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Details of the affected business premises

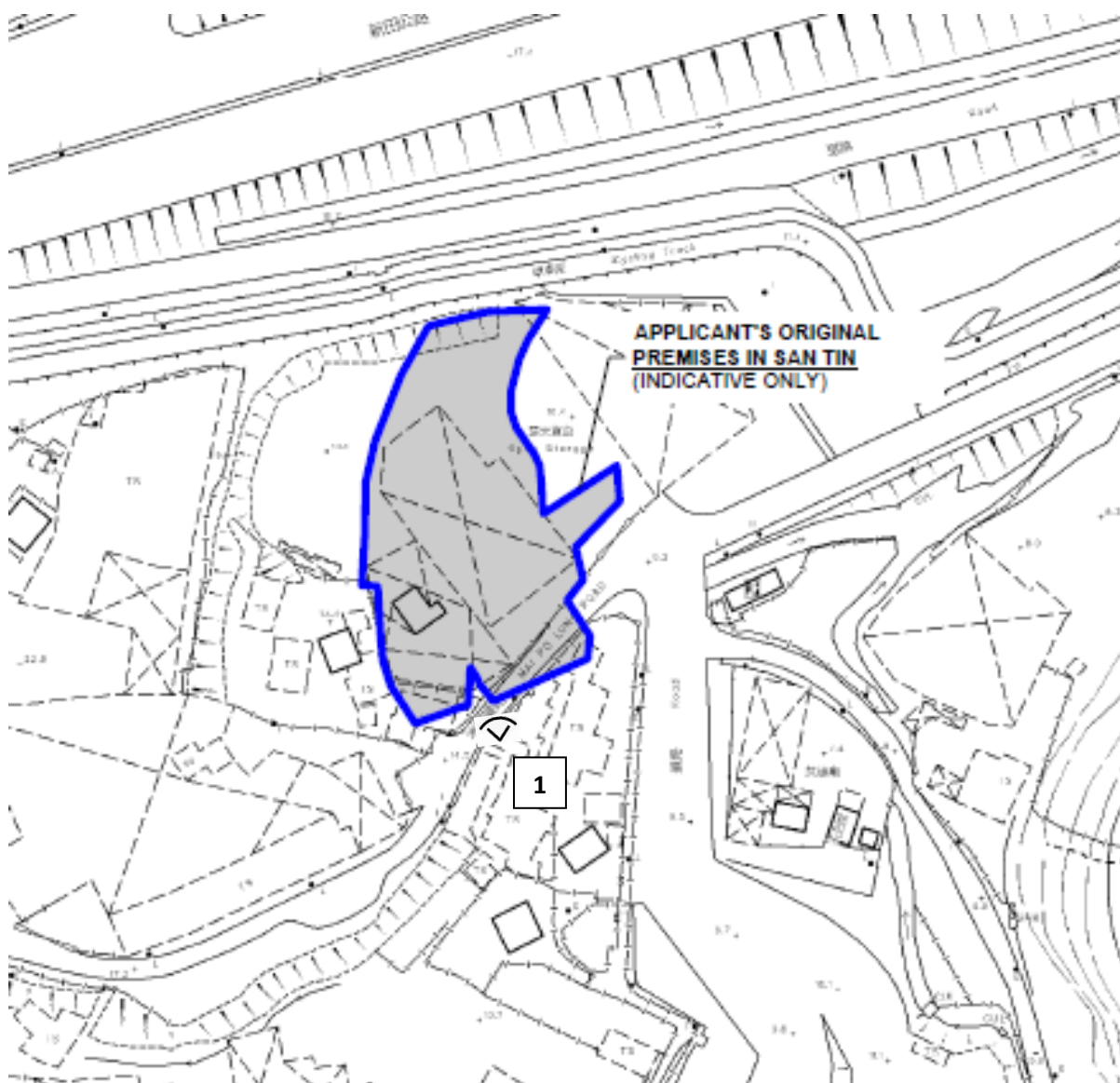
Appendix I – Details of the Affected Business Premises

Operator Name: **Weisheng Transportation & Enterprises Company Limited**
威盛運輸企業有限公司

Details of the Affected Business Premises

Location: Lots 76, 77 RP, 87, 88 and 90 RP in D.D. 105 and Adjoining Government Land,
San Tin, Yuen Long, New Territories

Use of Premises: Warehouse (Excluding Dangerous Goods Godown)



Site Photo of the Affected Business Premises

1



Source: Google Map

Letter Received from the Lands Department on 10.7.2025

電話 Tel: 3974 5712

圖文傳真 Fax: 3974 5510

電郵地址 Email:

本署檔號 Our Ref.: (5) in LD STL/MC/22/4/2019Q Pt.II

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

By Registered Service and Post On-site

10 JUL 2025

WEISHENG TRANSPORTATION &
ENTERPRISES CO. LTD.

Dear Sir / Madam,

Short Term Tenancy No. 1674

I wish to inform you that the captioned Short Term Tenancy (STT) will shortly be affected by the Development of San Tin Technopole (Phase 1). Accordingly, I attach herewith a Notice to Quit informing that you are required to quit and deliver up the land under the captioned STT to the Government on 21 OCT 2025 (the captioned STT will be cancelled on 20 OCT 2025). I will contact you shortly for the arrangement of returning the site to me.

I must emphasize that you should, on the day of your returning the site to me, vacate the site without leaving behind any illegal structures, rubbish or building debris and, most importantly, you should re-erect the boundary fence, reinstate any damaged government structures, including highway and drainage structures, etc., to my satisfaction.

Should you have any queries on this matter, please contact Land Executive Mr WONG Ching-long at telephone number 3974 5763 or the undersigned during office hours.

A Chinese translation of this letter is attached for your information.

Yours faithfully,

for Chief Estate Surveyor/Acquisition

Encl.

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Letter Received from the Lands Department on 10.7.2025

電話 Tel: 3974 5832
圖文傳真 Fax: 3974 5510
電郵地址 Email: stlmcl_general@landsd.gov.hk
本署檔號 Our Ref.: () in LD STL/MC/NMCR/22/5/2019Q
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
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新界荃灣青山公路382至392號中環大廈27樓
27/F, CDW Building, 382-392 Castle Peak Road,
Tsuen Wan, New Territories.

網址 Website: www.landso.gov.hk

**By Ordinary Mail, Registered Mail
& Post On-site**

Weisheng Transportation & Enterprises Company Limited



10 JUL 2025

Dear Sir/Madam,

Cancellation of Short Term Waiver No. STW2459
Lot Nos. 76, 77 RP, 87, 88, 90RP all in D.D. 105

I wish to inform that the captioned Short Term Waiver (STW) will shortly be affected by the Development of San Tin Technopole (Phase 1) at Yuen Long (First Batch). The STW will be cancelled on 10 OCT 2025.

Should you have any queries on this matter, please contact Land Executive Mr. WONG Ching-long at 3974 5763 during office hours.

A Chinese Translation of this letter is attached for your information.

Yours faithfully,

(W. H. LEUNG)

for Chief Estate Surveyor/Acquisition

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. 99, Chau Tau, San Tin, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, New Territories	Various Lots in D.D. 93, Ma Tso Lung, 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	Lots 3723 RP (Part) and 3723 S.C ss.1 (Part) in D.D. 104, Tai Sang Wai, Yuen Long, New Territories
Site Area	4,242m ² (about)	540 m ² (about)	30,190 m ² (about)	10,740 m ² (about)	7,130 m ² (about)	6,208 m ² (about)
Accessibility	Accessible from Lok Ma Chau Road via a local access	Accessible from Kam Tin Road via a local access	Accessible from Ma Tso Lung 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 Kam Pok Road East via Kam Pok Road
Distance from the Original Premise	3 km (about)	5.2 km (about)	7.2 km (about)	18.3 km (about)	15.6 km (about)	4.1 km (about)
Outline Zoning Plan	Approved San Tin Technopole OZP No. S/STT/2	Approved Kam Tin South OZP No. S/YL-KTS/15	Approved Ma Tso Lung and Hoo Hok Wai OZP No. S/NE-MTL/3	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11	Draft Lam Tei and Yick Yuen OZP No. S/TM-LTY/13	Draft Nam Sang Wai OZP No. S/YL-NSW/11
Zoning	“Other Specified Uses” annotated “Innovation and Technology” (“OU(I&T)”)	“Agriculture” (“AGR”)	“Green Belt” (“GB”) and “Conservation Area (1)” (“CA(1)”)	“Green Belt” (“GB”)	“Comprehensive Development Area” (“CDA”)	“Other Specified Uses” annotated “Comprehensive Development to Include Wetland Restoration Area”
Existing Condition	Generally flat, partially covered with vegetation and occupied by vacant temporary structures	Vacant and covered with vegetation	Mostly vacant, covered with vegetation and occupied by fishpond	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Vacant, flat and formed
Surrounding Area	Surrounded by temporary structures for storage, workshop and agricultural uses; and vacant land covered by vegetation and hard-paving	Surrounded by open storage, some G/IC uses, woodland and residential dwellings	Surrounded by vegetation, pond, some GIC/residential use	Surrounded by tree groups, temporary structures for open storage and residential use	Surrounded by warehouse, workshop, logistic centre and land for residential use	Surrounded by temporary structures for warehouses, workshops and open storage uses; and vacant land
Suitability for Relocation	<u>Not suitable</u> for relocation: - Tree felling is required - Not compatible with the surrounding area - Land is expected to be resumed for the STT development - Remote location	<u>Not suitable</u> for relocation: - Active agricultural activities in the vicinity - Tree felling is required - Not compatible with the surrounding area	<u>Not suitable</u> for relocation: - Much larger than the original premises - Within the closed area - Falls within the “CA (1)” zone - Narrow roads nearby, unfriendly for larger vehicles Not compatible with surrounding area	<u>Not suitable</u> for relocation: - much larger than the original premises - within the “GB” zone - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - In close proximity to residential uses - Tree felling is required - Not compatible with the surrounding area	<u>Suitable</u> for relocation: - No active agricultural activities - Not incompatible with the surrounding area - Assessable from public road - In close proximity from the original premise and Border Control Points