

**Relevant Extract of the Town Planning Board Guidelines for
Application for Developments within Deep Bay Area
under Section 16 of the Town Planning Ordinance
(TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Buffer Area (WBA). Extracts of land use concept and development guidelines are summarised as follows:

Wetland Buffer Area

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds.
- (b) Within the WBA, for development or redevelopment which requires planning permission, an ecological impact assessment (EcoIA) would need to be submitted. Some local and minor uses (including temporary uses) are exempted from the requirement of EcoIA.

Appendix A

List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in “V” and “R(D)” zones
- Police Post/Police Reporting Centre
- Post Office*
- Private Club#
- Public Convenience
- Public Library*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility*
- Tent Camping Site

Note:

other than free-standing building

* other than free-standing building exceeding 3 storeys

^ not applicable to the “Other Specified Uses” annotated “Eco-lodge” zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

**Relevant Extracts of Town Planning Board Guidelines for
Application for Eating Place within Village Type Development Zone in Rural Areas
under Section 16 of the Town Planning Ordinance (TPB PG-No. 15A)**

1. In June 2003, the Town Planning Board Guidelines for Application for Eating Place within “Village Type Development” Zone in Rural Area under Section 16 of the Town Planning Ordinance (TPB PG-No.15A) were promulgated. Extracts of the scope and application of the guidelines are set out as follows:
 - (a) the general planning intention of the “Village Type Development” (“V”) zone in the rural New Territories is to demarcate both existing recognised villages and areas of land considered suitable for village expansion. It is the planning intention to concentrate village and related development within the “V” zone for a more orderly development pattern, economic and efficient use of land and provision of infrastructure and services. A selective range of uses including commercial, community and recreational uses may be permitted within this zone on application to the Town Planning Board (the Board) on the basis that these uses would serve the needs of villagers and would not adversely affect the character of villages;
 - (b) in view of the above planning intention, eating place use (such as restaurant and alfresco dining facility) in the “V” zone should be compatible with the surrounding land-uses and would not create any nuisance or cause inconvenience to the local residents. The development should not have adverse impacts on traffic, drainage, sewage disposal and fire safety aspects. In addition, it should not reduce the land area available for village type development. For sites located adjacent to recreational uses or tourist attraction spots, favourable consideration may be given if the above considerations are not compromised; and
 - (c) even if a proposal is considered acceptable in land-use planning terms and other planning criteria are met, under normal circumstances only a temporary approval for a maximum of three years should be considered so as to retain planning control on the development at the site and to cater for changing circumstances in future.

2. In accessing the applications, the main planning criteria are also summarised as follows:
 - (a) 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. For any eating place use that is situated amidst the existing village houses, sympathetic consideration may only be given if there are no objections from local residents;
 - (b) the eating place use should not have any adverse traffic impact on its surrounding areas nor should it affect any pedestrian circulation in the area;
 - (c) sympathetic consideration may also be given to any application which would not have adverse impacts on drainage, sewage disposal facilities or fire safety aspects;
 - (d) for any application on open ground as an extension to ground floor eating place in a New Territories Exempted House or as a free-standing development, the eating place

use should not adversely affect the land availability for village type development. Application sites with configurations/dimensions which are not suitable to be delineated separately for village type development or which are considered not suitable for village type development (e.g. within 20m of public roads constructed/maintained by the Highways Department or 15m of other local public roads), sympathetic consideration may be given by the Board on individual merits;

- (e) 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. In such circumstances, adequate car-parking spaces should be provided to serve the eating place use as required by the Transport Department. If it is impossible to provide car-parking spaces at the application site, the applicant should demonstrate that there are adequate car-parking facilities conveniently located in the vicinity to serve the eating place use; and
- (f) all other statutory or non-statutory requirements of relevant Government departments should be met.

Previous s.16 Application covering the Application Site

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/642	Proposed Temporary Public Vehicle Park (Excluding Container Vehicle) and Shop and Services for a Period of 5 Years	31.3.2023

**Similar s.16 Applications within the “Village Type Development” (“V”) zones
in the vicinity of the Site
on the San Tin Technopole Outline Zoning Plan in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/587	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	14.5.2021
2.	A/YL-ST/604*	Proposed Temporary Eating Place for a Period of 5 Years	18.2.2022 (Revoked on 18.11.2023)
3.	A/YL-ST/605*	Proposed Temporary Shop and Services for a Period of 3 Years	28.1.2022 (Revoked on 28.10.2023)
4.	A/YL-ST/606	Temporary Public Vehicle Park for Private Car for a Period of 3 Years	28.1.2022
5.	A/YL-ST/608*	Proposed Temporary Public Vehicle Park for Private Car and Ancillary Shop and Services for a Period of 3 Years and associated Excavation of Land	18.2.2022 (Revoked on 18.11.2022)
6.	A/YL-ST/621*	Proposed Temporary Eating Place for a Period of 3 Years	15.7.2022 (Revoked on 15.4.2024)
7.	A/YL-ST/622*	Proposed Temporary Eating Place for a Period of 3 Years	29.7.2022 (Revoked on 29.1.2024)
8.	A/YL-ST/624	Renewal of Planning Approval for Temporary Public Vehicle Park (Private Cars Only) for a Period of 3 Years	26.8.2022
9.	A/YL-ST/634*	Proposed Temporary Shop and Services (Convenience Store) with Ancillary Office for a Period of 3 Years	23.12.2022 (Revoked on 23.4.2024)
10.	A/YL-ST/637	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
11.	A/YL-ST/638	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	13.1.2023
12.	A/YL-ST/651	Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	28.7.2023
13.	A/YL-ST/654	Proposed Temporary Shop and Services (Convenience Store) for a Period of 5 Years	25.8.2023
14.	A/YL-ST/659*	Proposed Temporary Shop and Services (Retail Shops and Convenience Store) for a Period of 3 Years	26.1.2024 (Revoked on 26.7.2024)

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
15.	A/YL-ST/666	Proposed Temporary Eating Place for a Period of 3 Years	1.3.2024
16.	A/STT/4	Temporary Shop and Services for a Period of 3 Years	7.6.2024
17.	A/STT/7	Temporary Eating Place with Ancillary Facilities for a Period of 3 Years	16.8.2024
18.	A/STT/12	Temporary Public Vehicle Park (Private Cars) for a Period of 3 Years	6.12.2024
19.	A/STT/15*	Renewal of Planning Approval for Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	10.1.2025 (Revoked on 29.7.2025)
20.	A/STT/21	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	23.5.2025
21.	A/STT/29	Temporary Public Vehicle Park for Private Cars for a Period of 3 Years	10.10.2025
22.	A/STT/30	Renewal of Planning Approval for Temporary Eating Place (Outside Seating Accommodation of a Restaurant) for a Period of 3 Years	9.1.2026

* denotes permission revoked

Rejected Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/593	Proposed Temporary Shop and Services for a Period of 3 Years	24.12.2021

Rejection Reason:

- (1) Not in line with the planning intention of “V” zone.
- (2) The scale of the commercial development was considered excessive in serving the local needs.
- (3) Not compatible with the developments in the surrounding areas.

Government Departments' General Comments

1. Traffic

Comments of the Commissioner for Transport:

- no comment on the application from traffic engineering perspective; and
- advisory comments are detailed in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD):

- no in-principle objection to the application from highways maintenance point of view; and
- advisory comments are detailed in **Appendix V**.

2. Environment

Comments of the Director of Environmental Protection:

- considering the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites', it is noted that the proposed uses would not involve traffic of heavy vehicle and not involve dusty operations. There are residential premises within 100m from the boundary of the Site. Based on the above, he has no adverse comment on the application from environmental planning perspective;
- no adverse comment on the associated excavation of land;
- in the past three years, one non-substantiated environmental complaint was recorded in 2024 regarding an uncovered U-channel in the area, however, no environmental non-compliance was observed during the site inspection; and
- advisory comments are detailed in **Appendix V**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD):

- no in-principle objection to the application from drainage operation and maintenance point of view;
- it is noted that the applicant implemented the drainage facilities on the Site under the previous approved planning application No. A/YL-ST/642 and the condition was found satisfactory upon site inspection in April 2026. The drainage proposal submitted under the application is the same as the previous planning application No. A/YL-ST/642. In this regard, the implementation of the drainage facilities is considered satisfactory;
- all the proposed drainage facilities should be constructed and maintained by the

applicant at his own cost. The applicant should ensure and keep all drainage works on the Site under proper maintenance at all times; and

- advisory comments are detailed in **Appendix V**.

4. Water Supply

Comments of the Chief Engineer/Construction, Water Supplies Department:

- no objection to the application; and
- existing water mains will be affected (**Plan A-2**), and the applicant should note the advisory comments as detailed in **Appendix V**.

5. Fire Safety

Comments of the Director of Fire Services:

- no in-principle objection to the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services; and
- advisory comments are detailed in **Appendix V**.

6. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- based on the aerial photo taken in June 2025 and site photos taken in April 2026, the Site was largely paved and parked with some vehicles. No distinctive landscape resources or mature trees were observed within the Site;
- significant adverse landscape impact arising from the proposed uses is not anticipated; and
- advisory comments are detailed in **Appendix V**.

7. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- no objection to the application; and
- advisory comments are detailed in **Appendix V**.

8. Food and Environmental Hygiene

Comments of the Director of Food and Environmental Hygiene:

- no adverse comments on the planning application;
- no Food and Environmental Hygiene Department's facilities and the operation will be affected; and
- advisory comments are detailed in **Appendix V**.

9. Project Interface

Comments of the Project Manager (North), Civil Engineering and Development Department (CEDD):

- the Site falls outside the boundary of San Tin Technopole (the Technopole) and will not be resumed under the development of the Technopole; and
- advisory comments are detailed in **Appendix V**.

10. Other Departments

The following government departments have no objection to/no adverse comment/no comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- Director of Agriculture, Fisheries and Conservation;
- Project Manager (West), CEDD;
- Head of Geotechnical Engineering Office, CEDD;
- Commissioner of Police; and
- District Officer (Yuen Long), Home Affairs Department.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
- (i) there is/are unauthorised structure(s) on Lot 139 in D.D. 96 which is already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/apply for regularisation on the lease breaches as demanded by LandsD;
 - (ii) there is/are unauthorised structure(s) within the said private lot(s) not covered by the planning application. The lot owner(s) should immediately rectify/apply for regularisation on the lease breaches and his office reserves the rights to take necessary lease enforcement action against the breaches without further notice;
 - (iii) the lot owner(s) shall apply to his office for a Short Term Waiver (STW) to permit the structure(s) erected within the private lot(s). The application(s) for STW will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed uses are temporary in nature, only erection of temporary structure(s) will be considered;
- (b) to note the comments of the Commissioner for Transport that:
- (i) sufficient manoeuvring space shall be provided within the application site (the Site) or its adjacent area;
 - (ii) no vehicles are allowed to queue back to or reverse onto/from public road at any time during the planning approval period; and
 - (iii) the local track connecting the Site is not under the Transport Department's purview. The applicant shall obtain consent of the owners/managing department of the local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (HyD) that:
- (i) HyD shall not be responsible for the maintenance of the proposed access connecting the Site (i.e. Lok Ma Chau Road and the local track); and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to nearby public roads and drains;
- (d) to note the comments of the Director of Environmental Protection (DEP) that:
- (i) the revised 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' shall be followed;
 - (ii) sewage discharge from the Site should be directed to nearby public sewer. In case of unavailability of public sewer, proper sewage collection and treatment facilities should be provided in accordance with the requirements in Professional Persons Environmental Consultative Committee Practice Note 1/23;

- (iii) the guideline on 'Control of Oily Fume and Cooking Odour from Restaurants and Food Business' shall be followed for the operation of the eating place; and
 - (iv) all relevant pollution control ordinances, particularly on waste management and disposal should be strictly observed, and necessary precautionary/pollution control measures should be put in place to prevent any pollution/nuisance to nearby sensitive receivers as a result of the construction/operation activities;
- (e) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
- (i) all existing flow paths should be properly intercepted and maintained without increasing the flood risk of the adjacent areas;
 - (ii) the proposed drainage proposal/works as well as the Site boundary should not cause encroachment upon areas outside his jurisdiction;
 - (iii) no public sewerage maintained by DSD is currently available for connection. For sewage disposal and treatment, agreement from DEP shall be obtained;
 - (iv) DLO/YL, LandsD should be consulted regarding all the proposed drainage works outside the lot boundary to ensure the unobstructed discharge from the Site in future; and
 - (v) all the proposed drainage facilities should be constructed and maintained by the applicant at his own cost. The applicant should ensure and keep all drainage works on site under proper maintenance at all times;
- (f) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
- (i) existing water mains will be affected (**Plan A-2**). The cost of any necessary diversion shall be borne by the applicant;
 - (ii) in case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5m from the centre line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve (WWR). Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (iii) no trees or shrubs with penetrating roots may be planted within the WWR or in the vicinity of the water main; and
 - (iv) the Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the Site;
- (g) to note the comments of the Director of Fire Services (D of FS) that:
- (i) relevant layout plans incorporated with the proposed fire service installations (FSIs) shall be submitted to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The

location of where the proposed FSI to be installed should be clearly marked on the layout plans. Licensing requirements, if any would be formulated upon receipt of the referral from the relevant licensing authority; and

- (ii) if the proposed structures are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (BD) that:
- (i) it is noted that two structures and associated excavation of land are proposed in the application. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;
 - (ii) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (iii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iv) if the existing structures are erected on leased land without the approval of the BA, they are UBW under the BO and should not be designated for any proposed uses under the application;
 - (v) for UBW erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (vi) if the proposed uses under application are subject to issue of a licence, any existing structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;
 - (vii) any temporary shelters or converted containers for office, storage, washroom or other uses considered as temporary buildings are subject to the control of Part VII of the B(P)R; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage;
- (i) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) proper licence/permit issued by the Food and Environmental Hygiene Department (FEHD) is required if there is any food business/catering service/activities regulated

by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public:

- (1) under the Food Business Regulation (Cap. 132X) (the Regulation), a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by FEHD, will be referred to relevant government departments such as BD, FSD and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all requirements;
- (2) depending on the mode of operation, generally there are several types of food business licence/permits that the operator of shop and services may apply for under the Regulation:
 - if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - if milk, frozen confections, non-bottled drinks, cut fruit, etc. are to be sold, relevant restricted food permits should be obtained;
- (ii) when choosing a premises for food business licences, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. No part of a food premises shall be located in, under or over any structures built without the approval and consent of BA. The applicant should satisfy FEHD that their premises applying for a restaurant licence be (i) free of unauthorised building works; (ii) in compliance with Government lease conditions; and (iii) in compliance with statutory plan restrictions, otherwise FEHD will not process the application for a licence further;
- (iii) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public Entertainment Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment

Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and

- (iv) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/operation, the applicant should arrange disposal properly at their own expenses; and
- (j) to note the comments of the Project Manager (North), Civil Engineering and Development Department (CEDD) that the Site falls outside the boundary of the San Tin Technopole (the Technopole) and will not be resumed under the development of the Technopole. Nevertheless, as temporary traffic arrangements or diversions may be implemented on the nearby road network, the applicant should liaise with the North Development Office of CEDD regarding the temporary traffic arrangements or diversions.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月06日星期三 23:58
收件者: tpbpd/PLAND
主旨: A/YL-STT/33 DD 96 and DD 99 Pun Uk Tsuen
類別: Internet Email

A/YL-STT/33

Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin

Site area: About 2,205sq.m

Zoning: "VTD"

Applied use: Shop and Services / Eating Place / 32 Vehicle Parking

Dear TPB Members,

After procrastinating with regard to conditions, back with the addition of shops and eating place.

The applicant mentions that the additions are not yet in operation. However as the application includes them then members should ensure that the drainage and fire services are adequate to cover the requirements for all the services.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 1 March 2023 1:48 AM HKT
Subject: A/YL-ST/642 DD 96 and DD 99 Pun Uk Tsuen

A/YL-ST/642

Lots 139 (Part) and 145 in D.D. 96, Pun Uk Tsuen, San Tin

Site area: About 2,350sq.m

Zoning: "VTD"

Applied use: 35 Vehicle Parking / 5 Years

Urgent Return receipt Expand Group Restricted Prevent Copy

Dear TPB Members,

631 was withdrawn. Back with a smaller footprint.

Hopefully some member will be interested enough to follow up on the question as to how these parking lots are assessed for tax on the significant revenue generated annually.

With a large budget deficit it is imperative that there be a system in place to ensure a level playing field with regard to the accumulation of annual income to cover community services.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Cc: cir <cir@ird.gov.hk>; fso <fso@fso.gov.hk>
Date: Tuesday, 8 November 2022 3:22 AM CST
Subject: A/YL-ST/631 DD 96 and DD 99 Pun Uk Tsuen

A/YL-ST/631

Lots 139 (Part) and 145 in D.D. 96 and Lots 302 and 303 in D.D. 99, Pun Uk Tsuen, San Tin

Site area: About 2,790sq.m

Zoning: "VTD"

Applied use: 38 Vehicle Parking / 5 Years

Dear TPB Members,

The application is to legitimize an existing parking lot.

Question for government officials on the board.

Does approval of parking lots like this mean that the operation will be subject to profit tax?

Are applications of this nature referred to Inland Revenue?

In view of the deterioration in government reserves it is essential that we all pitch in and pay our dues.

Mary Mulvihill