

APPENDICES

- Appendix I** Comparison Table Showing the Differences Between the Proposed Scheme
and the Approved Scheme under Application No. A/YL-TYST/1090
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Appendix I

Comparison Table Showing the Differences Between the Proposed Scheme and the Approved
Scheme under Application No. A/YL-TYST/1090



Appendix I – Comparison table showing the changes between the proposed scheme and the approved scheme under application No. A/YL-TYST/1090

Development Parameters	Approved Application No. A/YL-TYST/1090 (a)	Current Application (b)	Difference (b)-(a)	
Site Area	6,320m ² (about),	6,604 m ² (about),	+284 m ²	+4%
Covered Area	3,340 m ² (about)	4,134 m ² (about)	+794 m ²	+24%
Uncovered Area	2,980 m ² (about)	2,470 m ² (about)	-510 m ²	-17%
Plot Ratio				
Plot Ratio	0.6 (about)	0.6 (about)	-	-
Site Coverage				
Site Coverage	53% (about)	63% (about)	+10%	+19%
No. of Structure				
No. of Structure	10	2	-8	
Gross Floor Area				
Gross Floor Area	3,940 m ² (about)	4,134 m ² (about)	+194 m ²	+4.9%
- Domestic	N/A	N/A		
- Non-Domestic	3,940 m ² (about)	4,134 m ² (about)	+194 m ²	+4.9%
Building Height				
Building Height	3 – 6.7 m (about)	5 – 11 m (about)	-	
No. of Storey				
No. of Storey	1 - 2	1	-	
Operation Hours				
Operation Hours	Monday to Saturday 09:00 – 19:00	Monday to Saturday 09:00 – 19:00	-	
No. of Private Car Parking Space				
No. of Private Car Parking Space	2	5	+3	
No. of Loading/Unloading Space				
No. of Loading/Unloading Space	2 (Light Goods Vehicle)	2 (Medium Goods Vehicle) 1 (Container Vehicle)	-	

Appendix II

Details of Alternative Sties for Relocation



Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Tong Yan San Tsuen, Yuen Long

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. 99, Chau Tau, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 135, Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 91 and D.D. 100, Lin Tong Mei, Fanling, New Territories
Site Area	30,190 m ² (about)	4,242m ² (about)	3,930 m ² (about)	7,130 m ² (about)	13,320 m ² (about)	6,604 m ² (about)
Accessibility	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Fan Kam Road via a local access
Distance from Original Premises	19.1 km (about) from the original premises	15.6 km (about) from the original premises	11.3 km (about) from the original premises	5.5 km (about) from the original premises	12.6 km (about) from the original premises	15.3 km (about) from the original premises
Outline Zoning Plan	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Draft San Tin Technopole OZP No. S/STT/1	Draft Ngau Tam Mei OZP No. S/YL-NTM/13	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Draft Kwu Tung South OZP No. S/NE-KTS/21
Zoning	"Conservation Area (1)"	"Other Specified Uses" Annotated "Innovation Technology"	"Comprehensive Development Area"	"Comprehensive Development Area"	"Coastal Protection Area"	"Agriculture"
Existing Condition	Mostly vacant, covered by vegetation and occupied by fishpond.	Generally flat, partially covered by vegetation and occupied by vacant temporary structures.	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Occupied by temporary structures and fishponds	Mostly hard paved with small portion of land covered by vegetation.
Surrounding Area	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by fishpond and some temporary structures	Surrounded by storage yards, shop and services, vacant land and sites occupied by temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 378% <u>larger</u> than the original premises - Within the closed area - Falls within the "Conservation Area" zone - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> - 33% <u>smaller</u> than the original premises - No active agricultural activities - Not incompatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 38% <u>smaller</u> than the original premises - Tree felling is required. - Nearby residential development - Not compatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 13% <u>larger</u> than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - 111% <u>larger</u> than the original premises - Falls within the "Coastal Protection Area" zone - Active agricultural activities - Not compatible with the surrounding area 	<u>Comparatively Suitable</u> for relocation: <ul style="list-style-type: none"> - The Site area is similar to the original premises. - Relatively flat and mostly vacant - No active agricultural activity - Not incompatible with the surrounding area