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Appendix I

Memorandum of understanding

規劃申請意向書

受新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)	:	環保油廠有限公司 Wang Bo Co., Limited
公司註冊證明書 / 商業登記證號碼	:	2009660
規劃申請的申請人 (乙方)	:	上越有限公司 Brilliant Mega Limited
公司註冊證明書 / 商業登記證號碼	:	2989643

甲方 為位於新界古洞丈量約份第 96 約多個地段的業務經營者，由於受到政府的「古洞北 / 粉嶺北新發展區」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 78 約地段第 777 號作「擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關填土及填塘工程（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。



(甲方)

業務經營者簽署



(乙方)

規劃許可申請人簽署

2025 年 9 月 2 日

Appendix II

Details of the affected business premises

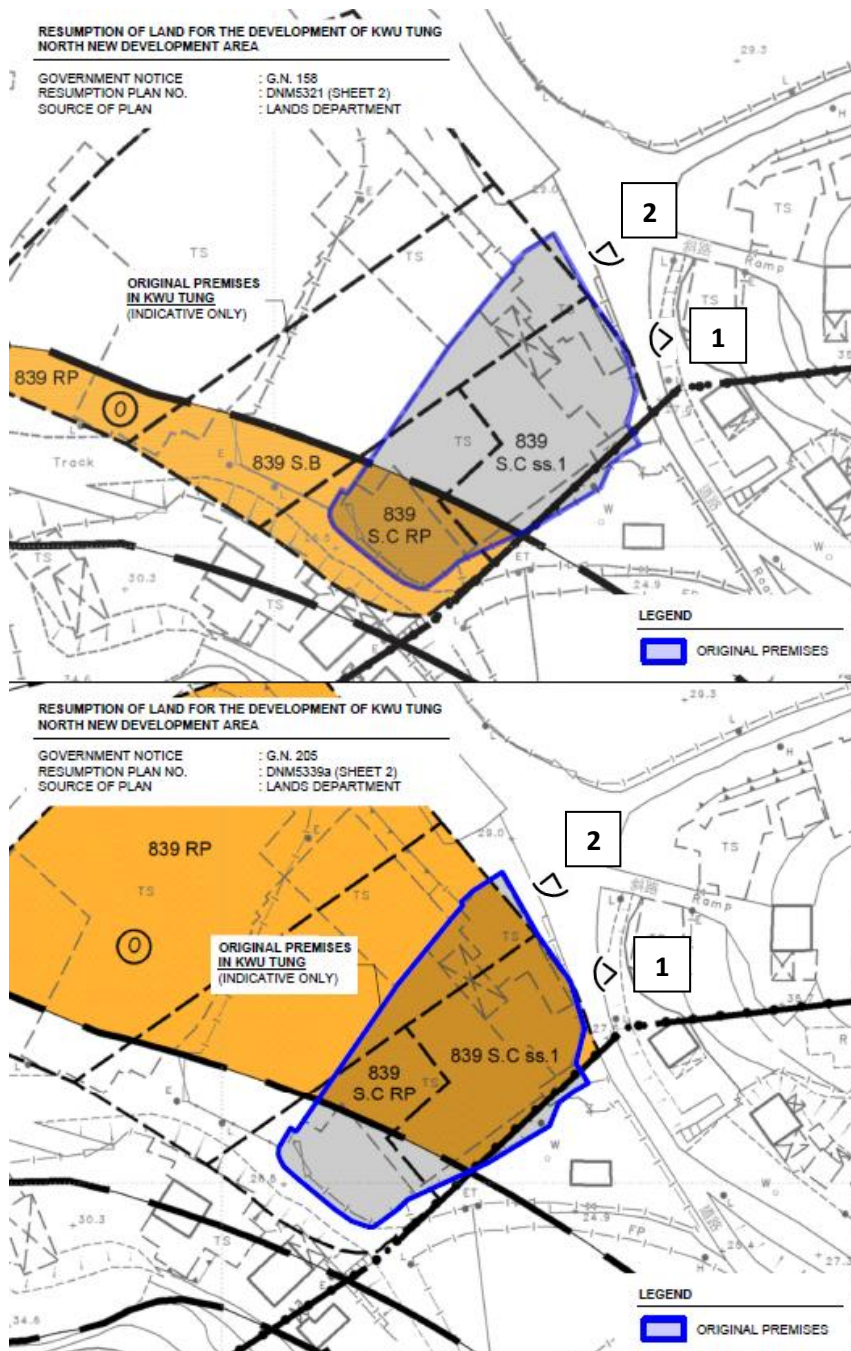
Appendix II – Details of the Affected Business Premises

Company Name: **Wang Bo Co., Limited** 環保油廠有限公司
(authorised Brilliant Mega Limited as the applicant of the current application)

Details of Business Premises

Location: Formerly Lots 839 S.B (Pt.), 839 S.C ss.1 (Pt.) and 839 S.C RP (Pt.) in D.D. 96,
Kwu Tung, New Territories (reverted to the Government on 12.04.2024)

Use of Premises: Warehouse



Site Photos



Source: Google Map



Source: Google Map

Letter from the Lands Department dated 26.03.2024

電話 Tel: 3547 0725
圖文傳真 Fax: 3547 0756
電郵地址 Email: lep3@landsd.gov.hk
本署檔號 Our Ref: () in LD NDA/POL/8/1/396
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至1510室
Units 1501-10, Level 15, Landmark North,
39 Lung Sum Avenue, Sheung Shui, New Territories

網址 Website: www.landsd.gov.hk

WANG BO CO., LIMITED
FLAT A, 10/F
NEW EAST SUN INDUSTRIAL BUILDING
18 SHING YIP STREET,
KWUN TONG
KLN HONG KONG
(經辦人：伍志雄)

郵寄及現場張貼

伍先生：

古洞北／粉嶺北新發展區餘下階段發展

丈量約份第96約地段第839號B分段、第839號C分段第1小分段及第839
號C分段餘段

露天／戶外業務清拆編號：X17/95-99及103

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2024年4月9日或之前向本辦事處提供下列文件（如適
用）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2014年1月16日至今的營運單據：

- (a) 報稅單或繳稅單
(c) 火險保單單據
(e) 器材保養單據
(g) 供電單據
(i) 供水單據

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- (b) 營業損益表
(d) 僱員保險單據
(f) 商業登記證
(h) 電話單據
(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：3547 0725與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(梁偉康 代行)

副本送：

地政總署新發展區組清拆小組（經辦人：朱耀明先生）

2024年3月26日

Appendix III

Details of alternative sites for relocation

Appendix III – Alternative Sites for the Relocation of the Applicant’s Original Premises

Alternative Sites/ Application Site	Site 1	Site 2	Site 3	Site 4	Site 5	Application Site
Location	Various Lots in D.D. 130, Lam Tei, Tuen Mun, New Territories	Various Lots in D.D. 122, Ping Shan, Yuen Long, 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.89 Man Kam To, New Territories	Lot 777 in D.D. 87, Chuk Yuen, Ta Kwu Ling, New Territories
Site Area	7,130 m ² (about)	2,815 m ² (about)	540 m ² (about)	30,190 m ² (about)	16,256 m ² (about)	3,413 m ² (about)
Accessibility	Accessible from Fuk Hang Tsuen Road via a local access	Accessible from Long Ping 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 Man Kam To Road via a local access	Accessible from Lin Chuk Road via a local access
Distance from Original Premises	22.0 km (about)	15.4 km (about)	15.9 km (about)	2.2 km (about)	9.3 km (about)	18.6 km (about)
Outline Zoning Plan	Draft Lam Tei and Yick Yuen OZP No.: S/TM-LTY/13	Approved Ping Shan OZP No. S/YL-PS/20	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 Fu Tei Au and Sha Ling OZP No. S/NE-FTA/18	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2
Zoning	“Comprehensive Development Area”	“Conservation Area” (“CA”)	“AGR”	“CA(1)”	“AGR”	“AGR”
Existing Condition	Hard-paved, and occupied by temporary structures	Woodland, and partly vacant	Vacant, and covered with vegetation	Mostly vacant, covered with vegetation, and occupied by fishpond	Mostly covered with vegetation	Vacant, generally flat, and partly covered with vegetation
Surrounding Area	Surrounded by warehouse, workshop, logistic centre, and land for residential use	Surrounded by woodland, and graves	Surrounded by open storage, some government, institution or community uses, woodland, and residential dwellings	Surrounded by vegetation, pond, some government, institution or community uses, and residential uses	Surrounded by vacant land, woodland, public roads, and temporary structures	Surrounded by unused/vacant land, pigsty, and some temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation: - much larger than the original premises - in close proximity to residential uses - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - within the “CA” zone - tree felling is required - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much smaller than the original premises - active agricultural activities in the vicinity - not compatible with the surrounding area	<u>Not suitable</u> for relocation: - much larger than the original premises - within the “CA(1)” zone - incompatible with the surrounding area	<u>Not suitable</u> for relocation: - much larger than the original premises - land ownership issue - tenancy for portion of the site is not feasible	<u>Suitable</u> for relocation: - in close proximity major road network - relatively flat and vacant - far away from sensitive receivers - no active agricultural activities

Appendix IV

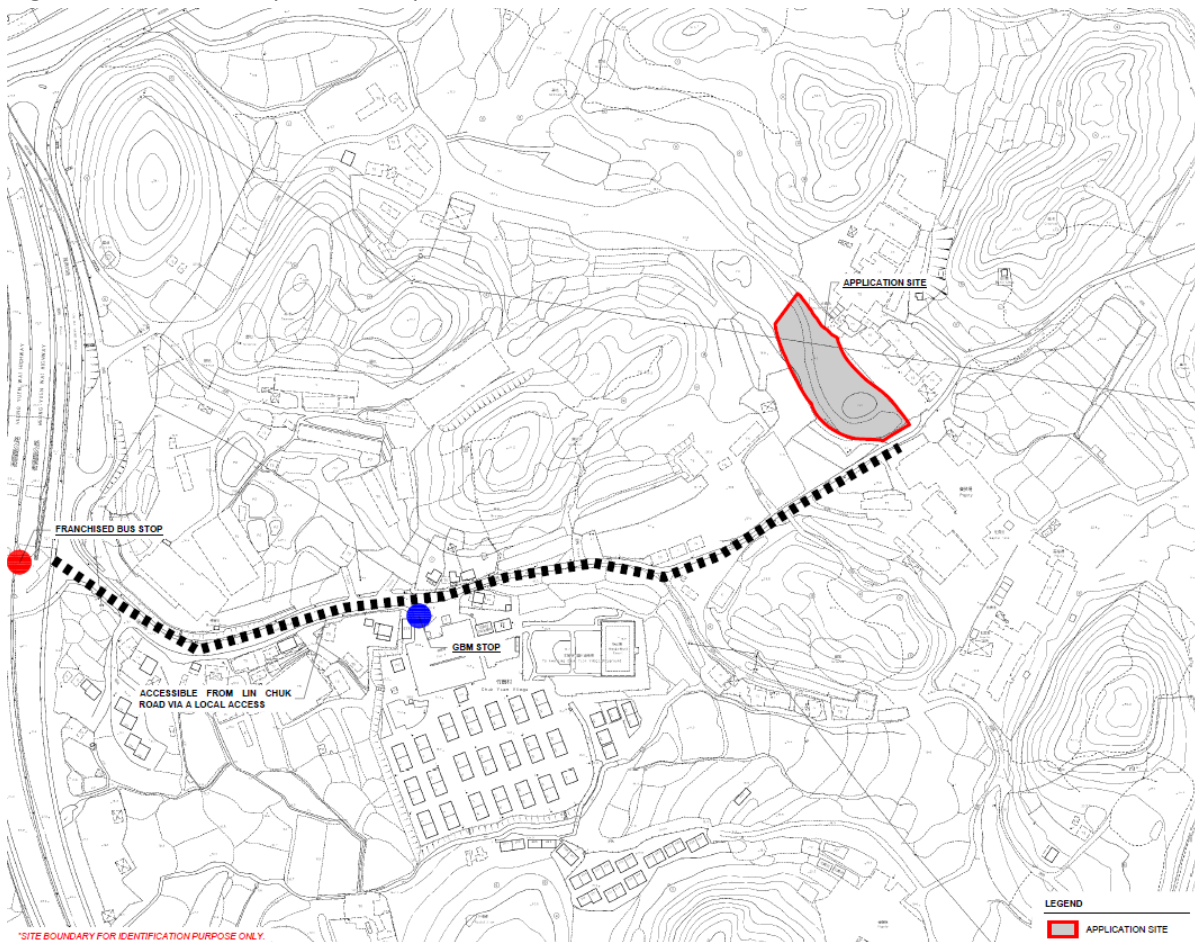
Details of public transportation services

Appendix II – Details of the public transportation services in the vicinity of the Site

Figure 1 – Public transportation services serving the Site

Route	Termination Points		Frequency
Franchised Bus			
79K	Ta Kwu Ling (Tsung Yuen Ha)	Sheung Shui	20 – 30 minutes ¹
GMB			
59K	Lin Ma Hang	Sheung Shui	15 – 30 minutes ²

Figure 2 – Location of public transportation services



¹ During operation hours; Source: KMB

² During operation hours; Source: HKeMobility