

APPENDICES

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Appendix I

Summary of the Affected Business Premise, Details of Original Premises and Authorization Letters



Appendix I – Summary of the Affected Business Premises in Hung Shui Kiu

Details of the Affected Business Premises for Relocation					
(a)	Affected Business Premises	Tenant A	Tenant B	Tenant C	Total
(b)	Name of Premises	韋竣工程運輸有限公司 Vanquish Engineering and Transportation Limited	力營重運有限公司 Kanson Crane & Heavy Transport Company Limited	志昂投資有限公司 Chicardo Investment Limited	
(c)	Location of the Original Premises	Lots 3934 RP (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories*	Various Lots in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories*	Various Lots in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories*	
(d)	Outline Zoning Plan	Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2			
(e)	Zoning	"Government, Institution or Community" and area shown as 'Road'	"Commercial (1)" and "Open Space"	"Commercial (2)", "Open Space", "Open Space (1)" and area shown as 'Road'	
(f)	Occupation Period	From Sep 2016 to Aug 2024	From Jun 2008 to Jul 2024	From Nov 2015 to Oct 2024	
(g)	Area of Original Premise	9,290 m ² (about)	10,266 m ² (about)	18,915 m ² (about)	
(h)	Use of Original Premises	Open Storage of Construction Materials and Machinery	Open Storage of Construction Materials and Machinery and Storage of Tools and Parts, Parking and Repairing of Special Purpose Vehicle	Open Storage of Construction Materials and Machinery and Equipment and Repairing of Construction Machinery	
1st Attempt in Relocation in 2022 under S.16 Planning Application No. (A/YL-HTF/1133)¹					N/A
(i)	Location of the Relocation Site	N/A	Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories		
(j)	Proposed Area for Relocation		11,783m ² (about)	15,180m ² (about)	
2nd Attempt in Relocation in 2024 under S.16 Planning Application (No. A/YL-HTF/1166)					
(k)	Location of the Relocation Site	N/A	Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories (excluded Various Lots in D.D.128 and some non-developable area)		
(l)	Proposed Area for Relocation		Insufficient space for relocation after detailed land survey was carried out by the applicant ²	4,048m ² (after survey) (only portion of the original premises were able to be relocated to the application site of A/YL-HTF/1166) ³	
Current Application					
(m)	Location of the Relocation Site	Various Lots in D.D. 125 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories			
(n)	Outline Zoning Plan	Approved Ha Tsuen Fringe Outline Zoning Plan No. S/YL-HTF/12			
(o)	Area for Relocation	13,838 m ² (about)	13,032 m ² (about)	4,817 m ² (about) (the remaining area of the original premises that	31,687 m² (about)

¹ The 5 existing operators under planning applications (Nos. A/YL-HTF/1133 and 1166) are: Tenant A: 森記五金有限公司, affected site area: 27,176m²; Tenant B: 志昂投資有限公司, affected site area: 18,915m²; Tenant C: 新車場有限公司, affected site area: 18,581m²; Tenant D: 恆豐喉業有限公司, affected site area: 14,363m²; and Tenant E: 力營重運有限公司, affected site area: 10,266m².

² After site surveying conducted by the applicant in September 2024, a total of 54,544m² is utilized by the affected premises under planning application (No. A/YL-HTF/1166), there is insufficient site area reserved for Tenant E (i.e. 力營重運有限公司) due to various land administrative issues, please refer to **Appendix III** for details.

³ About 14,867m² of the site area is occupied by Tenant B of the affected business premises (i.e. 志昂投資有限公司) under application No. A/YL-HTF/1166, which is 4,048m² lesser than the original premises in Hung Shui Kiu (i.e. 18,915m²).

				were <u>not</u> able to be relocated to A/YL-HTF/1166)	
(p)	Area Reserved as Road and Landscaping Area	9,882 m ² (about)			9,882 m ² (about)
(q)	Total Application Site Area (o) + (p)	41,569 m ² (about)			

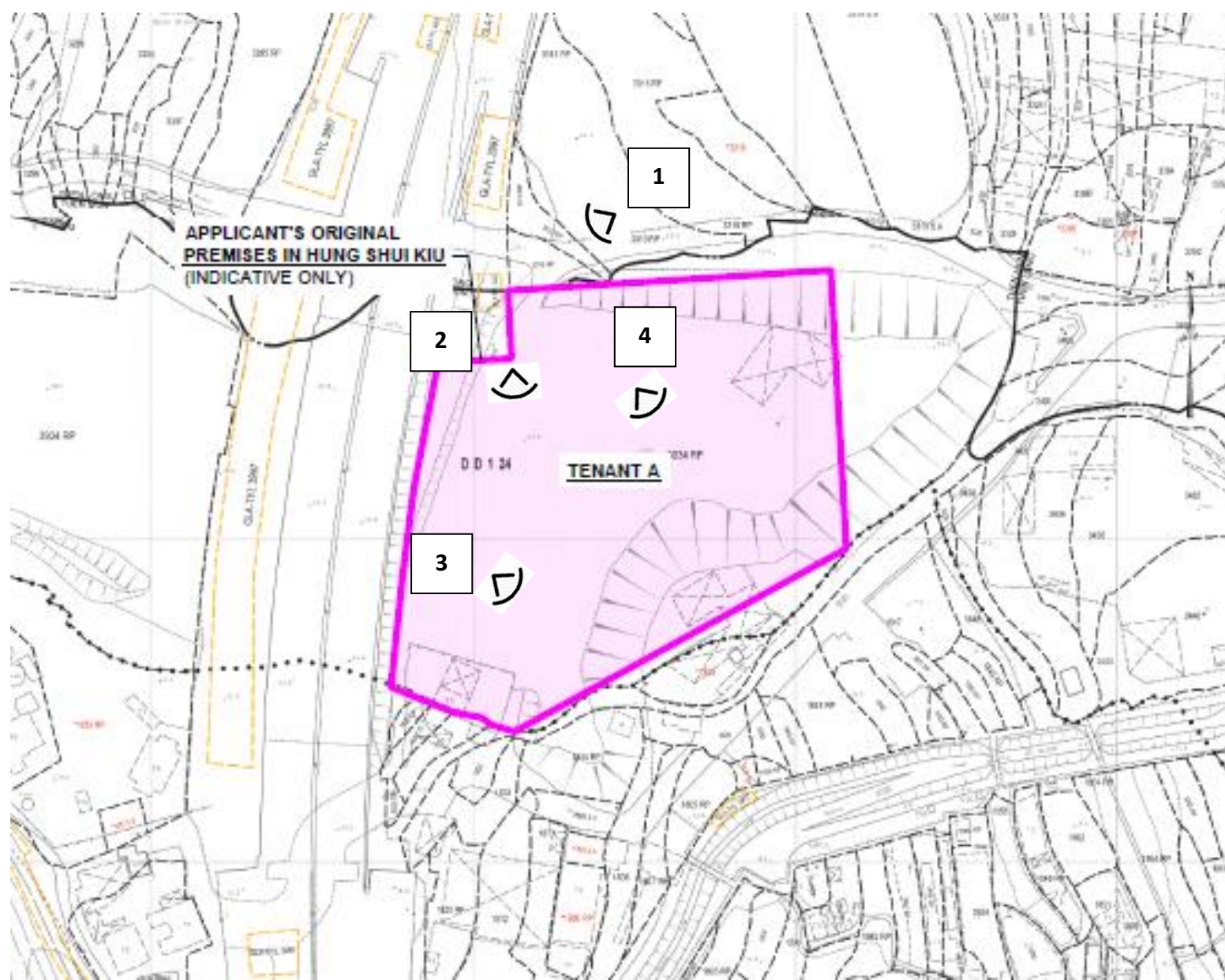
Details of Original Premises

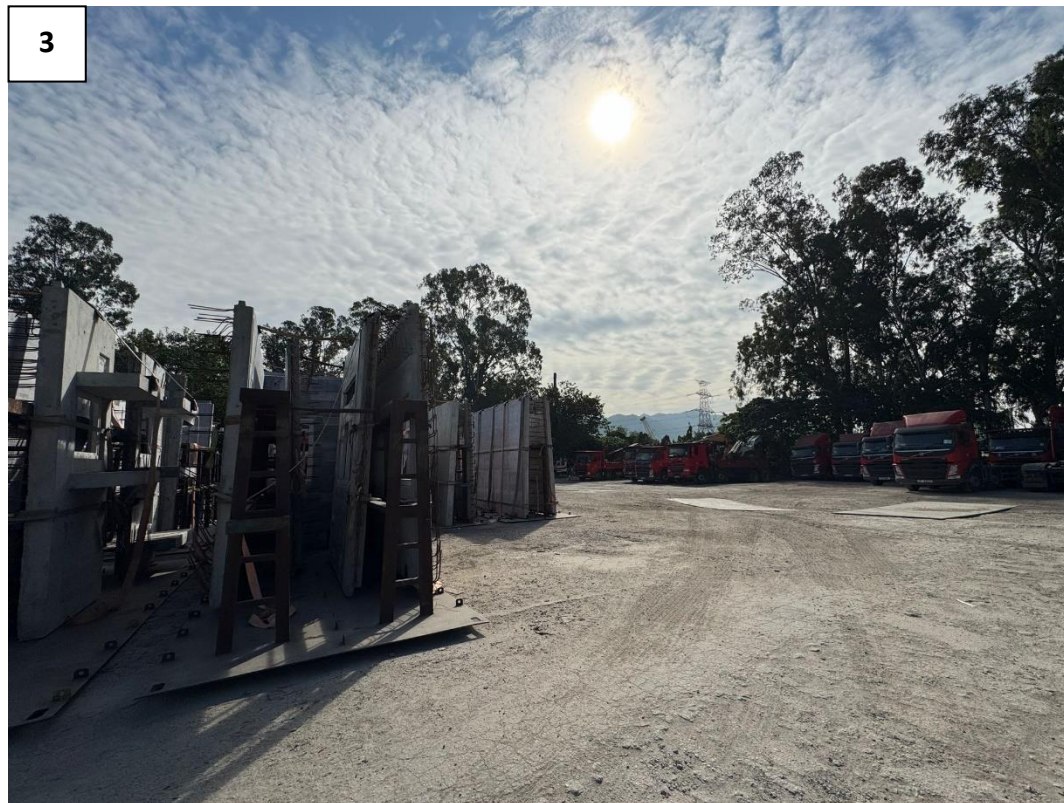
Tenant A

Company Name: **Vanquish Engineering and Transportation Limited**
(authorised First Champion Limited as applicant of the current application)

Details of Business Premises

Location: Lot 3934 (Part) in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories
Use of Premises: Storage of construction materials and machineries



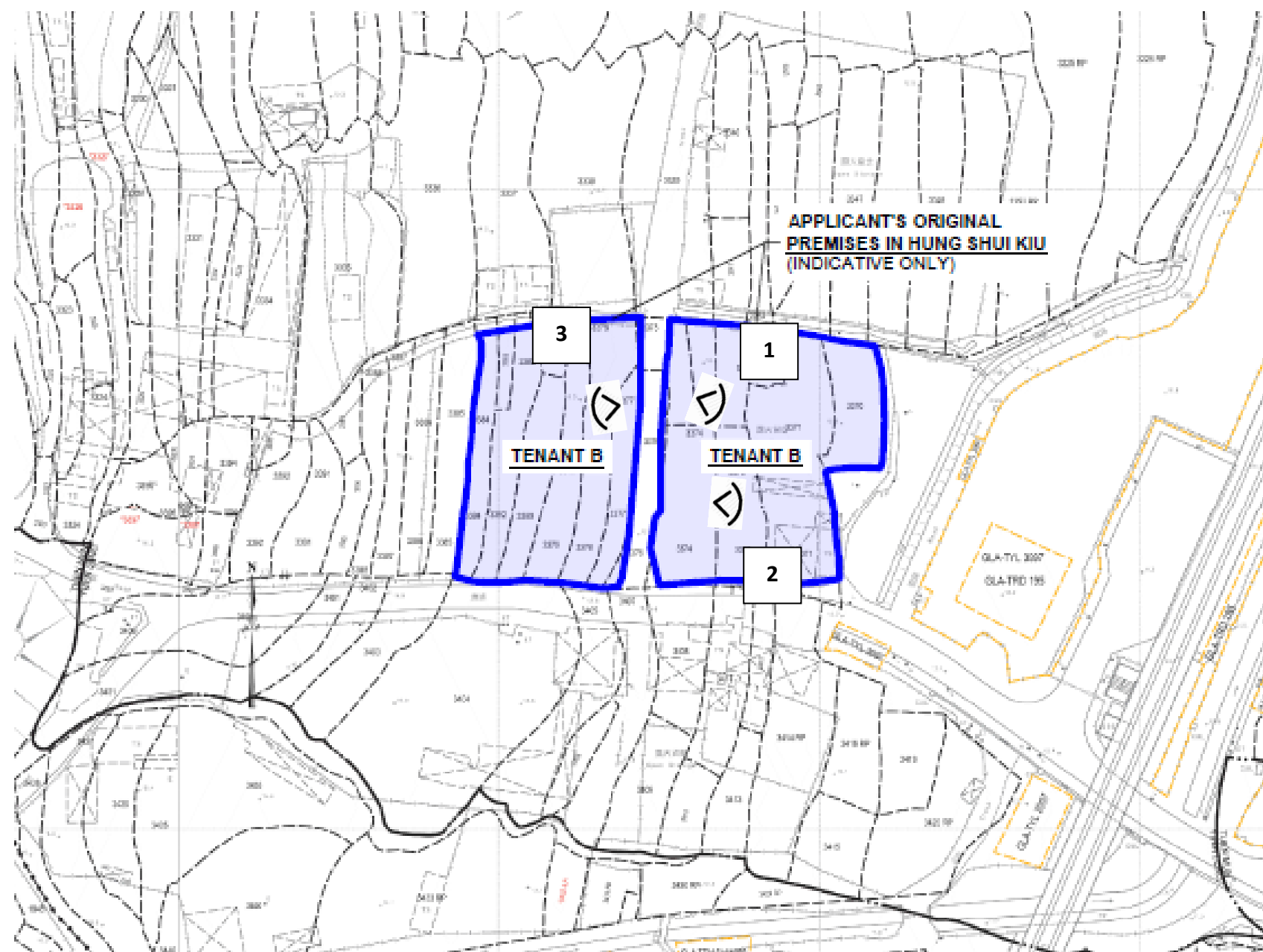


Tenant B

Company Name: **Kanson Crane & Heavy Transport Company Limited**
(authorised First Champion Limited as applicant of the current application)

Details of Business Premises

Location: Various Lots in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories
Use of Premises: Open Storage of Construction Materials and Machinery and Storage of Tools and Parts, Parking and Repairing of Special Purpose Vehicle



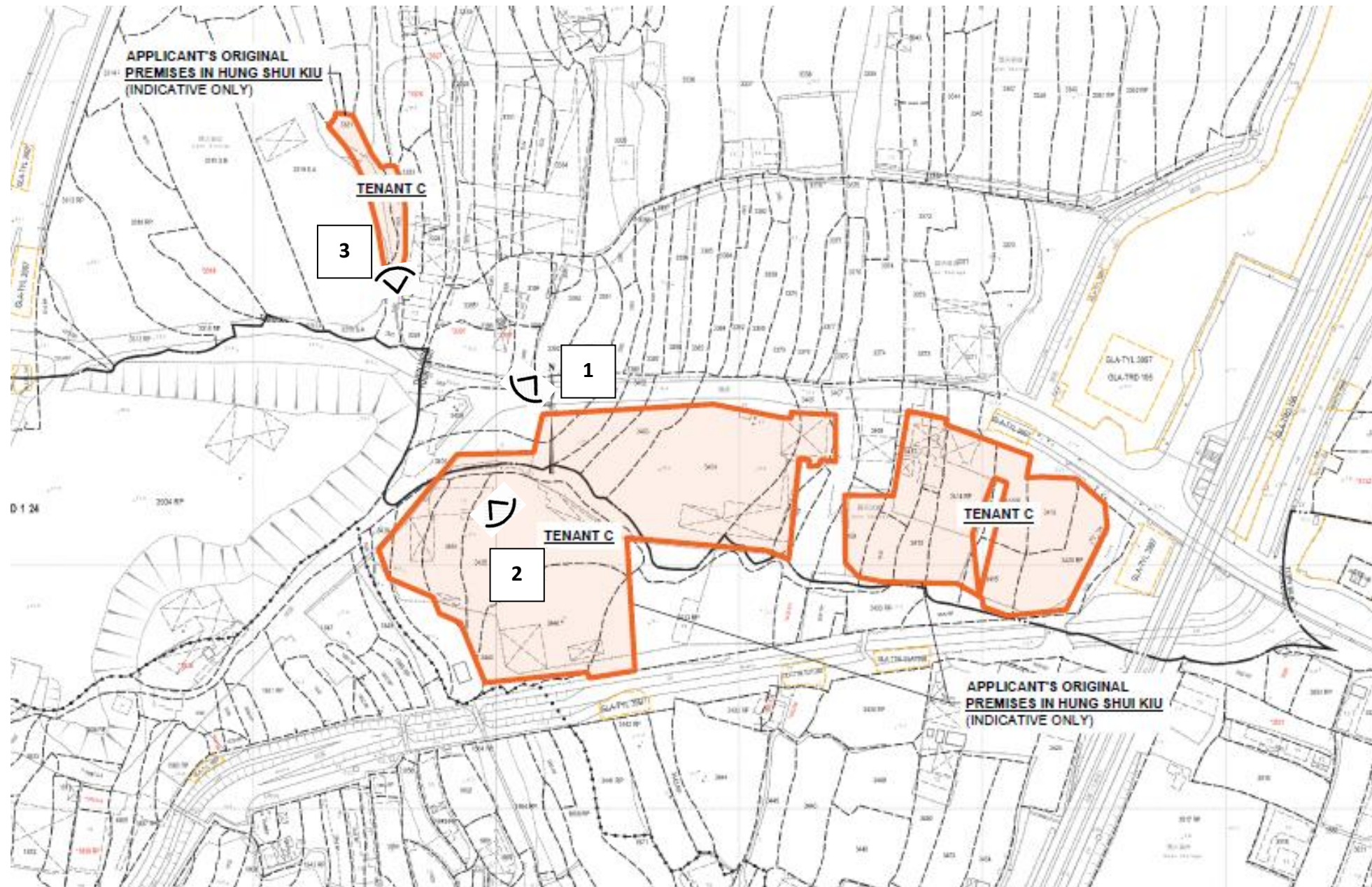


Tenant C

Company Name: **Chicardo Investment Limited**
(authorised First Champion Limited as applicant of the current application)

Details of Business Premises

Location: Various Lots in D.D. 124, Hung Shui Kiu, Yuen Long, New Territories
Use of Premises: Open Storage of Construction Materials and Machinery and Equipment and Repairing of Construction Machinery





Appendix II

Details of Alternative Sites for Relocation



Appendix II – Alternative Sites for Relocation of the Applicant’s Original Premises in Hung Shui Kiu

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 33, Lai Chi Hang, Tai Po, New Territories	Various Lots in D.D. 86, San Uk Ling, Man Kam To, New Territories	Various Lots in D.D. 122, Long Ping Road, Ping Shan, New Territories	Various Lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories
Site Area	10,740 m ² (about)	2,900 m ² (about)	6,560 m ² (about)	3,678 m ² (about)	2,815 m ² (about)	41,569 m ² (about)
Accessibility	Accessible from Deep Bay Road via a local access	Accessible from Ngau Tam Mei Road via a local access	Accessible from Tai Po Road (Tai Po Kau) via a local access	Accessible from Lin Ma Hang Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Kong Sham Western Highway via a local access and a proposed road
Distance from Original Premises	8.57 km (about) from the original premises	13.9 km (about) from the original premises	26 km (about) from the original premises	24.5 km (about) from the original premises	5.18 km (about) from the original premises	2.3 km (about) from the original premises
Outline Zoning Plan	Approved Lau Fau Shan & Tsim Bei Tsui OZP No. S/YL-LFS/11	Approved Ngau Tam Mei OZP No. S/YL-NTM/14	Approved Tai Po OZP No. S/TP/30	Approved Man Kam To OZP No. S/NE-MKT/4	Approved Ping Shan OZP No. S/YL-PS/20	Approved Ha Tsuen Fringe OZP No. S/YL-HTF/12
Zoning	"Green Belt"	"Green Belt"	"Green Belt"	"Green Belt"	"Conservation Area"	"Green Belt" and Area shown as 'Road'
Existing Condition	Covered by vegetation and woodland	Covered by tree groups and ponds	Covered by tree groups and vegetation	Covered by tree groups and vegetation	Woodland and partly vacant	Partially occupied by temporary structures and covered by vegetation
Surrounding Area	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by ponds, agricultural land, GIS use and temporary structures for residential use	Surrounded by woodland and temporary structures for and residential use	Surrounded by residential development and woodland	Surrounded by woodland and graves	Surrounded by temporary structures for warehouse, open storage and GIC use
Suitability for Relocation	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - 72% smaller than the original premises - Tree felling is required - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible 	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - 93% smaller than the original premises - Active agricultural activities at the site - Not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - 83% smaller than the original premises - Tree felling is required - No direct access to public road - Not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - 91% smaller than the original premises - Tree felling is required - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area 	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> - 93% smaller than the original premises - Not compatible with the surrounding area - Within "Conservation Area" Zone - Tenancy for portion of the site is not feasible 	<p><u>Suitable</u> for relocation:</p> <ul style="list-style-type: none"> - 7% larger than the original premises - In close vicinity of the Kong Sham Western Highway - No active agricultural activities - Not incompatible with the surrounding area

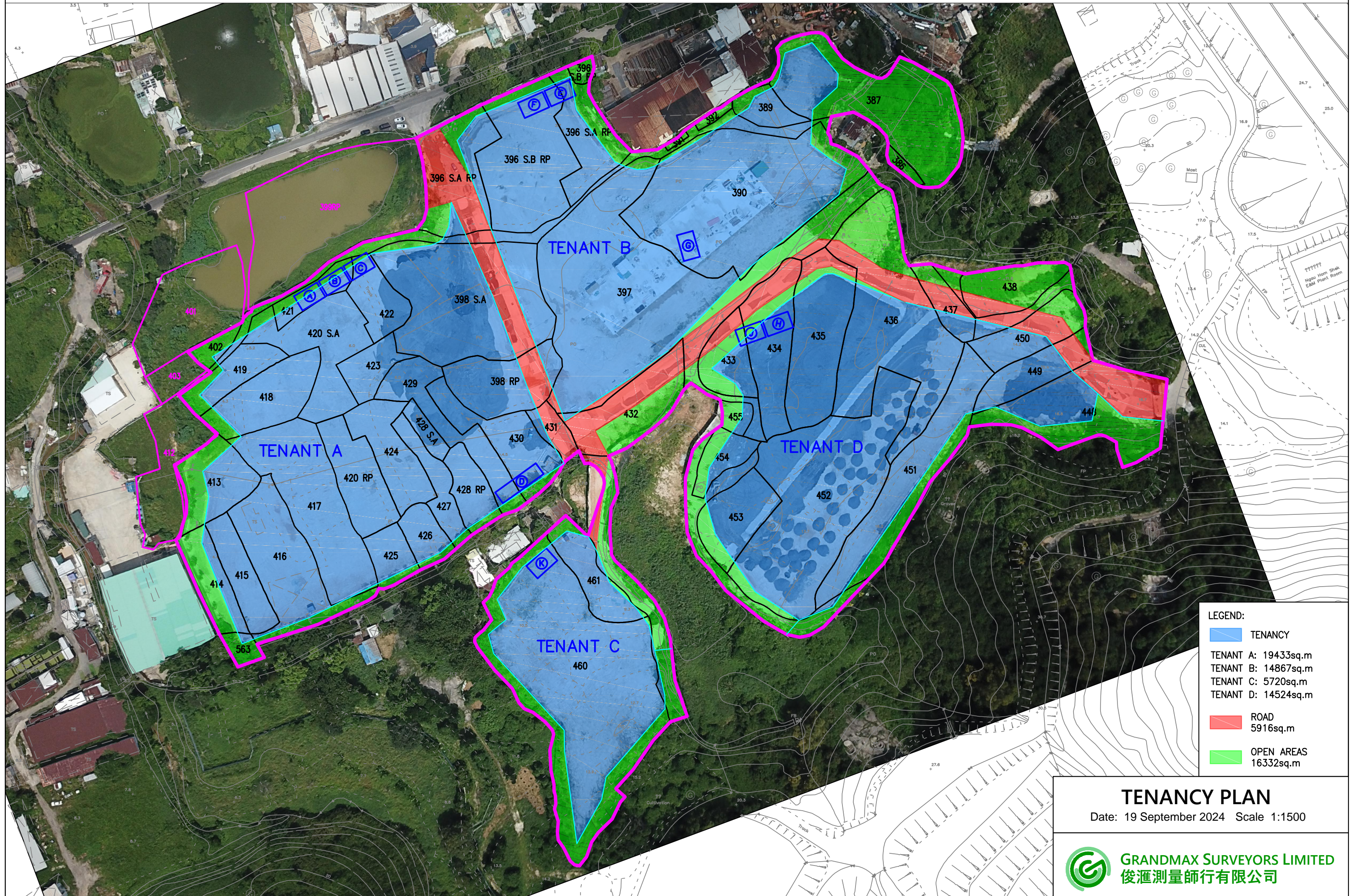
Proposed Temporary Warehouse for Storage of Construction Materials and Construction Machinery, Parking of SPV and Rural Workshop with Ancillary Facilities for a Period of 3 Years and Associated Filling of Land, Filling of Pond and Excavation of Land in "GB" Zone and Area shown as 'Road', Various Lots in D.D. 125 and Adjoining GL, Ha Tsuen, Yuen Long, N.T.

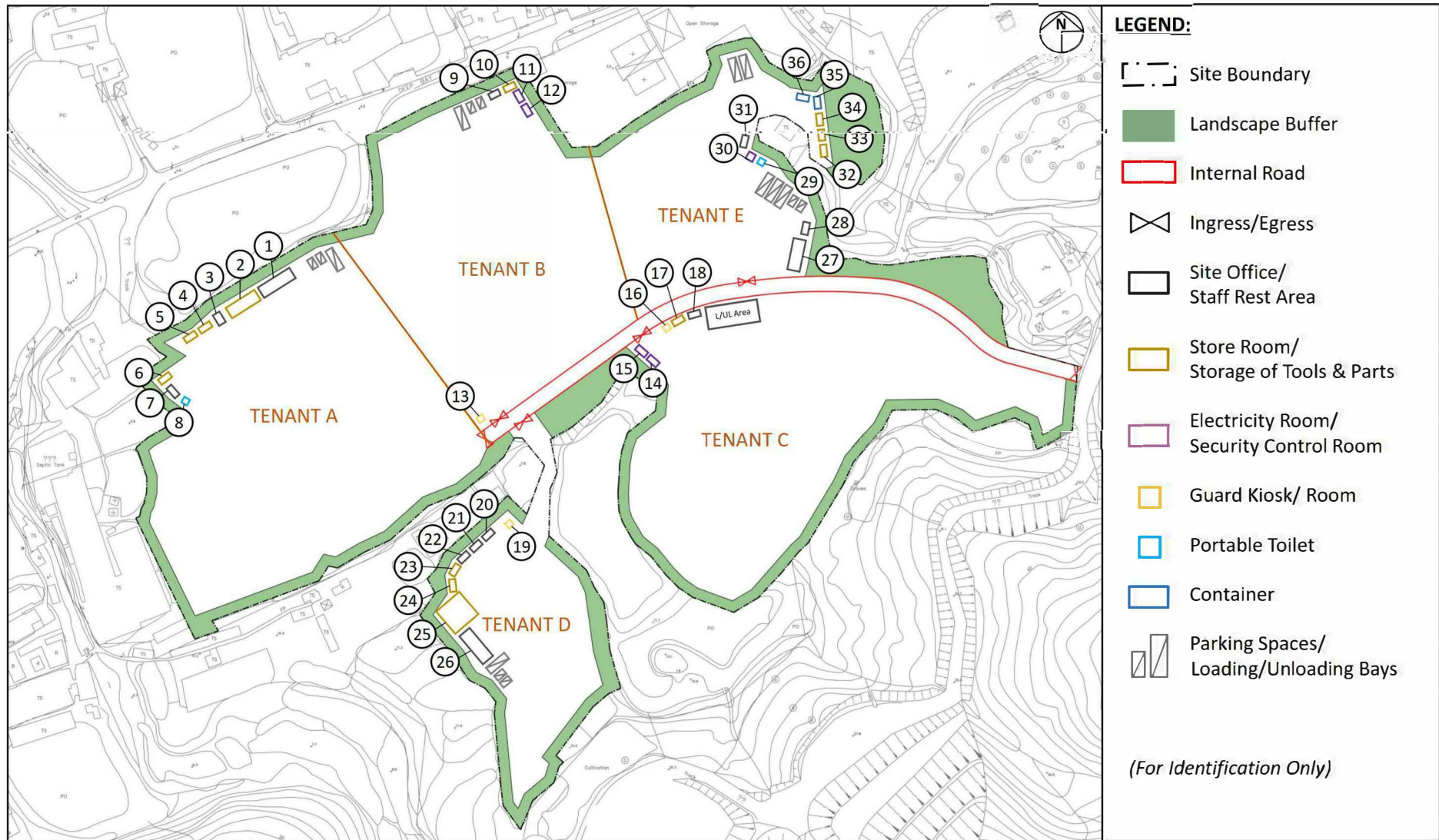
Appendix III

Site Survey and Land Use Distribution Under S.16 Application No. A/YL-HTF/1166



VARIOUS LOTS IN D.D.128 LAU FU SHAN





Project:
 Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipments and Storage of Tools and Parts with Ancillary Site Office and Filling of Land and Ponds at Various Lots in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories

Title:
 Indicative Layout Plan

Ref.: ADCL/POT-10561-R002/F003

Figure:
 3

Scale:
 Not to Scale

Date:
 Jan 2024



(摘錄自申請人於 16.1.2024 呈交的補充資料)
 (Extract from Applicant's Supplementary Information Submitted on 16.1.2024)

參考編號 REFERENCE No. A/YL-HTF/1166	繪圖 DRAWING A-1
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Section 16 Planning Application for Temporary Open Storage of New Vehicles (Private Cars), Construction Materials, Machineries, Equipment and Storage of Tools and Parts with Ancillary Site Office for a Period of 3 Years and Filling of Land and Pond at Lots 386, 387, 389, 390, 391, 392, 396 S.A RP, 396 S.B RP, 397, 398 S.A, 398 RP, 402, 413, 414, 415, 416, 417, 418, 419, 420 S.A, 420 RP, 421, 422, 423, 424, 425, 426, 427, 428 S.A, 428 RP, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 448, 449, 450, 451, 452, 453, 454, 455, 460, 461 and 563 in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long, New Territories
(Renewal of Planning Approval under Application No. A/YL-HTF/1133)

Ref.: ADCL/POT-10561/R002

Table 1: Existing Uses, Locations and Areas of the Concerned Operations

Existing Use	Existing Location	Existing Area
Tenant A		
Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office [Valid Planning Permission No. A/HSK/330]	Lots 1630 RP (Part), 1631 RP (Part), 1633 RP (Part), 1634, 1635 RP (Part), 1635 S.A RP, 1636 RP (Part), 1712 RP (Part), 3206 RP (Part), 3225 RP (Part), 3226 RP (Part), 3228 RP (Part), 3230 (Part), 3231 (Part), 3232, 3233 (Part), 3234 (Part), 3235 (Part), 3236 RP (Part), 3237 (Part), 3239 (Part), 3240 (Part), 3241 (Part), 3244 (Part), 3285 RP (Part), 3286 (Part), 3287 (Part), 3289 (Part), 3304 (Part), 3305 (Part), 3307 (Part), 3349 (Part), 3350 (Part), 3351 RP (Part), and 3352 RP (Part) in D.D. 124 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.	About 27,176m ²
Tenant B		
Temporary Open Storage of Construction Materials, Machineries and Equipment	Lots 3321, 3322, 3400 (Part), 3401 (Part), 3402 (Part), 3403 (Part), 3404 (Part), 3405 (Part), 3406 (Part), 3407 (Part), 3409 (Part), 3410 (Part), 3411 (Part), 3412 (Part), 3413 (Part), 3414 RP (Part), 3415 (Part), 3416 RP (Part), 3419, 3420 RP (Part), 3433 RP (Part), 3435 (Part), 3436, 3437 (Part), 3438 (Part), and 3440 (Part) in D.D. 124 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.	About 18,915m ²
Tenant C		
Temporary Open Storage of New Vehicles (Private Cars)	Lots 3276 RP (Part), 3312 RP (Part), 3313 RP (Part), 3314 RP, 3316 RP (Part), 3317, 3318 (Part), 3319 S.A (Part), and 3319 S.B (Part) in D.D. 124 and Adjoining Government Land, Ping Shan, Yuen Long, N.T.	About 18,581m ²
Tenant D		
Temporary Open Storage of Construction Materials and Machineries and Storage of Tools and Parts with Ancillary Site Office [Valid Planning Permission No. A/HSK/330]	Lots 3241 (Part), 3244 (Part), 3272 (Part), 3273 (Part), 3274 (Part), 3275 RP (Part), 3339 (Part), 3340, 3341 (Part), 3342 (Part), 3343, 3344 (Part), 3345 (Part), 3346, 3347 (Part), 3348 (Part), 3349 (Part), 3350 (Part), 3351 RP (Part) and 3352 RP (Part) in D.D. 124, Ping Shan, Yuen Long, N.T.	About 14,363m ²
Tenant E		
Temporary Open Storage of Construction Materials, Machineries and Equipment and Storage of Tools and Parts with Ancillary Site Office [Valid Planning Permissions Nos. A/HSK/487 and A/HSK/330]	Lots 3370 (Part), 3371 (Part), 3372 (Part), 3373 (Part), 3374 (Part), 3375 (Part), 3376 (Part), 3377 (Part), 3378 (Part), 3379 (Part), 3380, 3381 (Part), 3382 (Part), 3383 (Part), and 3384 (Part) in D.D. 124, Ping Shan, Yuen Long, N.T.	About 10,266m ²