

2026年 7月 28日

此文件在 收到。城市規劃委員會
只會收到所有必需的資料及文件後才正式確認收到

The application is received on 2026-07-28
The Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Appendix Ia of RNTPC
Paper No. A/STT/39 & 40

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

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

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 請勿填寫此欄	Application No. 申請編號	2601780 297 by hand A1STT139
	Date Received 收到日期	2026-07-28

- 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)

SIU Yuk Chun (蕭玉珍)

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) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lot 215(Part) in DD102, San Tin, Yuen Long, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 44 sq.m 平方米 ☒ About 約 ☒ Gross floor area 總樓面面積 44 sq.m 平方米 ☒ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 NA sq.m 平方米 ☐ About 約

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

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"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (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"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ 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)"[#].
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」[#]。

(b) The applicant 申請人 –

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

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

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

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

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

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

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

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

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於_____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

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)[&]
於_____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on
17/6/2026 - 2/7/2026 (DD/MM/YYYY)[&]
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[&]
- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 17/6/2026 (DD/MM/YYYY)[&]
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[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

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 擬議用途/發展	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	
	(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)	
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年	3.....
	☐ month(s) 個月	.....
(c) Development Schedule 發展細節表		
Proposed uncovered land area 擬議露天土地面積	NA	sq.m ☐ About 約
Proposed covered land area 擬議有上蓋土地面積	44	sq.m ☒ About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	1	.....
Proposed domestic floor area 擬議住用樓面面積	NA	sq.m ☐ About 約
Proposed non-domestic floor area 擬議非住用樓面面積	44	sq.m ☒ About 約
Proposed gross floor area 擬議總樓面面積	44	sq.m ☒ 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)		
1 Canvas Awning for Outside Seating Accommodation of a Restaurant (Height: 1-storey, about 2.8-3.4m)		
.....		
.....		
.....		
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	NA	.....
Motorcycle Parking Spaces 電單車車位	NA	.....
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	NA	.....
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	NA	.....
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	NA	.....
Others (Please Specify) 其他 (請列明)	NA	.....
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目		
Taxi Spaces 的士車位	NA	.....
Coach Spaces 旅遊巴車位	NA	.....
Light Goods Vehicle Spaces 輕型貨車車位	NA	.....
Medium Goods Vehicle Spaces 中型貨車車位	NA	
Heavy Goods Vehicle Spaces 重型貨車車位	NA	
Others (Please Specify) 其他 (請列明)	NA	

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	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) 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)
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
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 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

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

.. Please refer to Chapter 6 of the Supplementary Planning Statement

8. Declaration 聲明

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

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

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

Lo Ming Kong

Project Manager

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
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

3/7/2026

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 215(Part) in DD102, San Tin, Yuen Long, New Territories
Site area 地盤面積	44 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 NA sq. m 平方米 ☐ About 約)
Plan 圖則	San Tin Technopole Outline Zoning Plan No. S/STT/2
Zoning 地帶	Village Type Development" ("V")
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 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 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N/A ☐ About 約 ☐ Not more than 不多於	N/A ☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	44 ☒ About 約 ☐ Not more than 不多於	1 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	1	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A m 米 ☐ (Not more than 不多於)	
		N/A Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	2.8 - 3.4 m 米 ☒ (Not more than 不多於)	
		1 Storeys(s) 層 ☒ (Not more than 不多於)	
(iv) Site coverage 上蓋面積	100 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		0
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A N/A
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____ _____		N/A N/A N/A N/A N/A N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Location Plan, Site Plan, Plan Showing the General Area.</u>		
<u>Extract from San Tin Technopole Outline Zoning Plan No. S/STT/2</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
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 Lot 215(Part) in DD102,
San Tin, Yuen Long, New Territories**

SUPPLEMENTARY PLANNING STATEMENT

Applicant:

Ms. SIU Yuk Chun

July, 2026

Planning Consultant:



Top Bright Consultants Ltd.

Executive Summary

This application is prepared by Top Bright Consultants Ltd. on behalf of the Applicant to the Town Planning Board (the “Board”) to seek planning permission for temporary eating place (outside seating accommodation of a restaurant (“OSA”)) (the “Proposed Development”) for a period of three years at Lot 215(Part) in DD102, San Tin, Yuen Long, New Territories (the “Application Site”).

The Application Site covers an area of approximately 44 square metres and is currently used as the OSA of a ground floor restaurant, San Hing Fat Restaurant, in a Village House (“VH”). The restaurant has been popular with local residents for over 20 years. It is located about 600m west of the San Tin interchange, close to 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, residents and workers in the surrounding area, as well as visitors to San Tin and 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 with a rectangular-shaped canvas awning (Height: 2.8-3.4m) located outside the VHs. The Application Site consists of three dining tables. The ground floor of the VHs is a licensed restaurant. The proposed opening hours at the Application Site are 6:00a.m. to 10:30p.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 period of 3 years.

行政摘要

這宗規劃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 102 約地段第 215 號(部份) (“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”)。

申請地點佔地約 44 平方米，目前用作一幢村屋內一間位於地下層的餐廳「新興發茶餐廳」的戶外座位區。該餐廳二十多年來一直深受當地居民歡迎。它位於新田交匯處以西約 600 米，鄰近新田的落馬洲/皇崗口岸，交通便利。擬議發展項目主要服務對象為當地村民、周邊地區的居民及工人，以及前往新田和落馬洲的遊客。

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。

申請地點為村屋外側現有的露天用餐區，設有長方形的帆布遮陽篷(高度約 2.8-3.4 米)。該處設有三張餐桌，而村屋的地下層為持牌餐廳。申請地點的擬議營運時間為上午 6 時至晚上 10 時 30 分，週一至週日(包括公眾假期)均開放。

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

Applicant:	Ms. SIU Yuk Chun (蕭玉珍女士)
Applied Use:	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years
Existing Use:	Temporary Eating Place (Outside Seating Accommodation of a Restaurant)
Location	Lot 215(Part) in DD102, San Tin, Yuen Long, New Territories
Site Area:	44 square metres
Lease	Block Government Lease demised as agricultural use
Statutory Plan:	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 gazetted on 20.9.2024
Zoning:	Village Type Development ("V")
TPB Guidelines:	Application for Eating Place within "Village Type Development" Zone in Rural Areas (TPB PG-No. 15A)
Previous Application:	Nil

1. INTRODUCTION

- 1.01 This application is prepared by Top Bright Consultants Ltd. on behalf of Ms. SIU Yuk Chun (the "Applicant") to the Town Planning Board (the "Board") to seek planning permission for a temporary eating place (outside seating accommodation of a restaurant ("OSA")) (the "Proposed Development") for a period of three years at Lot 215(Part) in DD102, San Tin, Yuen Long, New Territories (the "Application Site").
- 1.02 The Application Site covers an area of approximately 44 square metres and is currently used as the OSA of a ground floor restaurant, San Hing Fat Restaurant (新興發茶餐廳), in a Village House ("VH"). The restaurant has been popular with local residents for over 20 years. It is located about 600m west of the San Tin interchange, close to 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, residents and workers in the surrounding area, as well as visitors to San Tin and Lok Ma Chau.
- 1.03 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.
- 1.04 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, public/private vehicle parks, VHs and tourist spots.
- 1.05 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 approval to regularize the existing use at the Application Site.
- 1.06 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 is located next to Castle Peak Road - San Tin, Yuen Long. It is about 600m west of the San Tin interchange, close to the Lok Ma Chau/Huangguan Control Point and the Lok Ma Chau Spur Line/Futian Control Point. **Figure 1** shows the Application Site in its regional context.

Existing Site Conditions

- 2.02 The Application Site covers an area of approximately 44 square metres. It is hard-paved and generally flat, with a rectangular-shaped canvas awning. It is located in front of the VHs at Nos. 3-4 Main Road, San Tin, Yuen Long. The ground floor of the VHs has been used as a licensed restaurant.

Surrounding Land Uses

- 2.03 The Application Site is located on the open ground in front of the cluster of VHs, which have restaurants on the ground floor. To the immediate south is Castle Peak Road – San Tin. To the south across Castle Peak Road – San Tin is the San Tin Rural Committee. To the east is the San Tin Post Office. To the east and west are village houses with restaurants on the ground floor and OSAs. Further west is Tung Shan Temple. To the north are more village houses, and further north are the village settlements of Wing Ping Tsuen, On Lung Tsuen, Fan Tin Tsuen and Yan Shau Wai. A plan showing the Application Site in the context of its local surroundings is in **Figure 3**.

Access

- 2.04 The Application Site can be accessed from Castle Peak Road – San Tin, which provides direct access to the San Tin Highway and the boundary control points via San Sham Road and San Tin Tsuen Road.

3. LAND STATUS

- 3.01 The Application Site comprises Lot 215(Part) in DD102, San Tin, Yuen Long, N.T. A plan showing the application area is in **Figure 2**.
- 3.02 Should this application be approved, the Applicant will apply for a Short Term Waiver (STW) 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 Application

- 4.05 There is no previous application pertaining to the Application Site.

Similar Applications Approved within the Same “V” Zone

- 4.06 Over the past 5 years, 7 similar applications (Application Nos. A/YL-ST/565, 622, 638, 651, 666, A/STT/7 and 30) for a 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 to be compatible with the surrounding land uses, the proposed eating place would meet demand in the area, and the intended 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/651	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	28.7.2023
A/YL-ST/638	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
A/YL-ST/622	Proposed Temporary Eating Place for a Period of 3 Years	29.7.2022
A/YL-ST/565	Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	17.1.2020

5. DEVELOPMENT PROPOSAL

Proposed Development

- 5.01 The Applicant seeks the Board's permission to use the Application Site as an outside seating accommodation of a restaurant for a period of 3 years. The Proposed Development aims to provide catering facilities for 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 with a rectangular-shaped canvas awning (Height: 2.8-3.4m) located outside the VHs (see Layout Plan in **Figure 5**). The Application Site consists of three dining tables. The ground floor of the VHs is a licensed restaurant.

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

minibuses, buses, taxis, to reach the Application Site. The bus and mini-bus stops are located 5m from the Application Site. No parking spaces will be provided at 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 near the Application Site for loading and unloading purposes. According to the Applicant, only one delivery trip per day is 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. It could accommodate around 12 people at any one time. The proposed opening hours at the Application Site are 6:00a.m. to 10:30p.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 that connect to the village drains along the access road to the east. Should this application be approved, a drainage proposal will be submitted to the satisfaction of Drainage Services Department (DSD). 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 Should this application be approved, the Applicant will submit a FSIs proposal to the satisfaction of the Fire Services Department (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 located in the "V" zone, where many of the commercial activities of the surrounding villages, such as Wing Ping Tsuen, On Lung Tsuen, Fan Tin Tsuen and Yan Shau Wai, are based. As there are very few licensed eating places in San Tin, nearby residents have limited options. They 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 will offer local residents, workers and visitors a larger area in which to dine out within walking distance.

- 6.02 The Application Site is located approximately 600 metres west of the San Tin interchange, close to the Lok Ma Chau/Huangguan control point and the Lok Ma Chau spur line/Futian control point. San Tin receives a large number of visitors at weekends and on public holidays. Significant infrastructure development is planned for the San Tin Technopole, which will create a large number of job opportunities and attract a significant workforce. The Proposed Development will benefit residents, visitors and workers alike, creating 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 in the "V" zone and has direct access to Castle Peak Road – San Tin, where most of the commercial facilities on the ground floor of VHs 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 Application Site is served by existing drainage facilities, and a formal drainage proposal will be submitted to the satisfaction of DSD. Septic tank and soakaway system have already been installed to deal with the sewage discharge. In this regard, no adverse drainage or sewage impacts are anticipated.
- 6.07 As stated in Paragraph 5.07 of this statement, the Applicant will provide the appropriate FSIs to the satisfaction of FSD to ensure that the proposed eating place (OSA) is operated safely. In this regard, no adverse fire safety impacts are anticipated.

In the Vicinity of Recreation Uses and Tourist Attractions

- 6.08 According to TPB PG-No. 15A, favourable consideration may be given to applications for sites located adjacent to recreational areas or tourist attractions. The Application Site is located near recreational facilities and tourist attractions, including Tung Shan Temple, Tai Fu Tei, San Tin Park, Man Tin Cheung Park and Man Lun Fung Ancestral Hall. It will serve as a catering facility for visitors and tourists. This eating place would complement the recreational facilities and, in turn, help to promote tourism in this part of San Tin.

No Adverse Traffic Impact

- 6.09 Apart from local residents, other visitors can use the public transport network serving the area to reach the Application Site on foot. The Application Site is easily accessible by public transport, with buses, minibuses and taxis running along Castle Peak Road – San Tin. As the Application Site is also located near the 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 VHs. The restaurant has been popular with local residents for over 20 years. The operation hours of the Proposed Development are restricted from 6:00 am to 10:30 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 in the "V" zone where most commercial activities are concentrated. The Proposed Development is complemented by the surrounding villages. 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 only 1 canvas awning and 3 dining tables, 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 4.06 above, the Board has granted a number of planning approvals in the past for similar eating places and OSAs within the same “V” zone. 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 is a passageway and cannot be developed into a village house. The Proposed Development is preferable as it makes better use of scarce land resources and provides supporting facilities for the surrounding areas. It is expected to have a positive impact on the local area, without making it susceptible to untidiness.

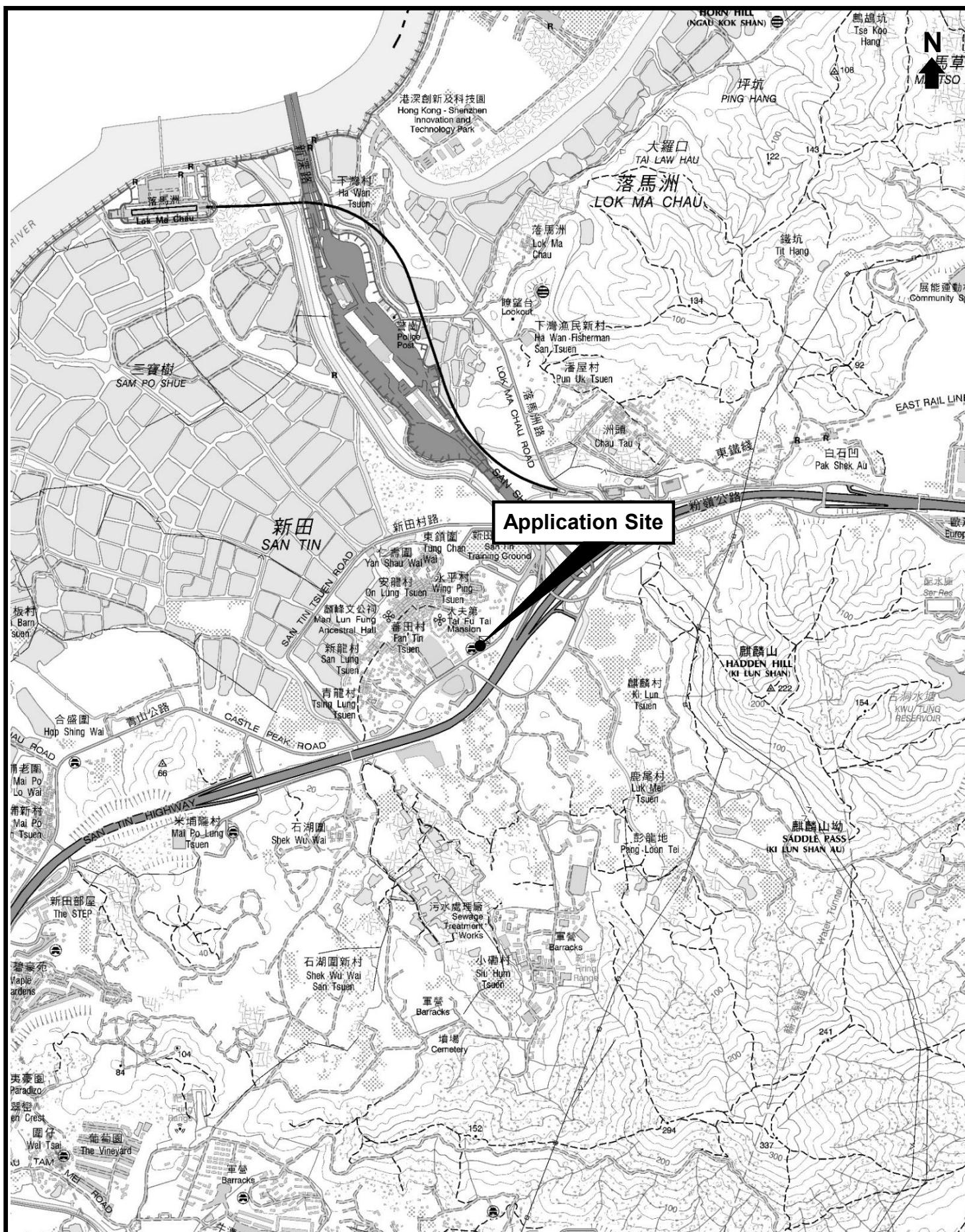
Planning Gains

- 6.14 The Proposed Development would meet the needs of the local villagers, residents and workers in the San Tin area. It would also stimulate economic activity and create employment opportunities in the area. Since the development is small-scale and abuts a major road, it would provide convenient access for people in San Tin and bring social and economic benefits to the wider community. 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 historically supported commercial activities. The Proposed Development would not contravene the planning intention of the “V” zone as it is intended for temporary use of 3 years. Instead, it would efficiently utilize scarce land resources and serve the needs of the nearby villagers, as well as people working in and visiting the area.
- 7.02 It is considered that the Proposed Development is compatible with the surrounding land use, and that there will be no interface problems. The application also complies with TPB PG-No. 15A. It is anticipated that the proposed use will not have any adverse impact on traffic, drainage, sewage or environmental in the surrounding areas.
- 7.03 For the reasons stated above, the Proposed Development is considered suitable for temporary use at this location. The Applicant respectfully requests that the Board give favourable consideration to this application and approve it for a period of 3 years.

Top Bright Consultants Ltd.
July 2026



Application Site



Top Bright Consultants Ltd.

Extracted from Lot Index Plan
No. 2-SE-8C

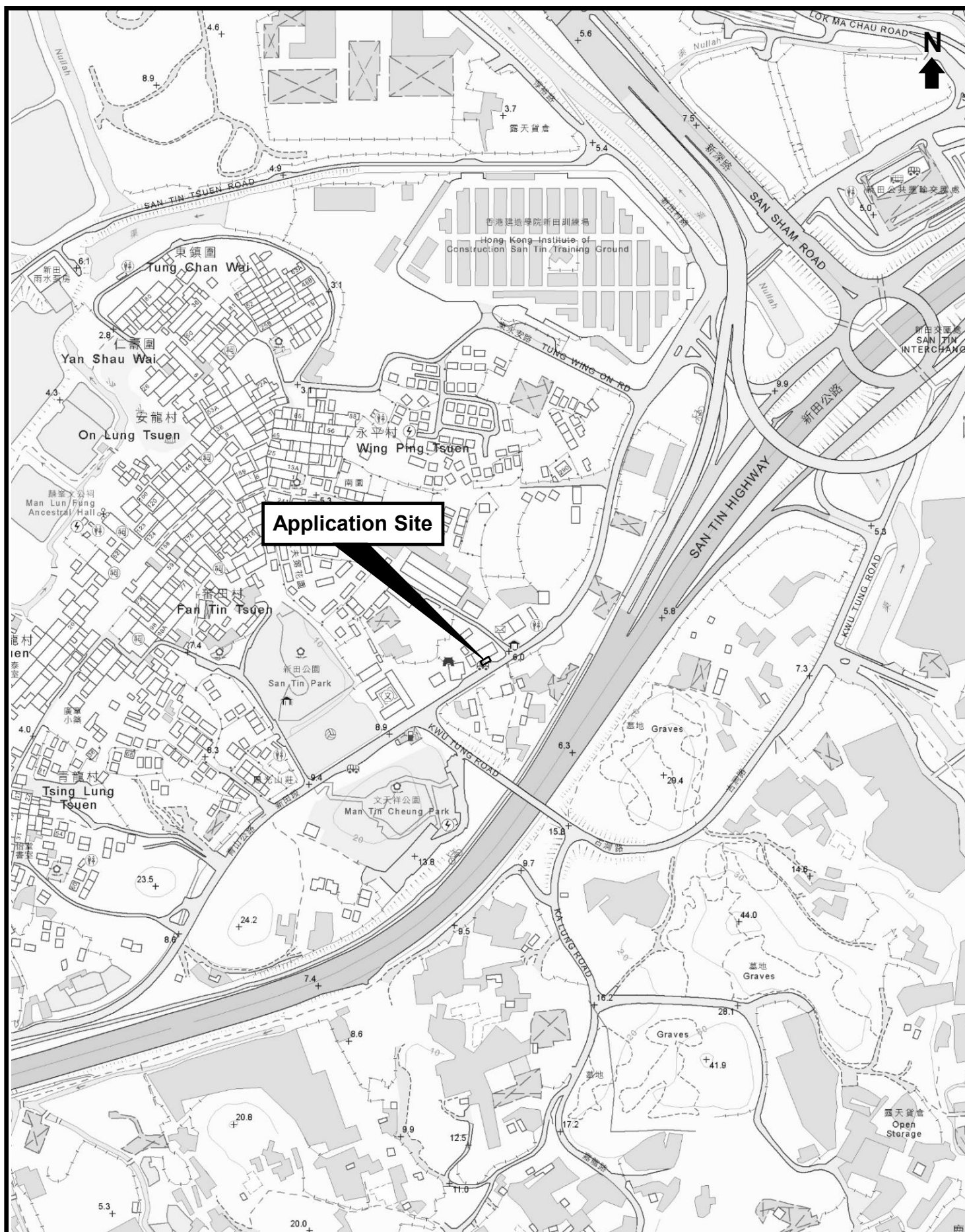
Site Plan

Scale 1 : 1 000

FIGURE 2

For Identification Purpose

Date: 15.6.2026



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

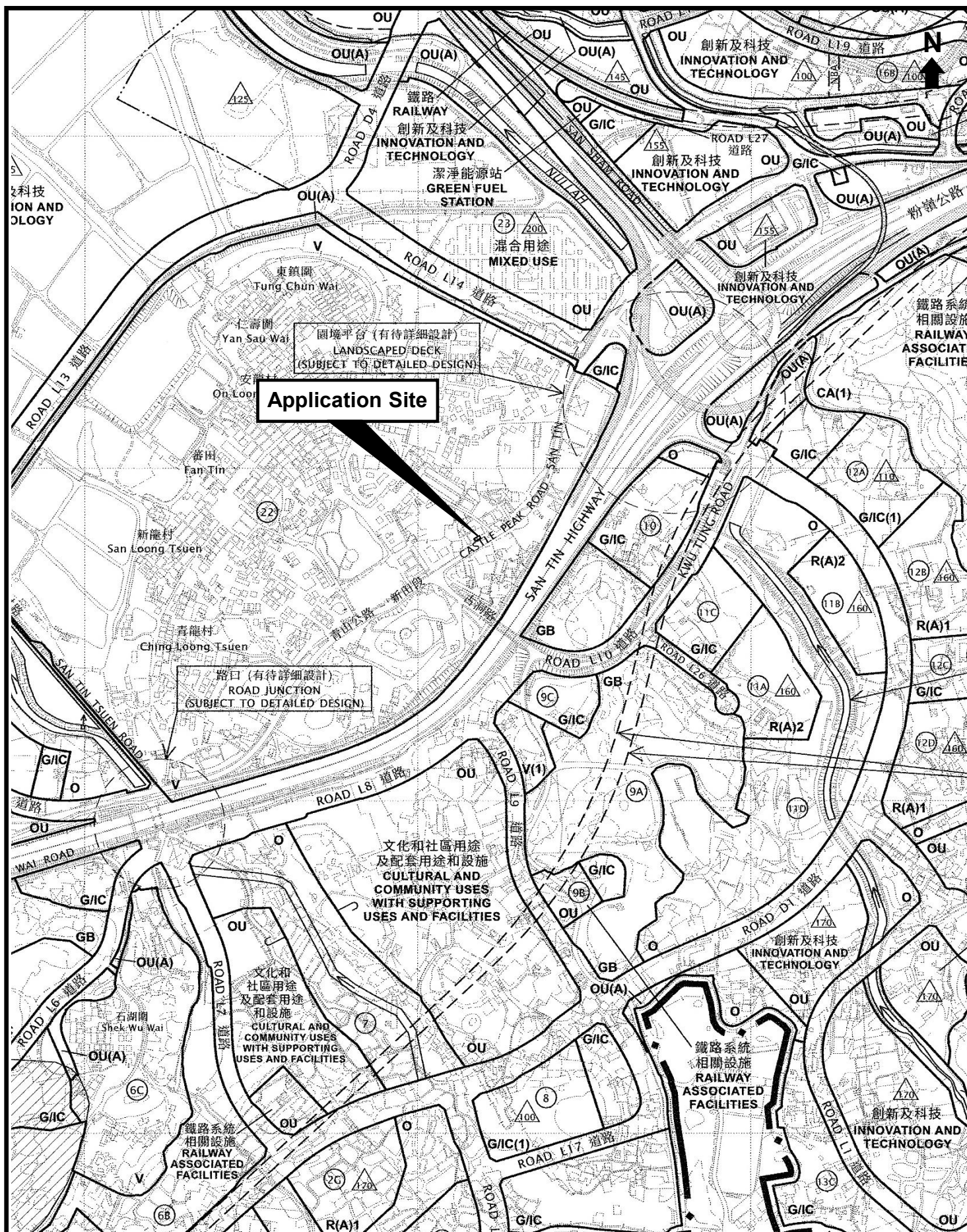
Plan Showing the General Area

Scale 1 : 5 000

FIGURE 3

For Identification Purpose

Date: 15.6.2026

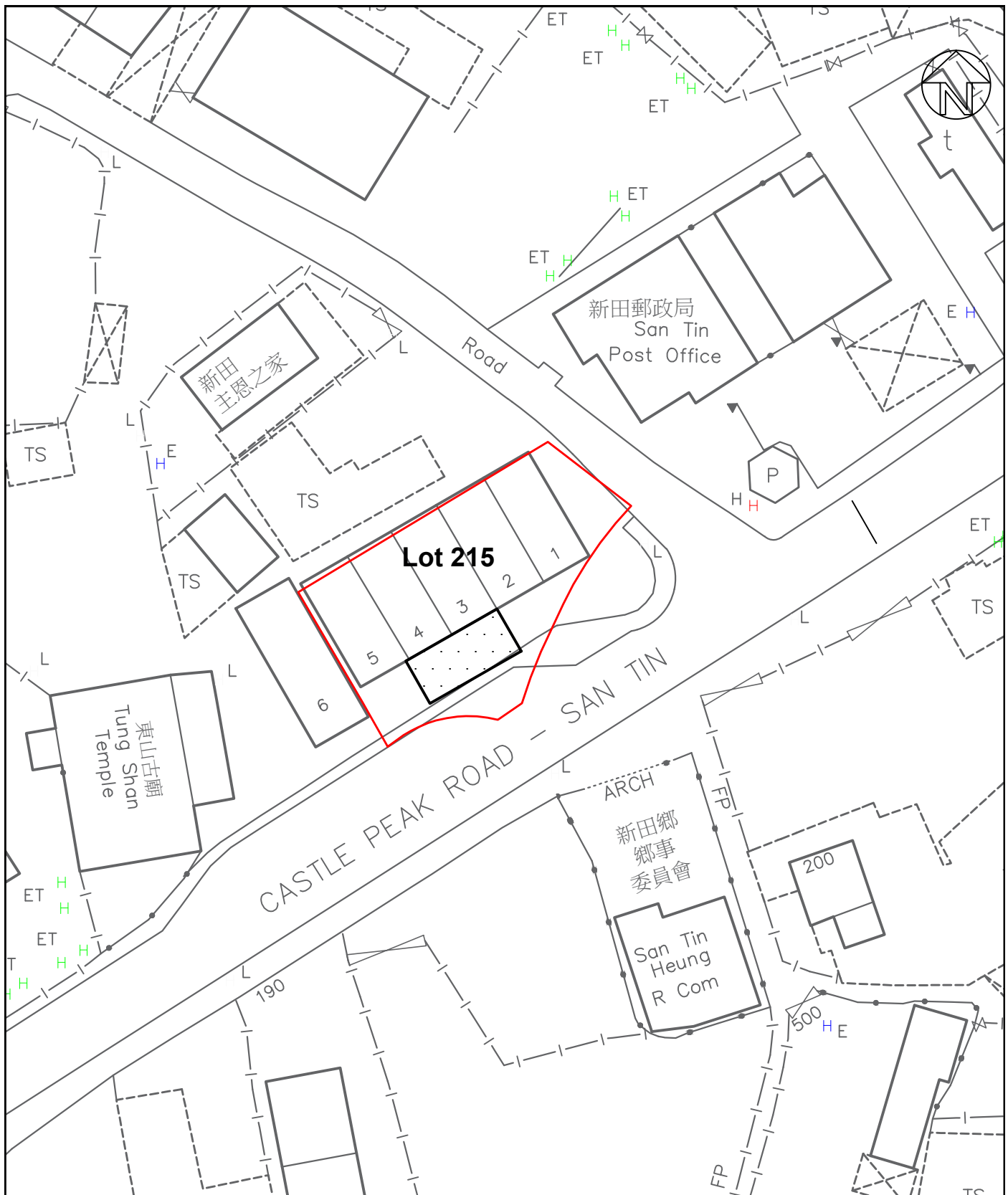


Extract from San Tin Technopole Outline Zoning Plan No. S/STT/2 gazetted on 20.9.2024

FIGURE 4

For Identification Purpose

Date: 15.6.2026



LEGEND:

- Lot Boundary
- Application Site (Area = about 44 sq.m.)
- Outside Seating Accommodation of a Restaurant (about 44 sq.m., Height: 2.8-3.4m)



Top Bright Consultants Ltd.

Drawing No. :TB/26/883B/05

Layout Plan

Lot 215(Part) in DD102, San Tin,
Yuen Long, N.T.

FIGURE 5

FOR IDENTIFICATION PURPOSE

Date: 15.6.2026

Scale: 1 : 500 (A4)