

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 |
|--|--|---|---|--|---|---|
| Location | Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories | Various Lots in D.D. 104, Ngau Tam Mei, Yuen Long, New Territories | Various Lots in D.D. 124, Ha Tsuen, Yuen Long, New Territories | Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories | Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories | Lot 2611 (Part) in D.D. 124 and Adjoining GL, Tan Kwai Tsuen, Yuen Long, New Territories |
| Site Area | 2,230 m ² (about) | 530 m ² (about) | 2,753 m ² (about) | 730 m ² (about) | 4,150 m ² (about) | 1,450m ² (about), including 327m ² of GL |
| Accessibility | Accessible from Kam Tin Road via a local access | Accessible from Ngau Tam Mei Road via a local access | Accessible from Tin Ha Road via a local access | Accessible from Hong Po Road via a local access | Accessible from Fuk Hang Tsuen Road via a local access | Accessible from Tan Kwai Tsuen Road via Shui Fu Road |
| Distance from Original Premises | 8.43km (about) from the original premises | 12.08km (about) from the original premises | 2.57km (about) from the original premises | 4.38km (about) from the original premises | 3.23km (about) from the original premises | 4.7km (about) from the original premises |
| Outline Zoning Plan | Approved Kam Tin South OZP No. S/YL-KTS/15 | Approved Ngau Tam Mei OZP No. S/YL-NTM/12 | Approved Hung Shui Kiu OZP No. S/HSK/2 | Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12 | Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12 | Approved Tong Yan San Tsuen OZP No. S/YL-TYST/14 |
| Zoning | "Agriculture" | "Green Belt" | "Village Type Development" | "Green Belt" and "Residential (Group A)" | "Comprehensive Development Area" | "Residential (Group D)", "Residential (Group B)1" and "Government, Institution or Community" |
| Existing Condition | Vacant and covered by vegetation | Hard paved and occupied by temporary structures | Hard paved and occupied by temporary structures | Vacant and covered by vegetation | Hard paved and occupied by temporary structures | Hard-paved and occupied by temporary structure |
| Surrounding Area | Surrounded by open storage, some GIC uses, woodland and residential use | Surrounded by greenhouse and agricultural use | Surrounded by warehouse, open storage, workshop, logistic centre and residential use | Surrounded by residential development, open storage and woodland | Surrounded by warehouse, workshop, logistic centre and land covered by residential use | Surrounded by storage, some GIC uses, woodland, vacant land covered by hard-paving and residential use |
| Suitability for Relocation | <p>Not suitable for relocation</p> <ul style="list-style-type: none"> - 10% smaller than the original premises - Tree felling is required - Not compatible with the surrounding area - | <p>Not suitable for relocation</p> <ul style="list-style-type: none"> - 79% smaller than the original premises - Active agricultural activities at the site - Not compatible with the surrounding area | <p>Not suitable for relocation</p> <ul style="list-style-type: none"> - 10% larger than the original premises - Tenancy for portion of the site is not feasible - Not compatible with the surrounding area | <p>Not suitable for relocation</p> <ul style="list-style-type: none"> - 71% smaller than the original premises - Tree felling is required - No direct access to public road - Not compatible with the surrounding area | <p>Not suitable for relocation</p> <ul style="list-style-type: none"> - 66% larger than the original premises - Not compatible with the surrounding area - Tenancy for portion of the site is not feasible | <p>Suitable for relocation:</p> <ul style="list-style-type: none"> - 42% smaller than the original premises, however, the GFA is similar - No tree felling - No active agricultural activities - Not incompatible with the surrounding area |

Appendix II – Comparison table showing the differences between the original premises and the proposed scheme at the application site

| Development Parameters | Original Premises (a) | Current Application (b) | Difference (b)-(a) | |
|-------------------------------|-------------------------------------|-------------------------------------|-----------------------|------|
| | | | | |
| Site Area | 2,488 m ² (about) | 1,450 m ² (about) | -1,038m ² | -42% |
| Covered Area | 1,094 m ² (about) | 1,084 m ² (about) | -10 m ² | -1% |
| Uncovered Area | 1,394 m ² (about) | 366 m ² (about) | -1,028 m ² | -74% |
| Plot Ratio | | | | |
| Plot Ratio | 0.43 (about) | 0.75 (about) | -0.32 | -74% |
| Site Coverage | 43% (about) | 75% (about) | -32% | |
| No. of Structure | | | | |
| No. of Structure | 2 | 1 | -1 | |
| Total Gross Floor Area | | | | |
| Total Gross Floor Area | 1,094 m ² (about) | 1,084 m ² (about) | -10 m ² | -1% |
| - Domestic | N/A | N/A | - | |
| - Non-Domestic | 1,094 m ² (about) | 1,084 m ² (about) | -10 m ² | -1% |
| Building Height | | | | |
| Building Height | 6 m (about) | Not exceeding 7.5 m | - | |
| No. of Storey | | | | |
| No. of Storey | 1 | 1 | - | |
| Operation Hours | | | | |
| Operation Hours | Monday to Saturday 09:00 – 19:00 | Monday to Saturday 09:00 – 19:00 | - | |