

2026年 5月 27日  
此文件在 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。

This document is received on 2026-05-27  
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

|                                 |                         |            |
|---------------------------------|-------------------------|------------|
| For Official Use Only<br>請勿填寫此欄 | Application No.<br>申請編號 | A 15TT/35  |
|                                 | Date Received<br>收到日期   | 2026-05-27 |

- 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 Ltd. (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)<br>詳細地址/地點/丈量約份及地段號碼 (如適用) | Government Land in D.D.99, San Tin, Yuen Long, New Territories                                                                                                                                                                       |
| (b) Site area and/or gross floor area involved<br>涉及的地盤面積及/或總樓面面積                                            | <input checked="" type="checkbox"/> Site area 地盤面積 ..... 123 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約<br><input type="checkbox"/> Gross floor area 總樓面面積 ..... Nil ..... sq.m 平方米 <input type="checkbox"/> About 約 |
| (c) Area of Government land included (if any)<br>所包括的政府土地面積 (倘有)                                             | ..... 123 ..... sq.m 平方米 <input checked="" type="checkbox"/> About 約                                                                                                                                                                 |

|                                                                      |                                                                                                                                                                                                                                                              |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (d) Name and number of the related statutory plan(s)<br>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<br>涉及的土地用途地帶                           | Village Type Development ("V")                                                                                                                                                                                                                               |
| (f) Current use(s)<br>現時用途                                           | Temporary Eating Place (Outside Seating Accommodation of a Restaurant)<br><br>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area)<br>(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) |

#### 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)'<br>「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<br>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<br>(DD/MM/YYYY)<br>取得同意的日期<br>(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)’<br>「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<br>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<br>(DD/MM/YYYY)<br>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>郵遞要求同意書<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 \_\_\_\_\_ (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 \_\_\_\_\_ (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

**6. Type(s) of Application 申請類別****(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

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<br>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<br>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)                                                                                                                                                                    | .....                                                                          |                                            |

6

|  |                                                                                                                                                                                                                                                                                                          |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <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> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas</b><br>位於鄉郊地區或受規管地區臨時用途/發展的許可續期 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (a) Application number to which the permission relates<br>與許可有關的申請編號                                                            | A/ <u>YL-ST</u> / <u>651</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (b) Date of approval<br>獲批給許可的日期                                                                                                | <u>28/7/2023</u> (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (c) Date of expiry<br>許可屆滿日期                                                                                                    | <u>28/7/2026</u> (DD 日/MM 月/YYYY 年)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (d) Approved use/development<br>已批給許可的用途/發展                                                                                     | Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| (e) Approval conditions<br>附帶條件                                                                                                 | <p><input type="checkbox"/> The permission does not have any approval condition<br/>許可並沒有任何附帶條件</p> <p><input checked="" type="checkbox"/> Applicant has complied with all the approval conditions<br/>申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s):<br/>申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance:<br/>仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient)<br/>(如以上空間不足，請另頁說明)</p> |
| (f) Renewal period sought<br>要求的續期期間                                                                                            | <p><input checked="" type="checkbox"/> year(s) 年 <u>3</u></p> <p><input type="checkbox"/> month(s) 個月 .....</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**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

Position (if applicable)

姓名（請以正楷填寫）

職位（如適用）

Professional Qualification(s)

專業資格

☐ Member 會員 / ☐ Fellow of 資深會員☐ 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

19/5/2026

(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 <u>as far as possible</u> . 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.)<br>(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.<br>申請編號                                                                                                                                                                                                                                                                                                                                                                                         | (For Official Use Only) (請勿填寫此欄)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Location/address<br>位置/地址                                                                                                                                                                                                                                                                                                                                                                                       | Government Land in D.D.99, San Tin, Yuen Long, New Territories                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site area<br>地盤面積                                                                                                                                                                                                                                                                                                                                                                                               | 123 sq. m 平方米 <input checked="" type="checkbox"/> About 約<br>(includes Government land of 包括政府土地 123 sq. m 平方米 <input checked="" type="checkbox"/> About 約)                                                                                                                                                                                                                                                                                                                                                      |
| Plan<br>圖則                                                                                                                                                                                                                                                                                                                                                                                                      | San Tin Technopole Outline Zoning Plan No. S/STT/2                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Zoning<br>地帶                                                                                                                                                                                                                                                                                                                                                                                                    | Village Type Development" ("V")                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Type of Application<br>申請類別                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>位於鄉郊地區或受規管地區的臨時用途/發展為期<br><input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____<br><input checked="" type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of<br>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<br><input checked="" type="checkbox"/> Year(s) 年 <u>  3  </u> <input type="checkbox"/> Month(s) 月 _____ |
| Applied use/<br>development<br>申請用途/發展                                                                                                                                                                                                                                                                                                                                                                          | Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years                                                                                                                                                                                                                                                                                                                                                                                                                   |

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

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件                                 |                          |                                     |
|-------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                     | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></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><u>Reports 報告書</u></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)<br>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 type="checkbox"/>            |
| <hr/>                                                                               |                          |                                     |
| <hr/>                                                                               |                          |                                     |
| 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)**

**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 DD99,  
San Tin, Yuen Long, New Territories**

**SUPPLEMENTARY PLANNING STATEMENT**

**Applicant:**

Fortune Nine (HK) Company  
Ltd.

**Planning Consultant:**



Top Bright Consultants Ltd.

May, 2026

## Executive Summary

This application is prepared by Top Bright Consultants Ltd. on behalf of the Applicant in support of an application to the Town Planning Board (the “Board”) to seek **renewal of a planning permission** for temporary eating place (outside seating accommodation of a restaurant (“OSA”)) (the “Proposed Development”) for a period of three years at Government land in DD99, San Tin, Yuen Long, New Territories (the “Application Site”).

The Application Site was the subject of a previous planning application (Application No. A/YL-ST/651), which was approved by the Board on 28.7.2023 for a temporary eating place (outside seating accommodation of a restaurant) for a period of 3 years. The Applicant has complied with all the approval conditions of the previous approval. As the planning permission will expire on 28.7.2026, the Applicant is submitting this application to the Board to seek renewal of the planning permission for the continued use of the Application Site as a temporary eating place (OSA).

The Application Site covers an area of about 123 square metres and is currently used as an OSA of a ground floor restaurant of a Village House (“VH”) at 280 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, and has good transport links. The Proposed Development is intended primarily for the local villagers and residents, as well as workers in the surrounding and visitors to San Tin/Lok Ma Chau.

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.

The Application Site is an existing open dining area located outside the VH. The ground floor of the VH, located immediately to the southwest of the Application Site, is used for the restaurant with a kitchen. The Application Site consists of 8 removable parasols (each about 2.5m high) to shield people from the sun and rain. A decorative fish pond with a total area of about 29 square metres is located to the northwest of the Application Site. Compared with the last application, the development parameters remain unchanged. The proposed opening hours at the Application Site are 7:00a.m. to 10:00p.m., Mondays to Sundays, including public holidays.

The justifications of this application are: provide catering facility for the local residents, visitors and workers; 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 respectfully requests that the Board give favourable consideration and 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第 99 約的政府土地(“申請地點”)，用作臨時食肆(餐廳戶外座位區)為期三年 ( “擬議發展”)。

申請地點涉及一項規劃申請 (申請編號：A/YL-ST/651)，該申請已於 2023 年 7 月 28 日獲城規會批准用作為期 3 年的臨時食肆(餐廳戶外座位區)。申請人已履行全部該申請的規劃許可附帶條件。鑑於該規劃許可將於 2026 年 7 月 28 日屆滿，申請人現向城規會提交此申請，以尋求續期規劃許可，使申請地點能繼續用作臨時食肆(餐廳戶外座位區)。

申請地點佔地約 123 平方米，目前用作永平村 280 號一幢村屋地下餐廳的戶外座位區。申請地點位於新田交匯處以西約 300 米，鄰近新田的落馬洲/皇崗口岸，交通便利。擬議發展項目主要供當地村民及居民、周邊地區的工人，以及前往新田／落馬洲的訪客使用。

申請地點位於新田科技城分區計劃大綱核准圖 (編號 S/STT/2) 的「鄉村式發展」地帶。根據大綱圖的註釋，雖然位於該地帶內的新界豁免屋宇地下層的「食肆」用途無需規劃許可，但若該用途設於空地作為地下層食肆的延伸部分，則屬於「食肆」的廣泛定義範圍，而該用途已列於大綱圖的第二欄內。根據大綱圖的規定，第二欄所列的用途，經向城規會提出申請。

申請地點為村屋外延伸的現有露天用餐區。申請地點西南面村屋的地下層，現用作餐廳及廚房。申請地點設有 8 個可拆卸式遮陽傘 (每個高約 2.5 米)，用以遮擋日曬與雨淋。申請地點西北側設有一個總面積約 29 平方米的裝飾性魚池。與上次申請相比，發展參數維持不變。申請地點的擬議營運時間為上午 7 時至晚上 10 時，週一至週日 (包括公眾假期) 均開放。

本申請的理由如下：為當地居民、訪客及工人提供餐飲設施；符合規劃意圖；符合城規會規劃指引編號第 15A 號；與周邊土地用途相容；類似申請曾獲批准；能更妥善及有效率地利用土地；以及可帶來規劃效益。申請人謹此懇請城規會予以正面考慮，並批准本申請，將期限延長三年。

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>          | 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) and Fishpond                                       |
| <b>Location</b>              | Government Land in DD99, San Tin, Yuen Long, New Territories                                                              |
| <b>Site Area:</b>            | Government land: 123 square metres<br>Total: 123 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/651 (Approved on 28.7.2023 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 Government land in DD99, San Tin, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site was the subject of a previous planning application (Application No. A/YL-ST/651), which was approved by the Board on 28.7.2023 for a temporary eating place (outside seating accommodation of a restaurant) for a period of 3 years. The Applicant has complied with all the approval conditions of the previous approval. As the planning permission will expire on 28.7.2026, the Applicant is submitting this application to the Board to seek renewal of the planning permission for the continued use of the Application Site as a temporary eating place (OSA).
- 1.03 The Application Site covers an area of about 123 square metres and is currently used as an OSA of a ground floor restaurant of a Village House ("VH") at 280 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, and has good transport links. The Proposed Development is intended primarily for the local villagers and residents, as well as 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 specified in TPB PG-No.15A. Most of the surrounding land is currently occupied by eating places, commercial facilities, private vehicle parks, VHs and tourist spots.
- 1.06 With the implementation of small house developments in the vicinity in recent years, there has been an increase in demand for supporting facilities such as eating places. In this regard, the Applicant wishes to seek the Board's renewal of planning permission for a further period of 3 years.

- 1.07 The following sections are intended to help facilitate the Board's decision, and will briefly describe the Application Site and its surroundings, give details of the Proposed Development and provide justifications in support 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 123 square metres and is entirely on government land. It is hard-paved and generally flat, with an irregular shape. It is located in front of the VH at 280 Wing Ping Tsuen. The ground floor of the VH has been converted into a restaurant with a kitchen. Eight removable parasols (each about 2.5m high) are provided on the Application Site. An existing fish pond in the northwest of the site enhances its aesthetic value and beautifies the surrounding environment. No excavation of land is required for the fish pond.

### **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, an approved temporary eating place (outside seating accommodation of a restaurant) (Application No. A/STT/30) to the east, a number of VHs to the south, and an approved temporary public vehicle park (Application No. A/STT/29) to the west. To further north across Tung Wing On Road is Hong Kong Institute of Construction San Tin Training Ground (Application No. A/STT/14). To the further east is San Tin Interchange. To the further south and southwest are the approved temporary eating places (Application Nos. A/STT/17 and A/YL-ST/666) and recreational uses and tourist attraction spots, including Tai Fu Tei, Man Tin Cheung Park, Man Lun Fung Ancestral Hall, Tung Shan Temple. To 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 The Application Site comprises Government land in DD99, San Tin, Yuen Long, N.T. A plan showing the application area is in **Figure 2**.
- 3.02 The Application Site occupies about 123 square metres of Government land. Should this application be approved, the Applicant will apply for a Short Term Tenancy from the Lands Department.

### **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 has previously been the subject of nine applications for the following uses: temporary container vehicle/trailer and lorry repair workshop; container vehicle park; weighbridge; tyre repair workshop; canteen; and car parking (Application Nos. A/YL-ST/16, 34, 41, 57, 104, 126, 153, 203 and 294). Three of these applications (Application Nos. A/YL-ST/57, 104 and 294) were approved by the Board.
- 4.06 The Board approved Application No. A/YL-ST/651 for a temporary eating place (outside seating accommodation of a restaurant) on 28.7.2023 for a period of 3 years. The Applicant has complied with all the conditions of the previous approval.

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

- 4.07 Over the past 5 years, six similar applications (Application Nos. A/YL-ST/565, 622, 638, 651, 666, A/STT/7 and 30) for temporary eating place/OSA within the same “V” zone on the OZP were approved by the Board. This was mainly because the developments were deemed not incompatible with the surrounding land uses, the eating place could meet some demand for eating place in the area, and the applied use was generally in line with the TPB PG-No. 15A.

| Application No. | Applied Use                                                                                                                     | Date of Approval |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------|------------------|
| A/STT/30        | Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years                                  | 9.1.2026         |
| 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/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 dining area located outside the VH (see Layout Plan in **Figure 5**). The ground floor of the VH, located immediately to the southwest of the Application Site, is used for the restaurant with a kitchen. The Application Site consists of 8 removable parasols (each about 2.5m high) to shield people from the sun and rain. A decorative fish pond with a total area of about 29 square metres is located to the northwest of the Application Site. Compared with the last application, the development parameters remain unchanged.

### **Parking and Traffic Arrangement**

- 5.03 The Application Site is located within walking distance of the nearby villages. People from outside the neighbourhood can use the public transport network, including minibus, buses, taxis, to reach the Application Site. No parking spaces will be provided at the Application Site, as the Applicant has made free parking arrangements for customers at a public vehicle park (Application No: A/STT/29), located immediately to the west of the Application Site.
- 5.04 Most of the restaurant's supplies will be delivered by private vehicles or vans, which will use the public car park (Application No: A/STT/29) to the east of the Application Site 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.

### **Site Operations**

- 5.05 The Proposed Development is intended to serve walk-in customers from nearby local villages, as well as workers and visitors to San Tin/Lok Ma Chau. The Proposed Development could accommodate around 40 people at any one time. The proposed opening hours at the Application Site are 7:00a.m. to 10:00p.m., Mondays to Sundays, including public holidays. Peak hours are expected to be between 11:30a.m. to 2:30p.m. during weekdays.

### **Drainage and Sewage Facilities**

- 5.06 The Application Site is currently served by the drainage facilities which are implemented under the previous approval (No. A/YL-ST/651) and approved by the Drainage Services Department (DSD). The Applicant will maintain the existing drainage facilities for the current application. A septic tank and soakaway system have already been installed in accordance with the Professional Persons Environmental Consultative Committee Practice Notes ("ProPECC PN") No. 1/23 for sewage treatment and disposal.

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

- 5.07 The Fire Services Department (FSD) approved the FSIs proposal and implementation for the last application (No. A/YL-ST/651). Should this application be approved, the Applicant is committed to maintaining the FSIs to the satisfaction of the FSD, ensuring that the proposed eating place (OSA) is operated safely.

## **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 house 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 5.06 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 5.07 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 northeast 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 located at the fringe of the "V" zone where most commercial activities are concentrated. 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 consists mainly of villages, restaurants, village stores, low-rise temporary structures and public car parks. The Proposed Development, comprising 8 removable parasols (each about 2.5m high) and a decorative fish pond, is considered compatible with the surrounding land uses and the village settings in terms of its geographical location and land use.

#### **Approval of Similar Applications**

- 6.12 As mentioned in Paragraph 4.07 above, the Board has granted a number of planning approvals in the past for similar eating places and OSAs located to the east and south 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.

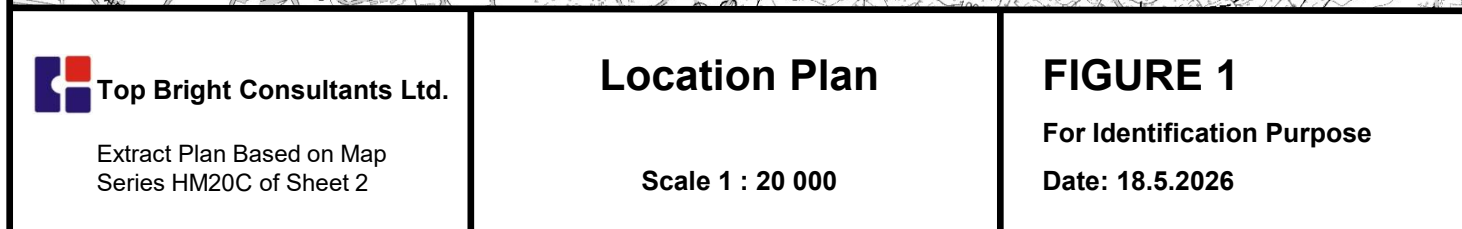
## **Planning Gains**

- 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.

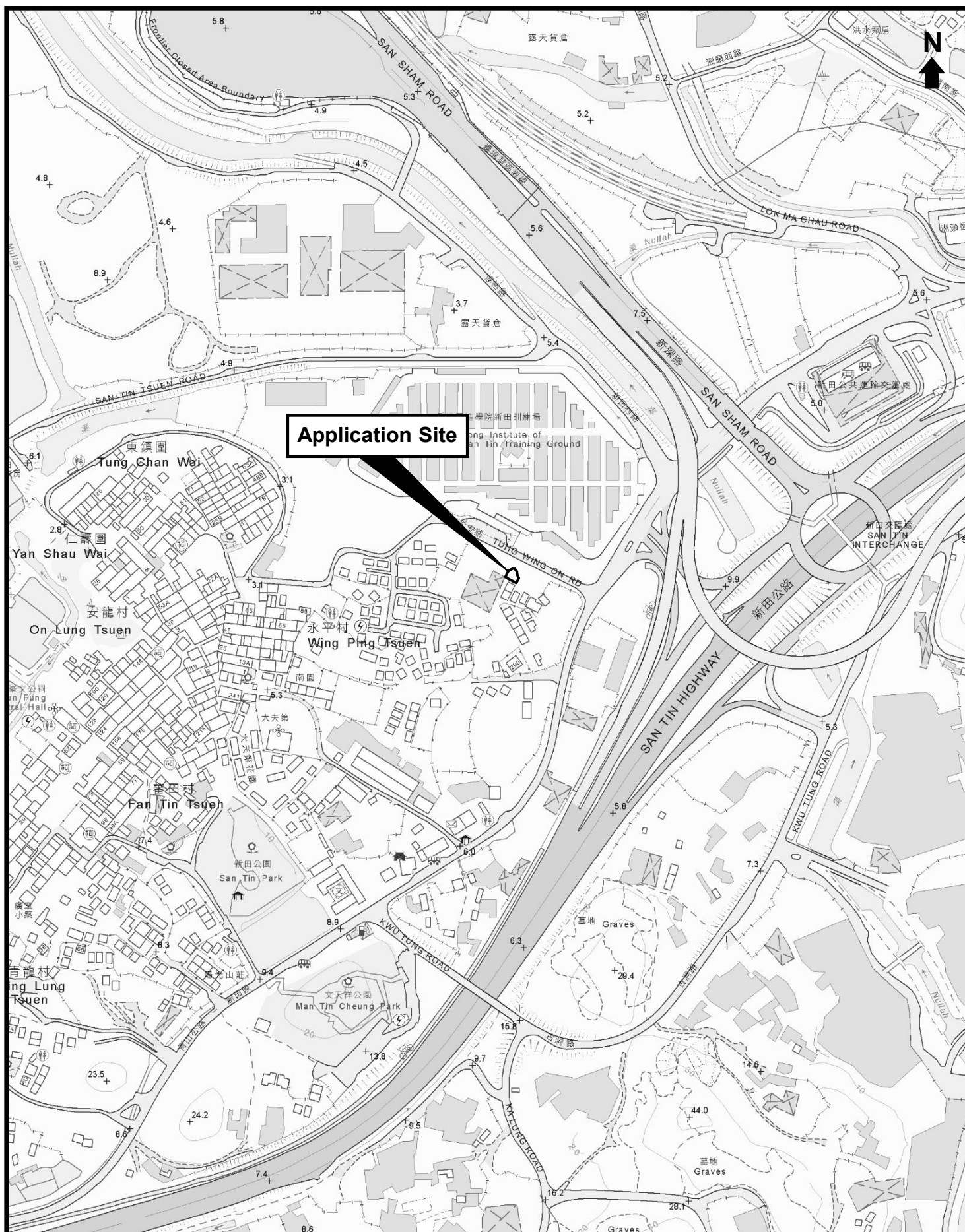
## **7. CONCLUSION**

- 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.  
May 2026







**Top Bright Consultants Ltd.**

Extracted Plan Based on Map  
Series HP5C of Sheet Nos.  
2-SE-A & B

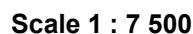
## Plan Showing the General Area

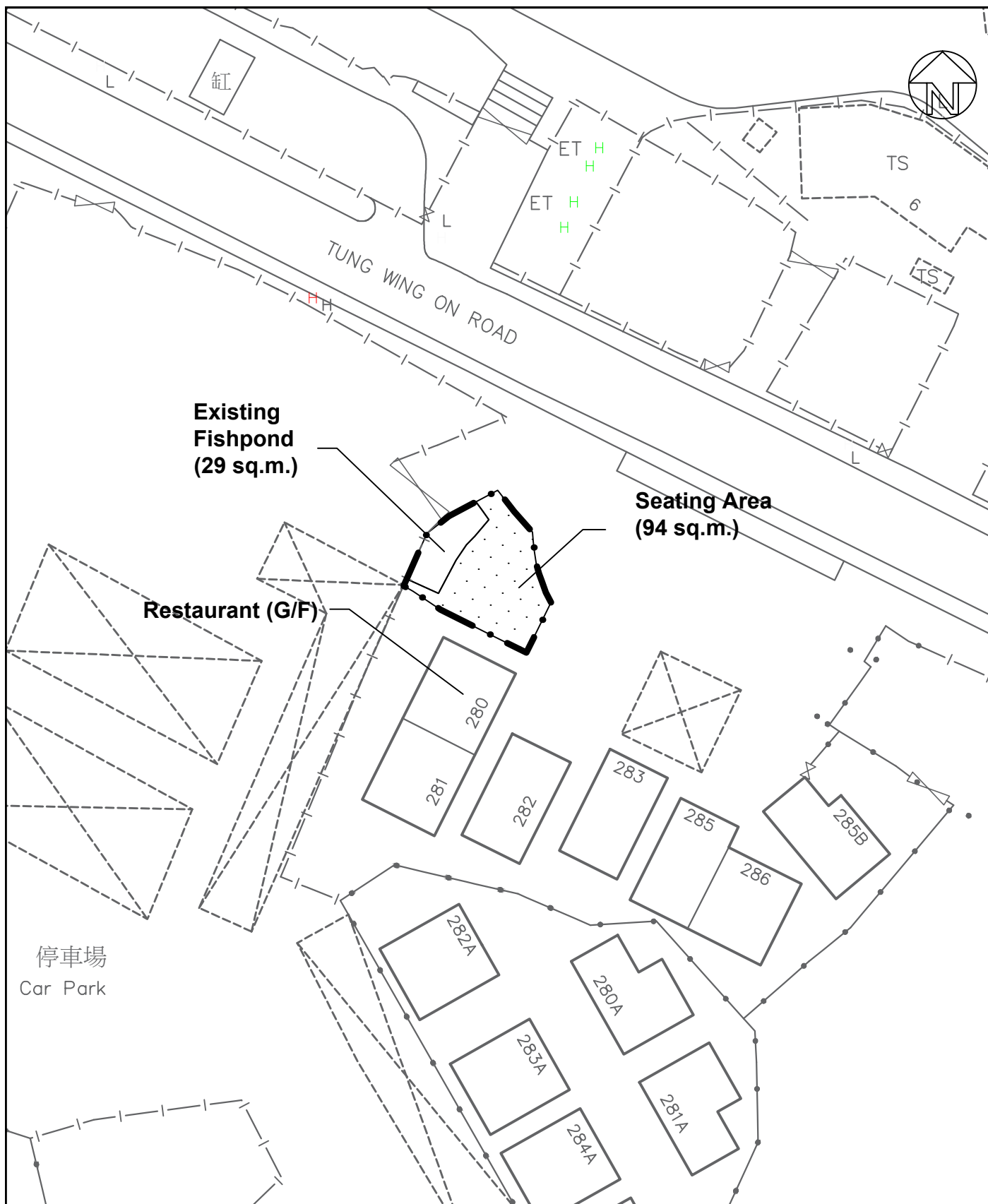
Scale 1 : 5 000

## FIGURE 3

For Identification Purpose

Date: 18.5.2026





#### LEGEND:

- Application Site (Area = about 123 sq.m.)
- Seating Area (about 94 sq.m.)



Top Bright Consultants Ltd.

Drawing No. :TB/26/882/05

### Layout Plan

Government Land in DD99, San Tin,  
Yuen Long, N.T.

### FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 18.5.2026

Scale: 1 : 500 (A4)



才鴻顧問有限公司  
TOP BRIGHT CONSULTANTS LIMITED

Your Ref.: TPB/A/STT/35

Our Ref.: 26/882/L02

June 1, 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 condition records of the existing drainage facilities (see Appendix A) and a valid F.S. 251 certificate for the FSIs equipment at the application site (see Appendix B) for your information.

Compared with the last approved application (No. A/YL-ST/651), all the parameters (such as the site layout and the proposed use), the layout plan of the Drainage Proposal and the FSIs Proposal for the current application remain unchanged. Should this application be approved, the Applicant commits to comply with all the planning conditions to ensure that the proposed Temporary Eating Place (Outside Seating Accommodation of a Restaurant) will be operated in a safe and appropriate manner.

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.

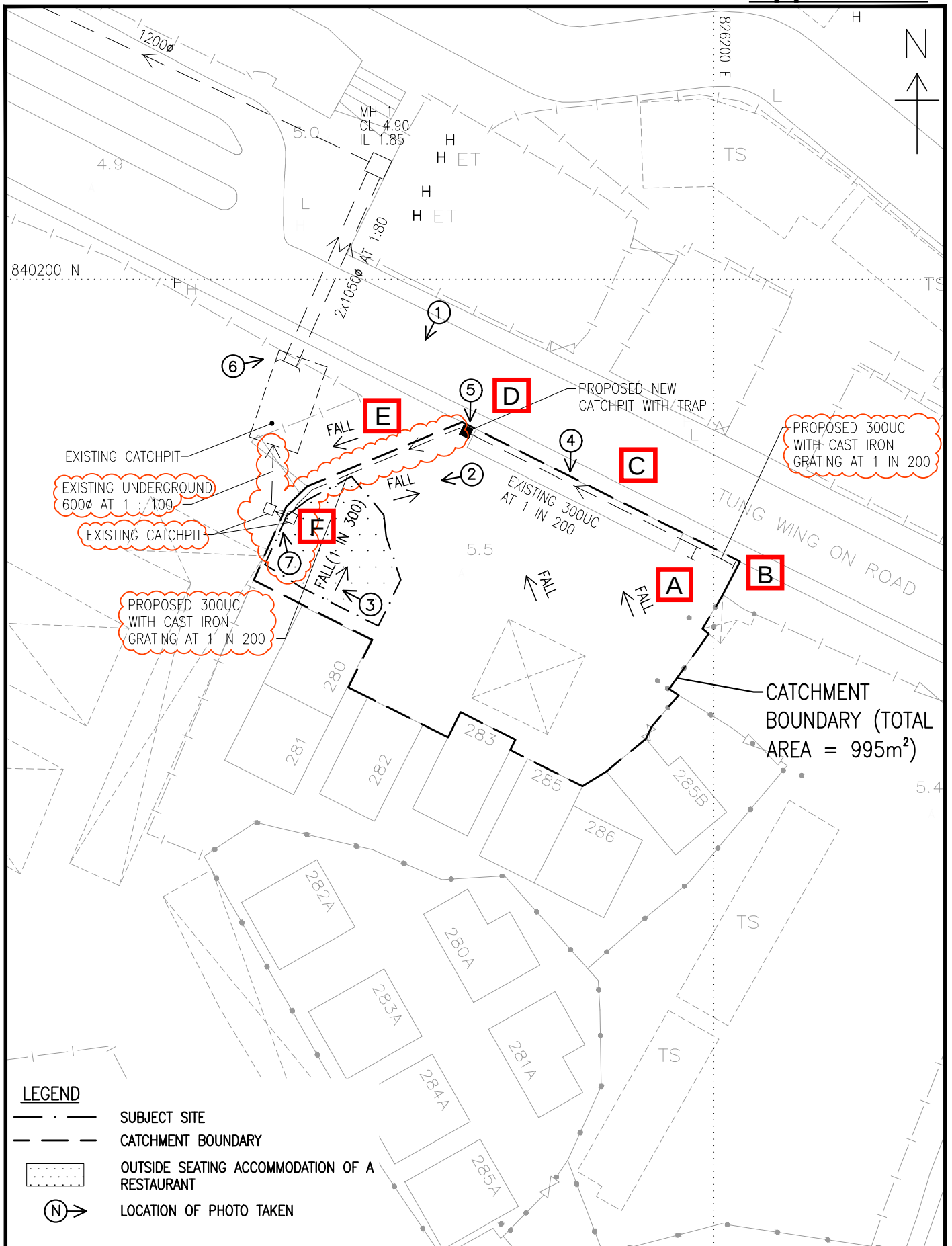
Should you have any queries or require further information, please feel free to contact the undersigned at [REDACTED]

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

Lo Ming Kong

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





PROJECT

Government Land in DD99 , 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

## **Appendix A**

**Application No. TPB/A/STT/35**

**(Photo Taken on 28.5.2026)**

**Condition records of the existing drainage facilities at the application site**

---

**Photo A**



**Photo B**



**Photo C**



**Photo D**



## Appendix A

**Photo E**



**Photo F**



1 MISCELLANEOUS

The site layout plan shows a cluster of buildings and a road. Building footprints are labeled with numbers: 280, 281, 282, 283, 285, 286, and 285B. A road, labeled 'TUNG WING ON ROAD', runs diagonally across the site. A specific area is designated as a 'SEATING AREA (94M²) TEMPORARY EATING PLACE (OUTSIDE SEATING ACCOMMODATION OF A RESTAURANT)'. An 'EXISTING RESTAURANT (G/F)' is also indicated. Fire service equipment is marked with symbols: a circle with 'F.E.' and 'D.P.' for a 4kg dry powder type fire extinguisher, and a circle with 'F.E.' for a fire extinguisher. A drawing list and legend are included in the plan.

| DRAWING NO.   | REVISION | DRAWING TITLE                                                                                                                        |
|---------------|----------|--------------------------------------------------------------------------------------------------------------------------------------|
| EP-ST651-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)**

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

A detailed map of the San Tin Tsuen area, showing the wetland buffer area and the application site. The map includes the following labels and features:

- San Tin Tsuen Road**: The main road running horizontally across the top of the map.
- Service Stations**: Indicated by red dots and labeled with numbers in boxes:
  - 638 (13.1.23)**: Located near the top right, near the intersection of San Tin Tsuen Road and a road leading to 'OU'.
  - 637 (13.1.23)**: Located in the center-right, near the intersection of San Tin Tsuen Road and a road leading to 'V'.
  - 565 (17.1.20)**: Located in the center-left, near the intersection of San Tin Tsuen Road and a road leading to 'San Lung Tsuen'.
- Application Site**: A rectangular area labeled '申請地點' and 'APPLICATION SITE' in the center-left, near the intersection of San Tin Tsuen Road and a road leading to 'Yan Shau Wai'.
- Wetland Buffer Area**: A blue-shaded area along the bottom and right side of the map, labeled 'BOUNDARY OF WETLAND BUFFER AREA'.
- San Lung Tsuen**: A village located at the bottom left, near the intersection of San Tin Tsuen Road and a road leading to 'San Lung Tsuen'.
- Yan Shau Wai**: A village located in the center-left, near the intersection of San Tin Tsuen Road and a road leading to 'Yan Shau Wai'.
- On Lung Tsuen**: A village located in the center, near the intersection of San Tin Tsuen Road and a road leading to 'On Lung Tsuen'.
- Wing King Tsuen**: A village located in the center-right, near the intersection of San Tin Tsuen Road and a road leading to 'Wing King Tsuen'.
- San Tin Tsuen**: A village located at the top left, near the intersection of San Tin Tsuen Road and a road leading to 'San Tin Tsuen'.
- San Tin Tsuen**: A village located at the bottom right, near the intersection of San Tin Tsuen Road and a road leading to 'San Tin Tsuen'.
- San Tin Tsuen**: A village located at the bottom right, near the intersection of San Tin Tsuen Road and a road leading to 'San Tin Tsuen'.

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

East Power Engineering Limited



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-651  |             |            |
| PAPER SIZE                   | A3      | PLOT SCALE  | 1 : 1      |
| DRAWING NO.<br>EP-ST651-FS01 |         |             |            |
| SCALE                        | 1:400   | REVISION    | A          |

## The valid F.S. 251 certificate for the FSI's equipment at the application site

消防處編號: FSD Ref. \_\_\_\_\_

消防(裝置及設備)規例(第九條(1)款)消防裝置及設備證書  
FIRE SERVICE (INSTALLATIONS AND EQUIPMENT) REGULATIONS  
(REGULATION 9(1))  
CERTIFICATE OF FIRE SERVICE INSTALLATION AND EQUIPMENT

序號 Serial Number  
**A 9914931**

顧客姓名 Name of Client: 尚喜樓

樓宇地址 Address of Building: 新田永平邨  
座 Block: \_\_\_\_\_ 樓宇名稱 Name of Building: 東永安路280號  
門牌號數及街道/地段 Number and Name of Street/Lot: \_\_\_\_\_

原鄉/鄉村名稱 Name of Estate/Village: 元朗  
地區 District: \_\_\_\_\_

持牌/註冊處所類型 (如適用) Type of Licensed/Registered Premises (If applicable):  
☐ 簡樸房 Basic Housing Unit  
☐ 危險品倉 Dangerous Goods Store  
☐ 食物業處所 Food Premises  
☐ 校舍 School Premises  
☐ 幼兒中心 Child Care Centre  
☐ 酒店 Hotel  
☐ 會社 Club  
☐ 木料倉 Timber Store  
☐ 電器廢物處置 E-waste Disposal  
☐ 改建校舍 Non-designed School  
☐ 私營骨灰安置所 Private Columbaria  
☐ 賓館 Guesthouse  
☐ 床位寓所 Bedspace Apartment  
☐ 危險品車輛 Dangerous Good Vehicle  
☐ 公眾娛樂場所 Place of Public Entertainment  
☐ 安老院舍 Residential Care Home for the Elderly  
☐ 殘疾院舍 Residential Care Home for Persons with Disabilities  
☐ 卡拉 OK 場所 Karaoke Establishment

請在合適空格內填上「✓」號  
Please tick the appropriate "box"

**第一部 只適用於年檢事項**  
Part 1 Annual Inspection ONLY

| 編碼 Code (1-35) | 裝置類型 Type of FSI | 位置 Location(s) | 狀況評述 Comment on Condition | 完成日期 Completion Date (DD/MM/YYYY) | 到期日 Due Date (DD/MM/YYYY) |
|----------------|------------------|----------------|---------------------------|-----------------------------------|---------------------------|
|                |                  |                |                           |                                   |                           |

**第二部 Part 2 裝置/保養/修理/檢查工作 Installation/Maintenance/Repair/Inspection work**

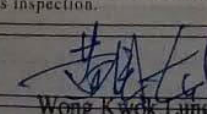
| 編碼 Code (1-35) | 裝置類型 Type of FSI     | 位置 Location(s) | 完成之工作內容 Nature of Work Carried out | 狀況評述 Comment on Condition | 完成日期 Completion Date (DD/MM/YYYY) | 消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption |
|----------------|----------------------|----------------|------------------------------------|---------------------------|-----------------------------------|---------------------------------------------------------------------------------------------|
| 24             | 手提式滅火筒<br>1x4kg粉劑滅火筒 | 地下             | 供應                                 | 符合消防處規定                   | 31/12/2025                        |                                                                                             |

**第三部 Part 3 欠妥事項 Defects**

| 編碼 Code (1-35) | 裝置類型 Type of FSI | 位置 Location(s) | 欠妥事項 Defects (請以「*」註明主要系統嚴重損壞 Please indicate major defects in major system with a "*" sign) | 欠妥事項評述 Comment on Defects | 消防裝置關閉/嚴重損壞/恢復通知書 FSD serial number of Notification of FSI Shutdown/Major Defect/Resumption |
|----------------|------------------|----------------|----------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------|
|                |                  |                |                                                                                              |                           |                                                                                             |

本人/我們特此聲明,上述之消防裝置/設備經測試及/或檢查,其運作狀況符合消防處處長訂明適用於該建築物/處所的《最低限度之消防裝置及設備守則》中的規格/要求,以及最新的《裝置及設備之檢查、測試及保養守則》中的要求,以證明其性能良好,除在第三部分中詳列的裝置/設備欠妥事項(如有)。  
I/We hereby declare that the above installations/equipment has/have been tested and/or inspected, with its/their working conditions certified in conformance with the specifications/requirements in the Code of Practice for Minimum Fire Service Installations and Equipment applicable to the building/premises and the requirements in the latest Code of Practice for Inspection, Testing and Maintenance of Installations and Equipment prescribed by the Director of Fire Services to be in efficient working order except defect(s) of the installations/equipment, if any, detailed in Part 3.

請將此證書張貼於大廈或處所當眼處以供消防處人員查核  
Please display this certificate at a conspicuous place in the building or premises for FSD's inspection.

獲授權簽署人簽署  
Signature of Authorized Signatory:   
獲授權簽署人姓名  
Name of Authorized Signatory: Wong Kwok Lung

註冊編號  
Registration No.: Rc3/616

註冊消防裝置承辦商名稱  
Name of Registered Fire Service Installation Contractor: 三聯消防工程公司

聯絡電話  
Telephone: \_\_\_\_\_

電郵地址  
Email address: \_\_\_\_\_

日期  
Date: 31/12/2025

備註  
Remark: \_\_\_\_\_



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

**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 : 23/810/L011  
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

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

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/L07             |
| 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  |

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  
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 : | 23/810/L012            |
| 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  |

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

- 2 -

C.C.

CE/MN, DSD  
CTP/TPB(3)

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

JL/KAC/kac