

Annex 1d
Revised documents



2.3 With reference to the implementation programme, the affected premises of Tenants A to F fall within the land resumption limit for the remaining phase development of the FLN NDA (**Plan 6**); the affected premises of Tenant G falls within the land resumption limit for the Phase 2 development of the STT development (**Plan 7**); and the affected premises of Tenant H falls within the land resumption limit for the public housing development at Sha Po, Yuen Long (**Plan 8**). As the concerned parcels of land have been/will be resumed and reverted to the Government, the applicant desperately needs to identify a suitable site for relocation of the tenants in order to continue the business operation.

Applicant's effort in identifying suitable site for relocation

2.4 Whilst the applicant has spent effort to relocate the affected premises to a number of alternative sites in the New Territories, those sites were considered not suitable or impracticable due to various issues such as land use incompatibility, environmental concerns, land ownership issue or accessibility (**Appendix II** and **Plan 9**). After a lengthy site-searching process, the Site is identified for relocation as it is relatively flat, in close proximity to various border control points (BCPs) and easily accessible.

Applied uses are the same as the affected premises

2.5 The proposed development involves the operation of 8 existing tenants with different business nature including container storage yard, container vehicle park, vehicle repair workshop, logistics centre, warehouse and open storage of miscellaneous goods with ancillary facilities to support the daily operation of the Site. The applied uses are the same as the affected premises in FLN, San Tin and Sha Po. The total site area designated for Tenants A to H in the proposed development is similar to the total area of their respective original premises. Details of the difference between the original premises and proposed development are shown at **Appendix I** and **Table 2** below:

Table 2: Differences between the Original Premises and the Site

Tenant	Original Premises (a)	Designated Area (b)	Difference (a) – (b)
Tenant A	382 m ²	450 m ²	+68 m ² , +18%
Tenant B	3,005 m ²	5,069 m ²	+2,064 m ² , +69%
Tenant C	1,592 m ²	3,623 m ²	+2,031 m ² , +128%
Tenant D	633 m ²	1,002 m ²	+369 m ² , +58%
Tenant E	3,792 m ²	3,950 m ²	+158 m ² , +4%
Tenant F	3,415 m ²	3,085 m ²	-330 m ² , -10%
Tenant G	2,633 m ²	2,943 m ²	+71 m ² , +2%
Tenant H	239 m ²		
Total	15,691 m ² (about)	20,122 m ² (about)	+4,431 m ² , +28%

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	Lots 360 (Part) and 444 (Part) in D.D. 52	Lots 351 (Part), 367 (Part), 368 RP (Part), 451 RP (Part), 452 (Part), 453 (Part), 454 S.A (Part) and 454 S.B RP in D.D. 52	Lots 351 (Part), 352 (Part), 364 (Part), 454 S.A (Part) in D.D. 52	Lots 356 (Part) and 357 (Part) in D.D. 52	Lots 352 (Part), 353 S.A (Part), 353 RP (Part), 354 (Part), 355 (Part), 357 (Part), 358 (Part), 362 (Part), 363 (Part), 370 (Part) and 1210 (Part) in D.D. 52	Lots 404 (Part), 429 (Part), 438 (Part), 439 (Part), 440 (Part), 441 (Part), 442 (Part) in D.D. 52	Lots 834 (Part), 835, 836, 837 and 838 in D.D. 105	Lots 362 RP (Part), 371 RP (Part) and 372 (Part) in D.D. 107		
	These premises have been resumed by the Government in 2024									
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	N/A	N/A
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"		
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)	3,005 m ² (about)	1,592 m ² (about)	633 m ² (about)	3,792 m ² (about)	3,415 m ² (about)	2,633 m ² (about)	239 m ² (about)		15,691 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			9
Gross Floor Area	108 m ² (about)	440 m ² (about)	880 m ² (about)	100 m ² (about)	72 m ² (about)	N/A	N/A		N/A	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)		1,997 m ² (about)			7,953 m ² (about)