

## **APPENDICES**

- Appendix I**           Details of Alternative Sites for Relocation
- Appendix II**       Comparison Table Showing the Differences Between the Original Business Premises and the Application Site



**Appendix I – Alternative Site Options for Relocation of the Applicant’s Original Premises**

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 106, Shek Kong, Yuen Long, New Territories	Various Lots in D.D. 135, Sheung Pak Nai, Yuen Long, New Territories	Various Lots in D.D. 84, Ta Kwu Ling, New Territories
<b>Site Area</b>	3,930 m <sup>2</sup> (about)	30,190 m <sup>2</sup> (about)	5,500 m <sup>2</sup> (about)	540 m <sup>2</sup> (about)	13,320 m <sup>2</sup> (about)	11,942 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Wang Ping Shan South Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Kam Shui Road via a local access	Accessible from Nim Wan Road via a local access	Accessible from Ping Che Road via a local access
<b>Distance from Original Premises</b>	9.3 km (about) from the original premises	3.6 km (about) from the original premises	4.2 km (about) from the original premises	13.91 km (about) from the original premises	25.5 km (about) from the original premises	12.5 km (about) from the original premises
<b>Outline Zoning Plan</b>	Approved Ngau Tam Mei OZP No. S/YL-NTM/12 & Approved Kam Tin North OZP No. S/YL-KTN/11	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Shek Kong OZP No. S/YL-SK/9	Approved Sheung Pak Nai and Ha Pak Nai OZP No. S/YL-PN/9	Approved Ta Kwu Ling OZP No. S/NE-TKL/14
<b>Zoning</b>	"Village Type Development", "Comprehensive Development Area" & "Conservation Area"	"Conservation Area (1)"	"Conservation Area (1)"	"Village Type Development"	"Coastal Protection Area"	"Agriculture"
<b>Existing Condition</b>	Hard paved and occupied by temporary structures	Mostly vacant, covered by vegetation and occupied by fishpond.	Vacant and covered by vegetation	Vacant and covered by temporary structures	Occupied by temporary structures and fishponds	Generally flat, partially covered by vegetation and occupied by vacant temporary structures
<b>Surrounding Area</b>	Surrounded by vehicle repair workshop, holiday camp site, and residential use	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by vegetation, pond, some GIC uses and residential use	Surrounded by residential development, some GIC uses and temporary structures for plant nursery	Surrounded by fishpond and some temporary structures	Surrounded by vehicle park, temporary structures for storage, warehouse and workshop uses; and vacant land covered by vegetation and hard-paving
<b>Suitability for Relocation</b>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- 62.8% <u>smaller</u> than the original premises</li> <li>- Falls within the "Conservation Area" zone</li> <li>- Tree felling is required</li> <li>- Nearby residential development</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- 185.5% <u>larger</u> than the original premises</li> <li>- Within the closed area</li> <li>- Falls within the "Conservation Area" zone</li> <li>- Tenancy for portion of the site is not feasible</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- 47.9% <u>smaller</u> than the original premises</li> <li>- Within the closed area</li> <li>- Falls within the "Conservation Area" zone</li> <li>- Tenancy for portion of the site is not feasible</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- 95% <u>smaller</u> than the original premises</li> <li>- Tree felling is required</li> <li>- Tenancy for portion of the site is not feasible</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- 25.9% <u>larger</u> than the original premises</li> <li>- Falls within the "Coastal Protection Area" zone</li> <li>- Active agricultural activities</li> <li>- Not compatible with the surrounding area</li> </ul>	<p><u>Suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- Similar in site area</li> <li>- Not incompatible with the surrounding area</li> <li>- In close vicinity of Heung Yuen Wai Highway and Heung Yuen Wai Boundary Control Point</li> </ul>

**Appendix II – Comparison table showing the difference between the original business premises in Kwu Tung and the current application**

Development Parameters	Original Premises (a)	Current Application (b)	Difference (b)-(a)	
Site Area	10,573 m <sup>2</sup> (about), incl. 416 m <sup>2</sup> of GL	11,942 m <sup>2</sup> (about)	+1,369 m <sup>2</sup>	+13%
Covered Area	740 m <sup>2</sup> (about)	547 m <sup>2</sup> (about)	-193 m <sup>2</sup>	-27%
Uncovered Area	9,833 m <sup>2</sup> (about)	11,395 m <sup>2</sup> (about)	+1,562 m <sup>2</sup>	+16%
Plot Ratio	0.11 (about)	0.09 (about)	-0.02	-18%
Site Coverage	7% (about)	5% (about)	-2%	-28%
No. of Structure	12	1	-10	-83%
Gross Floor Area	1,133 m <sup>2</sup> (about)	1,094 m <sup>2</sup> (about)	-47 m <sup>2</sup>	-4.1%
- Domestic	N/A	N/A		
- Non-Domestic	1,133 m <sup>2</sup> (about)	1,094 m <sup>2</sup> (about)	-47 m <sup>2</sup>	-4.1%
Building Height	1.22 m – 6.8 m (about)	8 m (about)	+1.2-1.78m	+17.6 - 146%
No. of Storey	1-2	2	-	
Operation Hours	Monday to Saturday 08:00 – 19:00 (No Operation on Sunday and Public Holiday)	Monday to Saturday 07:00 – 19:00 (No Operation on Sunday and Public Holiday)	+ 1 hour, +9%	
No. of Private Car Parking Space	5	7	+2	+40%

*Proposed Temporary Medium Goods Vehicle and Container Tractor/Trailer Park for a Period of 3 Years and Associated Filling of Land in "Agriculture" Zone, Various Lots in D.D. 84, Ta Kwu Ling, New Territories*

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<b>No. of Medium Goods Vehicle Parking Space</b>	10	16	+6	+60%
<b>No. of Container Vehicle/Tractor Parking Space</b>	20	15	-5	-25%
<b>No. of Container Trailer Parking Spaces</b>	14	10	-4	-29%