### 5. Statement on Owner's Consent/Notification

##### 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at ..... (DD/MM/YYYY), this application involves a total of ..... "current land owner(s)"<sup>#</sup>.  
根據土地註冊處截至 ..... 年 ..... 月 ..... 日的記錄，這宗申請共牽涉 ..... 名「現行土地擁有人」<sup>#</sup>。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)



- ☐ has notified ..... “current land owner(s)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):  
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on \_\_\_\_\_ (DD/MM/YYYY)<sup>#&</sup>  
於\_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>遞要求同意書<sup>&</sup>

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on \_\_\_\_\_ (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- ☒ posted notice in a prominent position on or near application site/premises on  
30/10/2025-12/11/2025 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知<sup>&</sup>

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 07/11/2025 (DD/MM/YYYY)<sup>&</sup>  
於\_\_\_\_\_ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會<sup>&</sup>

Others 其他

- ☐ others (please specify)  
其他（請指明）

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Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料



<b>6. Type(s) of Application 申請類別</b>	
<b>(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas</b> 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)	
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)
(b) Effective period of permission applied for 申請的許可有效期	<input type="checkbox"/> year(s) 年 ..... <input type="checkbox"/> month(s) 個月 .....
<b>(c) Development Schedule 發展細節表</b>	
Proposed uncovered land area 擬議露天土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	.....sq.m <input type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物／構築物數目	.....
Proposed domestic floor area 擬議住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	.....sq.m <input type="checkbox"/> About 約
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)	
..... ..... ..... .....	
Proposed number of car parking spaces by types 不同種類停車位的擬議數目	
Private Car Parking Spaces 私家車車位	.....
Motorcycle Parking Spaces 電單車車位	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	.....
Others (Please Specify) 其他 (請列明)	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目	
Taxi Spaces 的士車位	.....
Coach Spaces 旅遊巴車位	.....
Light Goods Vehicle Spaces 輕型貨車車位	.....
Medium Goods Vehicle Spaces 中型貨車車位	.....
Heavy Goods Vehicle Spaces 重型貨車車位	.....
Others (Please Specify) 其他 (請列明)	.....

Proposed operating hours 擬議營運時間																																											
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))																																									
		<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)																																									
	No 否	<input type="checkbox"/>																																									
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)																																											
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情 ..... ..... .....																																									
	No 否	<input type="checkbox"/>																																									
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)  <input type="checkbox"/> Diversion of stream 河道改道  <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 ..... m 米 <input type="checkbox"/> About 約  <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 ..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 ..... m 米 <input type="checkbox"/> About 約																																									
	No 否	<input type="checkbox"/>																																									
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input type="checkbox"/></td> <td style="width: 20%;"></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> <td></td> </tr> </table>			On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>		Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>	
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Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																																									



	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible)</p> <p>請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>
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<b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b> <b>位於鄉郊地區或受規管地區臨時用途/發展的許可續期</b>	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ <u>YL-ST</u> / <u>637</u>
(b) Date of approval 獲批給許可的日期	<u>13/01/2023</u> (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	<u>13/01/2026</u> (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	<b>Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years</b>
(e) Approval conditions 附帶條件	<div> <input type="checkbox"/> The permission does not have any approval condition          許可並沒有任何附帶條件       </div> <div> <input checked="" type="checkbox"/> Applicant has complied with all the approval conditions          申請人已履行全部附帶條件       </div> <div> <input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):          申請人仍未履行下列附帶條件：       </div> <div> <hr/> <hr/> <hr/> </div> <div>         Reason(s) for non-compliance:          仍未履行的原因：       </div> <div> <hr/> <hr/> <hr/> </div> <div>         (Please use separate sheets if the space above is insufficient)          (如以上空間不足，請另頁說明)       </div>
(f) Renewal period sought 要求的續期期間	<div> <input checked="" type="checkbox"/> year(s) 年 <u>3</u> </div> <div> <input type="checkbox"/> month(s) 個月       </div>

## 7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to Chapter 6 of the Supplementary Planning Statement



**8. Declaration 聲明**

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.  
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.

本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature  
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Lo Ming Kong

Project Manager

Name in Block Letters  
姓名（請以正楷填寫）

Position (if applicable)  
職位（如適用）

Professional Qualification(s) ☐ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of  
代表

Top Bright Consultants Limited



☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

13/11/2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

**Warning 警告**

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

**Statement on Personal Data 個人資料的聲明**

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and  
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.  
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

## Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 673S.C (Part) in DD99 and Adjoining Government Land, San Tin, Yuen Long, New Territories
Site area 地盤面積	108 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 47 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	San Tin Technopole Outline Zoning Plan No. S/STT/2
Zoning 地帶	Village Type Development ("V")
Type of Application 申請類別	<input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____ <input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 <input checked="" type="checkbox"/> Year(s) 年 3 <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Renewal of Planning Approval of Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years



(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	NA <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	108 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	NA	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	NA	<input type="checkbox"/> (Not more than 不多於) m 米
		NA	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	3	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		1	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	100 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		NA NA NA NA NA NA
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		NA NA NA NA NA NA

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<b>Plans and Drawings 圖則及繪圖</b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan, Site Plan, Plan Showing General Area, _____</u>		
<u>Extract from San Tin Technopole Outline Zoning Plan No. S/STT/2</u>		
<b>Reports 報告書</b>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Approved Drainage Plan and FSIs Proposal of the last application (A/YL-ST/637)</u>		
<u>_____</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



**Application for Permission under Section 16 of  
the Town Planning Ordinance (Cap. 131)**

**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**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Fortune Nine (HK) Company  
Ltd.

**Planning Consultant:**



Top Bright Consultants Ltd.

November, 2025

## **Executive Summary**

This application is prepared by Top Bright Consultants Ltd. on behalf of Fortune Nine (HK) Company Ltd. (the "Applicant") to the Town Planning Board (the "Board") to seek renewal of a planning permission for a temporary eating place (outside seating accommodation of a restaurant ("OSA")) (the "Proposed Development") for a period of three years at Lot 673S.C (Part) and Adjoining Government Land in DD99, San Tin, Yuen Long, New Territories (the "Application Site").

The Application Site falls within an area zoned "Village Type Development" ("V") on the approved San Tin Technopole Outline Zoning Plan No. S/STT/2. The Proposed Development falls within the broad definitions of 'Eating Place' which is a use listed under Column 2 of the OZP. In accordance to the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.

The Application Site has a total area of about 108 square metres and is currently used for an OSA of a ground floor restaurant of a Village House ("VH") at 282 Wing Ping Tsuen. The Application Site is located about 300m to the west of the San Tin interchange and near the Lok Ma Chau/Huangguan Control Point with good transportation networks. With the implementation of small house developments in the vicinity in the last few years, it generates land use demand for supporting facilities like eating place. In this connection, the Applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of 3 years.

The Application Site is the subject of 10 previous applications of which all, except one i.e. the last application (No. A/YL-ST/637) are for temporary vehicle-related and car parking uses and 3 applications were approved by the Board. During the past 5 years, there are 6 similar applications (Application Nos. A/YL-ST/565, 622, 638, 651, 666 and A/STT/7) for temporary eating places/OSA within the same "V" zone on the OZP, which were approved by the Board.

The Proposed Development is considered to meet the planning criteria as specified under the the Town Planning Board Guidelines for Application for Eating Place within "Village Type Development" Zone in Rural Areas (TPB PG-No. 15A). When looking at the surrounding land uses, most of the sites are currently occupied by commercial facilities, private vehicle parks, VHs and tourist spots.

The Application Site will consist of a 1-storey temporary shelter for the OSA of the restaurant. The proposed hours of operation at the Application Site are restricted between 7:00 am to 10:00 pm from Mondays to Sundays, including public holidays.

The justifications of this application are: provide catering facility for the local residents, workers and visitors; in line with the planning intention; compliance with TPB PG-No. 15A; compatible with surrounding land uses; approval of similar applications; more desirable and efficient use of land; and planning gains. The Applicant therefore respectfully requests the Board to approve this application for a further period of 3 years.



## 行政摘要

這宗規劃續期申請乃代表申請人向城市規劃委員會(“城規會”)呈交，擬議在新界元朗新田丈量約份 99 地段第 673 號 C 分段(部份)及毗連政府土地(“申請地點”)，用作臨時食肆(餐廳戶外座位區)(“擬議發展”)，為期三年。

申請地點座落於新田科技城分區計劃大綱圖編號 S/STT/2 中的“鄉村式發展”地帶。擬議發展歸屬‘食肆’的定義，亦屬“鄉村式發展”地帶的第二欄用途，須向城規會提出申請。

申請地點的面積約為 108 平方米，現時用作永平村 282 號村屋地下餐廳的戶外座位區。申請地點位於新田運輸交匯處西方約 300 米，靠近落馬洲/皇崗管制站，交通網絡完善。隨著近年申請地點附近房屋落成，對食肆等配套設施產生需求。因此，申請人希望就擬議發展向城規會申請獲批為期三年的臨時規劃許可。

申請地點之前涉及 10 宗規劃申請，除了上一次的規劃申請外(規劃編號:A/YL-ST/637)，所有申請均與臨時車輛和停車場用途相關，其中 3 宗規劃申請獲得城規會批准。過去 5 年，在大綱核准圖的同一個“鄉村式發展”地帶內有六個同類申請已獲規劃許可(規劃編號: A/YL-ST/565, 622, 638, 651, 666 及 A/STT/7)。

擬議發展符合城市規劃委員會規劃指引編號 15A《擬在「鄉村式發展」地帶內開設食肆的規劃申請》(城規會規劃指引編號 15A)。周邊大部分土地用作商業設施、私人停車場、村屋及旅遊景點，擬議發展與附近土地用途協調。

申請地點以一個一層高臨時上蓋作餐廳戶外座位區。申請地點的營運時間為星期一至日(包括公眾假期)上午七時至下午十時。

這宗規劃申請的理由為：為當地居民、工人和遊客提供餐飲設施；符合規劃意向；符合城規會規劃指引編號 15A；與附近土地用途協調；同樣用途之前已獲規劃許可；擬議用途更為合適及更有效利用土地；及達至規劃增益的成效。因此，申請人希望城規會再次批准三年的臨時用途。

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### **SUMMARY OF APPLICATION**

<b>Applicant:</b>	Fortune Nine (HK) Company Ltd.
<b>Applied Use:</b>	Renewal of Planning Approval of Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years
<b>Existing Use:</b>	Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
<b>Location</b>	Lot 673S.C (Part) in DD99 and Adjoining Government Land, San Tin, Yuen Long, New Territories
<b>Site Area:</b>	Private land: 61 square metres Government land: 47 square metres Total: 108 square metres
<b>Lease</b>	Block Government Lease demised as agricultural use
<b>Statutory Plan:</b>	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 gazetted on 20.9.2024
<b>Zoning:</b>	Village Type Development ("V")
<b>TPB Guidelines:</b>	Application for Eating Place within "Village Type Development" Zone in Rural Areas (TPB PG-No. 15A)
<b>Previous Application:</b>	A/YL-ST/637 (Approved on 13.1.2023 for Temporary Eating Place (Outside Seating Accommodation of a Restaurant for 3 years)

## **1. INTRODUCTION**

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Fortune Nine (HK) Company Ltd. (the "Applicant") to the Town Planning Board (the "Board") to seek renewal of a planning permission for a temporary eating place (outside seating accommodation of a restaurant ("OSA")) (the "Proposed Development") for a period of three years at Lot 673S.C (Part) and Adjoining Government Land in DD99, San Tin, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site is the subject of a previous planning application (Application No. A/YL-ST/637), which was approved by the Board for a temporary eating place (outside seating accommodation of a restaurant) on 13.1.2023. The Applicant has complied with all the approval conditions of the previous approval. As planning permission will expire on 13.1.2026, the Applicant submits the current application to the Board to seek renewal of planning permission for the continued use of the Application Site as a temporary eating place (OSA).
- 1.03 The Application Site has a total area of about 108 square metres and is currently used as a ground floor restaurant of a Village House ("VH") with OSA at 282 Wing Ping Tsuen. The Application Site is located about 300m to the west of the San Tin interchange and near the Lok Ma Chau/Huangguan Control Point in San Tin with good transportation networks. The Proposed Development is mainly catered for the local villagers/residents, workers in the surrounding and visitors to San Tin/Lok Ma Chau.
- 1.04 The Application Site falls within the "Village Type Development" ("V") zone on the Approved San Tin Technopole Outline Zoning Plan ("OZP") No. S/STT/2. According to the Notes of the OZP, while 'Eating Place' use on the ground floor of a New Territories Exempted House ("NTEH") within the "V" zone does not require planning permission, such use on open ground (i.e. OSA) as an extension to a ground floor eating place falls within the broad definition of 'Eating Place' which is a use listed under Column 2 of the OZP. In accordance with the OZP, uses under Column 2 may be permitted with or without conditions on application to the Board.
- 1.05 The Town Planning Board Guidelines for Application for Eating Place within "Village Type Development" Zone in Rural Areas (TPB PG-No. 15A) is relevant to this application. The Proposed Development is considered to meet the planning criteria as specified under the TPB PG-No.15A. When looking at the surrounding land uses, most of the sites are currently occupied by commercial facilities, private vehicle parks, VHs and tourist spots.
- 1.06 This supplementary planning statement aims to provide a brief description of the Application Site, details of the Proposed Development and justifications to facilitate the Board's consideration of the application.



## **2. SITE CONTEXT**

### **Location**

- 2.01 The Application Site abuts Tung Wing On Road, San Tin, Yuen Long. It is about 300m to the west of the San Tin interchange and near the Lok Ma Chau/Huangguan Control Point and Lok Ma Chau Spur Line/Futian Control Point in San Tin, Yuen Long. **Figure 1** shows the Application Site in its regional context.

### **Existing Site Conditions**

- 2.02 The Application Site covers an area of approximately 108 square metres including about 47 square metres of Government Land. It is hard paved, generally flat and rectangular in shape. It is located in front of the VH at 282 Wing Ping Tsuen. The ground floor of the VH has been converted into a kitchen and restaurant called “Bo Bo Restaurant”. A temporary fabric shelter is erected on the Application Site and extended from the VH as an OSA of the restaurant.

### **Surrounding Land Uses**

- 2.03 The Application Site is located in an open ground in front of the cluster of VHs (restaurants on the ground floor). The Application Site is bounded by Tung Wing On Road to the north, a vacant site to the east, a number of VHs to the south, an approved temporary public vehicle park (Application No. A/STT/29) to the west. To the further north across Tung Wing On Road is the Hong Kong Institute of Construction San Tin Training Ground. To further south and southwest are the recreational uses and tourist attraction spots, including Tai Fu Tei, Man Tin Cheung Park, Man Lun Fung Ancestral Hall, Tung Shan Temple. To the west are the village settlements of Wing Ping Tsuen, Fan Tin Tsuen, Tung Chan Wai, Yan Shau Wai and On Lung Tsuen. A plan showing the Application Site in the context of its local surroundings is in **Figure 3**.

### **Access**

- 2.04 The Application Site is accessed from Tung Wing On Road which provides direct access to Castle Peak Road – San Tin, San Tin Highway and boundary control points (via San Sham Road and San Tin Tsuen Road).

## **3. LAND STATUS**

- 3.01 According to the Land Registry, the Application Site comprises Lot 673S.C (Part) in DD99, San Tin, Yuen Long which is demised as agricultural land. A plan showing the configuration of this lot is in **Figure 2**.
- 3.02 The subject lot is all held under Block Government Lease and demised as agricultural land with a lease term expiring on 30.6.2047. There are no user restrictions in the leases apart from the standard non-offensive trade clause.

#### **4. PLANNING CONTEXT**

##### **Statutory Plan**

- 4.01 The Application Site falls within an area zoned “Village Type Development” (“V”) on the Approved San Tin Technopole OZP No. S/STT/2 gazetted on 20.9.2024. According to the Explanatory Statement accompanying the OZP, the planning intention of this zone is to designate both existing recognized villages and areas of land considered suitable for village expansion. An extract of the OZP is in **Figure 4**.
- 4.02 Under the provisions of the OZP, “Eating Place” is one of the uses listed under Column 2 of the “V” zone that may be permitted with or without conditions on application to the Board. A selected range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Board on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages. In order not to jeopardize the planning intention of “V” zone, the Applicant intends to use the Application Site on a temporary basis.

##### **Town Planning Board Guidelines for Application for Eating Place within “V” Zone in Rural Areas – TPB PG-No. 15A**

- 4.03 The TPB PG-No. 15A is relevant to this Application. This Guideline stipulates that “the eating place use should not create any environmental nuisance or cause inconvenience to the residents nearby. Such use should preferably be located at the fringe of a village area, e.g. “area abutting the main road” and “for a village located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to eating place use which will provide catering facilities to serve the visitors and tourists”.
- 4.04 According to the TPB PG-No. 15A, eating place use on the ground floor of an NTEH within the “V” zone does not require planning permission. However, such use on other floors of an NTEH, on open ground as an extension to a ground floor eating place in an NTEH, or as a free-standing development within the “V” zone requires planning permission from the Board. Adequate car parking spaces should also be provided to serve the eating place.

##### **Previous Applications**

- 4.05 The Application Site, or part of it, is the subject of 10 previous applications. All, except one i.e. the last application (No. A/YL-ST/637), are for different temporary uses such as container vehicle/trailer and lorry repair workshop, container vehicle park, weigh bridge, tyre repair workshop, canteen and car parking uses (Application Nos. A/YL-ST/16, 34, 41, 57, 104, 126, 153, 203, and 294) and 3 applications (Application Nos. A/YL-ST/57, 104 and 294) were approved by the Board. Details of the approved applications are shown as follows:



Application No.	Applied Use	Date of Approval
A/YL-ST/637	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
A/YL-ST/294	Temporary Public Car Park with Ancillary Office and Staff Canteen for a Period of 3 Years	24.3.2006
A/YL-ST/104	Temporary Container Tractor/Trailer Park with Vehicle Washing/ Repairing Workshop and Canteen for a Period of 12 Months	8.10.1999
A/YL-ST/57	Temporary Container Trailer Park and Vehicle Repairing/Washing Workshop with Restaurant for a Period of 12 Months	3.7.1998

#### Similar Applications approved within the Same “V” Zone

- 4.06 During the past 5 years, there are 6 similar applications (Application Nos. A/YL-ST/565, 622, 638, 651, 666 and A/STT/7) for temporary eating place/OSA within the same “V” zone on the OZP, which were approved by the Board mainly on the consideration that the developments were considered not incompatible with the surrounding land uses, the eating place could meet some of the demand for eating place in the vicinity, and the applied use was generally in line with the TPB PG-No. 15A.

Application No.	Applied Use	Date of Approval
A/STT/7	Temporary Eating Place with Ancillary Facilities for a Period of 3 Years	16.8.2024
A/YL-ST/666	Proposed Temporary Eating Place for a Period of 3 Years	1.3.2024
A/YL-ST/651	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	28.7.2023
A/YL-ST/638	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
A/YL-ST/622	Proposed Temporary Eating Place for a Period of 3 Years	29.7.2022
A/YL-ST/565	Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	17.1.2020

## **5. DEVELOPMENT PROPOSAL**

### **Renewal of Planning Permission**

- 5.01 The Applicant seeks the Board's permission to continue using the Application Site for the temporary eating place (outside seating accommodation of a restaurant) for a period of 3 years. The Proposed Development aims to provide a catering facility to serve the nearby villagers, workers and visitors to San Tin/Lok Ma Chau.

### **Site Layout and Design**

- 5.02 The Application Site is an existing open area for dining purposes located outside the VH (see Layout Plan in **Figure 5**). The ground floor of the VH, located at the immediate southwest of the Application Site is used for the kitchen and restaurant. The Application Site consists of a 1-storey (3m) fabric shelter with a total floor area of about 108 square metres for the OSA of the restaurant.

### **Parking and Traffic Arrangement**

- 5.03 The Application Site is located within walking distance of the nearby village settlements. For people who are from outside of the neighbourhood, they can make use of the public transportation network, such as mini-bus, bus, taxi to the Application Site. There will be no parking space provided within the Application Site as free parking arrangements for customers have been made by the Applicant with a public vehicle park (Application No: A/STT/29) located to the immediate west of the Application Site.

### **Site Operations**

- 5.04 The Proposed Development is targeted to serve walk-in customers from the nearby local villages, workers in the surrounding and visitors to San Tin/Lok Ma Chau. The Proposed Development could serve around 30 people at maximum at the same time. The proposed hours of operation at the Application Site are restricted between 7:00a.m. to 10:00p.m. from Mondays to Sundays, including public holidays. Peak hours will fall between 11:30a.m. to 2:30p.m. during weekdays.

### **Drainage and Sewage Facilities**

- 5.05 The Application Site is currently served by the drainage facilities of the VH (restaurant on the ground floor) that will be maintained by the Applicant for the current application. The drainage facilities provided were considered satisfactory by Drainage Services Department (DSD) under previous planning application (No. A/YL-ST/637) (see **Appendix A**). Septic tank and soakaway system have already been installed according to Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 1/23 for sewage treatment and disposal.

### **Fire Services Installations (FSIs)**

- 5.06 The FSIs proposal and implementation were approved by the Fire Services Department (FSD) for the last application (see **Appendix B**). Should this application be approved, the Applicant is committed to maintain the FSIs to the satisfaction of FSD to ensure that the proposed eating place (OSA) will be operated in a safe manner.

## **6. JUSTIFICATIONS**

### **Provide Catering Facility for the Local Residents, Visitors and Workers**

- 6.01 The Application Site is situated at the fringe of the "V" zone where many of the commercial activities of the surrounding villages, such as Wing Ping Tsuen, Fan Tin Tsuen, Tung Chan Wai, Yan Shau Wai and On Lung Tsuen, are situated. There are very few licensed eating places in San Tin, so nearby residents have limited options. Local villagers and residents would need to travel to Yuen Long Town Centre or Sheung Shui to eat out. With small housing developments implemented in the area in recent years, demand for dining in San Tin has increased among local residents. The proposed development offers local residents, workers and visitors a larger area in which to dine out within walking distance.
- 6.02 The Application Site is located approximately 300 metres west of the San Tin interchange, near the Lok Ma Chau/Huangguan control point and the Lok Ma Chau spur line/Futian control point. A large number of visitors come to San Tin at weekends and on public holidays. With large-scale infrastructure development planned for the San Tin Technopole, a significant number of job opportunities are set to arise, attracting a large workforce. The proposed development will serve residents, visitors and workers, providing a win-win situation for the applicant and the local community.

### **In Line with the Planning Intention**

- 6.03 The Proposed Development falls within the broad definition of 'Eating Place', which is a use listed under Column 2 of the "V" zone of the San Tin Technopole OZP. The proposed development aims to serve the needs of villagers and support the social and economic development of the surrounding area. As 'Eating Place' use on the ground floor of a New Territories Exempted House is always permitted and other commercial uses may be permitted upon application to the Board, the proposed development is closely related to the 'V' zone and is therefore in line with its planning intention.

### **Compliance with TPB PG-No. 15A**

- 6.04 The Proposed Development is considered to meet the planning criteria as specified under the TPB PG-No.15A for assessing planning applications, the reasons are:



#### Suitable Location

- 6.05 The Application Site is located at the fringe of the “V” zone and has direct access to Tung Wing On Road, which provides access to Castle Peak Road – San Tin, where most of the commercial facilities are located. This makes it a suitable location for the Proposed Development.

#### No Adverse Drainage, Sewage or Fire Safety Impacts

- 6.06 As mentioned in Paragraph 5.05 above, the Applicant has provided appropriate drainage facilities to the satisfaction of DSD under previous planning application. Septic tank and soakaway system have already been installed to deal with the sewage discharge. In this regard, no adverse drainage and sewage impacts are anticipated.
- 6.07 As stated in Paragraph 5.06 of this statement, the Applicant has provided appropriate FSIs to the satisfaction of FSD. In this connection, no adverse fire safety impacts are anticipated. The Applicant will maintain the FSIs to ensure that the proposed eating place (OSA) will be operated in a safe manner.

#### In the Vicinity of Recreation Uses and Tourist Attractions

- 6.08 According to TPB PG-No. 15A, for sites located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given to the application. The Application Site is located to the north-east of the recreational uses and tourist attraction spots, including Tai Fu Tei, Man Tin Cheung Park, Man Lun Fung Ancestral Hall, Tung Shan Temple and fishponds and serves as a catering facility for the visitors and tourists. The eating place would also complement the recreational facilities and in turn assist promoting tourism in this part of Yuen Long.

#### No Adverse Traffic Impact

- 6.09 Apart from local residents, other visitors can use the public transport network serving the area and walk to the application site. The Application Site is well served by public transport, with buses, minibuses and taxis running along Castle Peak Road – San Tin. As the Application Site is surrounded by public car parks, visitors can park their vehicles there and walk to the site. This is unlikely to cause circulation problems for pedestrians or vehicles at the Application Site

#### Insignificant Environmental Impact

- 6.10 The Proposed Development is an OSA of an existing restaurant on the ground floor of the VH. The restaurant is well-supported by nearby villagers. The operation hours of the Proposed Development are restricted from 7:00 am to 10:00 pm daily, including public holidays and it is mainly used during lunchtime. According to the Hong Kong Planning Standards and Guidelines, the permitted noise level for residential buildings is 70 decibels. The Proposed Development's noise source is mainly human chatting, which is far lower than 70 decibels. As there is no kitchen or cooking area at the Application Site, no oil fumes or cooking odours will be emitted into the outdoor

environment. Given that the Application Site is already hard-paved and relatively small, it is anticipated that it would not generate adverse noise or air pollution.

### **Compatible with Surrounding Land Uses**

- 6.11 The Application Site is situated at the fringe of the "V" zone where most commercial activities are situated. The proposed development is complemented by the surrounding residential area. Nevertheless, 'eating place' is always permitted on the ground floor of an NTEH. The surrounding area is mainly made up of villages, restaurants, village stores, low-rise temporary structures and public car parks. The proposed development comprises a one-storey shelter with a total floor area of approximately 108 square metres and is considered to be compatible with the surrounding land uses and village settings in terms of its geographical location and land use.

### **Approval of Similar Applications**

- 6.12 As mentioned in Paragraph 4.06 above, the Board has granted a number of planning approvals in the past for similar eating places and OSAs located to the south and west of the Application Site. This suggests that the subject area is suitable for temporary use as an eating place.

### **More Desirable and Efficient Use of Land**

- 6.13 The Proposed Development could result in the land being used more efficiently. The Application Site used to be a passageway. The Proposed Development is more desirable as it allows for better utilisation of scarce land resources and provides supporting facilities for the surrounding areas. The proposed development is expected to have a positive impact on the area and, with monitoring, would not make the surrounding areas susceptible to an untidy environment.

### **Planning Gains**

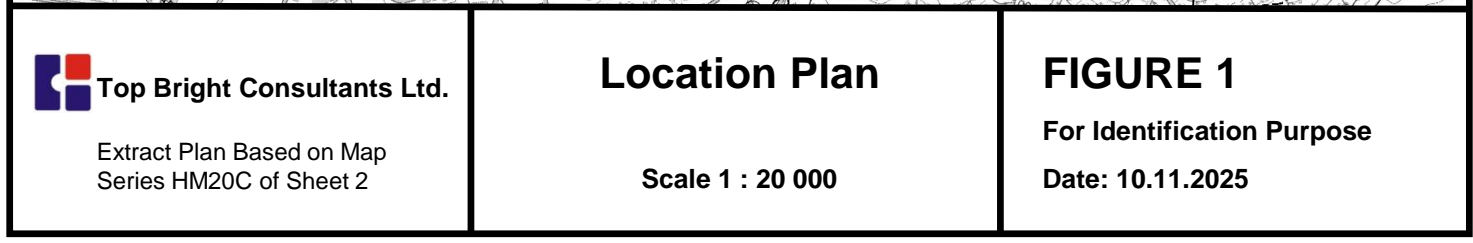
- 6.14 The Proposed Development would meet the needs of the local villagers, residents and workers in the San Tin area. It would also bring in economic activities and hence employment opportunities in the area. Since the scale of development is small and the Proposed Development abuts a major road, the Proposed Development would provide convenient access for people in San Tin, and social and economic benefits to the community at large. In this regard, the Proposed Development is considered a planning gain for the general public and the local community.

## **7. CONCLUSION**

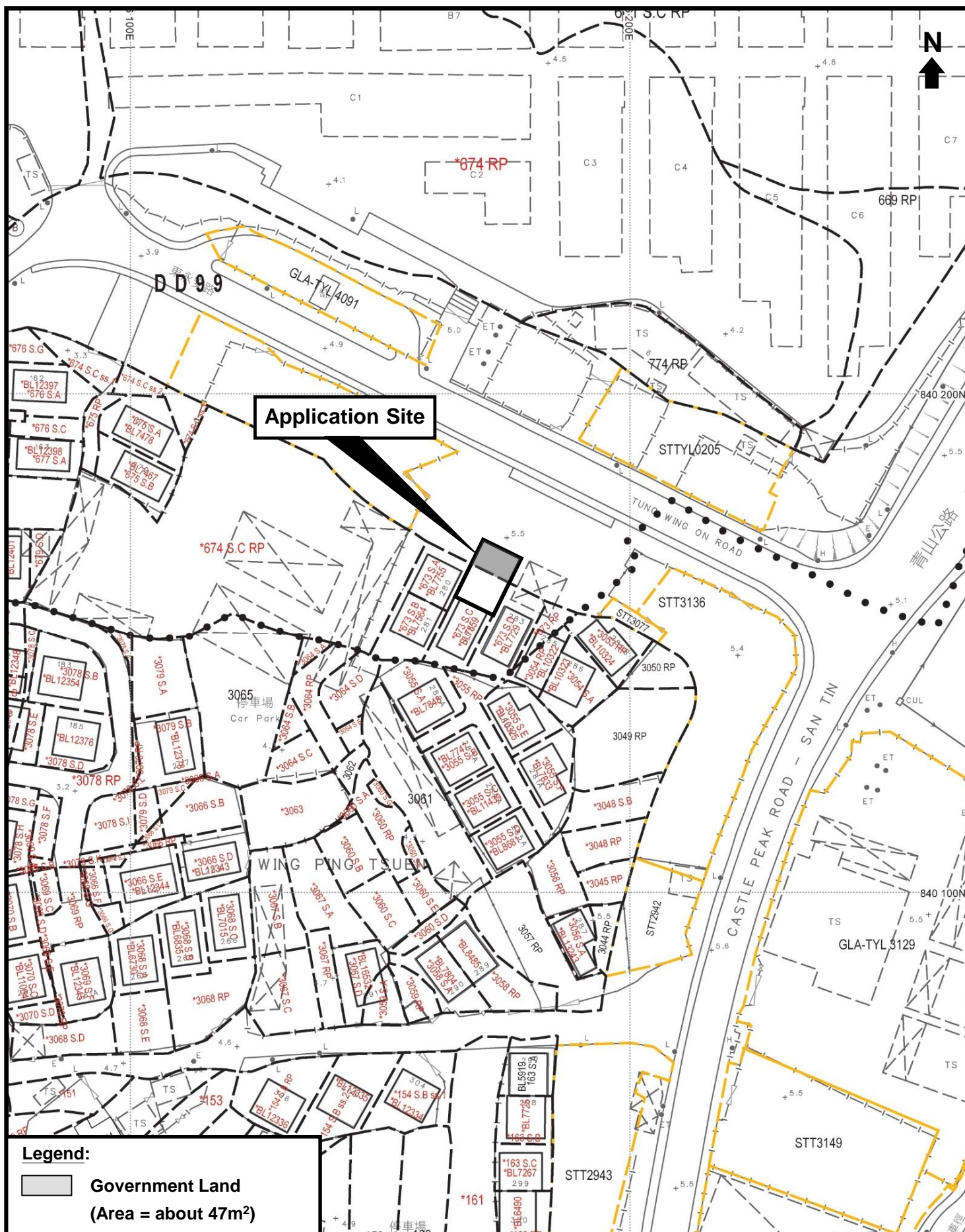
- 7.01 The Application Site falls within the “V” zone and, as evidenced by the existing surrounding land uses, has been a popular location for supporting commercial activities. The Proposed Development would not contravene the planning intention of the “V” zone as the Proposed Development is for a temporary use of 3 years, and instead, efficiently utilize scarce land resources and serve the needs of the nearby villagers and people working in and visiting the area.
- 7.02 It is considered that the Proposed Development is compatible with land use terms and that there will not be any interface problems as a result. The application also complied with TPB PG-No. 15A. It is anticipated that the proposed use will not generate any adverse traffic, drainage, sewage or environmental impacts on the surrounding areas.
- 7.03 For the reason stated above, the Proposed Development is considered a suitable temporary use in this location and the Applicant respectfully requests that the Board give favourable consideration and approve this application for a further period of 3 years.

Top Bright Consultants Ltd.  
November 2025









## Site Plan

Scale 1 : 1 000

## FIGURE 2

For Identification Purpose

Date: 10.11.2025

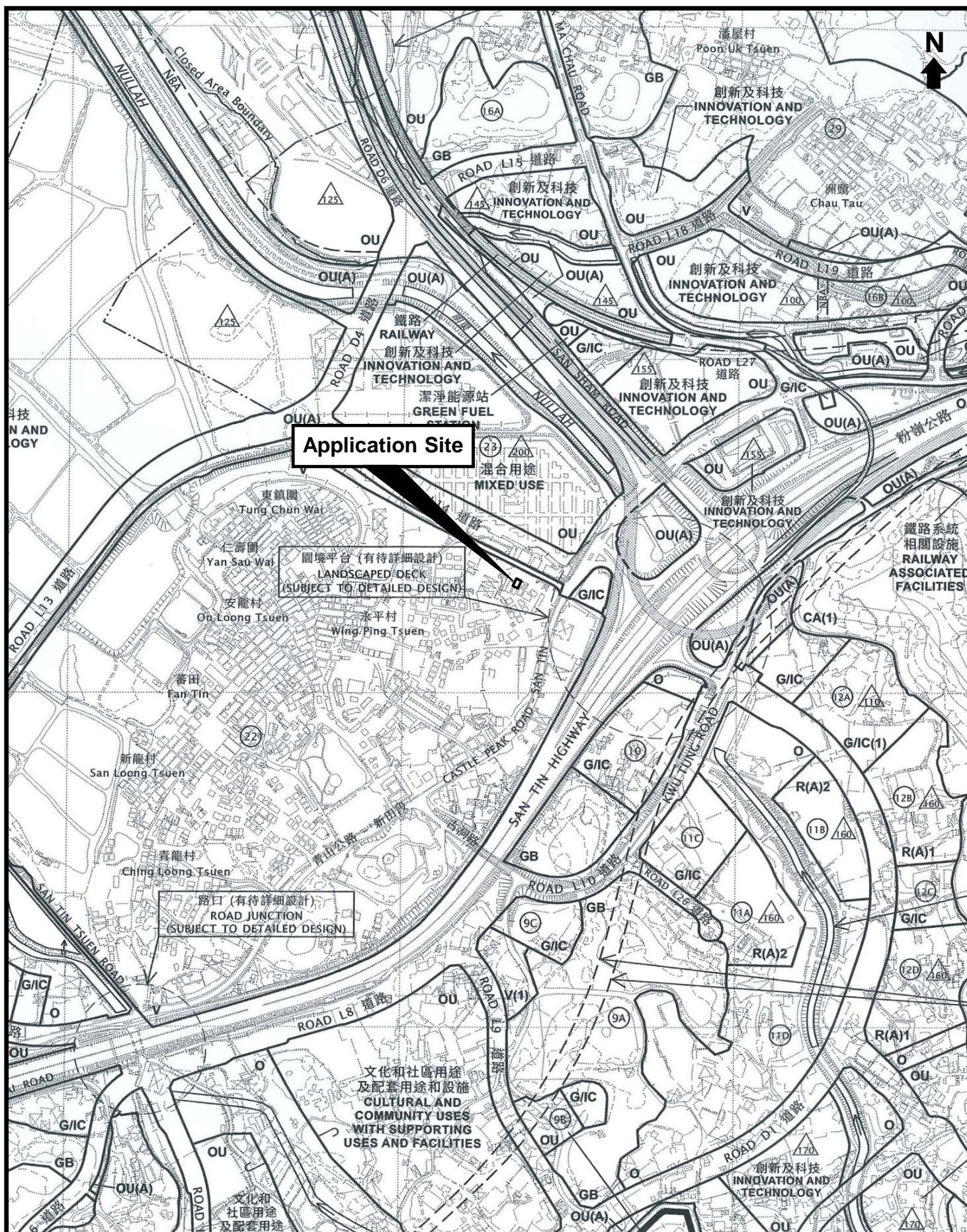
**Top Bright Consultants Ltd.**

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









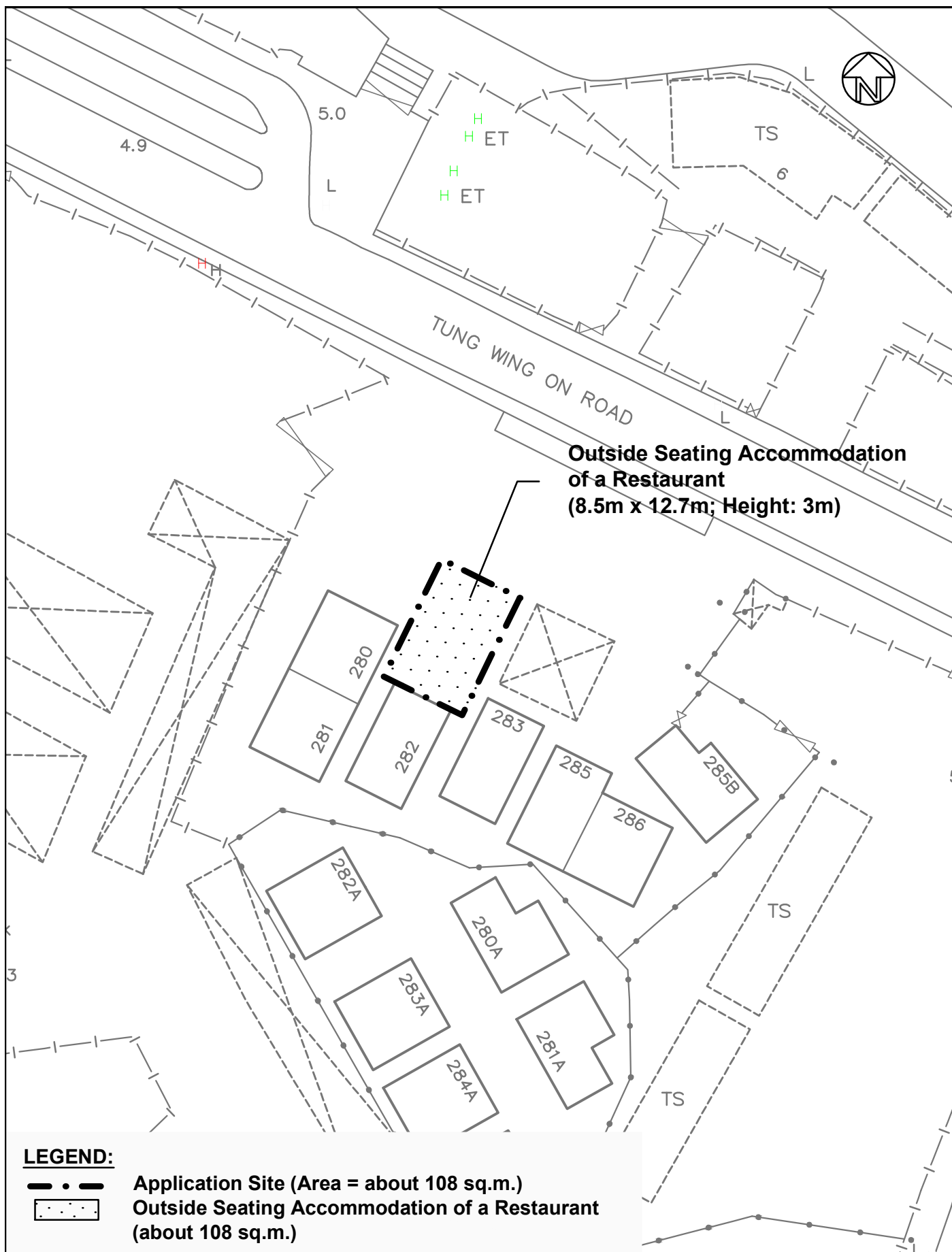
Extract from San Tin Technopole Outline Zoning  
Plan No. S/STT/2 gazetted on 20.9.2024

**FIGURE 4**

For Identification Purpose

Date: 10.11.2025





Top Bright Consultants Ltd.

Drawing No. : TB/25/876/05

## Layout Plan

Lot 673SC (Part) in DD99 and  
Adjoining Government Land,  
San Tin, Yuen Long, N.T.

## FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 10.11.2025

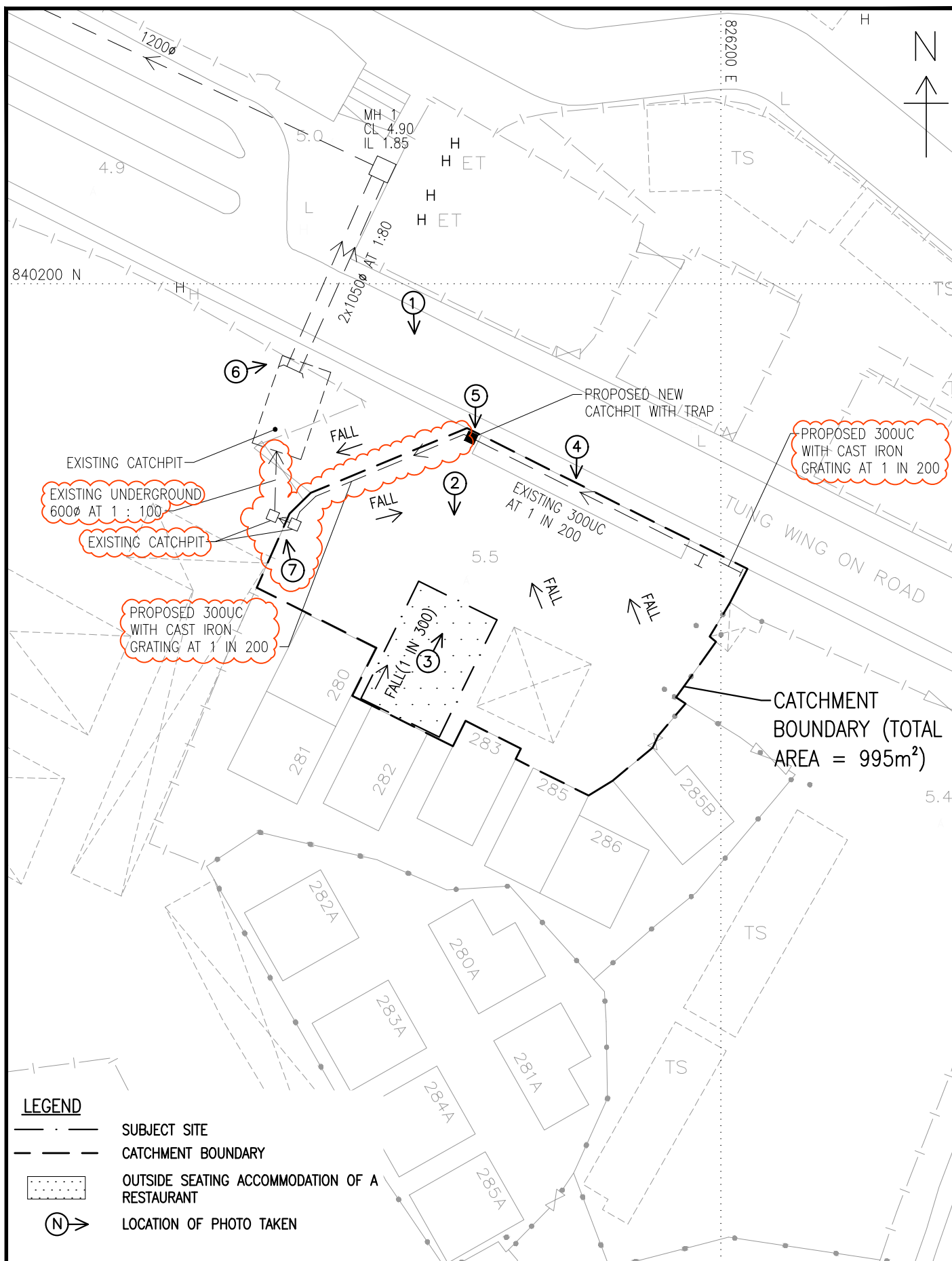
Scale: 1 : 500 (A4)

## **Appendix A**

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**Approved Drainage Plan and Approval Letter for Compliance  
with Approval Conditions (d) and (e) of the Last Application**





PROJECT

Lot 673S.C (Part) in DD99 and Adjoining Government Land, San Tin, Yuen Long, N.T.

何田顧問工程師有限公司  
**HO TIN & ASSOCIATES**  
CONSULTING ENGINEERS LIMITED

TITLE

EXISTING DRAINAGE LAYOUT PLAN

SCALE

1 : 500(A4)

DRAWING No.

FIGURE 2A

## 規 劃 署

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中環大廈 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 :	22/785B/L06
本署檔號	Our Reference :	( ) in TPB/A/YL-ST/637
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4045

3 June 2024

Dear Sir,

### Compliance with Approval Condition (d) - 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,  
Lot 673 S.C (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/637)**

I refer to your letter dated 27.4.2024 regarding the submission of a drainage proposal for compliance with approval condition (d). 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

**規 劃 署**

粉嶺、上水及元朗東規劃處  
新界荃灣青山公路 388 號  
中環大廈 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.

來函編號 Your Reference : 22/785B/L011  
本署編號 Our Reference : ( ) in TPB/A/YL-ST/637  
電話號碼 Tel. No. : 3168 4072  
傳真號碼 Fax No. : 3168 4074 / 3168 4045

30 August 2024

Dear Sir,

**Submission for Compliance with Approval Condition (e) -  
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,  
Lot 673 S.C (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/637)**

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

- 2 -

C.C.

CE/MN, DSD  
CTP/TPB(3)

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

JL/KAC/kac



## **Appendix B**

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**Approved Fire Service Installations Proposal and Approval Letter for Compliance with Approval Conditions (b) and (c) of the Last Application**

1 MISCELLANEOUS

# DRAWING LIST:

DRAWING NO.	REVISION	DRAWING TITLE
EP-ST637-FS01	A	FIRE SERVICES NOTES, LEGEND, ABBREVIATION, DRAWING LIST, COLOUR CODE.AND SITE LOCATION BLOCK PLAN AND FS LAYOUT PLAN ON GROUND FLOOR

## LEGEND (FOR LAYOUT PLAN)

4Kg DRY POWDER TYPE FIRE EXTINGUISHER

TUNG WING ON ROAD

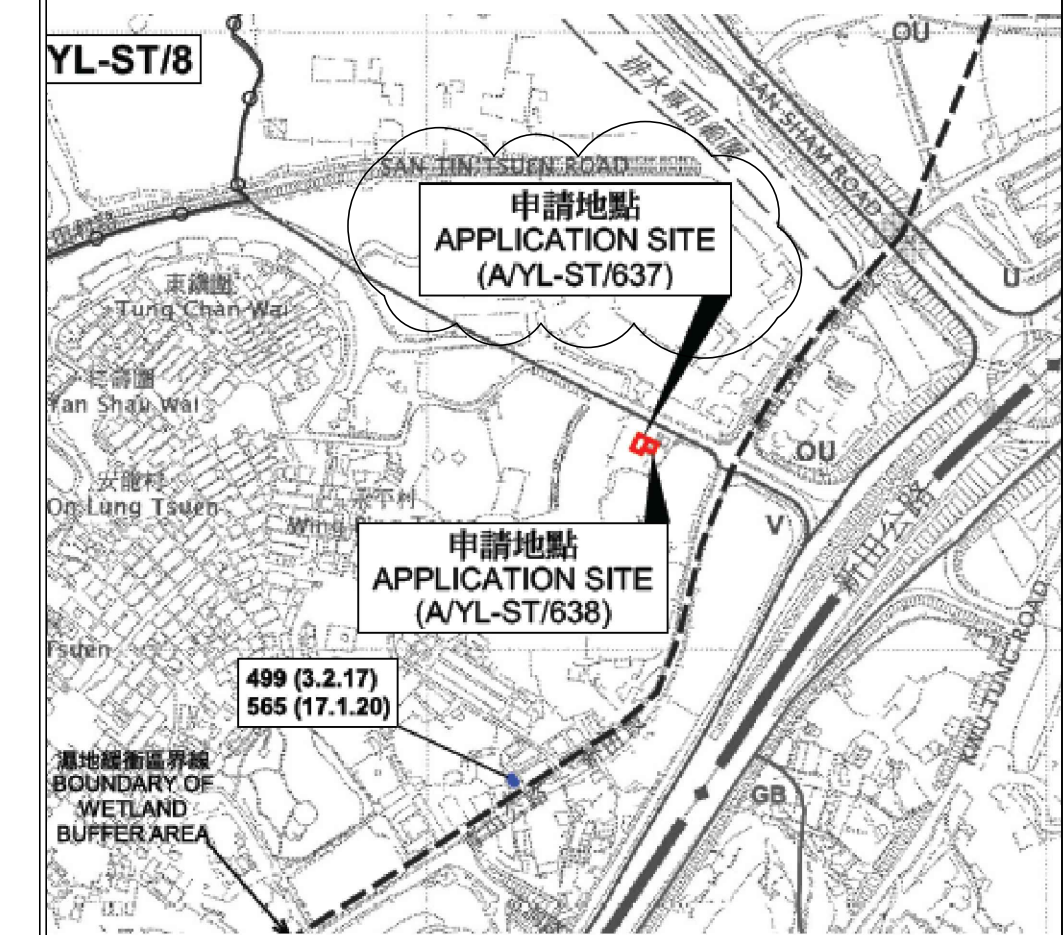
**OUTSIDE SEATING  
ACCOMMODATION OF A  
RESTAURANT (8.5M X 12.7M;  
HEIGHT: 3M)**

DRAWING NO.	REVISION	DRAWING TITLE
EP-ST637-FS01	A	FIRE SERVICES NOTES, LEGEND, ABBREVIATION, DRAWING LIST, COLOUR CODE.AND SITE LOCATION BLOCK PLAN AND FS LAYOUT PLAN ON GROUND FLOOR

(F.E)<sub>D.P</sub> 4Kg DRY POWDER TYPE FIRE EXTINGUISHER

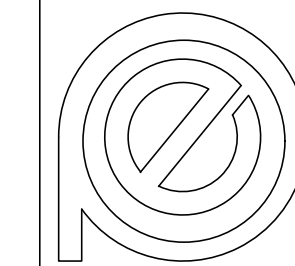


4Kg DRY POWDER TYPE FIRE EXTINGUISHER



A	FSD SUBMISSION	21-04-2024	WC
REV	DESCRIPTION	DATE	BY

East Power Engineering Limited



PROPOSED F.S. INSTALLATION AT LOT 673S.C  
(PART) IN D.D. 99 AND ADJOINING  
GOVERNMENT LAND, SAN TIN,  
YUEN LONG, NEW TERRITORIES

FIRE SERVICES NOTES, LEGEND, ABBREVIATION, DRAWING LIST, COLOUR CODE.AND SITE LOCATION BLOCK PLAN AND FS LAYOUT PLAN ON GROUND FLOOR

	INITIAL	DESIGNATION	DATE
DRAWN BY	CAD	CAD	07-03-2024
DESIGN BY	JACKIE	S.ENG	07-03-2024
CHECK BY	CM	PM	08-03-2024
APPROVED BY	-	-	-
PROJECT NO.	ST-637		
PAPER SIZE	A3	PLOT SCALE	1 : 1

DRAWING NO.  
EP-ST637-FS01

SCALE	1:400	REVISION	A
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## 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 :      22/785B/L07  
本署檔號      Our Reference :      (      ) in TPB/A/YL-ST/637  
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 (b) - 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,  
Lot 673 S.C (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/637)**

I refer to your letter dated 6.5.2024 regarding the submission of a fire service installations (FSIs) proposal for compliance with approval condition (b). 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 [REDACTED] or Mr. YUEN Tsz-fung at [REDACTED] of the Fire Services Department directly.

Yours faithfully,

( K W N G )

District Planning Officer/  
Fanling, Sheung Shui and Yuen Long East  
Planning Department

**Appendix**

**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.



## 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 :	22/785B/L08
本署檔號	Our Reference :	( ) in TPB/A/YL-ST/637
電話號碼	Tel. No. :	3168 4072
傳真機號碼	Fax No. :	3168 4074 / 3168 4045

16 August 2024

Dear Sir,

### **Submission for Compliance with Approval Condition (c) - 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,  
Lot 673 S.C (Part) in D.D. 99 and Adjoining Government Land, San Tin, Yuen Long  
(Planning Application No. A/YL-ST/637)**

I refer to your submission dated 28.6.2024 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.

D of FS

(Attn: Mr. CHEUNG Wing-hei)

(Attn: Mr. YUEN Tsz-fung)

CTP/TPB(3)

JL/KAC/kac



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: A/STT/30  
Our Ref.: 25/876/L03

November 25, 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)**

Referring to the captioned application, we would like to supplement herewith the condition record of the existing drainage facilities (see Appendix A) and a valid F.S. 251 certificate for the FSI equipment at the application site (see Appendix B) for your information.

Compared with the last approved application (No. A/YL-ST/637), all the parameters (such as the site layout, Gross Floor Area (GFA), no. of structures and the proposed use) and the layout plan of the Drainage Proposal and the layout plan of the FSIs Proposal for the current application remain unchanged.

Noting that the application site is located close to the road works of the development of the San Tin Technopole project, the Applicant commits to maintain close liaison with the relevant department for future operation.

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)

[REDACTED]



Application No. A/STT/30

(Photo Taken on 15.11.2025)

Condition record of the existing drainage facilities at the application site

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Photo A



Photo B



Photo C



Photo D



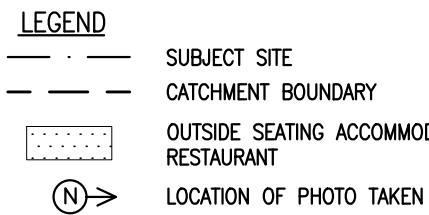


**Photo E**



**Photo F**





PROJECT	Lot 673S.C (Part) in DD99 and Adjoining Government Land, San Tin, Yuen Long, N.T.		何田顧問工程師有限公司 <b>HO TIN &amp; ASSOCIATES</b> CONSULTING ENGINEERS LIMITED
TITLE	EXISTING DRAINAGE LAYOUT PLAN	SCALE 1 : 500(A4)	DRAWING No. FIGURE <u>2A</u>



## FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS

FSD Ref.: FP/NT/N 6/87000

消防處檔號

消防(裝置及設備)規例

(Regulation 9(1))

(第九條(1)款)

## CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

消防裝置及設備證書

Name of Client :

顧客姓名

新田寶寶餐廳

Name of Building :

樓宇名稱

Street No./Town Lot :

門牌號數/市地段

282

Street/Road/Estate Name :

街道/屋苑名稱

永平村

Block :

座

District :

分區

元朗, 新田

Area :

地區

☐ HK

香港

☐ K

九龍

☒ NT

新界

Type of Building 樓宇類型: ☐ Industrial 工業☐ Commercial 商業☐ Domestic 住宅☐ Composite 綜合☐ Licensed premises 持牌處所☐ Institutional 社團Part 1 Annual Inspection ONLY  
第一部 只適用於年檢事項

In accordance with Regulation 8(b) of Fire Service (Installations and Equipment) Regulations, the owner of any fire service installation or equipment which is installed in any premises shall have such fire service installation or equipment inspected by a registered contractor at least once in every 12 months. 根據消防(裝置及設備)規例第八條(b)款, 擁有裝置在任何處所內的任何消防裝置或設備的人, 須每12個月由一名註冊承辦商檢查該等消防裝置或設備至少一次。

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)	Next Due Date 下次到期日(DD/MM/YY)
24	Portable F.E.				
	2 nos 9 Lit Water F.E.				
	2 nos 5 kg CO2 F.E.				
	1 no 4kg Dry Powder F.E.				
25	2 nos Fire Blanket	地下及	Conforms with FSD	24-Nov-2025	23-Nov-2026
11	Emergency Lighting	鋪前	requirements		
	5 nos e-light	露天座位			
12	Exit Sign				
	3 nos exit sign				
13	Fire Alarm System (MFA)				

## Part 2 第二部 Installation / Modification / Repair / Inspection work 裝置/改裝/修理/檢查工作

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Nature of Work Carried out 完成之工作內容	Comment on Condition 狀況評述	Completion Date 完成日期(DD/MM/YY)
			NIL		

## Part 3 第三部 Defects 損壞事項

Code 編碼 (1-35)	Type of FSI 裝置類型	Location(s) 位置	Outstanding Defects 未修缺點	Comment on Defects 缺點評述
			NIL	

I/We hereby certify that the above installations/equipment have been tested and found to be in efficient working order in accordance with the Codes of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing and Maintenance of Installations and Equipment published from time to time by the Director of Fire Services. Defects are listed in Part 3.

本人藉此證明以上之消防裝置及設備經試驗, 證明性能良好, 符合消防處處長不時公佈的最低限度之消防裝置及設備守則與裝置及設備之檢查測試及保養守則的規格, 損壞事項列於第三部。

**如證書涉及年檢事項, 應張貼於大廈  
或處所當眼處以供消防處人員查核**

This certificate should be displayed at prominent location of the building or premises for FSD's inspection if any annual maintenance work is involved.

Authorized  
Signature :  
授權人簽署Name :  
姓名

NG Suk Keung

FSD/RC No. :  
消防處註冊號碼

RC 2/ 232 3/ 181

Company Name :  
公司名稱

Fan Ah Fire Engineering Co.

Telephone :  
聯絡電話Date :  
日期

24-Nov-2025

For FSD  
use only:

Inspected

Key-in

Verified



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.

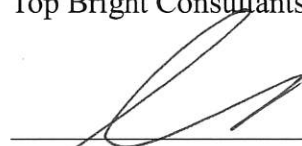
**Our Response:**

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].

[REDACTED]

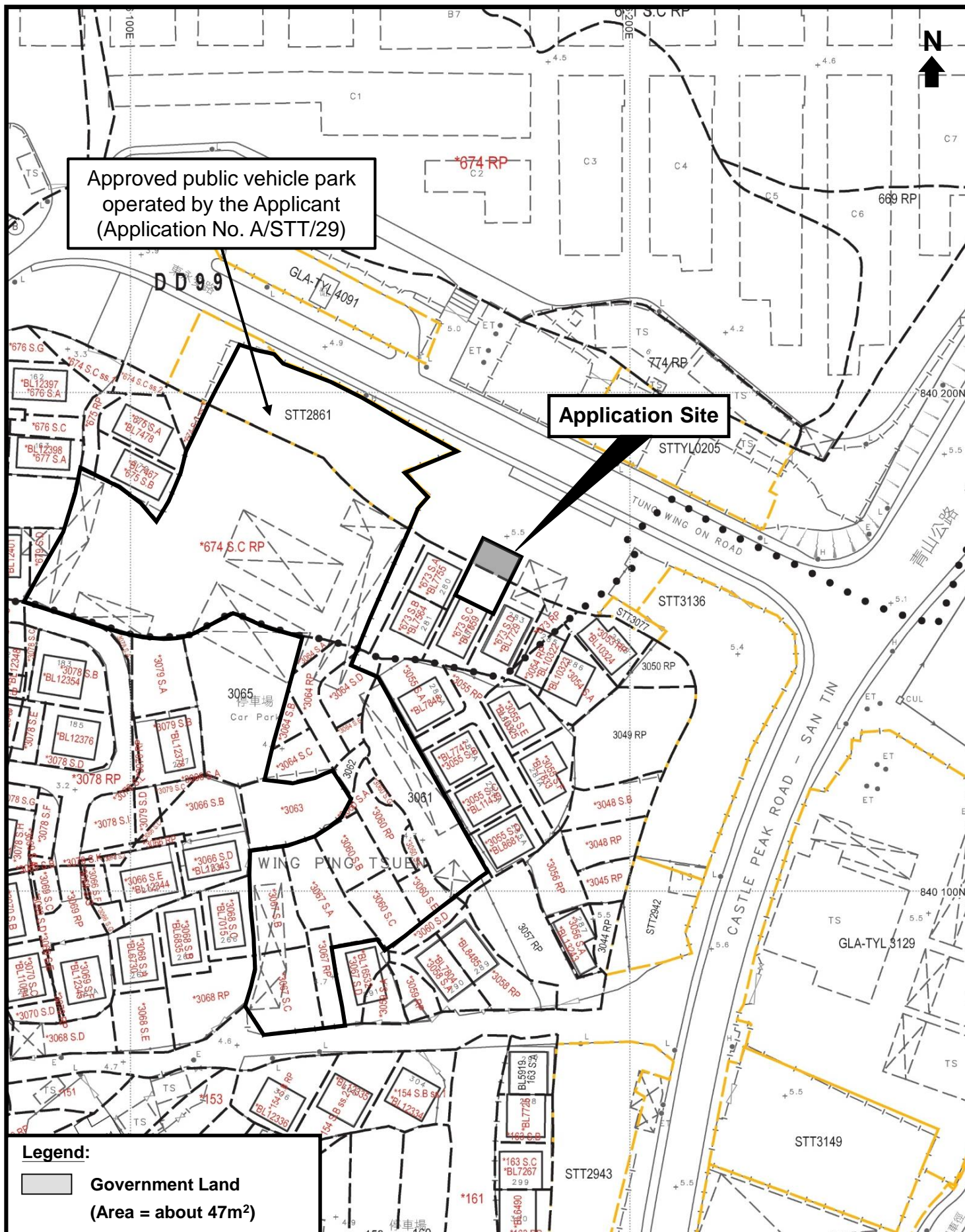
Yours faithfully,  
For and on behalf of  
Top Bright Consultants Ltd.

  
\_\_\_\_\_  
Lo Ming Kong


Encl.

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





# Legend:

 **Government Land**  
(Area = about 47m²)

 **Top Bright Consultants Ltd.**

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

**Government Departments with No Objection / No Adverse Comment**

The following government departments have no objection to or no adverse comment on the application:

- (a) District Lands Officer/Yuen Long, Lands Department;
- (b) Director of Environmental Protection;
- (c) Commissioner for Transport;
- (d) Director of Food and Environmental Hygiene;
- (e) Chief Town Planner/Urban Design and Landscape, Planning Department;
- (f) Chief Engineer/Mainland North, Drainage Services Department;
- (g) Director of Fire Services;
- (h) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (i) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (j) Director of Agriculture, Fisheries and Conservation;
- (k) Project Manager (West), Civil Engineering and Development Department (CEDD);
- (l) Project Manager (North), CEDD;
- (m) Head of Geotechnical Engineering Office, CEDD;
- (n) Chief Engineer/Construction, Water Supplies Department;
- (o) Chief Building Surveyor/New Territories West, Buildings Department;
- (p) Commissioner of Police; and
- (q) District Officer (Yuen Long), Home Affairs Department.

**Recommended Advisory Clauses**

- (a) To resolve any land issues relating to the applied use with the concerned owner(s) and/or occupant(s);
- (b) to note the comments of the Project Manager (North), North Development Office, Civil Engineering and Development Department that the application site (the Site) would have potential project interface with the San Tin Technopole project, and the applicant should facilitate the coordination with the responsible project officers regarding the interfacing matters, if any;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the lot owner(s) shall apply to his office for a Short Term Waiver (STW) and/or Short Term Tenancy (STT) to permit the structure(s) erected within the private lot(s) of the Site and the occupation of the Government Land. The application(s) for STW/STT will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW/STT, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the applied use is temporary in nature, only erection of temporary structure(s) will be considered;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
  - (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site to Tung Wing On Road, including local tracks, if any; and
  - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Director of Environmental Protection (DEP) that:
  - (i) the applicant shall follow the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'; and
  - (ii) sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, the applicant is reminded that proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Notes 1/23 (ProPECCN 1/23). All effluent discharges from the applied use are subject to control under Water Pollution Control Ordinance. Meanwhile, the applicant should strictly observe all relevant pollution control ordinances and put in place necessary precautionary/pollution control measures to prevent any pollution/nuisance to nearby sensitive receivers as a result of the construction/operation activities;



- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
  - (i) the applicant shall ascertain that all existing flow paths would be properly intercepted and maintained without increasing the flooding risk of the adjacent area. Noting that existing drains are running through the Site, the applicant is reminded to ensure the flow remains unobstructed during the period;
  - (ii) the drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
  - (iii) no public sewerage maintained by DSD is currently available for connection. No sewerage collected from the Site should be discharged to the drainage system. For sewage disposal and treatment, agreement from DEP shall be obtained;
  - (iv) DLO/YL, LandsD should be consulted regarding all the drainage works outside the lot boundary in order to ensure the unobstructed discharge from the Site in future; and
  - (v) all the drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (g) to note the comments of the Director of Fire Services that the existing fire service installations implemented on the site shall be maintained in efficient working order at all times during the planning approval period;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
  - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
  - (ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
  - (iii) if the existing structure (not being a New Territories Exempted House) are erected on leased land without the approval of the Buildings Authority (BA), they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any applied use under the application;
  - (iv) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;

- (v) before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorised Person should be appointed as the co-ordinator for proposed building works in accordance with the BO;
  - (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R;
  - (vii) if the applied use under application is subject to issue to a licence, the applicant should be reminded that any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority; and
  - (viii) detailed checking under the BO will be carried out at building plan submission stage; and
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD) facilities should be affected;
  - (ii) proper licence/permit issued by FEHD is required if there is any food business/catering service/activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. Under the Food Business Regulation, Cap. 132X (the Regulation), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
  - (iii) when a restaurant licensee/licence applicant wishes to use any outside seating accommodation (OSA) outside the restaurant premises for alfresco dining, the applicant should take notice of the main licensing criteria for OSA, covering matters such as legal right to use the land concerned, planning, building safety, fire safety, and traffic requirements, etc. as well as to obtain approval from the DFEH before commencement. Restaurateurs operating OSA business without approval may be subject to prosecution pursuant to the Regulation. Repeated convictions may lead to suspension or cancellation of their licences;
  - (iv) from the restaurant licensing point of view, no shelters other than movable sunshades and the like should be allowed in the OSA. Prior approval and consent must be obtained from the BA under the BO for the construction of awnings or

other supporting structures. The main licensing criteria for OSA in respect of Hygiene Requirements are as follows:

- (1) an OSA should normally be annexed to restaurant premises, i.e. food and beverages need not be conveyed through an intervening public thoroughfare;
  - (2) additional food preparation space and scullery area equivalent to 1/10 of the OSA area should be provided inside the roofed-over restaurant premises;
  - (3) adequate sanitary and ablution facilities should be provided within the roofed-over area of the premises for use by the customers; and
  - (4) area in a backyard/open yard where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA will also be considered;
- (v) in accordance with Section 10B of the Regulation, (1) no person shall bring any dog onto any food premises; (2) no person engaged in any food business shall knowingly suffer or permit the presence of any dog on any food premises; and (3) nothing in this section shall be construed to prohibit the presence on any food premises (other than a food room) of a dog serving as a guide for a totally or partially blind person, or to prohibit the presence on any food premises of a dog in connection with the exercise of a lawful power;
- (vi) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (1) the Government Lease, (2) the Occupation Permit of the building, and (3) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA;
- (vii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (viii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses.