

APPENDICES

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Appendix I

Details of the Affected Business Premises



Appendix I – Summary of the Affected Business Premises

Affected Business Premises for Relocation										
Affected Business Premises Tenant	A	B	C	D	E	F	G	H	Road	Total
Name of Premises	Hunter Engineering Company	Zheng Ji Trading Limited	Sun Rich (China-Hong Kong) Transport Limited	Lightchin Development Limited	Fortune Logistics (HK) Company Limited	Fancy Spot Limited	Hong Kong Multi Profit Development Limited			
Location	Government Land near Man Kam To Road (formerly various lots in D.D. 52, Fanling, New Territories, resumed by the Government in 2024)						Various Lots in D.D. 105, San Tin, Yuen Long, New Territories	Various Lots in D.D. 107, Sha Po, Yuen Long, New Territories		
Outline Zoning Plan (OZP)	Approved Fanling North OZP No.: S/FLN/4						Draft San Tin Technopole OZP No.: S/STT/1	Approved Kam Tin North OZP No.: S/YL-KTN/11		
Zoning	"Residential (Group B)"	"Residential (Group A)2", "Open Space" and area shown as 'Road'	"Residential (Group A)2" and area shown as 'Road'	"Residential (Group B)" and "Open Space"	"Residential (Group A)2", "Residential (Group B)" and "Open Space"	"Residential (Group B)"	"Other Specified Uses" annotated "Amenity Area" and "Open Space"	"Residential (Group A)" and "Government, Institution or Community"	N/A	N/A
Existing Use	Vehicle Repair Workshop	Warehouse and Container Storage Yard	Logistics Centre	Warehouse and Open Storage	Logistics Centre and Container Storage Yard	Container Vehicle Park	Warehouse and Open Storage			
Existing Premises Area for Each Tenant	382 m ² (about)	3,736 m ² (about)	1,592 m ² (about)	898 m ² (about)	4,875 m ² (about)	3,415 m ² (about)	2,025 m ² (about)	573 m ² (about)		17,496 m ² (about)
Proposed Relocation at the Site										
Proposed Premises Area for Each Tenant	450 m ² (about)	5,069 m ² (about)	3,623 m ² (about)	1,002 m ² (about)	3,950 m ² (about)	3,085 m ² (about)	2,943 m ² (about)		3,041 m ² (about)	23,163 m ² (about)
No. of Proposed Structures	1	2	4	1	1	N/A		N/A	N/A	9
Gross Floor Area	108 m ² (about)	440 m ² (about)	880 m ² (about)	100 m ² (about)	72 m ² (about)					1,600 m ² (about)
Open Storage Area	N/A	2,503 m ² (about)	466 m ² (about)	240 m ² (about)	2,747 m ² (about)					7,953 m ² (about)

Appendix II

Details of Alternative Sites for Relocation



Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D.80 Lin Ma Hang, New Territories	Various Lots in D.D.89 Man Kam To, New Territories	Various Lots in D.D. 87, Hung Lung Hang, New Territories
Site Area	30,190 m ² (about)	13,320 m ² (about)	10,740 m ² (about)	24,446 m ² (about)	16,256 m ² (about)	23,163 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Heung Yuen Wai Highway via Lin Ma Hang Road	Accessible from Man Kam To Road via a local access	Accessible from Kong Nga Po Road via a local access
Distance from Original Premises	9.4 km from Tenants A to F 7.2 km from Tenant G 10.4 km from Tenant H	28.0 km from Tenants A to F 22.0 km from Tenant G 18.6 km from Tenant H	25.5 km from Tenants A to F 19.5 km from Tenant G 11.6 km from Tenant H	7.3 km from Tenants A to F 17.7 km from Tenant G 20.0 km from Tenant H	2.6 km from Tenants A to F 12.9 km from Tenant G 15.3 km from Tenant H	4.3 km from Tenants A to F 14.6 km from Tenant G 17.0 km from Tenant H
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No.: S/NE-MTL/3	Approved Sheung Pak Nai and Ha Pak Nai OZP No.: S/YL-PN/9	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Ta Kwu Ling North OZP S/NE-TKLN/2	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved Hung Lung Hang OZP No. S/NE-HLH/11
Zoning	"Conservation Area (1)"	"Coastal Protection Area"	"Green Belt"	"Recreation" and "Green Belt"	"Agriculture"	"Agriculture"
Existing Condition	Mostly vacant, covered with vegetation and occupied by fishpond	Occupied by temporary structures and fishponds	Covered with vegetation and woodland	Partly covered with vegetation, consists of soiled ground	Mostly covered with vegetation	Generally flat, partly fenced, partly vegetated and partly formed
Surrounding Area	Surrounded by vegetation, pond, some government, institution or community and residential uses	Surrounded by fishpond and some temporary structures	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by vacant land, woodland, public roads, temporary structures and village houses	Surrounded by vacant land, woodland, public roads and temporary structures	Surrounded by industrial use and vacant land covered with vegetation
Suitability for Relocation	<u>Not suitable</u> for relocation: - Within the "CA(1)" zone - Pond filling is required - Not compatible with the surrounding area - Remote location	<u>Not suitable</u> for relocation: - Within the "CPA" zone - Pond filling is required - Not compatible with the surrounding area - Remote location	<u>Not suitable</u> for relocation: - Not compatible with the surrounding area - Remote location - Issue with land ownership	<u>Not suitable</u> for relocation: - Not compatible with the surrounding area - Issue with land ownership - In close vicinity of sensitive receivers	<u>Not suitable</u> for relocation: - Issue with land ownership - Not compatible with the surrounding area - Remote location	<u>Suitable</u> for relocation: - No active agricultural activities - Not incompatible with the surrounding area - Directly connected to public road