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Appendix I

Details of the affected business premises

Appendix I – Details of the Affected Business Premises

Company Name: **K.Y.H. Steel Company Limited 金源行鐵倉有限公司**

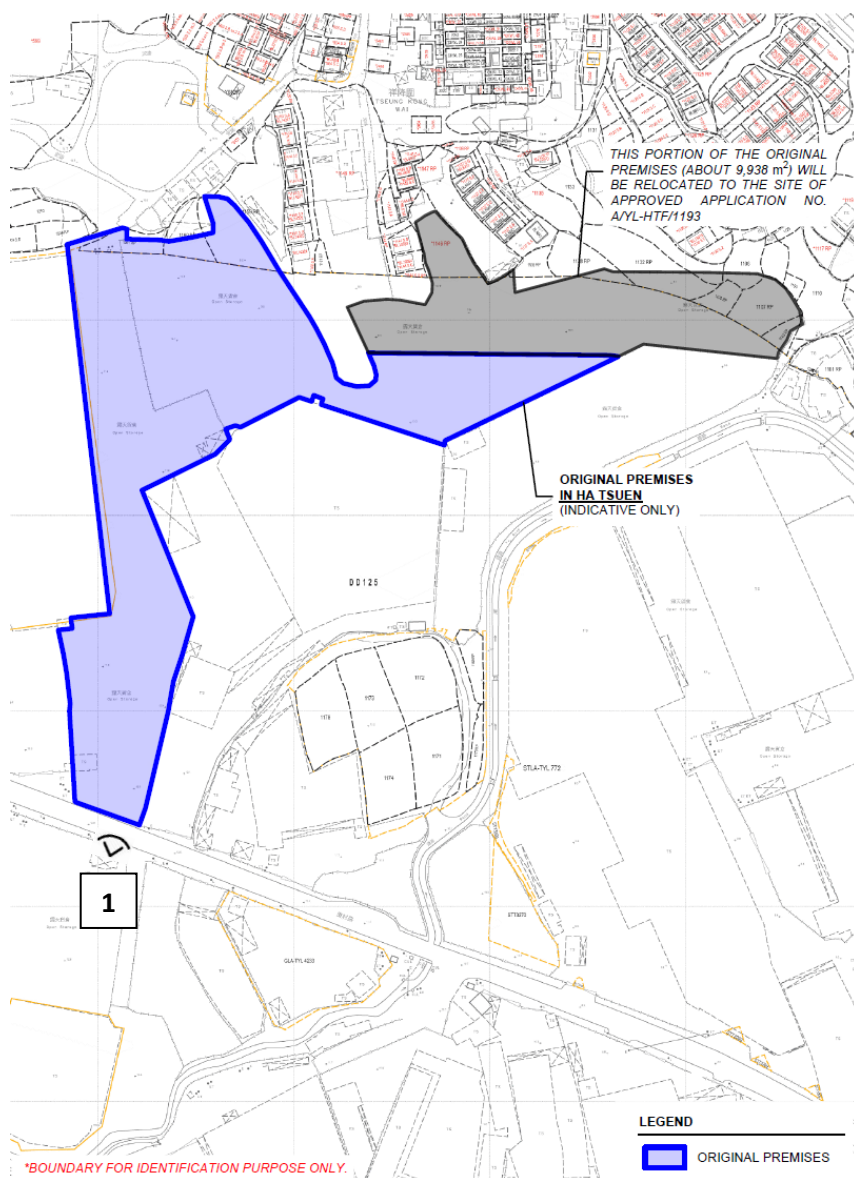
Details of the Affected Business Premises

Location: Various Lots in D.D. 125, Ha Tsuen, Yuen Long, New Territories
(portion of the private lots were reverted to the Government on 31.08.2024)

Use of Premises: Open Storage of Construction Materials and Machinery

DETAILS OF THE APPLICANT'S ORIGINAL PREMISES IN HA TSUEN

AREA OF PREMISES	: 24,237 m ² (ABOUT)
USE OF PREMISES	: OPEN STORAGE OF CONSTRUCTION MATERIALS AND MACHINERY
LOCATION	: VARIOUS LOTS IN D.D. 125 AND ADJOINING GOVERNMENT LAND, HA TSUEN, YUEN LONG, NEW TERRITORIES



Site Photo of the Affected Business Premises



Letter from the Lands Department dated 20.12.2023

電話 Tel: 3615 1448
圖文傳真 Fax: 3565 4270
電郵地址 Email: lep11@landsd.gov.hk
本署檔號 Our Ref: (4) in LD NDA/HSK/SBUT/0190
來函檔號 Your Ref:
來函請註明本署檔號
Please quote our reference in your reply



地政總署
新發展區組
NEW DEVELOPMENT AREA 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.

新界上水龍琛路39號上水廣場15樓1501室至1510室
Units 1501-1510, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

現場派遣

金源行鐵倉有限公司

敬啟者：

洪水橋／厦村新發展區第二期發展工程

你在上址經營的露天／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。

故現請你於2024年1月3日或之前向本署提供下列文件的副本，以便評核你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2018年5月10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，本署可能要求你提供一切其他所需資料及文件。

如你對此事有任何查詢，請於辦公時間內致電3615 1448與地政主任楊振峯先生聯絡。

地政總署
總產業測量師／新發展區

(楊振峯 代行)



2023年12月20日

Memorandum of Understanding signed by the Applicant and the Affected Business Operator

規劃申請意向書

受發展區發展影響的在地經營業務搬遷 - 規劃申請

業務經營者 (甲方)	:	金源行鐵倉有限公司 K.Y.H. Steel Company Limited
公司註冊證明書 / 商業登記證號碼	:	
規劃申請的申請人 (乙方)	:	深滙投資有限公司 Sum Wui Investment Limited
公司註冊證明書 / 商業登記證號碼	:	

甲方 為位於元朗廈村丈量約份第 125 約多個地段的業務經營者，由於受到政府的洪水橋 / 廈村新發展區之收地計劃影響，需要覓地搬遷重置以繼續經營。

甲方 初步與 乙方 達成共識，同意 乙方 作為規劃申請的申請人，並根據《城市規劃條例》第 16 條，向城市規劃委員會提交規劃申請，於丈量約份第 128 約地段第 477 號 (部分)、第 492 號 (部分)、第 504 號 (部分)、第 505 號餘段 (部分)、第 506 號 (部分) 和毗鄰政府土地 (確實地段待定) 作「擬議臨時貨倉及露天存放建築材料及器材連附屬設施及相關填土工程 (為期 3 年)」。

乙方 作為規劃申請的申請人，受 甲方 委託處理有關搬遷業務事宜。於取得城市規劃委員會之規劃許可後，甲方 將會是申請場地的業務經營者。

備注：上述地段將因應規劃許可的需要而有所修訂。

 金源行鐵倉有限公司 (甲方) 業務經營者簽署		<p>For and on behalf of SUM WUI INVESTMENT LIMITED 深滙投資有限公司</p>  Authorized Signature(s) 深滙投資有限公司 (乙方) 規劃許可申請人簽署
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2025 年 10 月 15 日

Appendix II

Details of alternative sites for relocation

Appendix II – Alternative Sites for the 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.89 Man Kam To, New Territories	Various Lots in D.D. 93, Ma Tso Lung, New Territories	Various Lots in D.D. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long, New Territories	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 128, Pak Nai, Yuen Long, New Territories
Site Area	16,256 m ² (about)	30,190 m ² (about)	4,242 m ² (about)	10,740 m ² (about)	7,130 m ² (about)	14,072 m ² (about)
Accessibility	Accessible from Man Kam To Road via a local access	Accessible from Ma Tso Lung Road via a local access	Accessible from Lok Ma Chau 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 Kai Pak Ling Road via Deep Bay Road and a local access
Distance from Original Premises	26.7 km	22.0 km	18.9 km	4.6 km	10.4 km	2.9 km
Outline Zoning Plan	Approved Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved Ma Tso Lung and Hoo Hok Wai OZP No.: S/NE- MTL/3	Approved San Tin Technopole OZP No. S/STT/2	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 Ha Tsuen Fringe OZP No. S/YL-HTF/12
Zoning	"Agriculture"	"Conservation Area (1)" ("CA(1)")	"Other Specified Uses" annotated "Innovation and Technology"	"Green Belt" ("GB")	"Comprehensive Development Area"	"Agriculture"
Existing Condition	Mostly covered with vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Generally flat and covered with overgrown grass
Surrounding Area	Surrounded by vacant land, woodland, public roads and temporary structures	Surrounded by vegetation, pond, some government, institution or community and residential uses	Surrounded by vehicle park, temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	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 some ponds and vacant land covered with vegetation and temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation: - land ownership issue - tenancy for portion of the site is not feasible - remote location	<u>Not suitable</u> for relocation: - within the "CA(1)" zone - pond filling is required - incompatible with the surrounding area - remote location	<u>Not suitable</u> for relocation: - in close vicinity of sensitive receivers - the area will be resumed for San Tin Technopole development	<u>Not suitable</u> for relocation: - within the "GB" zone - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - in close vicinity of area for residential use - land ownership issue	<u>Suitable</u> for relocation: - not incompatible with the surrounding area - easily accessible - relatively flat and mostly vacant