

## **LIST OF APPENDICES**

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## **Appendix I**

### Details of the Original Premises



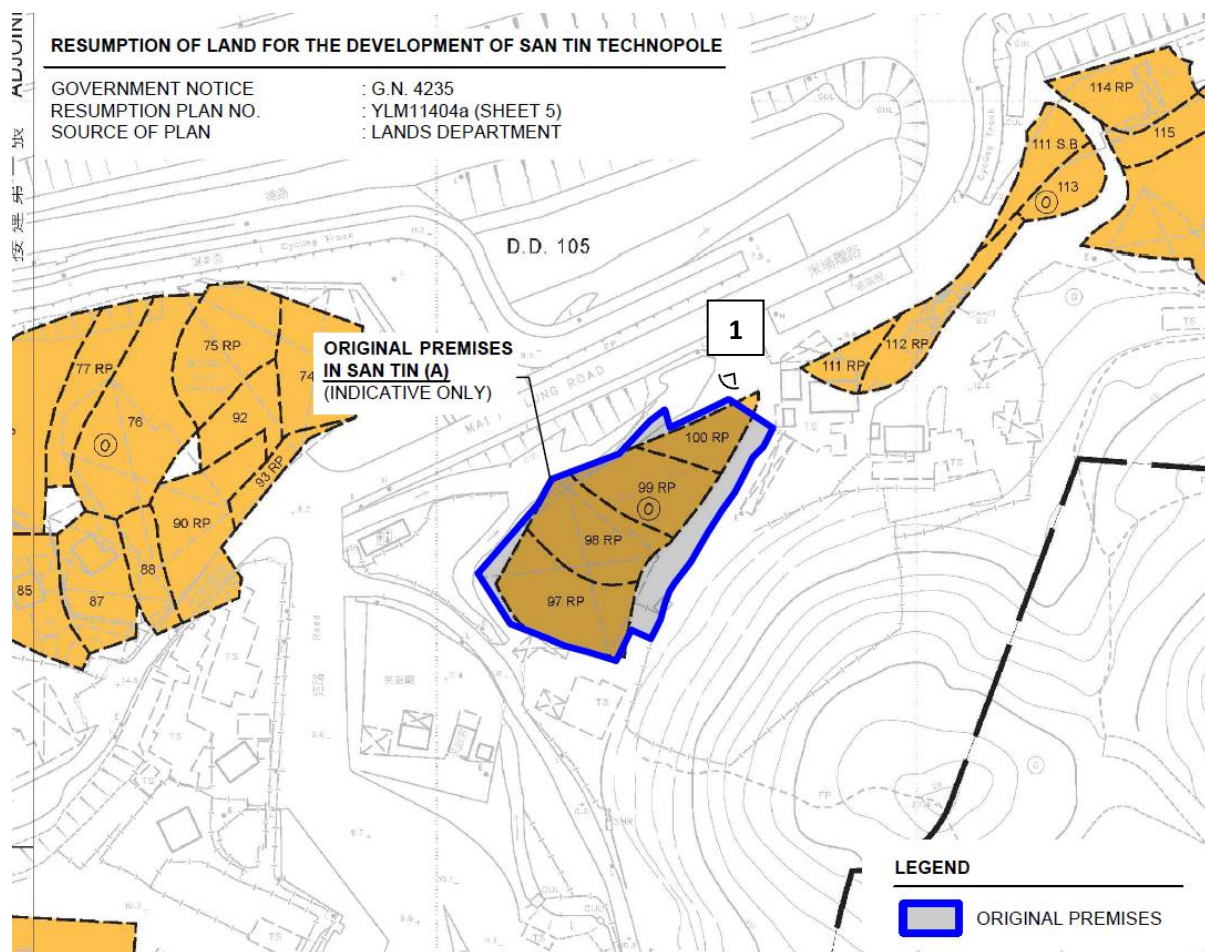
## Appendix I – Details of the Original Premises

Name of affected operator: **Honour Will Development Limited** 志興發展有限公司

### Original Premises A

Location: *Various lots in D.D. 105, San Tin, Yuen Long, New Territories (formerly)  
(reverted to the Government on 11.10.2025 under G.N. 4235)*

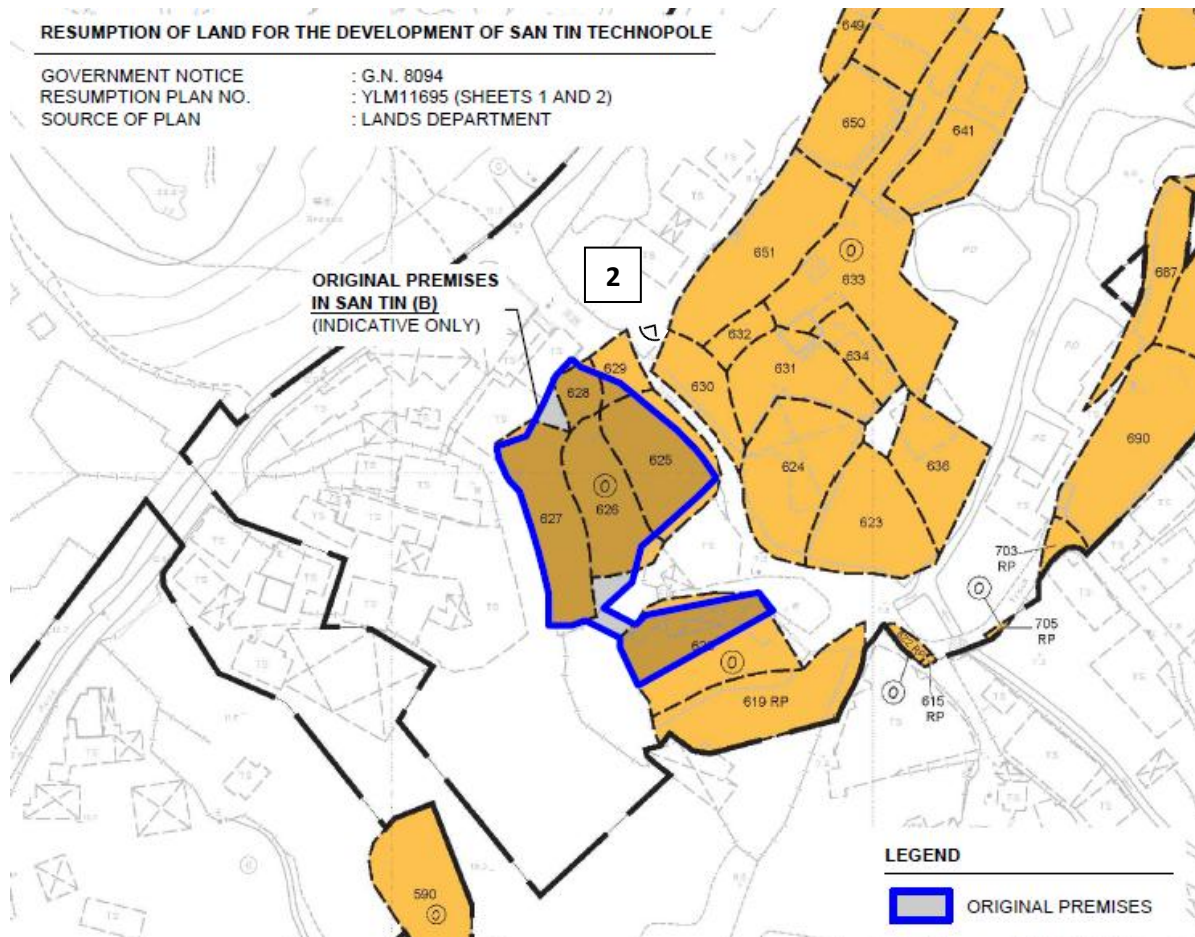
Use of Premises: *Warehouse (excl. D.G.G.) and Storage*



**Original Premises B**

**Location:** Various lots in D.D. 105, San Tin, Yuen Long, New Territories  
(proposed to be resumed by the Government under G.N. 8094)

**Use of Premises:** Open Storage of Construction Materials and Machinery



**Site photo of Original Premises A**



(Source: Google Map)

**Site photo of Original Premises B**



(Source: Google Map)



## Letter from the Lands Department

電話 Tel: 3974 5763  
圖文傳真 Fax: 3974 5510  
電郵地址 Email:  
本署檔號 Our Ref.: ( ) in LD STL/MC/NMCR/22/15/2019Y  
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  
新田落馬洲小組  
SAN TIN LOK MA CHAU 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.

新界荃灣青山公路 382 至 392 號中染大廈 27 樓  
27/F, CDW Building, 382-392 Castle Peak Road,  
Tsuen Wan, New Territories.

網址 Website: [www.landsd.gov.hk](http://www.landsd.gov.hk)

### 郵遞函件

G/F., 102 PUN UK TSUEN  
SAN TIN YUEN LONG  
NT

志興發展有限公司  
(HONOUR WILL DEVELOPMENT LIMITED)

先生／女士：

### 收回土地以便在元朗進行新田科技城發展計劃（第一期）

丈量約份第105約地段第97號餘段、第98號餘段、  
第99號餘段和第100號餘段

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**2025年1月31日**或之前向本辦事處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**2024年3月8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，例如租約。

本處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，本處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3974 5568與本署職員何小姐聯絡。

總產業測量師／土地徵用

(王靖朗



代行)

2024年12月30日

副本抄送

Village Letter Box 341,  
Kwu Tung South Road,  
Sheung Shui, N.T.

## **Appendix II**

Details of alternative sites for relocation



**Appendix II – Alternative Sites for the relocation of the applicant’s Original Premises (OP)**

Alternative site / Application site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
<b>Location</b>	Various Lots in D.D. 78, Lin Ma Hang, N.T.	Various Lots in D.D. 99, Chau Tau, San Tin, N.T.	Various Lots in D.D. 103, Kam Tin, Yuen Long, N.T.	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, N.T.	Various Lots in D.D. 130, Lam Tei, Tuen Mun, N.T.	Lot 826 in D.D. 90, Man Kam To, N.T.
<b>Site area</b>	24,446 m <sup>2</sup> (about)	4,242 m <sup>2</sup> (about)	540 m <sup>2</sup> (about)	10,740 m <sup>2</sup> (about)	7,130 m <sup>2</sup> (about)	2,624 m <sup>2</sup> (about)
<b>Accessibility</b>	Accessible from Lin Ma Hang Road via a local access	Accessible from Lok Ma Chau Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Deep Bay Road via a local access	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Man Kam To Road via a local access
<b>Distance from the Original Premises</b>	OP-A: 16.0 km (about) OP-B: 16.9 km (about)	OP-A: 3.7 km (about) OP-B: 4.6 km (about)	OP-A: 10.3 km (about) OP-B: 11.2 km (about)	OP-A: 19.2 km (about) OP-B: 20.1 km (about)	OP-A: 16.8 km (about) OP-B: 17.7 km (about)	OP-A: 11.1 km (about) OP-B: 12.0 km (about)
<b>Outline Zoning Plan (OZP)</b>	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2	Approved San Tin Technopole OZP No. S/STT/2	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Approved Lam Tei and Yick Yuen OZP No. S/TM-LTY/12	Approved Fu Tei Au and Sha Ling OZP No.: S/NE-FTA/19
<b>Zoning</b>	"Recreation"	"Other Specified Uses" annotated "Innovation and Technology"	"AGR"	"Green Belt"	"Comprehensive Development Area"	"AGR"
<b>Existing condition</b>	Mostly vacant and partially hard-paved	Generally flat, partially covered with vegetation and occupied by vacant structures	Vacant and covered with vegetation	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Generally flat, partially covered with overgrown grass
<b>Surrounding area</b>	Surrounded by vacant land, woodland, public roads, temporary structures and village houses	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by open storage, some GIC uses, woodland and residential structures	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land covered by residential use	Surrounded by vacant land covered with vegetation, open storage of containers and temporary structures. The Man Kam To BCP is nearby.
<b>Suitability for relocation</b>	<u>Not suitable</u> for relocation: - much larger than the Original Premises - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - active agricultural activities - land expected to be resumed in the future - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much smaller than the Original Premises - in close proximity to residential developments - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much larger than the Original Premises - land ownership issue - tree felling is required	<u>Not suitable</u> for relocation: - in close vicinity of area for residential use - far away from the Original Premises - land ownership issue	<u>Suitable</u> for relocation: - not incompatible with the surrounding area - easily accessible - relatively flat and mostly vacant - in close proximity to the Original Premises