

APPENDICES

- Appendix I** Details of the Affected Business Premises
- Appendix II** Details of Alternative Sites for Relocation

Appendix I

Details of the Affected Business Premises

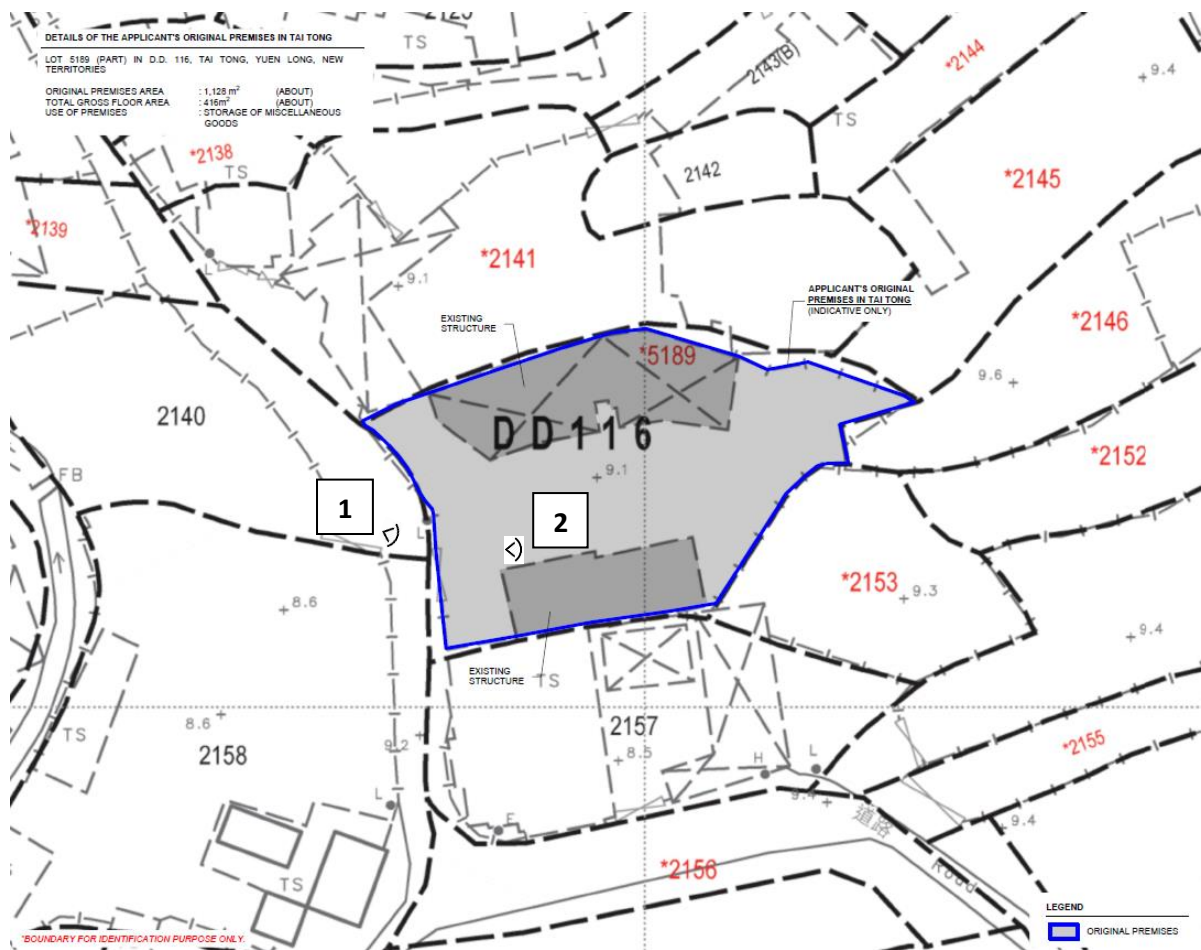


Appendix I – Details of the Affected Business Premises

Company Name: **Yau Tin Pot Cuisine Limited** 悠田盆菜有限公司

Details of Business Premises

Location: Lot 5189 (Part) in D.D. 116, Shap Pat Heung, Yuen Long, New Territories
Use of Premises: Warehouse for storage of miscellaneous goods for pot cuisines business





Letter from the Lands Department dated 15.9.2023

電話 Tel: 3690 8806
圖文傳真 Fax: 3547 1578
電郵地址 Email: leylp4_2@landsd.gov.hk
本署檔號 Our Ref.: (3) in LD YLPT/YRN/21/25/2019Y
來函檔號 Your Ref.:

覆函請註明本署檔號
Please quote our reference in your reply



地政總署
土地徵用組
元朗工程項目小組
'UEN LONG PROJECTS TEAM
ACQUISITION SECTION
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

新界屯門海榮路 22 號屯門中央廣場 18 樓 1801-1807 室
Units 1801-1807, 18/F., Tuen Mun Central Square,
22 Hoi Wing Road, Tuen Mun, New Territories.

網址 Website : www.landsd.gov.hk

新界元朗安樂路 1-11A 號
明珠樓 A 座地下 2-3 號
悠田盆菜有限公司
(經辦人:黃先生 / 陳先生)

掛號郵遞

黃先生 / 陳先生:

工務計劃項目第 B874CL 號
元朗十八鄉公營房屋發展之工地平整和基礎設施工程
丈量約份第 116 約地段第 5189 號
露天／戶外業務(悠田盆菜)


貴公司在上址經營的露天／戶外業務，因上述工務計劃影響而須清拆。根據現行政策，在上址經營露天／戶外業務的經營者，如經調查確定符合資格後，將可獲發特惠津貼。其他未符合資格的人士，則不會獲發任何特惠津貼。

故現請貴公司於 2023 年 10 月 6 日或之前向本署提供下列文件的副本，以便評核貴公司是否符合資格申領特惠津貼。

- (1) (a) 經營人之香港身份證 (b) 合夥人之香港身份證
(c) 香港公司註冊證書
- (2) 有關業務在清拆前登記日 (即 2023 年 1 月 6 日) 前 2 年的營運單據：
 - (a) 報稅單或繳稅單 (b) 營業損益表
 - (c) 火險保單單據 (d) 僱員保險單據
 - (e) 器材保養單據 (f) 商業登記證
 - (g) 供電單據 (h) 電話單據
 - (i) 供水單據 (j) 資訊服務單據
- (3) 其他有效證明文件

本署將於稍後時間再與你聯絡以便查閱上述文件的正本。如有需要，本署可能要求貴公司提供一切其他所需資料及文件。

如貴公司對此事有任何查詢，請於辦公時間內致電3690 8806與本信代行人聯絡。

地政總署
總產業測量師(土地徵用)
(鄧子豪  代行)

經理/ 地政總署清拆(二)辦事處
(經辦人：黃漢良先生)

傳真：2660 9770

2023年9月15日

Appendix II

Details of Alternative Sites for Relocation



Appendix II – Alternative Sites for the Relocation of the Applicant’s Original Premises in Shap Pat Heung

Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 124, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories	Various Lots in D.D. 106, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 122, Ping Shan, Yuen Long, New Territories	Lot 1439 (Part) in D.D. 118, Tai Tong, Yuen Long, New Territories
Site Area	540 m ² (about)	2,753 m ² (about)	530 m ² (about)	2,230 m ² (about)	2,815 m ² (about)	476 m ² (about)
Accessibility	Accessible from Kam Tin Road via a local access	Accessible from Tin Ha Road via a local access	Accessible from Ngau Tam Mei Road via a local access	Accessible from Kam Sheung Road via a local access	Accessible from Long Ping Road via a local access	Accessible from Tai Shu Ha Road West via a local access
Distance from Original Premises	5.8 km (about)	9 km (about)	9 km (about)	6.9 km (about)	6.1 km (about)	2.9 km (about)
Outline Zoning Plan	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Hung Shui Kiu OZP No. S/HSK/2	Draft Ngau Tam Mei OZP No. S/YL-NTM/13	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ping Shan OZP No. S/YL-PS/20	Approved Tai Tong OZP No. S/YL-TT/20
Zoning	"Agriculture"	"Village Type Development"	"Green Belt"	"Agriculture"	"Conservation Area"	"Agriculture"
Existing Condition	Vacant and covered with vegetation	Hard paved and occupied by temporary structures	Hard paved and occupied by temporary structures	Vacant and covered with vegetation	Woodland and partly vacant	Vacant and generally flat
Surrounding Area	Surrounded by open storage, some GIC uses, woodland and residential structures	Surrounded by warehouse, open storage, workshop, logistic centre and residential use	Surrounded by greenhouse and agricultural use	Surrounded by open storage, some GIC uses, woodland and residential use	Surrounded by woodland and graves	Surrounded by temporary structures for brownfield operations and some residential structures
Suitability for Relocation	<u>Not suitable</u> for relocation: - in close proximity to residential developments - tree felling is required - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - 144% larger than the original premises - tenancy for portion of the site is not feasible - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - active agricultural activities in the vicinity - tree felling is required - within the "Green Belt" zone - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - 98% larger than the original premises - tenancy for portion of the site is not feasible - tree felling is required - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - 150% larger than the original premises - tenancy for portion of the site is not feasible - not compatible with the surrounding area - within the "Conservation Area" zone	<u>Comparatively Suitable</u> for relocation: - flat and vacant - easily accessible - no agricultural activity - in close proximity to the original premises