

From: tpbpd/PLAND <tpbpd@pland.gov.hk>
Sent: Monday, July 14, 2025 4:03 PM
To: tmylwdpo_pd/PLAND <tmylwdpo@pland.gov.hk>
Cc: Kiff Kit Fu YIU/PLAND <kkfyiu@pland.gov.hk>
Subject: Fw: A/YL-TT/695補充資料



From: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Sent: Monday, July 14, 2025 3:49 PM
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Cc: Momo Hei Ching CHOW/PLAND <mhcchow@pland.gov.hk>; [REDACTED]
Subject: Fw: A/YL-TT/695補充資料

From: [REDACTED]
Sent: Monday, July 14, 2025 3:28 PM
To: Eva Ka Yan TAM/PLAND <ekytam@pland.gov.hk>
Subject: A/YL-TT/695補充資料

敬啟者

就上述檔案，現提交補充資料。

此申請用作臨時汽車維修工場及露天貯物（為期3年）及相關填土工程，當中填土工程的物料為混凝土，露天貯物的位置、大小及存放物料均與A/YL-TT/583舊有申請一致，是作存放建築材料、五金等等。

申請地點設有5個私家車泊車位，每個面積5米 x 2.5米。另外設有1個貨櫃車上落貨車位，每個面積16米 x 3.5米、19個重型貨車上落貨車位，每個面積11米 x 3.5米。

UD&L

有關美化環境及保護樹木建議計劃圖，場內有66棵現有樹木，包括29棵黃槐樹、33棵黃花風鈴木、4棵大皇椰。另外，申請人會新種植33棵黃槐樹。

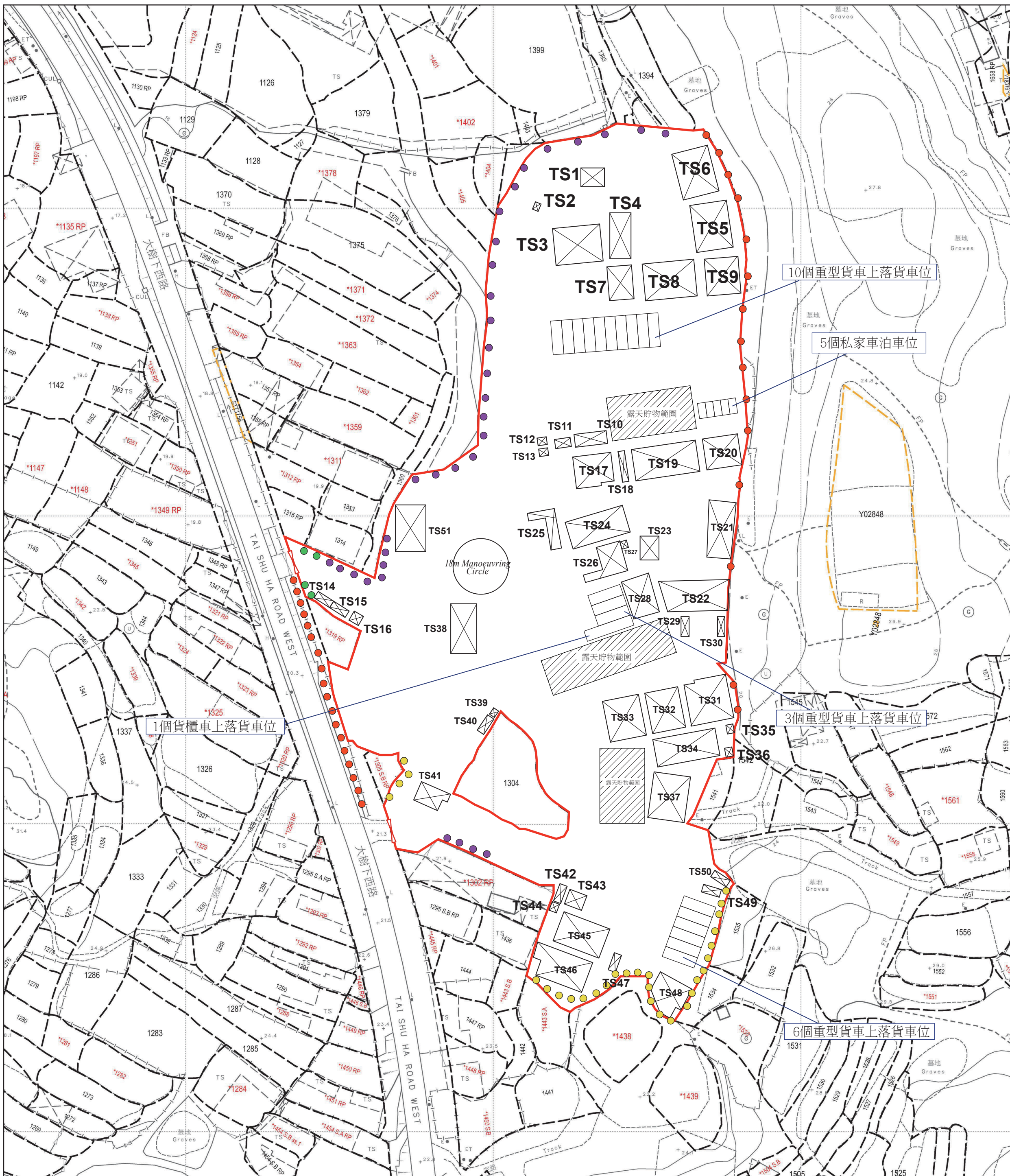
申請人承諾會保育及保護一共66棵樹木，附件為美化環境及保護樹木建議圖。

發展局

搬遷方面，申請人收到地政署信件後已開始發掘土地作搬遷，團隊曾發掘DD100LOTS1289, 1352, 1351, 1350, 1349, 1353, 1354, 1355, 1356, 1357, 1338RP, 1358RP, 1362RP, 1363土地作搬遷，團隊曾到場視察，場地面積約18750平方米，比受影響範圍小，且場地沒有行車通道且尚未平整。加上，地點為農業用地並不適合作臨時汽車維修工場及露天貯物用途。及後，我們找到此申請場地，都認為此地最合適不過，便立刻向城規會遞交申請。

附件為受影響經營者文件，當中提到受政府收地影響的範圍大小及相關的受影響商戶。

美化環境及保護樹木建議圖



- 黃槐樹(29棵)(現有樹木)
- 黃槐樹(33棵)(新種植樹木)
- 大皇椰(4棵)(現有樹木)
- 黃花風鈴木(33棵)(現有樹木)

 露天貯物範圍

SCALE 1 : 1000

The Application Site is designated to accommodate operators displaced by the Government's land resumption for Yuen Long South Development Phase I and Phase II (refer to attached plan), as approved under TPB/A/YL-TYST/1008 and TPB/A/YL-TYST/1124. Affected Areas and Land Reversion are as follows:

- Yuen Long South Phase I: Approximately 28,894 sq.m., reverted to the Government on 20.8.2022.
- Yuen Long South Phase II: Approximately 13,433 sq.m., scheduled for reversion on 20.5.2025.

The Old Site, which was resumed for Phase I development, comprises various lots across D.D. 119, 120, and 121. These lots were officially reverted to the Government on 20.8.2022 under government notices for development and road works. Due to the urgency of public housing development, the site was handed over to the Government between April and August 2023.

The following tenants were impacted by the resumption of Phase I:

No.	Occupier
1	志榮石油有限公司
3	香港玻璃再生有限公司
4	皓喬汽車有限公司
5	龍威汽車國際有限公司
6	潤生資源管理有限公司
7	東溢工程有限公司
8	EEB - Gtech Joint Venture
9	怡利貿易有限公司
10	香港億信實業公司
11	鉅進（中港）物流有限公司
12	宏駿（香港）物流有限公司
13	張慶華

With support from the above tenants, as well as former head tenants 步旺投資有限公司 and 森林發展建設有限公司, the applicant submitted the first S.16 application to the Town Planning Board (TPB) in December 2022, which was approved on 14.7.2023.

Due to delays in site formation as well as construction and the processing of the Short Term Waiver (STW), tenant relocation could not proceed as planned. As an interim

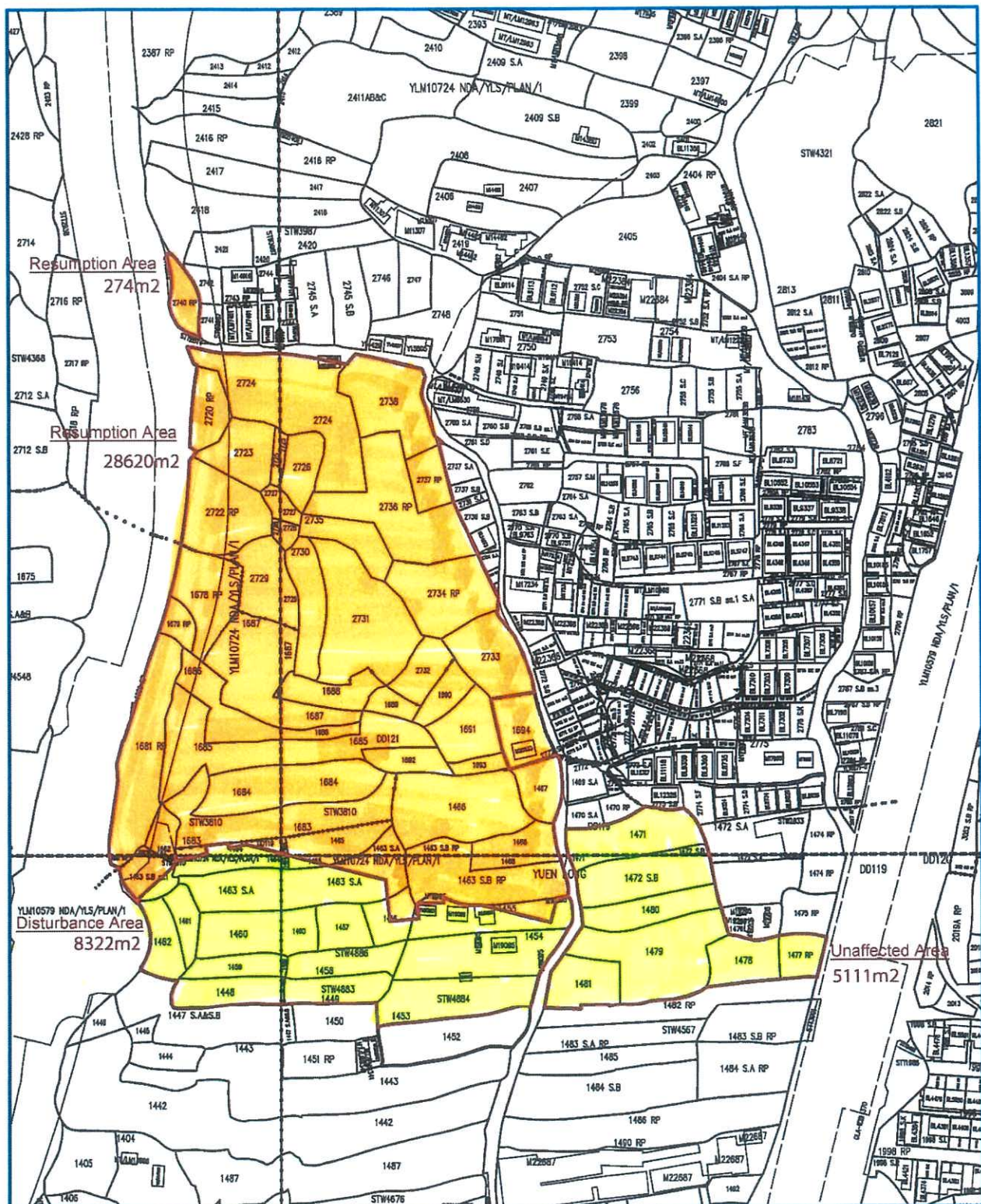
measure, the applicant has temporarily relocated some tenants to another site.

Except the above, due to modifications in the site layout and a minor adjustment to the site boundary, the applicant has to submit a new application. This application serves as a continuation of the previous application (No. A/YL-TT/583).

The formation and construction of site and application of STW are still under processing. At present, the relocated tenant including 志榮石油有限公司, 龍威汽車國際有限公司 and EEB - Gtech Joint Venture is relocated to the application site.

The remaining tenants will be relocated upon completion of site formation and STW approval. Should any tenants choose not to return to the Application Site, the surplus area will be allocated to accommodate tenants affected by Yuen Long South Phase II.

Figure: Affected Area for Yuen Long South Phase 1 and Yuen Long South Phase 2



Affected Area

Phase 1: 28894 sq.m.

Phase 2: 13,433 sq.m.