

LIST OF APPENDICES

- | | |
|--------------------|---|
| Appendix I | Details of the affected business premises |
| Appendix II | Details of alternative sites for relocation |

Appendix I

Details of the affected business premises

Appendix I – Details of the Affected Business Premises

Company Name: **Huan Yu Environmental Limited** 環宇環保有限公司

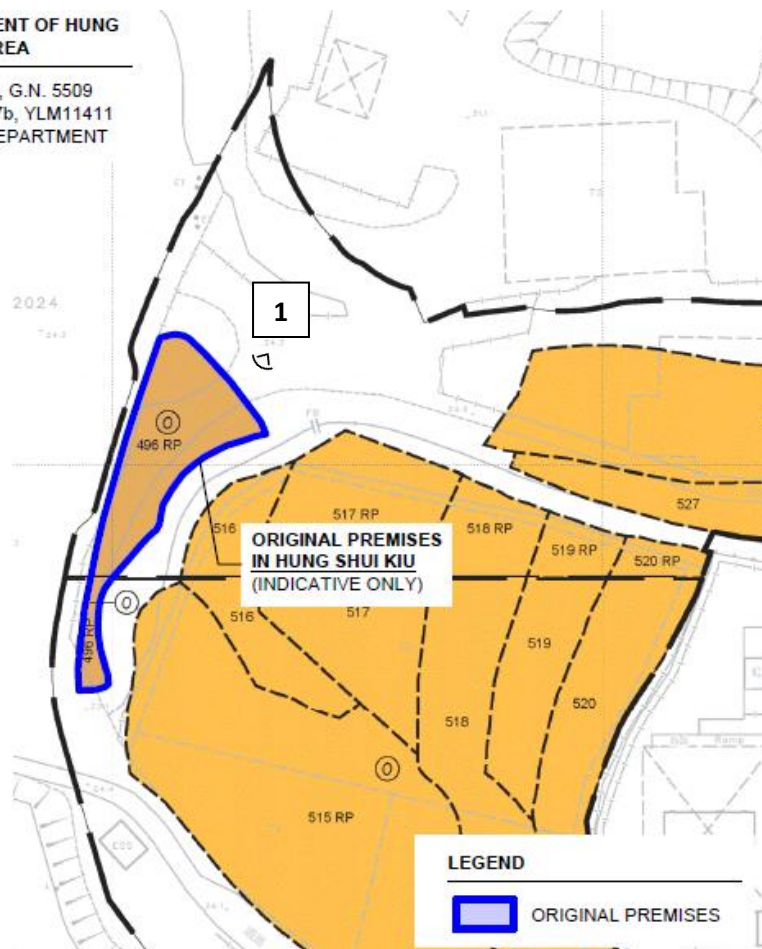
Original Premises 1 (OP1)

Location: **Lot 496 RP in D.D. 125, Hung Shui Kiu, New Territories (formerly)**
(the lot was reverted to the Government on 30.08.2024)

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

RESUMPTION OF LAND FOR THE DEVELOPMENT OF HUNG SHUI KIU / HA TSUEN NEW DEVELOPMENT AREA

GOVERNMENT NOTICE : G.N. 3102, G.N. 5509
RESUMPTION PLAN NO. : YLM111147b, YLM11411
SOURCE OF PLAN : LANDS DEPARTMENT



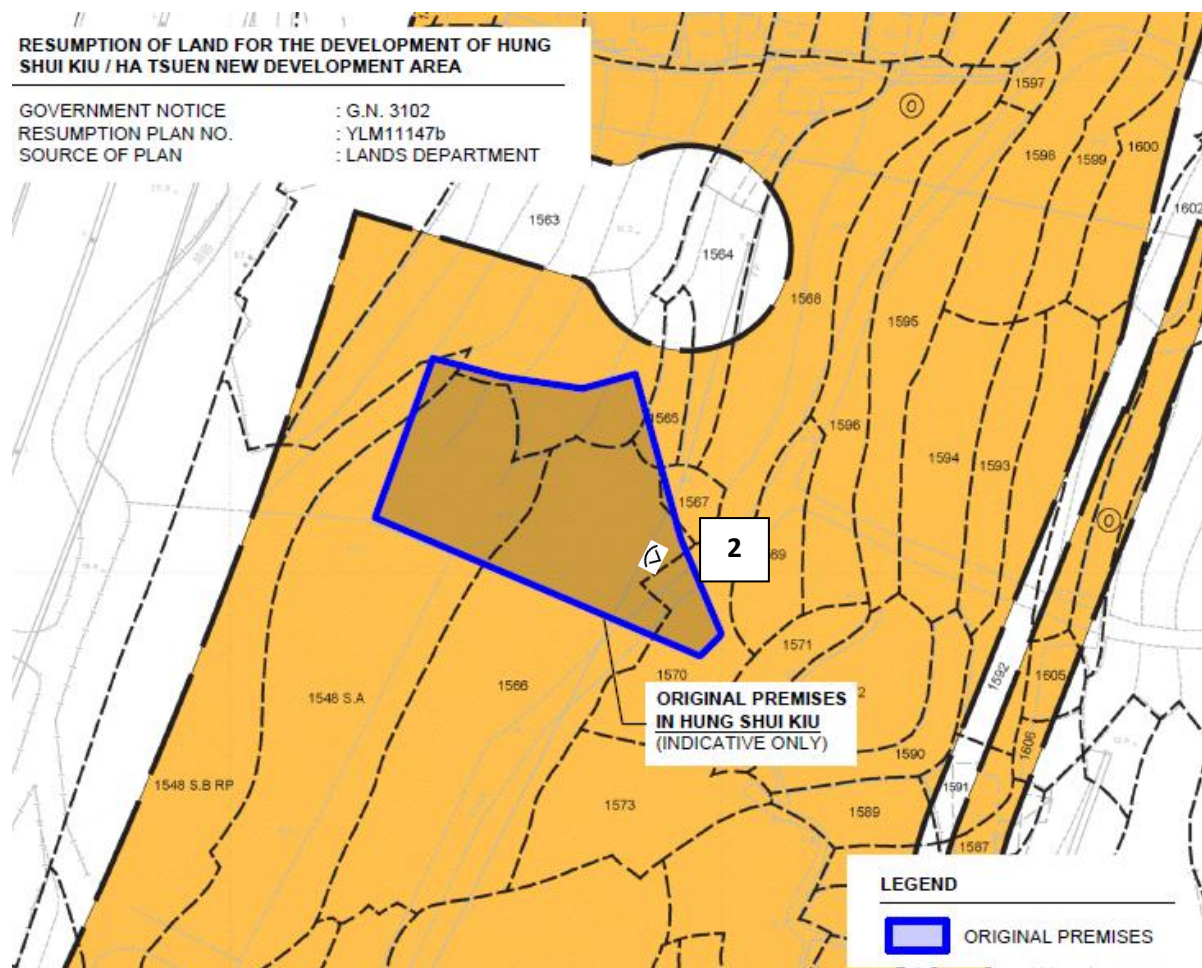
Site Photos of OP1



Original Premises 2 (OP2)

Location: Various Lots in D.D. 124, Hung Shui Kiu, New Territories (formerly)
(the lots were reverted to the Government on 30.08.2024)

Use of Premises: Open Storage of Construction Materials



Site Photos of OP2



Letter from the Lands Department

電話 Tel: 3590 3045
圖文傳真 Fax: 3565 4270
電郵地址 Email: lep16@landsd.gov.hk
本署檔號 Our Ref: (18) in LD NDA/HSK/SBUT/0548
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
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

致: 環宇環保有限公司

敬啟者:

洪水橋/厦村新發展區第二期工程發展計劃

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 11 月 4 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

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(3) 其他有效證明文件

本署將於稍後時間再與 貴公司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。

如有查詢，請於辦公時間內致電 3590 3045 與本信代行人聯絡。

地政總署
總產業測量師／新發展區

(邱梓禧



代行)

2025 年 10 月 14 日

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

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)	:	Huan Yu Environmental Limited 環宇環保有限公司
公司註冊證明書 / 商業登記證號碼	:	██████████
規劃申請的申請人 (乙方)	:	Honorable Holding Group Limited 德高控股集團有限公司
公司註冊證明書 / 商業登記證號碼	:	██████████

甲方 為位於新界洪水橋丈量約份第 124 約多個地段及丈量約份第 125 約地段第 496 號餘段的業務經營者，由於受到政府的「洪水橋 / 厦村新發展區」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 129 約地段第 1610 號 A 分段 (部分)、第 1611 號、第 1612 號、第 1613 號及第 1616 號 (部分) 作「擬議臨時貨倉 (危險品倉庫除外) 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。




環宇環保有限公司 (甲方)
業務經營者簽署




德高控股集團有限公司 (乙方)
規劃許可申請人簽署

2025 年 12 月 22 日

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
Location	Various Lots in D.D. 78, Lin Ma Hang, New Territories	Various Lots in D.D. 9, Kau Lung Hang, Tai Po, New Territories	Various Lots in D.D. 103, Kam Tin, Yuen Long, 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. 129, Lau Fau Shan, Yuen Long, New Territories
Site Area	24,446 m ² (about)	11,045 m ² (about)	540 m ² (about)	10,740 m ² (about)	7,130 m ² (about)	2,787 m ² (about)
Accessibility	Accessible from Lin Ma Hang Road via a local access	Accessible from Tai Wo Service 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 Tin Wah Road via a local access
Distance from OP	OP1: 32.2 km (about) OP2: 30.3 km (about)	OP1: 29.9 km (about) OP2: 27.9 km (about)	OP1: 15.2 km (about) OP2: 13.2 km (about)	OP1: 5.9 km (about) OP2: 8.1 km (about)	OP1: 5.5 km (about) OP2: 4.7 km (about)	OP1: 4.6 km (about) OP2: 6.4 km (about)
Outline Zoning Plan (OZP)	Approved Ta Kwu Ling North OZP No.: S/NE-TKLN/2	Approved Kau Lung Hang OZP No.: S/NE-KLH/11	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-LTTY/12	Approved Lau Fau Shan & Tsim Bei Tsui OZP No.: S/YL-LFS/11
Zoning	"Recreation" ("REC")	"Green Belt" ("GB")	"Agriculture" ("AGR")	"GB"	"Comprehensive Development Area" ("CDA")	"GB"
Existing Condition	Mostly vacant and partially hard-paved	Covered with vegetation and woodland	Vacant and covered with vegetation	Covered with vegetation and woodland	Hard-paved and occupied by temporary structures	Generally flat, partially covered with overgrown grass
Surrounding Area	Surrounded by vacant land, woodland, public roads, temporary structures and village houses	Surrounded by agricultural activities and vacant land covered with vegetation and woodland	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 and temporary structures
Suitability for Relocation	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - much larger than the OPs - remote location - not compatible with the surrounding area 	<u>Not suitable</u> for relocation <ul style="list-style-type: none"> - active agricultural activities - far away from the OPs - not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - much smaller than the OPs - in close proximity to residential developments - tree felling is required - not compatible with the surrounding area 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - much larger than the OPs - land ownership issue - tree felling is required 	<u>Not suitable</u> for relocation: <ul style="list-style-type: none"> - in close vicinity of area for residential use - land ownership issue 	<u>Suitable</u> for relocation: <ul style="list-style-type: none"> - not incompatible with the surrounding area - easily accessible - relatively flat and mostly vacant - in close proximity to the OPs