Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131)

for

Proposed Public Works Regional Laboratory (Northern Metropolis) [PWRL(NM)] at Hang Tau Tai Po, Kwu Tung South, N.T.

Planning Statement

June 2026

Public Works Laboratories, Materials and Testing Division
Geotechnical Engineering Office
Civil Engineering and Development Department

Executive Summary

(In case of discrepancy between English and Chinese versions, the English version shall prevail)

This Planning Statement is submitted to the Town Planning Board (TPB) in support of a planning application under Section 16 of the Town Planning Ordinance (Cap.131) for the proposed temporary use of Government land at Hang Tau Tai Po, Kwu Tung South, New Territories, for a proposed Public Works Regional Laboratory under the Civil Engineering and Development Department (CEDD) and associated filling of land, for a period of three (3) years.

The application site (the Site) covers an area of about 4,000 m^2 and falls within an area primarily zoned "Residential (Group D)" ("R(D)") (3,910 m^2), with a minor portion falling within an area zoned "Agriculture" ("AGR") (90 m^2) on the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22. As "Government Use (not elsewhere specified)" is a Column 2 use in both the "R(D)" and "AGR" zones, and that any temporary use or development of any land or building not exceeding a period of three (3) years requires permission from the TPB, this planning application is hereby submitted to the TPB for consideration.

A Public Works Regional Laboratory compound will be developed on the Site, comprising eleven (11) structures, including:

- a two-storey laboratory building (not exceeding 8 m in height);
- three (3) covered carports for a total of sixteen (16) vehicles (private cars/ light goods vehicles), each not exceeding 3 m in height;
- a covered carport for two (2) vehicles (medium goods vehicles/ minibuses), not exceeding 3 m in height;
- a dumping area (not exceeding 2.5 m in height);
- a dangerous goods store (not exceeding 4 m in height);
- a nuclear densometer gauge (NDG) storeroom (not exceeding 3 m in height);
- a fire services pump house with water tank (not exceeding 6 m in height); and
- two guard booths (each not exceeding 3 m in height).

No permanent buildings will be erected on the Site. Operating hours are from 8:00 am to 8:00 pm, Mondays through Saturdays, excluding public holidays. The laboratory will not operate on public holidays under normal circumstances.

The findings of this Planning Statement demonstrate that the potential impacts of the proposed development on the environment, traffic, drainage, slope safety, fire safety, and waste management would be insignificant. In view of the above, the TPB is respectfully invited to approve the application.

行政摘要

(如中、英文版本存在任何差異，概以英文版本為準)

本規劃陳述書是為支持一項根據《城市規劃條例》(第 131 章) 第 16 條提交予城市規劃委員會的規劃申請。該申請建議將位於新界古洞南坑頭大布的一幅政府用地，臨時用作土木工程拓展署轄下的工務區域試驗所及進行相關的填土工程，為期三年。

申請用地面積约為 4,000 平方米，根據古洞南分區計劃大綱核准圖編號 S/NE-KTS/22，該用地主要劃為「住宅(丁類)」地帶 (3,910 平方米)，另有小部分劃為「農業」地帶 (90平方米)。由於「政府用途(未有列明者)」在「住宅(丁類)」及「農業」地帶內均屬「第二欄」用途，以及任何土地或建築物的臨時用途或發展，如為期不超過三年，須向城市規劃委員會申請規劃許可，現特此向城市規劃委員會提交本規劃申請，以供考慮。

該用地將發展為一個工務區域試驗所建築群，包括以下十一個構築物:

- 一幢兩層高的試驗所大樓（高度不超過 8 米）；
- 三個共可停泊十六輛車輛（私家車/輕型貨車）的有蓋車棚（每個高度不超過 3 米）；
- 一個可停泊兩輛車輛（中型貨車/小巴）的有蓋車棚（高度不超過 3 米）；
- 一個廢料儲存區（高度不超過 2.5 米）；
- 一個危險品儲存庫（高度不超過 4 米）；
- 一個核子密度儀器儲存室（高度不超過 3 米）；
- 一個消防泵房及水缸（高度不超過 6 米）；以及
- 兩個保安更亭（高度不超過 3 米）。

該地點不會興建任何永久性建築物。試驗所的運作時間為星期一至星期六（公眾假期除外）早上 8 時至晚上 8 時。在正常情況下，試驗所於公眾假期不會運作。

本規劃陳述書的研究結果顯示，擬議發展對環境、交通、排水、斜坡安全、消防安全及廢料管理的潛在影響均屬輕微。基於上述情況，申請人懇請城市規劃委員會批准是次申請。

CONTENTS

1. INTRODUCTION

1.1 This Section 16 Planning Application is submitted by the Civil Engineering and Development Department (CEDD) for a proposed temporary Public Works Regional Laboratory (PWRL) and associated filling of land for a period of three years on Government land located at Hang Tau Tai Po, Kwu Tung South, New Territories. The location plan, showing the access route between the main roads and the Site, is shown in **Figure 1**.

1.2 The purpose of this Planning Statement is to provide members of the Town Planning Board (TPB) with detailed information on the proposed laboratory, the justifications supporting the application, and all other necessary information to facilitate consideration of the application.

2. BACKGROUND

2.1 The Public Works Laboratories (PWL) under CEDD comprise the Public Works Central Laboratory (PWCL) and the Public Works Regional Laboratories (PWRLs). There are currently five regional laboratories, namely: PWRL (Kowloon), PWRL (North Lantau), PWRL (Tin Shui Wai) (PWRL(TSW)), PWRL (Tai Po) and PWRL (Sham Shui Kok). These five regional laboratories are strategically located to provide construction materials testing services for public works projects of the HKSAR Government. The mission of the PWL is to ensure that public works projects have access to reliable, efficient, and effective construction materials testing services.

2.2 The regional laboratories primarily provide field testing services such as in-situ fill density tests, as well as laboratory testing of construction materials, including soil, concrete, and aggregates, for public works projects. Examples of such construction materials tests include concrete cube/core compression tests, soil compaction density and moisture content tests, and aggregate grading tests.

2.3 The temporary land allocation for the existing PWRL(TSW) at Ha Tsuen, Yuen Long, will expire in mid-2027. The application for its renewal or extension has been put on hold by the Lands Department, as the site at Ha

Tsuen is to be reallocated to the Highways Department for the construction of a railway depot.

2.4 Consequently, the Highways Department (HyD), in consultation with the Lands Department, has identified the subject Government site at Hang Tau Tai Po, Kwu Tung South as the only suitable site for the new accommodation of the PWRL concerned, after considering other potential sites (see **Appendix A** for details). The subject Site (the Site) falls within an area zoned "Residential (Group D)" ("R(D)") (3,910 m^2 about 98%), with a minor portion falls within an area zoned "Agriculture" ("AGR") (90 m^2, about 2%) on the approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22. The Site is currently occupied by four (4) structures, which will be demolished (see photographs of the existing condition of the Site in **Appendix B**). The Site covers an area of about 4,000 m^2 (subject to detailed survey).

2.5 Local consultation was conducted as part of the temporary government land allocation (TGLA) application processed by the Lands Department. A few objections were received, raising concerns primarily related to traffic impact, environmental disturbance, and the proposed land use.

3. THE PROPOSED DEVELOPMENT

3.1 The proposed development involves temporary use of the subject Government land at Hang Tau Tai Po as a PWRL under CEDD for a period of three (3) years. The proposed laboratory compound comprises eleven (11) structures, including a two-storey laboratory building, a fire services pump house with water tank, two guard booths, a dangerous goods (DG) store, a nuclear densometer gauge (NDG) storeroom, covered carports, and a dumping area. Details of the structures are listed in **Table 1**. The layout plan of the proposed laboratory compound, with key dimensions of the structures, is shown in **Figure 2**.

Table 1: List of Structures

Structure No.		*Area (m^2)*	*No. of Storeys & (Height)*	*Gross Floor Area (GFA) (m^2)*
1	Laboratory Building (Laboratory and Office)	800	2 (≤ 8 m)	1,600
2	Fire Services Pump House with Water Tank	75	1 (≤ 6 m)	75
3	Guard Booth No. 1	3.45	1 (≤ 3 m)	3.45
4	Guard Booth No. 2	3.45	1 (≤ 3 m)	3.45
5	Dangerous Goods Store	22.26	1 (≤ 4 m)	22.26
6	Nuclear Densometer Gauge Store	4.14	1 (≤ 3 m)	4.14
7	Covered Carport for Minibus or Medium Goods Vehicles (2 nos.)	63	1 (≤ 3 m)	63
8,9,10	Covered Carports for Private Cars or Light Goods Vehicles (16 nos.)	288	1 (≤ 3 m)	288
11	Dumping Area	60	1 (≤ 2.5 m)	60
		Total: 1,319.3 (about 1,320)	**Maximum: 2 storeys (≤ 8 m)**	**Total: 2,119.3 (about 2,120)**

3.2 The proposed laboratory building will be of lightweight construction using steel and cladding and/or steel containers, with a height not exceeding 8 m. Its appearance is similar to that of an ordinary construction site office building (see photographs of the existing PWRL(TSW) in **Appendix C**).

3.3 The proposed covered carports will accommodate a total of 18 vehicles,

comprising 16 parking spaces for private cars or light goods vehicles (each measuring 6 m (L) x 3 m (W)), and 2 spaces for medium goods vehicles or minibuses (each measuring 9 m (L) x 3.5 m (W)). The covered carports will feature corrugated steel roofs supported by steel posts. Additionally, a guard booth measuring approximately 2.3 m (L) x 1.5 m (W) x 3 m (H) (max.) will be provided at each of the two site entrances/exits.

3.4 The proposed dumping area, measuring approximately 5.0 m (W) x 12 m (L) x 2.5 m (H) (max.), is intended for the temporary storage of tested construction material sample waste before off-site disposal. The enclosure of the storage area will be constructed with concrete or bricks, and a retractable tarpaulin cover will be installed on top to provide protection against rain and wind.

3.5 The Site will be fenced off, and only staff/authorised persons will be allowed access. A 2.5m high enclosure in the form of hoarding panels, painted in an appropriate colour to blend with the surroundings, will be erected along the site boundary to mitigate visual impact.

3.6 The open areas of the Site, except where trees are present, will be paved with 200 mm thick concrete laid over an average of 150 mm of earth filling materials, as indicated in **Figure 3**. The Site will be raised to match the level of the surrounding area (about +13.2mPD). Surface runoff will be directed to new drainage channels along the boundary of the Site and eventually discharged to a proper discharge point.

3.7 The major parameters of the proposed development are summarised in **Table 2**.

Table 2: Major Development Parameters

Site Area	4,000 m^2
Maximum Building Height	≤ 8 m (2 storeys)
Non-domestic GFA	2,120 m^2
Non-domestic Plot Ratio	0.53
Land Filling Area	4,000 m^2

4. LABORATORY OPERATION

4.1 Approximately 30 staff members will work in the laboratory during operating hours. Operating hours are from 8:00 am to 8:00 pm, Mondays through Saturdays, excluding public holidays. Under normal circumstances, the laboratory will not operate on public holidays. A security guard, working in shifts, will be on duty within the laboratory compound 24 hours a day. Test samples and goods will be delivered via the designated vehicular access gates. Access to the Site is restricted to staff and authorized persons only. Parking arrangements are described in Section 3.3.

4.2 The laboratory will primarily provide construction materials testing services for public works projects within the Northern Metropolis, covering Yuen Long District and North District of the HKSAR. As the testing services are mainly focused on determining the physical properties of construction materials (such as mass, density, water content, and particle size distribution of soils; concrete compressive strength; grading and particle density of aggregates), nuisance from noise and air pollution is expected to be negligible.

5. PLANNING JUSTIFICATIONS FOR THE PROPOSED LABORATORY

5.1 Land Use Compatibility

5.1.1 The proposed land use is compatible with the surrounding area, which includes open storage, vehicle repair workshops, warehouses, domestic structures, and vacant land. The laboratory's operational characteristics (indoor activities, minimal emissions, daytime operating hours) are unlikely to adversely affect the residential development of the "R(D)" zone in the surrounding area.

5.2 Temporary Use Justification

5.2.1 A three-year temporary permission is sought to align with the projected timeline for the current initial phase of the Northern Metropolis development, which necessitates construction materials testing for civil and infrastructure projects. The proposed temporary use of the Site will not frustrate the long-term planning intention of the "R(D)" and "AGR" zones. Upon expiry of the planning permission, the Site will be cleared of all temporary structures and reinstated to a condition acceptable to relevant government departments.

5.3 Environment

5.3.1 Noise

All laboratory testing work will be carried out indoors. These tests will not involve the use of heavy machinery, and most will be performed manually by testing staff. Therefore, there will be no noise impact on the nearest sensitive receivers.

5.3.2 Visual

The appearance of the proposed laboratory building is similar to that of an ordinary site office building and is less conspicuous than the open storage and vehicle repair workshops in the vicinity of the Site. It is proposed to enclose the Site with a 2.5 m high hoarding structure painted in an appropriate colour to blend with the surroundings.

5.3.3 Landscape

Subject to the results of tree surveys and tree risk assessments, existing trees on the Site will be preserved as far as practicable. A tree survey, together with tree preservation and tree felling proposals (if applicable), will be submitted to the relevant authorities for consultation at a later stage.

5.3.4 Emissions

Due to the nature of the tests, the generation of air pollutants or harmful materials during the testing process will be minimal. No major emission sources are anticipated.

5.3.5 Effluent

Wastewater from the laboratory will be discharged either to the underground public sewage system or to a soakaway system with a septic tank, in compliance with the requirements of the Environmental Protection Department (EPD). If a soakaway system with a septic tank is adopted, desludging exercises will be implemented on a regular basis.

5.4 Traffic

5.4.1 Access to the laboratory will be primarily via the main roads (i.e. Kwu Tung Road and Fanling Highway), followed by Hang Tau Road. The traffic associated with the laboratory operations will mainly arise from vehicles

transporting laboratory staff to and from construction sites and delivering test samples. Based on trip records of the existing PWRL(TSW), an average of approximately 20 vehicle movements (entering and exiting) per day, mainly private cars and light goods vehicles, will be generated by the laboratory. Given this small additional traffic volume, the traffic impact on the surrounding area will be insignificant.

5.4.2 Two site entrances/exits will be provided on different sides of the Site, together with sufficient space for vehicles to manoeuvre both within the Site and when entering or leaving, ensuring that no queuing or turning occurs outside the Site.

5.5 Drainage

5.5.1 The existing public drainage system along the northern and eastern boundaries of the Site comprises surface channels and pipes. Apart from the footprints of existing structures, the ground is currently bare soil with a few patches of grass. Existing impervious ground accounts for about half of the site area. The Site is on average about 0.35 m lower than the surrounding area.

5.5.2 The Site will be raised to match the level of the surrounding area (about +13.2mPD), which is on average 0.35 m above its current level (at an average of +12.85mPD). It will be surfaced with concrete paving laid to a nominal fall. Drainage channels will be constructed along the boundary to convey surface runoff to a proper discharge point and into the existing stormwater system. This proposal, together with the proposed surface drainage system, will eliminate the risk of water ponding within the Site.

5.6 Slope Safety

5.6.1 The subject Site is located on essentially flat ground, and the proposed development will not affect, nor be affected by, any man-made slopes, retaining walls, or natural terrain in the vicinity.

5.7 Fire Safety

5.7.1 The proposed development will comply with the Fire Services Department's requirements for dangerous goods storage, waste storage, and fire service installations. Relevant plans and proposals will be submitted to the relevant authorities at a later stage.

5.8 Waste Handling and Storage

5.8.1 Tested construction material samples and waste will be temporarily stored within the designated, enclosed dumping area described in paragraph 3.4 above. Disposal will be carried out off-site regularly and as required. No leakage or odour nuisance is anticipated.

6. IMPLEMENTATION PROGRAMME

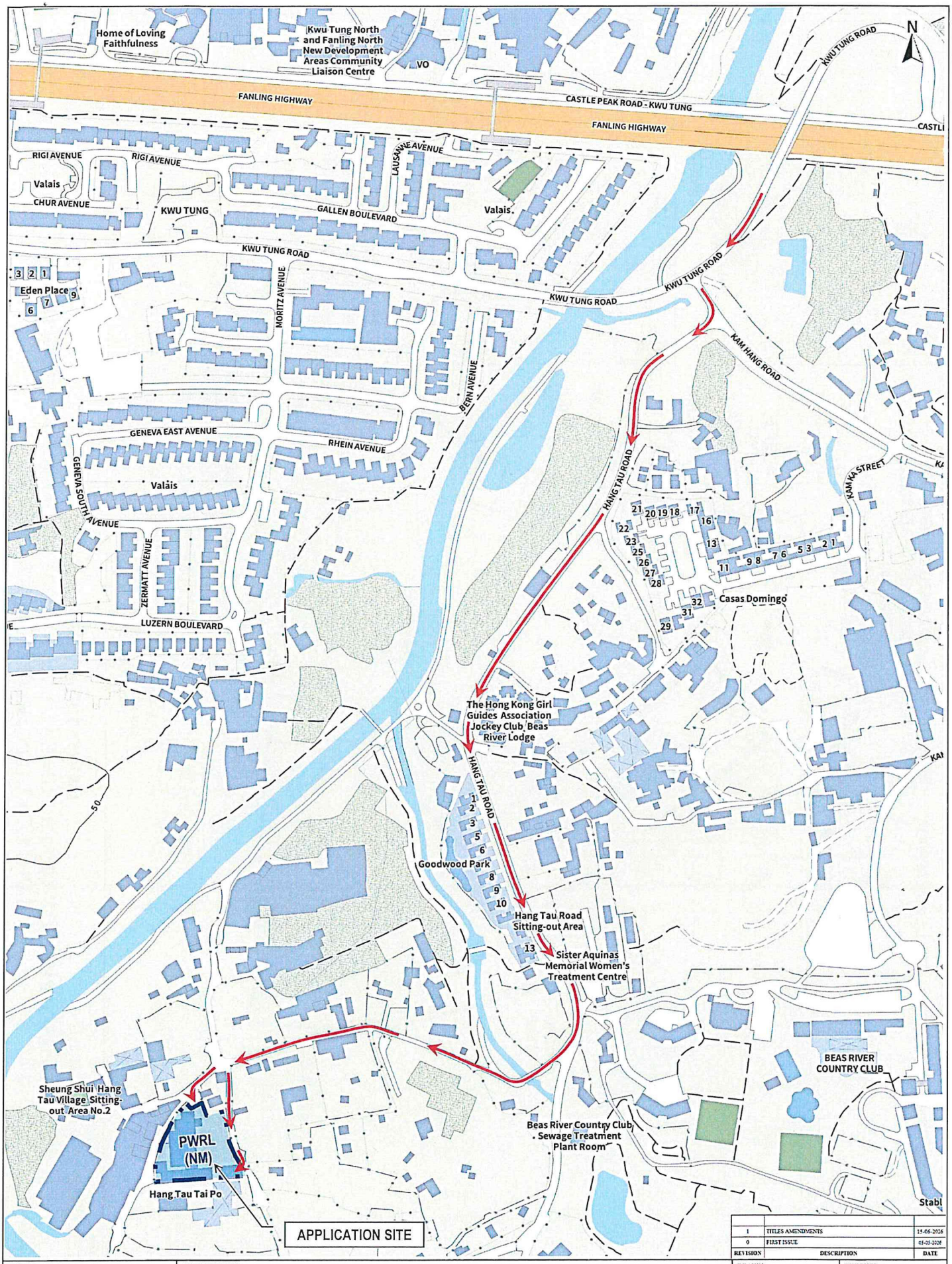
6.1 Subject to the design and construction programme, construction of the proposed laboratory compound is anticipated to commence in Q3 2026, with the aim of commissioning the new PWRL (Northern Metropolis) by Q2 2027.

7. PRECEDENT CASE

7.1 According to the TPB Statutory Planning Portal 3, a similar Section 16 planning application for a temporary Public Works Regional Laboratory for a Period of 3 Years (Case No.: A/YL-HT/853) for the existing PWRL(TSW) at Ha Tsuen, Yuen Long, was approved with conditions on a temporary basis on 7 June 2013.

8. CONCLUSIONS

8.1 The justifications set out in this statement are sound, and no significant impacts have been identified in respect of the environment, traffic, drainage, slope safety, fire safety, or waste management that would preclude approval by the TPB and relevant government departments. In view of the above, the TPB is respectfully invited to approve the application.



REVISION	DESCRIPTION	DATE
1	TITLES AMENDMENTS	15-06-2026
0	FIRST ISSUE	05-05-2026

Public Works Laboratories
Geotechnical Engineering Office, Hong Kong

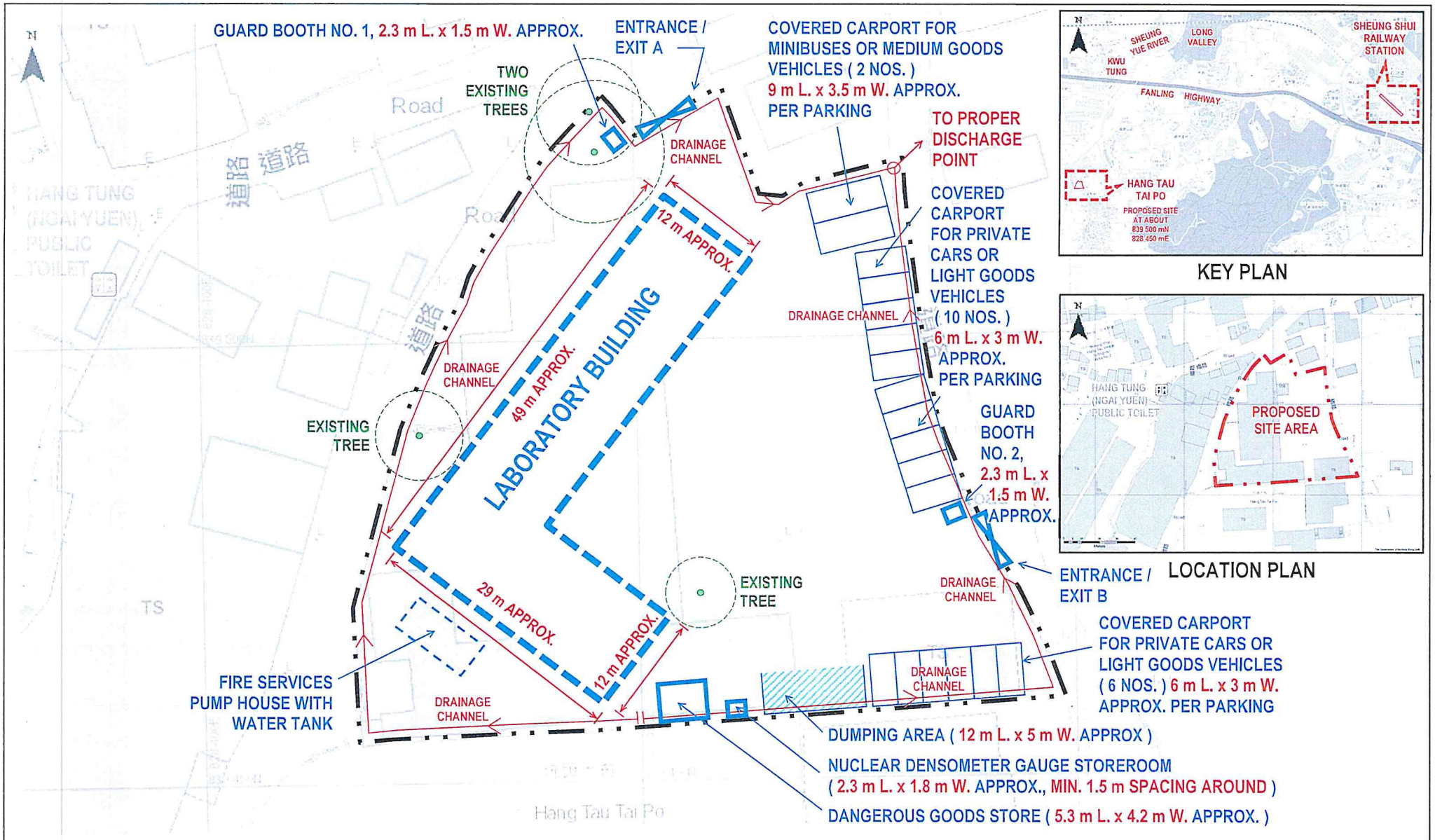
PROJECT TITLE :

The Proposed Public Works Regional Laboratory (Northern Metropolis)

DRAWING TITLE :

LOCATION PLAN OF THE PROPOSED PUBLIC WORKS REGIONAL LABORATORY (NORTHERN METROPOLIS) AT HANG TAU TAI PO, KWU TUNG SOUTH, N.T.

DRAWN :	CHECKED :
K. P. NG (STO/KL)	PAUL CHOW (GE 1/Lab3)
SCALE : N. T. S.	DATE : 15 June 2026
DRAWING NUMBER : FIGURE 1	REVISION : 1



Maps provided from Geotechnical Information Infrastructure: Gateway to GEO Spatial Data (Hong Kong: GEO, CEDD, HKSARG, retrieved 22 April, 2026, https://ginfo.cedd.gov.hk/)

REVISION	DESCRIPTION	DATE
2	TITLES AMENDMENTS	15-06-2026
1	LOCATIONS OF EXISTING TREES	10-06-2026
0	FIRST ISSUE	03-05-2026

Public Works Laboratories
Geotechnical Engineering Office, Hong Kong

PROJECT TITLE :
The Proposed Public Works Regional Laboratory (Northern Metropolis)

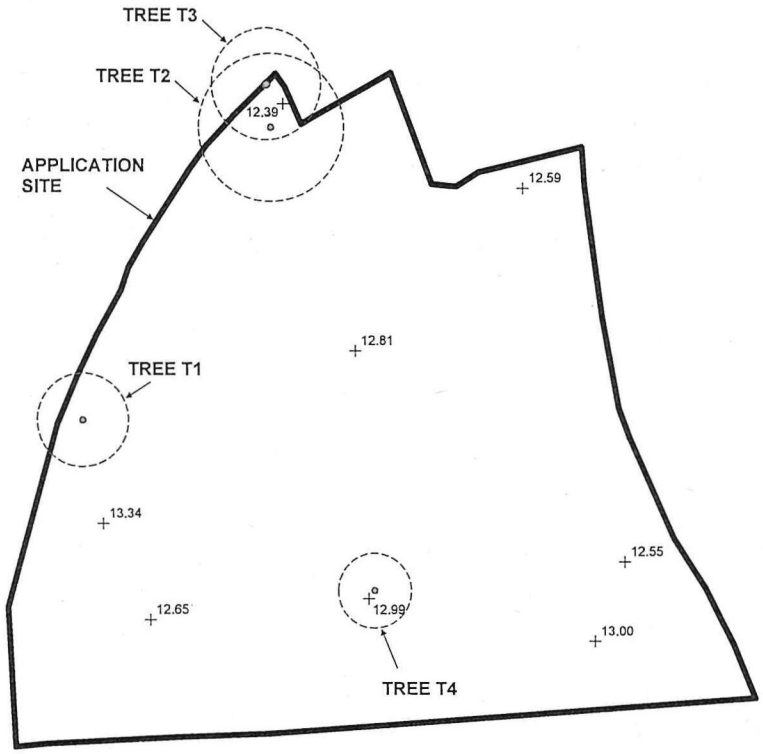
DRAWING TITLE :

LAYOUT PLAN OF THE PROPOSED PUBLIC WORKS REGIONAL LABORATORY (NORTHERN METROPOLIS) AT HANG TAU TAI PO, KWU TUNG SOUTH, N.T.

DRAWN :	CHECKED :
K. P. NG (STO/KL)	PAUL CHOW (GE 1/Lab3)
SCALE : N. T. S.	DATE : 15 June 2026
DRAWING NUMBER : FIGURE 2	REVISION : 2

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA	: 4,000 m^2	(ABOUT)
EXISTING SITE LEVELS	: + 12.39 mPD to +13.34 mPD (WITH AN AVERAGE OF +12.85mPD)	(ABOUT)
EXISTING SITE SURFACE	: 50% SOILED, 50% PAVED	(ABOUT)



** SITE LEVELS ARE FOR REFERENCE ONLY.*
EXACT SITE LEVELS ARE SUBJECT TO DETAILED SURVEY.

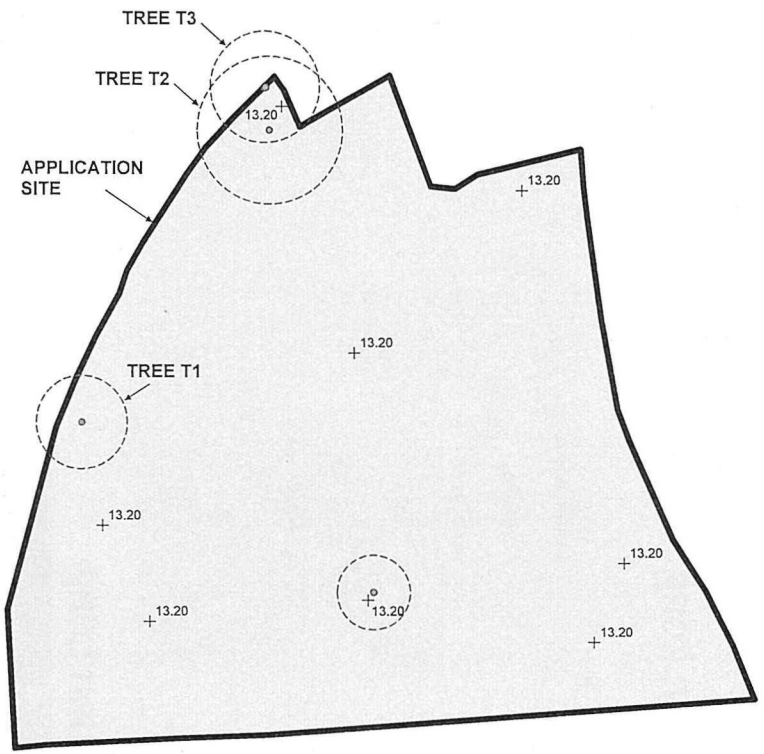
LEGEND

APPLICATION SITE

+12.39 EXISTING SITE LEVEL (mPD)

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

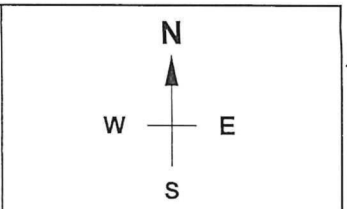
APPLICATION SITE AREA	: 4,000 m^2	(ABOUT)
FILLING OF LAND AREA	: 4,000 m^2	(ABOUT)
MATERIAL OF FILLING	: SOIL AND CONCRETE	
PROPOSED SITE LEVELS	: +13.20 mPD	(ABOUT)

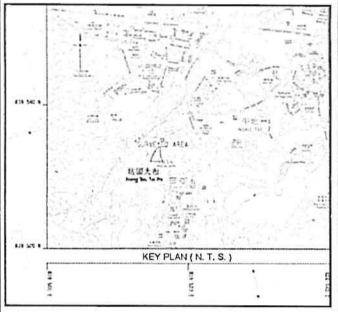


LEGEND

APPLICATION SITE

FILLING OF LAND AREA





SITE LOCATION :

ADJACENT TO HANG TAU ROAD WITHIN
TGLA NO. GLA-TDN 4986,
HANG TAU TAI PO, NEW TERRITORIES.

INFORMATION OF EXISTING TREES WITHIN APPLICATION SITE

TREE NO.	T1	T2	T3	T4
EASTING (m)	828425.009	828445.558	828445.003	828456.898
NORTHING (m)	839489.679	839521.351	839526.009	839471.390
GROUND LEVEL (mPD)	13.095	12.589	12.969	12.994
TREE DIAMETER (m)	0.55	2.40	0.65	0.44
CROWN SPREAD (m)	10	16	12	8
TREE HEIGHT (m)	8	13	10	7

REVISION	DESCRIPTION	DATE
2	SUPPLEMENTARY INFORMATION OF EXISTING SITE LEVELS	15-06-2026
1	EXISTING CONDITION AND PROPOSED LAND FILLING OF SITE	04-06-2026
0	FIRST ISSUE	26-05-2026

Public Works Laboratories
Geotechnical Engineering Office, Hong Kong

PROJECT TITLE :

The Proposed Public Works Regional Laboratory (Northern Metropolis)

DRAWING TITLE :

PROPOSED LAND FILLING PLAN

DRAWN :	CHECKED :
K. P. NG (STO/KL)	PAUL CHOW (GE 1/LAB3)
SCALE : N. T. S.	DATE : 15 June 2026
DRAWING NUMBER : FIGURE 3	REVISION : 2

Appendix A

Potential Sites Considered

The following four potential sites were identified and considered for temporary relocation of the existing PWRL(TSW) and establishment of the new PWRL(NM):

1. PH25 at Yuen Long adjacent to Kam Tin River

PH25 at Yuen Long

DLO No.
PH25

Location
Government Land near Lot 694 RP in D.D. 106, Ng Ka Tsuen, Pat Heung

District
Yuen Long

Area(sq. metre)
3380

Estimated Available Period*
About 1 year

Topography
Flat

Accessibility
Vehicular access maybe available subject to departments' advice

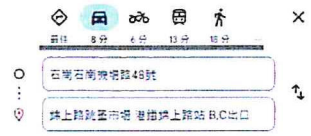
Vegetation
Grassland

Tree
With tree(s)

Structures / Facilities / Features within site
Nil

Remarks - other structures / facilities / features within site
Not Applicable

Remarks
(a) Long term use (Residential (Group D)) (b) Planning permission may be required
(*) STT is normally for a fixed term of not more than



PH25 at Yuen Long

The site is fully covered with vegetation and trees. Significant felling of these trees, along with the necessary approvals, would be required to clear space for the proposed laboratory. Strong objections from tree preservation groups are anticipated, and the proposed measures including tree felling and transplanting may fall short of public expectations. Furthermore, any proposal involving tree transplantation or compensatory planting would impose significant demands on the planning and programming of the site development.

In addition, the irregular geometry of the site is unfavorable for the proposed laboratory development and would impose significant difficulty in operation management.

2. PH#9 at Yuen Long adjacent to Shek Kong Airport Road

PH#9 at Yuen Long

DLO No.
PH9#

Location
Government Land at Ex-Kam Chuen School in D.D. 106, Kam Tsin Wai, Pat Heung, Yuen Long

District
Yuen Long

Area(sq. metre)
3080

Estimated Available Period*
About 1 year

Topography
Flat

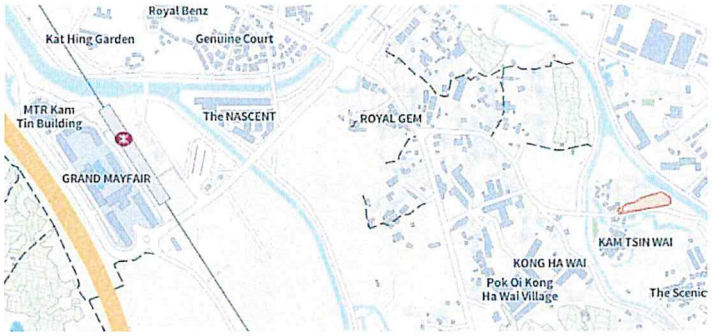
Accessibility
With pedestrian access only

Vegetation
Some vegetation

Tree
With tree(s)

Structures / Facilities / Features within site
Vacant School

Remarks - other structures / facilities / features within site
Not Applicable



PH#9 at Yuen Long

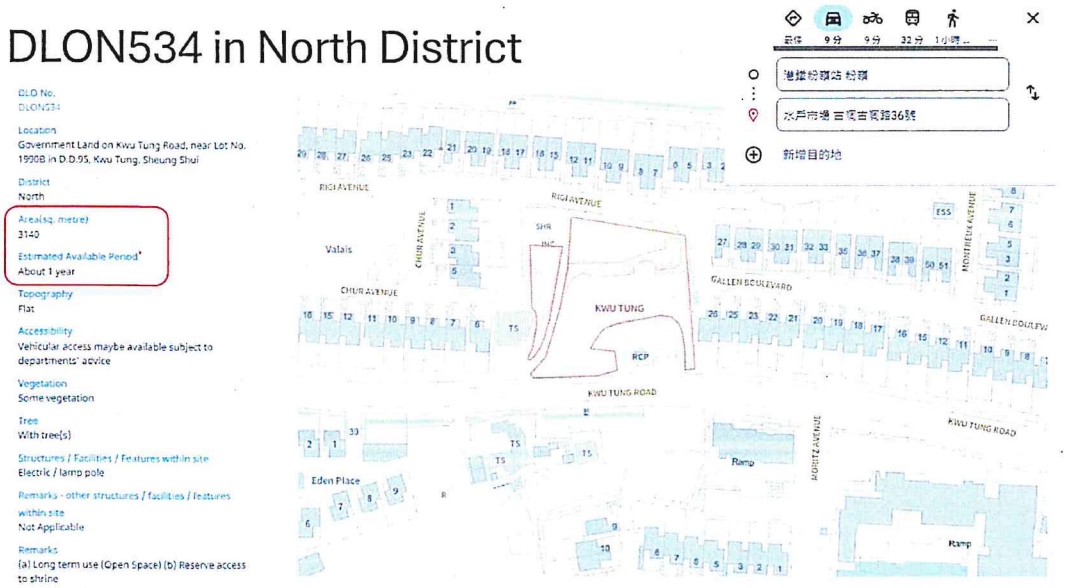
The site is fully covered with vegetation and trees. Significant felling of these trees, along with the necessary approvals, would be required to clear space for the proposed laboratory. Strong objections from tree preservation groups are anticipated, and the proposed measures including tree felling and transplanting may fall short of public expectations. Furthermore, any proposal involving tree transplantation or compensatory planting would impose significant demands on the planning and programming of the site development.

In addition, the site is accessible by pedestrian only through a narrow footpath, and not

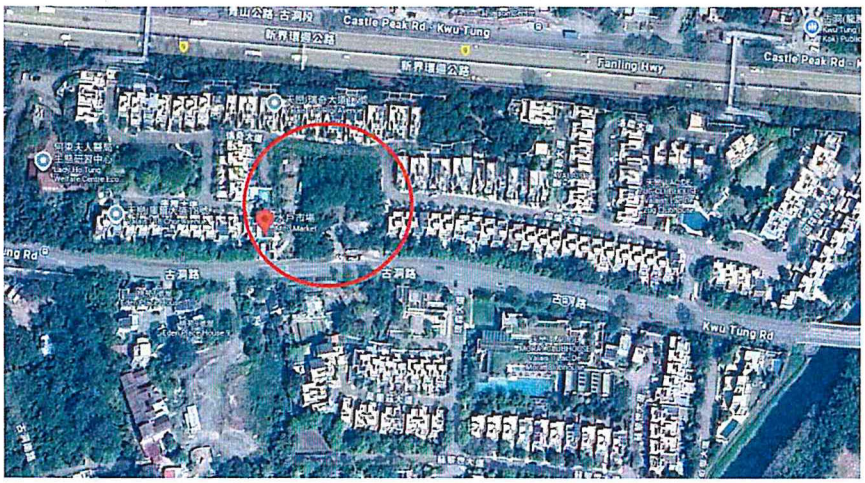
accessible via proper standard roads. This poses significant difficulties for the normal operation of the laboratory. As the proposed PWRL requires delivery of construction materials samples in and out of the site, this site is considered not suitable for further development.

Furthermore, the site is located in close proximity to graves and "kamtaps". Again, strong objections and complaints from the local community are anticipated due to potential "Fung Shui" concerns. As a result, a lengthy consultation period is expected, along with the need for substantial compensation or even a relocation scheme. These factors could become a significant hurdle to the implementation programme of the proposed laboratory.

3. DLON534 in North District



DLON534 in North District

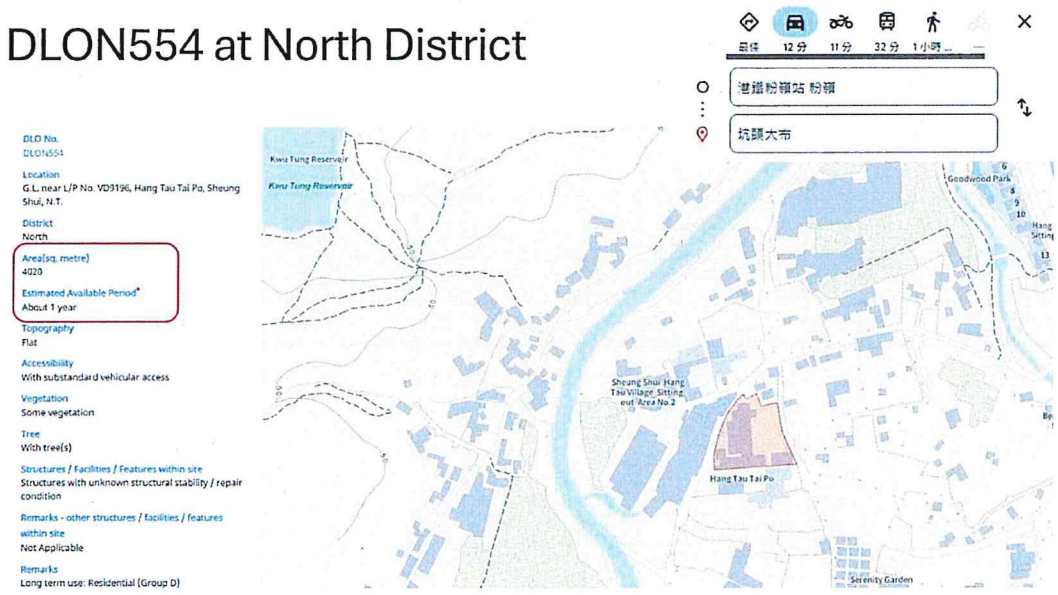


The site is situated within a residential area and surrounding by small houses. Given the close proximity of the site to the surrounding homes, significant objections and complaints from local residents are anticipated. As a result, a lengthy consultation period is expected, which could become a hurdle to the implementation programme of the proposed laboratory.

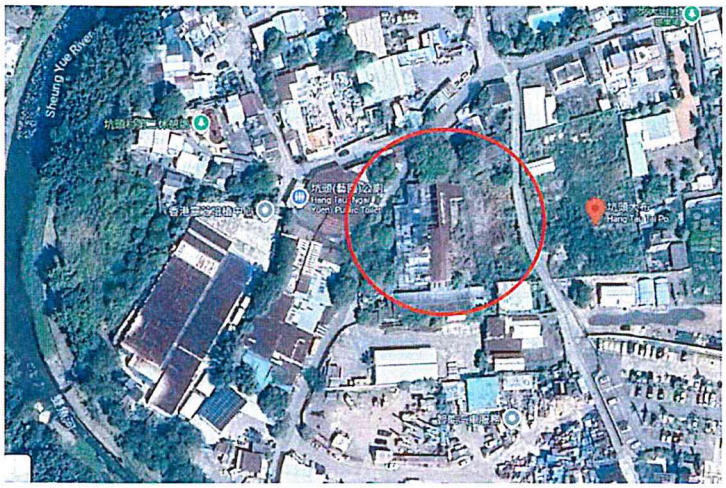
In addition, the site is fully covered with vegetation and trees. Significant felling of these trees, along with the necessary approvals, would be required to clear space for the proposed laboratory. Strong objections from tree preservation groups are anticipated, and the proposed measures including tree felling and transplanting may fall short of public expectations. Furthermore, any proposal involving tree transplantation or compensatory planting would impose significant demands on the planning and programming of the site development.

Furthermore, the site is divided into two portions by a footpath that connects to a temple, making the management of laboratory operations difficult. Significant objections and complaints from local residents are anticipated due to potential "Fung Shui" concerns. As a result, a lengthy consultation period is expected, which could again become a hurdle to the implementation programme of the proposed laboratory.

4. DLON554 in North District (Hang Tau Tai Po, Kwu Tung South, N.T.)



DLON554 at North District



This is the proposed site under the subject planning application. Please refer to the main text for details.

Appendix B
Photographs of the Existing Condition of the Site

General View

General View

Existing Structures

Internal View of an Existing Structure

Internal View of an Existing Structure

Internal View of an Existing Structure

Appendix C
Photographs of the Existing Public Works Regional Laboratory (Tin Shui Wai)

General View

General View