

2026年 6月 1 8日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請。

2026-06-18

The document is received on
The Planning Board will formally acknowledge
the receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of Land
and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas,
or Renewal of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區或受規管地區土地上及/或建築物內進行
為期不超過三年的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2601463 16/6 by hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NZ-KTS/578
	Date Received 收到日期	2026-06-18

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Civil Engineering and Development Department, HKSAR Government

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Government land in D.D. 94 at Hang Tau Tai Po, Kwu Tung South, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	☒ Site area 地盤面積 4,000 sq.m 平方米 ☐ About 約 ☒ Gross floor area 總樓面面積 2,120 sq.m 平方米 ☐ About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	 4,000 sq.m 平方米 ☐ About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group D)" & "Agriculture"
(f) Current use(s) 現時用途	Occupied by structures (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

- ☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at . (DD/MM/YYYY), this application involves a total of . "current land owner(s)"[#].
根據土地註冊處截至 . 年 . 月 . 日的記錄，這宗申請共牽涉 . 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 . 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別**(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas**

位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展

(For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B))

(如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed use(s)/development
擬議用途/發展

Proposed temporary Government use (Laboratory) and associated filling of land for a period of 3 years

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of permission applied for
申請的許可有效期☒ year(s) 年 3☐ month(s) 個月**(c) Development Schedule 發展細節表**Proposed uncovered land area 擬議露天土地面積 2,680sq.m ☒ About 約Proposed covered land area 擬議有上蓋土地面積 1,320sq.m ☒ About 約

Proposed number of buildings/structures 擬議建築物/構築物數目 11

Proposed domestic floor area 擬議住用樓面面積 sq.m ☐ About 約Proposed non-domestic floor area 擬議非住用樓面面積 2,120sq.m ☒ About 約Proposed gross floor area 擬議總樓面面積 2,120sq.m ☒ About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

Please refer to Planning Statement - Table 1.

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

Private Car/Light Goods Vehicle Parking Spaces - 16 nos.

Medium Goods Vehicle/Minibuses Parking Spaces - 2 nos.

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位

Coach Spaces 旅遊巴車位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Proposed operating hours 擬議營運時間			
8:00 am to 8:00 pm, Mondays through Saturdays excluding public holidays			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關係建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Hang Tau Road (as shown in Planning Statement Figure 1)	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。) Refer to Planning Statement.			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☒ Please provide details 請提供詳情 Existing structures will be demolished.	
	No 否	☐	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☐ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☒ Filling of land 填土 Area of filling 填土面積 4,000 sq.m 平方米 ☒ About 約 Depth of filling 填土厚度 ... 0.2~0.81 m 米 ☒ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度 m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒ Yes 會 ☐ No 不會 ☒
	_____ _____		

	Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可) Please refer to Planning Statement.
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas
位於鄉郊地區或受規管地區臨時用途/發展的許可續期

(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期	 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期	 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	☐ The permission does not have any approval condition 許可並沒有任何附帶條件 ☐ Applicant has complied with all the approval conditions 申請人已履行全部附帶條件 ☐ Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件： Reason(s) for non-compliance: 仍未履行的原因： (Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)
(f) Renewal period sought 要求的續期期間	☐ year(s) 年 ☐ month(s) 個月

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

Please refer to Planning Statement.

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

.....

CHOW Ho-yin, Paul

.....

Name in Block Letters
姓名（請以正楷填寫）

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

Geotechnical Engineer (GE1/Lab3)

.....

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☒ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他 CEng, MICE, MCIArb

on behalf of
代表

Civil Engineering and Development Department, HKSAR Government

☐ Company 公司 / ☒ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）



Date 日期

16/06/2026

..... (DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要	
(Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置/地址	Government land in D.D. 94 at Hang Tau Tai Po, Kwu Tung South, N.T. 新界古洞南坑頭大布 丈量約份第94約內的政府土地
Site area 地盤面積	4,000 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 4,000 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22 古洞南分區計劃大綱核准圖編號S/NE-KTS/22
Zoning 地帶	"Residential (Group D)" and "Agriculture" 「住宅(丁類)」及「農業」
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/ development 申請用途/發展	Proposed temporary Government use (Laboratory) and associated filing of land for a period of 3 years 擬議臨時政府用途(實驗室)，以及進行相關的填土工程(為期三年)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	☐ About 約 ☐ Not more than 不多於	☐ About 約 ☐ Not more than 不多於
	Non-domestic 非住用	2,120 ☒ About 約 ☐ Not more than 不多於	0.53 ☒ About 約 ☐ Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	11	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 ☐ (Not more than 不多於)	
		Storeys(s) 層 ☐ (Not more than 不多於)	
	Non-domestic 非住用	8	m 米 ☒ (Not more than 不多於)
		2	Storeys(s) 層 ☒ (Not more than 不多於)
(iv) Site coverage 上蓋面積	33 % ☒ About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		18
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		
	Private Car/Light Goods Vehicle Parking Spaces 私家車/輕型貨車泊車位 Medium Goods Vehicle/Minibuses Parking Spaces 中型貨車/小巴泊車位		16 2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
Proposed Land Filling Plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

**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 m² and falls within an area primarily zoned “Residential (Group D)” (“R(D)”) (3,910 m²), with a minor portion falling within an area zoned “Agriculture” (“AGR”) (90 m²) 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。

申請用地面積約為 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。

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Appendix A	Potential Sites Considered
Appendix B	Photographs of the Existing Condition of the Site
Appendix C	Photographs of the Existing Public Works Regional Laboratory (Tin Shui Wai)

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 m² about 98%), with a minor portion falls within an area zoned “Agriculture” (“AGR”) (90 m², 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 m² (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

<i>Structure No.</i>		<i>Area (m²)</i>	<i>No. of Storeys & (Height)</i>	<i>Gross Floor Area (GFA) (m²)</i>
1	Laboratory Building (Laboratory and Office)	800	2 ($\leq$ 8 m)	1,600
2	Fire Services Pump House with Water Tank	75	1 ($\leq$ 6 m)	75
3	Guard Booth No. 1	3.45	1 ($\leq$ 3 m)	3.45
4	Guard Booth No. 2	3.45	1 ($\leq$ 3 m)	3.45
5	Dangerous Goods Store	22.26	1 ($\leq$ 4 m)	22.26
6	Nuclear Densometer Gauge Store	4.14	1 ($\leq$ 3 m)	4.14
7	Covered Carport for Minibus or Medium Goods Vehicles (2 nos.)	63	1 ($\leq$ 3 m)	63
8,9,10	Covered Carports for Private Cars or Light Goods Vehicles (16 nos.)	288	1 ($\leq$ 3 m)	288
11	Dumping Area	60	1 ($\leq$ 2.5 m)	60
		Total: 1,319.3 (about 1,320)	Maximum: 2 storeys ($\leq$ 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

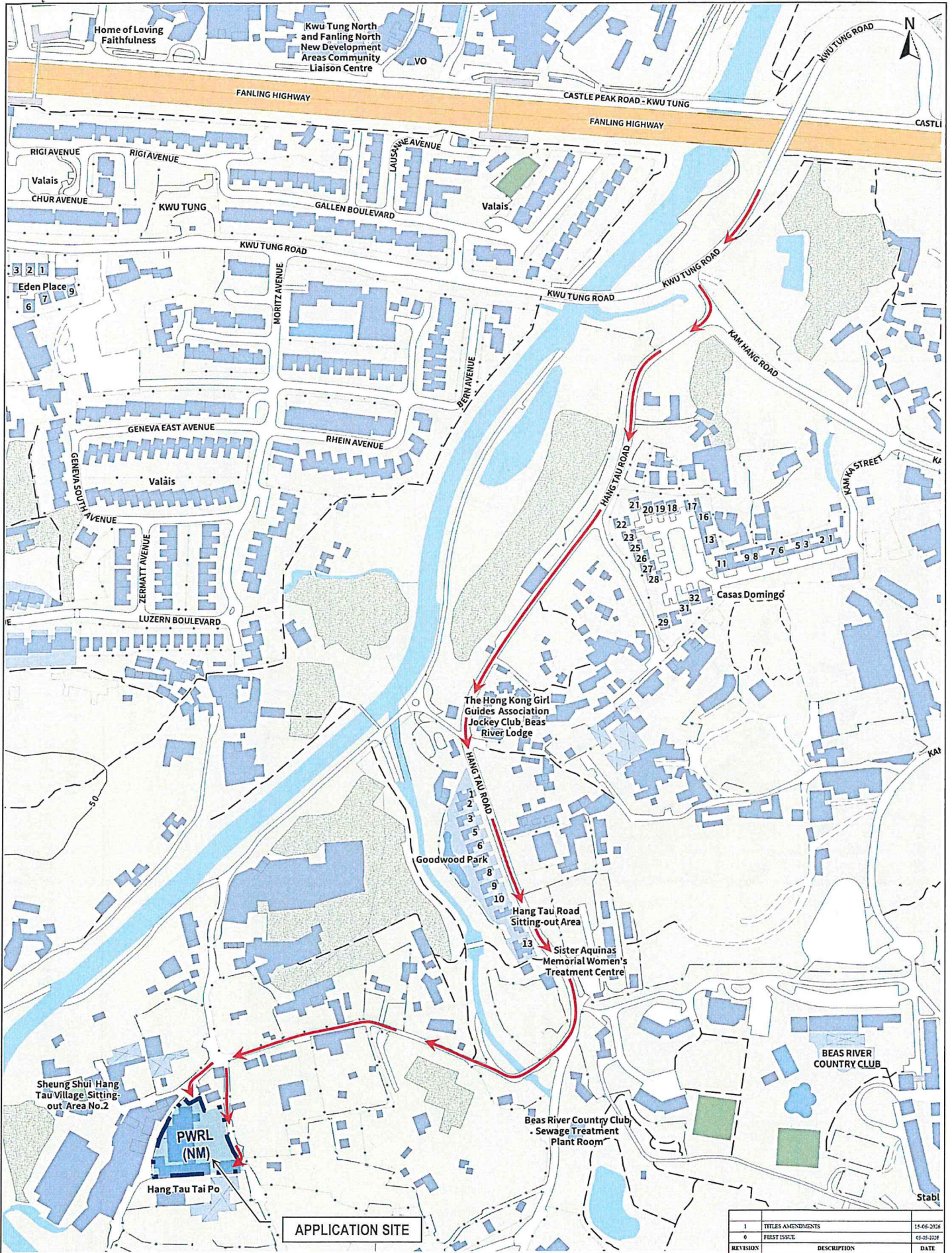
- 6.1 Subject to the design and construction programme, construction of the proposed laboratory compound is anticipated to commence in Q3 2026, with the aim of commissioning the new PWRL (Northern Metropolis) by Q2 2027.

7. PRECEDENT CASE

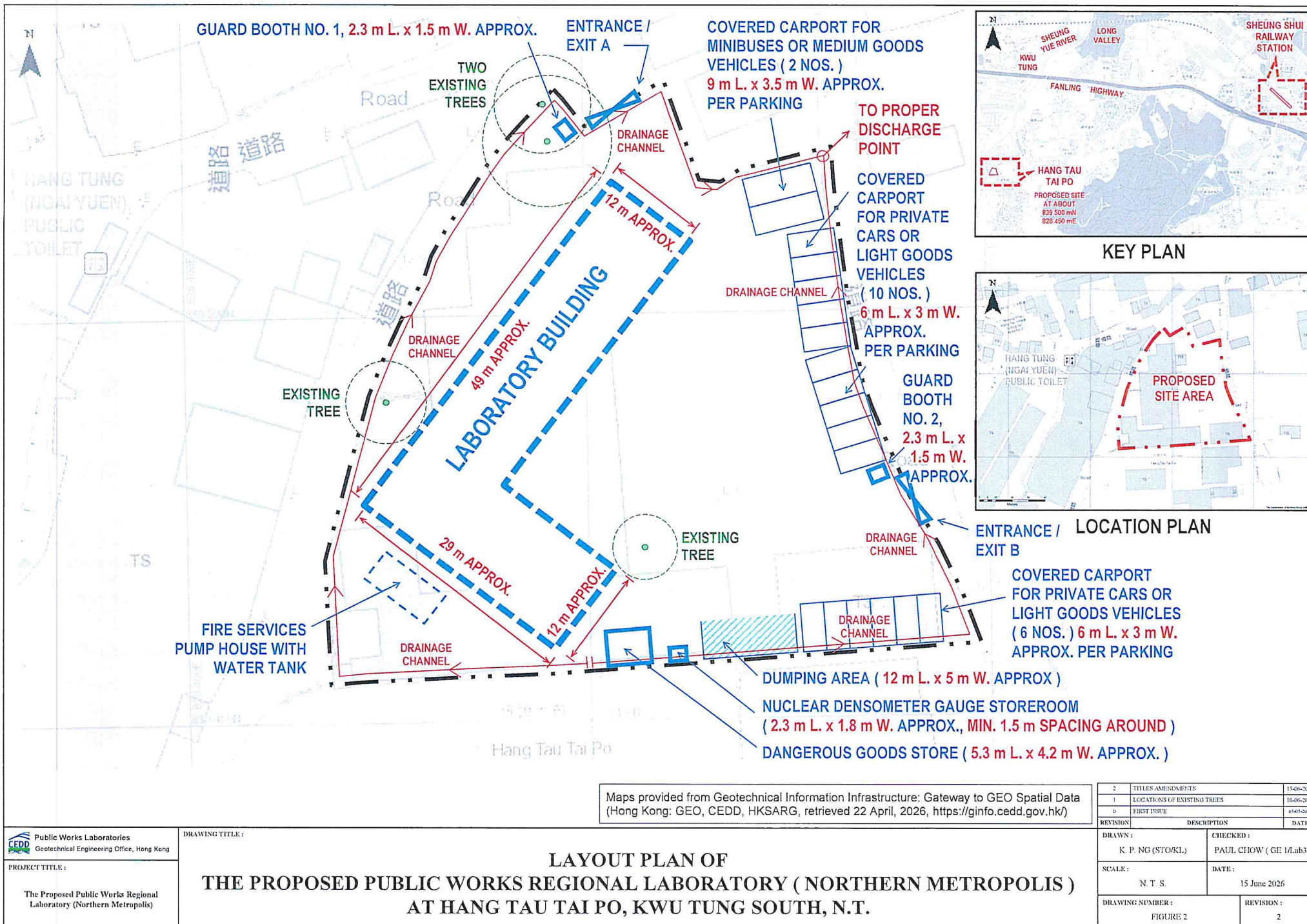
- 7.1 According to the TPB Statutory Planning Portal 3, a similar Section 16 planning application for a temporary Public Works Regional Laboratory for a Period of 3 Years (Case No.: A/YL-HT/853) for the existing PWRL(TSW) at Ha Tsuen, Yuen Long, was approved with conditions on a temporary basis on 7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



1	TITLES AMENDMENTS	15-06-2026
0	FIRST ISSUE	03-01-2026
REVISION	DESCRIPTION	DATE
DRAWN :	K. P. NG (STO/KL)	CHECKED : PAUL CHOW (GE 1/Lab3)
SCALE :	N. T. S.	DATE : 15 June 2026
DRAWING NUMBER :	FIGURE 1	REVISION : 1

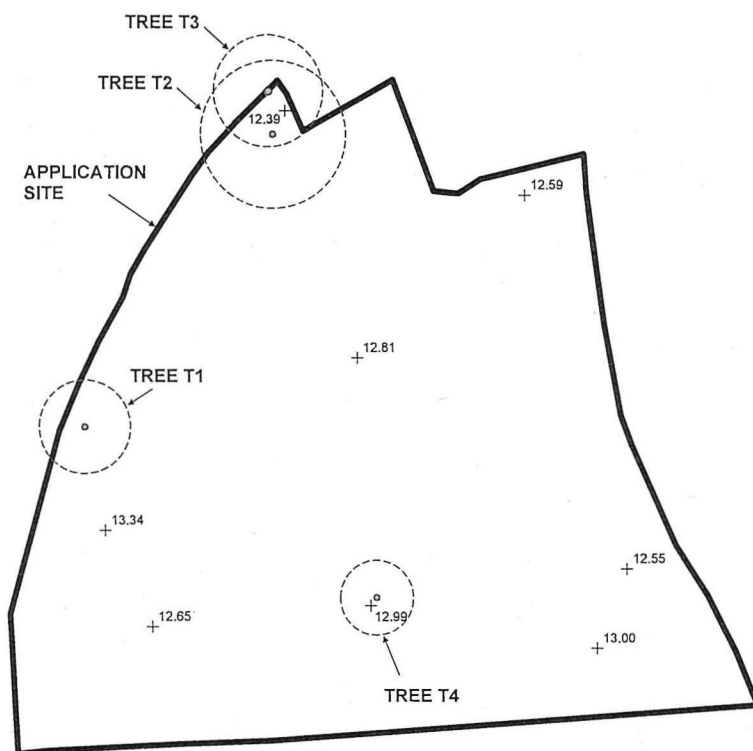


LAYOUT PLAN OF
THE PROPOSED PUBLIC WORKS REGIONAL LABORATORY (NORTHERN METROPOLIS)
AT HANG TAU TAI PO, KWU TUNG SOUTH, N.T.

2	TITLE AMENDMENTS	15/06/2026
1	LOCATIONS OF EXISTING TREES	16/06/2026
0	FIRST ISSUE	05/05/2026
REVISION	DESCRIPTION	DATE
DRAWN:	K. P. NG (STO/KL)	CHECKED:
SCALE:	N. T. S.	DATE:
DRAWING NUMBER:	FIGURE 2	REVISION:
		2

EXISTING CONDITION OF THE APPLICATION SITE

APPLICATION SITE AREA : 4,000 m² (ABOUT)
 EXISTING SITE LEVELS : + 12.39 mPD to +13.34 mPD (ABOUT)
 (WITH AN AVERAGE OF +12.85mPD)
 EXISTING SITE SURFACE : 50% SOILED, 50% PAVED (ABOUT)



LEGEND



APPLICATION SITE

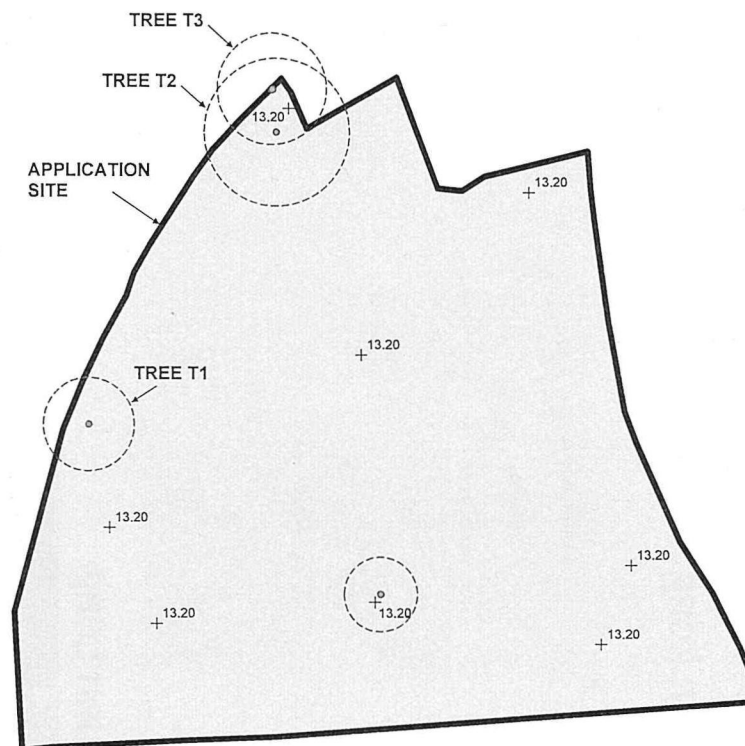
+ 12.39

EXISTING SITE LEVEL (mPD)

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

PROPOSED FILLING OF LAND AT THE APPLICATION SITE

APPLICATION SITE AREA : 4,000 m² (ABOUT)
 FILLING OF LAND AREA : 4,000 m² (ABOUT)
 MATERIAL OF FILLING : SOIL AND CONCRETE
 PROPOSED SITE LEVELS : +13.20 mPD (ABOUT)



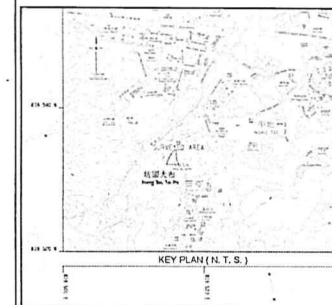
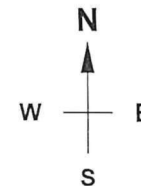
LEGEND



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	15-6-2026
1	EXISTING CONDITION AND PROPOSED LAND FILLING OF SITE	04-6-2026
0	FIRST ISSUE	26-6-2026

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

Public Works Laboratories
 Geotechnical Engineering Office, Hong Kong

PROJECT TITLE :

The Proposed Public Works Regional
 Laboratory (Northern Metropolis)

DRAWING TITLE :

PROPOSED LAND FILLING PLAN

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

DIG No.
PH25

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

District
Yuen Long

Area (sq. meter)
3380

Estimated Available Period*
About 1 year

Topography
Flat

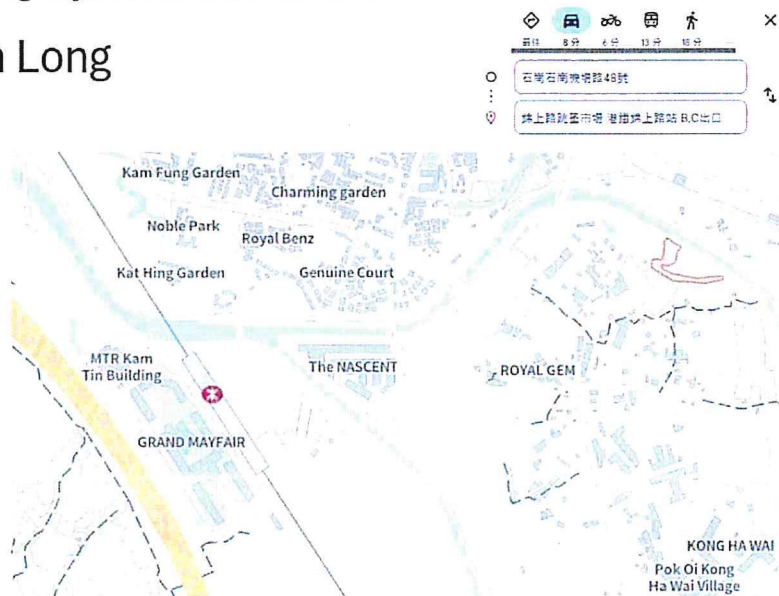
Accessibility
Vehicular access maybe available subject to departments' advice

Vegetation
Grassland
Tree
With tree(s)

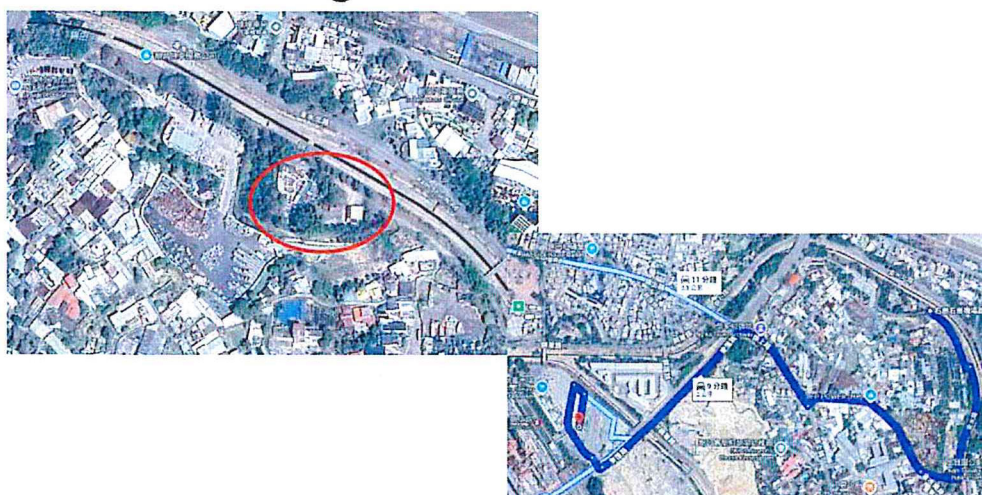
Structures / Facilities / Features within site
Nil

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 necessary for a fixed term of not more than



PH25 at Yuen Long



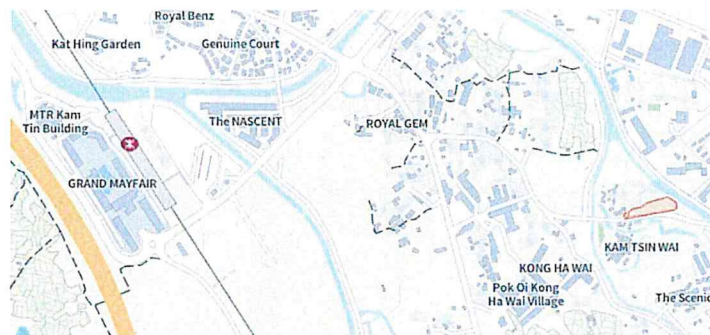
The site is fully covered with vegetation and trees. Significant felling of these trees, along with the necessary approvals, would be required to clear space for the proposed laboratory. Strong objections from tree preservation groups are anticipated, and the proposed measures including tree felling 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.
PHS#
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.

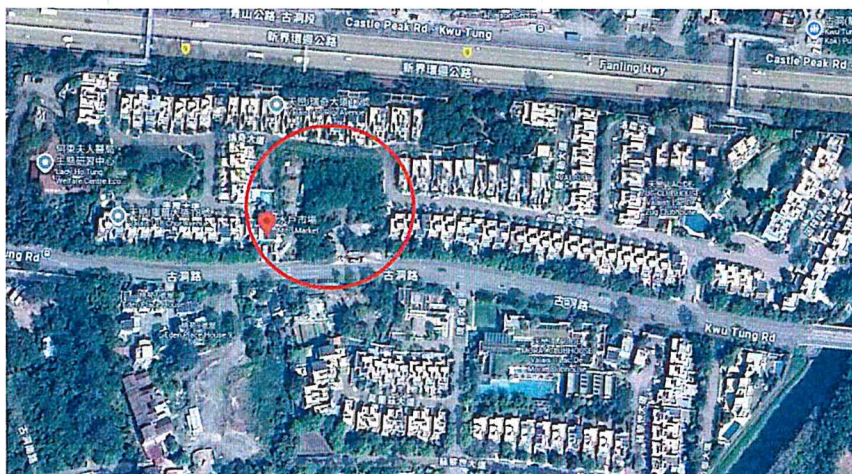
3. DLON534 in North District

DLON534 in North District

OLD No.
 DLON534
 Location
 Government Land on Kwu Tung Road, near Lot No.
 1990B in D.D.95, Kwu Tung, Sheung Shui
 District
 North
 Area(sq. metre)
 3140
 Estimated Available Period*
 About 1 year
 Topography
 Flat
 Accessibility
 Vehicular access maybe available subject to
 departments' advice
 Vegetation
 Some vegetation
 Trees
 With tree(s)
 Structures / Facilities / Features within site
 Electric / lamp pole
 Remarks - other structures / facilities / features
 within site
 Not Applicable
 Remarks
 (a) Long term use (Open Space) (b) Reserve access
 to shrine



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

DLO No.
DLON554

Location
G.L. near L/P No. VD9196, Hang Tau Tai Po, Sheung Shui, N.T.

District
North

Area(sq. metre)
4020

Estimated Available Period*
About 1 year

Topography
Flat

Accessibility
With substandard vehicular access

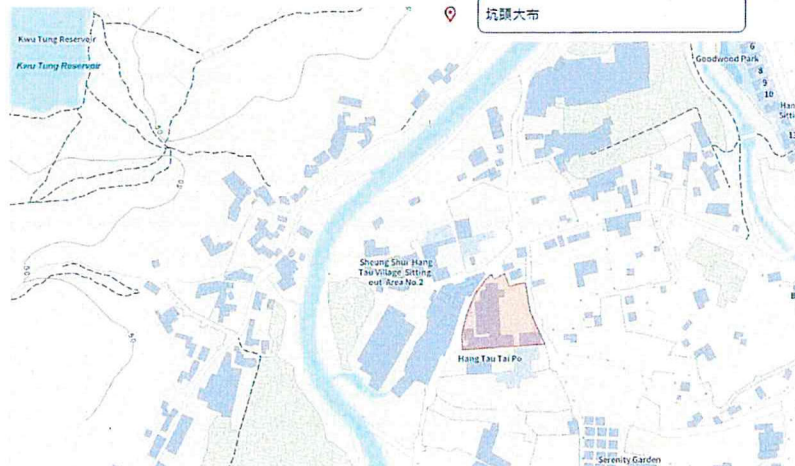
Vegetation
Some vegetation

Tree
With tree(s)

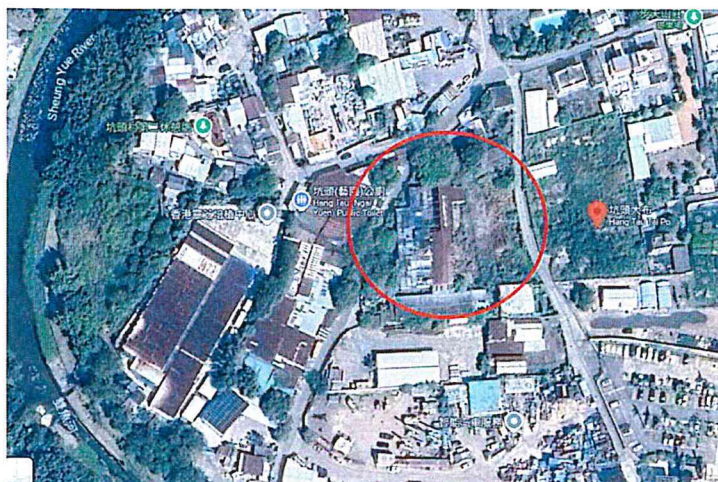
Structures / facilities / features within site
Structures with unknown structural stability / repair condition

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

Remarks
Long term use: Residential (Group D)



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