

## **APPENDICES**

- Appendix I**      Details of Original Premises
- Appendix II**     Details of Alternative Sites for Relocation



## **Appendix I**

### Details of Original Premises

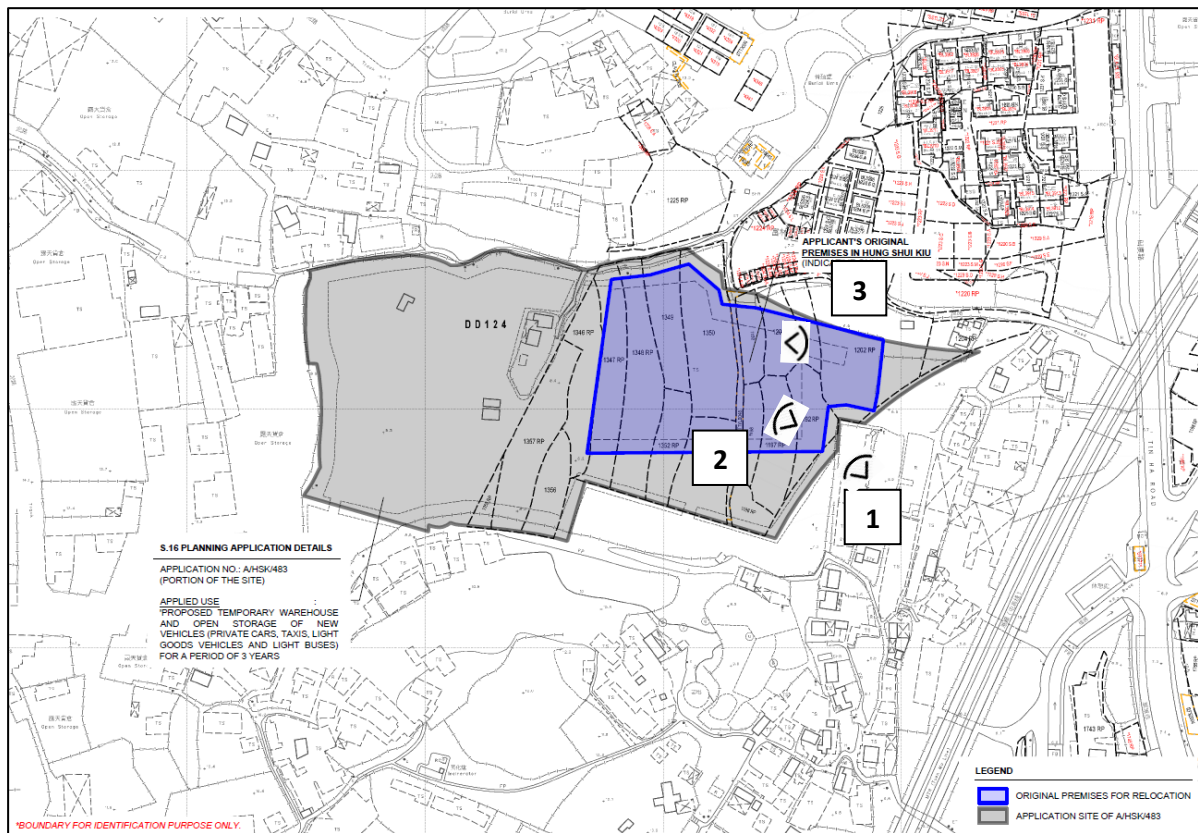


## Appendix I – Details of Original Premises

Company Name: **Zung Fu Company Limited**  
(authorised Rich Valley 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: Warehouse for Storage of New Vehicles



1



2





## **Appendix II**

### **Details of Alternative Sites for Relocation**



**Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Pok Wai, Yuen Long, New Territories**

Alternative Site / Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	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	Lot 3719 S.C RP (Part) in D.D. 104, Pok Wai, Yuen Long, New Territories
<b>Site Area</b>	30,190 m <sup>2</sup> (about)	4,242m <sup>2</sup> (about)	3,930 m <sup>2</sup> (about)	7,130 m <sup>2</sup> (about)	13,320 m <sup>2</sup> (about)	7,736 m <sup>2</sup> (about)
<b>Accessibility</b>	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 Kam Pok Road East via Kam Pok Road
<b>Distance from Original Premises</b>	21.4 km (about) from the original premises	18.7 km (about) from the original premises	17.8 km (about) from the original premises	3.5 km (about) from the original premises	9.5 km (about) from the original premises	12.6 km (about) from the original premises
<b>Outline Zoning Plan</b>	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved San Tin Technopole OZP No. S/STT/2	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 Nam Sang Wai OZP No. S/YL-NSW/9
<b>Zoning</b>	"Conservation Area (1)"	"Other Specified Uses" Annotated "Innovation Technology"	"Comprehensive Development Area"	"Comprehensive Development Area"	"Coastal Protection Area"	"Other Specified Uses" annotated "Comprehensive Development to Include Wetland Restoration Area" and "Residential (Group D)" zones
<b>Existing Condition</b>	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	Hard-paved and currently occupied by open storage use
<b>Surrounding Area</b>	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, structures for warehouse and logistic centre.
<b>Suitability for Relocation</b>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- 328% <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>Suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- 40% <u>smaller</u> than the original premises</li> <li>- No active agricultural activities</li> <li>- Not incompatible with the surrounding area</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- 44% <u>smaller</u> than the original premises</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>- 0.1% <u>larger</u> than the original premises</li> <li>- Not compatible with the surrounding area</li> <li>- Tenancy for portion of the site is not feasible</li> </ul>	<p><u>Not suitable</u> for relocation</p> <ul style="list-style-type: none"> <li>- 89% <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>Comparatively Suitable</u> for relocation:</p> <ul style="list-style-type: none"> <li>- The Site area is similar as the original premises.</li> <li>- Relatively flat and occupied by the applied use</li> <li>- Not incompatible with the surrounding area</li> </ul>