

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/North, Lands Department (LandsD):

- no objection to the application;
- the application site (the Site) consists entirely of Government land; and
- advisory comments are at **Appendix III**.

2. Traffic

Comments of the Commissioner for Transport:

- no adverse comment on the application; and
- advisory comments are at **Appendix III**.

Comments of the Chief Highway Engineer/New Territories East, Highways Department:

- no comment on the application; and
- advisory comments are at **Appendix III**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- no objection to the application;
- there is no existing sewerage system within the vicinity of the Site.

4. Environment

Comments of the Director of Environmental Protection:

- no adverse comment on the application;
- there was no environmental complaint related to the Site for the past three years; and
- advisory comments are at **Appendix III**.

5. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation:

- no strong view on the application from agricultural perspective; and
- no comment on the application from nature conservation perspective.

6. Fire Safety

Comments of the Director of Fire Services:

- no objection in principle to the application subject to fire service installations and water supplies for firefighting being provided to his satisfaction; and
- advisory comments are at **Appendix III**.

7. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comments on the application from landscape planning perspective;
- based on the aerial photos taken in November 2024 and June 2025, the Site is situated in an area of rural inland plain landscape character comprising village houses, Sheung Yue River, open storage sites/warehouses and scattered tree groups. The proposed temporary use is not incompatible with the landscape setting in the proximity;
- with reference to the aerial photos and the site photos taken on 25.6.2026 and 30.6.2026, self-grown vegetation and temporary structures were found in the eastern and western parts of the Site respectively. According to the applicant's submission, the applicant will preserve four existing trees on the Site;
- in view of the above, significant adverse landscape impact arising from proposed use is not anticipated; and
- advisory comments are at **Appendix III**.

8. District Officer's Comments

Comments of the District Officer (North), Home Affairs Department:

- no comment on the application;
- her office provides ad hoc maintenance only for the concerned local tracks; and
- her office has no planned works (recreational or public uses) at the Site.

9. **Other Departments**

The following government departments have no objection to or no comment on the application and their advisory comments, if any, are provided at **Appendix III**:

- Project Manager (North), Civil Engineering and Development Department;
- Chief Engineer/Construction, Water Supplies Department;
- Chief Building Surveyor/New Territories West, Buildings Department;
- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/North, Lands Department (LandsD) that:
- (i) for implementation of the proposed temporary public works regional laboratory (the proposed use) and associated filling of land, the applicant should re-submit an application of Temporary Government Land Allocation (TGLA) to his office, when planning approval is obtained, with sufficient and reasonable lead-time for processing. The approval of TGLA is subject to planning permission and objection or adverse comment (if any) being resolved. The applicant is required to resolve/address any objections/comments raised by the public or bureau and departments;
 - (ii) there are existing structures on the application site (the Site), the applicant shall be responsible for any necessary clearance, takeover, or rehousing arrangements as appropriate before the commencement of works;
 - (iii) according to the applicant's proposal, two vehicular accesses to the Site will be provided via a local track linking Hang Tau Road on the branching off from Kam Hang Road and Kwu Tung Road. Whether the said local track can be used for vehicular access is subject to relevant government departments' comments. The applicant shall liaise directly with the relevant parties regarding its use, upgrading, or maintenance; and
 - (iv) the applicant shall ensure that the proposed use and filling of land will not cause any adverse drainage impact, flooding, slope instability, or environmental contamination to the adjoining Government land (GL) and private lots. Upon expiry of the three-year period, the applicant shall clear all structures and reinstate the Site to the satisfaction of his office;
- (b) to note the comments of the Commissioner for Transport that:
- (i) no vehicles are allowed to queue back to public roads or reverse onto/from public roads; and
 - (ii) the local track leading to the Site from Hang Tau Road is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing departments of the concerned local track for using it as the vehicular access to the Site;
- (c) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (HyD) that:
- (i) HyD is not/shall not be responsible for the maintenance of any access connecting the Site to Hang Tau Road; and
 - (ii) adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;

- (d) to note the comments of the Director of Environmental Protection that:
 - (i) the applicant shall strictly follow the 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites';
 - (ii) the applicant shall be aware of heavy vehicles as a potential noise source by designing the parking spaces further away from the domestic premises, forbidding the operation and noise generation from 11:00 pm to 7:00 am, as well as erecting 2.5m solid boundary walls to mitigate the possible noise impact to nearby sensitive receivers; and
 - (iii) a proper septic tank and soakaway system fulfilling the requirements of Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 and the Water Pollution Control Ordinance (Cap. 358) should be provided. Given the nearest public sewer is only 300m away, the applicant might seek consent from the adjacent lot owner or LandsD's permission to carry out connection works to the public sewers;
- (e) to note the comments of the Director of Fire Services that:
 - (i) the applicant is advised to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to his department for approval. The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy. The location of the proposed FSIs to be installed should be clearly marked on the layout plans;
 - (ii) as the matter related to exemption of the Buildings Ordinance (Cap. 123) is under the jurisdiction of the Building Authority, the applicant may wish to seek their advice/approval; and
 - (iii) nevertheless, for any licensing requirement in the submission, it will be formulated upon receipt of formal application;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. Application for any tree works should be submitted to relevant departments for approval; and
- (g) to note the comments of the Chief Engineer/Construction, Water Supplies Department (WSD) that:
 - (i) existing water mains near the Site may be affected (**Plan A-2** of the RNTPC Paper). The applicant is required to either divert or protect the water mains found near the Site;
 - (ii) if diversion is required, existing water mains near the Site are needed to be diverted outside the boundary of the Site to lie in GL. A strip of land of a minimum width of 1.5m should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to

be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and

- (iii) if diversion is not required, the following conditions shall apply:
 - (a) existing water mains may be affected as indicated on the site plan (**Plan A-2** of the RNTPC Paper) and no development which requires resiting of water mains will be allowed;
 - (b) details of site formation works shall be submitted to the Director of Water Supplies (D of WS) for approval prior to commencement of works;
 - (c) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan (**Plan A-2** of the RNTPC Paper). Free access shall be made available at all times for staff of D of WS or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (d) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan (**Plan A-2** of the RNTPC Paper). No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of D of WS. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (e) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (f) tree planting may be prohibited in the event that D of WS considers that there is any likelihood of damage being caused to water mains.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

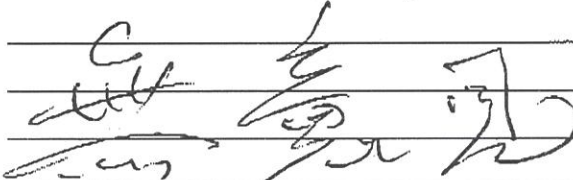
By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/578

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)



「提意見人」姓名/名稱 Name of person/company making this comment

侯志強議員

簽署 Signature



日期 Date

2026-6-26

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

1 附 10

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/578

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本會對上述建議曾諮詢過當區
村代表及鄉團，他們均表示反對。
本人亦表示反對。

「提意見人」姓名/名稱 Name of person/company making this comment 侯志強議員

簽署 Signature



日期 Date

2026.6.30

2

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道333號北角政府合署15樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/NE-KTS/578

意見詳情 (如有需要, 請另頁說明)

Details of the Comment (use separate sheet if necessary)

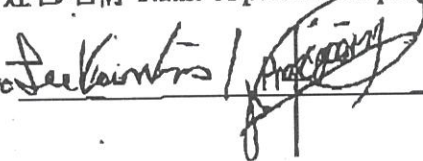
有關上述申請, 經與附近村民相談後, 現提出反對上述申請, 理由如下:

- ① 交通不便, 該地段只有一條單程小路直達, 若申請成功, 會造成交通阻塞。因該村路是單線單行而且路闊只得十二、三呎。
- ② 若申請成功, 會造成污染, 會影響附近村民健康。
- ③ 若地段應考慮其他康樂用途, 給本村村民使用。如給於本村村公所用作節目之用! 本村十分缺乏公用之地作公用用途!

李樹仙/歐陽傳忠

「提意見人」姓名/名稱 Name of person/company making this comment (坑頭村村代表)

簽署 Signature



日期 Date

30-6-2026



3

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260704-163237-18800

提交限期

Deadline for submission:

14/07/2026

提交日期及時間

Date and time of submission:

04/07/2026 16:32:37

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KTS/578

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee

意見詳情

Details of the Comment :

本村道路單線雙程行車，道路已經非常狹窄，經常有對頭車，又少被車處，村民出入又多，更有單車使用者，本村又多偏老的村民，繁忙時間專線小巴已經非常多人乘坐，本人強烈反對。希望你們能夠考慮本村村民安全。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260704-174617-75830

Reference Number:**提交限期**

14/07/2026

Deadline for submission:**提交日期及時間**

04/07/2026 17:46:17

Date and time of submission:**有關的規劃申請編號**

A/NE-KTS/578

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Chan

Name of person making this comment:**意見詳情****Details of the Comment :**

本人 擬就規劃申請編號 A/NE-KTS/578 (於古洞南坑頭大布丈量約份第 94 約政府土地擬議臨時政府用途 (實驗室) 及填土工程) 表示強烈反對。基於以下幾點對交通、空氣及環境保護方面的嚴重顧慮，促請 貴會否決是項申請：一、交通負荷與安全隱患道路容量不足：坑頭大布及坑頭路一帶主要為鄉郊單線或雙線雙程道路，路面狹窄，現時已飽受附近居民車輛及日常物流車輛的壓力。重型車輛擠塞：擬議發展涉及大規模「填土工程」，在施工及填土期間必會有大量重型泥頭車頻繁進出，將導致坑頭路一帶交通嚴重癱瘓。人車爭路風險：實驗室運作後的員工車流，以及臨時設施的物流補給，將進一步加劇該區交通負荷，對鄰近村民及行人的出入安全構成直接威脅。二、空氣污染與健康威脅工程揚塵污染：填土工程及地基建設會產生大量懸浮粒子 (PM10 及 PM2.5) 與工業揚塵。坑頭大布周邊有眾多鄉村住宅，揚塵隨風飄散將直接損害附近居民的呼吸系統健康。車輛尾氣積聚：大量工程車輛及實驗室相關車流在狹窄鄉郊道路慢駛或停泊，會排出大量廢氣。受限於該區的地理環境，廢氣難以消散，將嚴重惡化當地的空氣質素。三、生態與環境保護問題 (填土及實驗室營運) 破壞鄉郊生態與景觀：申請地點位於古洞南鄉郊腹地，大規模的填土工程將永久破壞原有的自然地貌、綠化植被及周邊的生態平衡。引致水浸及排污危機：填土會改變當地的天然排水模式及降低泥土吸水能力，在暴雨期間極易引致鄰近低窪地區或農地嚴重水浸。此外，申請人並未提出完善的實驗室化學或生物廢物處理方案，一旦發生洩漏，將對周邊的地下水及鄉郊環境造成不可逆轉的嚴重污染。與周邊土地用途不協調：在偏遠的鄉郊住宅及農業地帶設置政府實驗室，與當區的整體規劃意向及和諧環境完全背道而馳，並會破壞鄉郊居民的寧靜生活。基於上述對交通、空氣、排污、水浸及生態破壞的嚴重負面影響，本人/本團體強烈反對此項規劃申請，懇請 城市規劃委員會委員以保障鄉郊環境及居民健康為先，否決此項申請 (A/NE-KTS/578) 。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260707-145354-09892

提交限期

Deadline for submission:

14/07/2026

提交日期及時間

Date and time of submission:

07/07/2026 14:53:54

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KTS/578

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lee

意見詳情

Details of the Comment :

本村道路狹窄，現在已經常好多貨車出入，本村村民造成危險，本人強烈反對。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260707-145848-30547

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

07/07/2026 14:58:48

有關的規劃申請編號**The application no. to which the comment relates:**

A/NE-KTS/578

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Chow

意見詳情**Details of the Comment :****單線雙程行車，冇避車處，行人同騎單車非常危險，本人反對申請。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260707-150315-31390

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

07/07/2026 15:03:15

有關的規劃申請編號**The application no. to which the comment relates:**

A/NE-KTS/578

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Cheung

意見詳情**Details of the Comment :**

道路狹窄，本人經常踩單車，現在已經非常多車，行人冇地方企，對本人造成危險，本人強烈反對。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260707-150639-52038

提交限期**Deadline for submission:**

14/07/2026

提交日期及時間**Date and time of submission:**

07/07/2026 15:06:39

有關的規劃申請編號**The application no. to which the comment relates:**

A/NE-KTS/578

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Kwok

意見詳情**Details of the Comment :**

本村道路狹窄，揸車時經常有對頭車，又小避車處，倒車要很遠才可通過，經常造成不便，本人反對申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260707-160013-30749

Reference Number:

提交限期

14/07/2026

Deadline for submission:

提交日期及時間

07/07/2026 16:00:13

Date and time of submission:

有關的規劃申請編號

A/NE-KTS/578

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Yeung

Name of person making this comment:

意見詳情

Details of the Comment :

強烈反對申請編號：A/NE-KTS/578反對理由：現有交通配套極度不足，擬議發展嚴重威脅居民及道路使用者安全道路設計限制與負荷過重：擬盤鄰近的坑頭大布一帶道路（如坑頭路及周邊村路）多屬狹窄的單線雙程行車道，缺乏完善的行人路與避車處。現時該處的交通容量已接近飽和。若批准興建多達 11 幢建築物的臨時實驗室，必定會引進大量外來工程車、物流貨車及員工私家車。這將使原本脆弱的鄉郊道路陷入癱瘓。嚴重威脅長者居民安全：古洞南鄉郊一帶為傳統村落，區內有大量高齡長者長居於此。長者們日常出入、步行前往小巴士站或探訪鄰里，均需依賴這些狹窄的村路。由於現時部分路段人車同行，額外增加的重型車輛及頻密車流，將大幅提高長者發生交通意外的風險，後果堪虞。對單車使用者構成極高危險：坑頭一帶亦是村民及單車愛好者頻繁使用單車出入的熱點。在單線雙程且沒有獨立單車徑的道路上，單車需要與汽車共享路面。一旦大型車輛或頻密車流湧入，單車使用者將面臨被逼出路沿或發生碰撞的極高風險，嚴重危及市民的生命安全。總結：基於上述交通安全及人命財產的考慮，本處鄉郊道路基礎設施根本無法配合此類大型非住用發展。城規會應以保障居民生命安全為首要考量，予以拒絕。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260707-160133-49886

Reference Number:**提交限期**

14/07/2026

Deadline for submission:**提交日期及時間**

07/07/2026 16:01:33

Date and time of submission:**有關的規劃申請編號**

A/NE-KTS/578

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Yeung

Name of person making this comment:**意見詳情****Details of the Comment :**

強烈反對申請編號：A/NE-KTS/578反對理由：現有交通配套極度不足，擬議發展嚴重威脅居民及道路使用者安全道路設計限制與負荷過重：擬盤鄰近的坑頭大布一帶道路（如坑頭路及周邊村路）多屬狹窄的單線雙程行車道，缺乏完善的行人路與避車處。現時該處的交通容量已接近飽和。若批准興建多達 11 幢建築物的臨時實驗室，必定會引進大量外來工程車、物流貨車及員工私家車。這將使原本脆弱的鄉郊道路陷入癱瘓。嚴重威脅長者居民安全：古洞南鄉郊一帶為傳統村落，區內有大量高齡長者長居於此。長者們日常出入、步行前往小巴士站或探訪鄰里，均需依賴這些狹窄的村路。由於現時部分路段人車同行，額外增加的重型車輛及頻密車流，將大幅提高長者發生交通意外的風險，後果堪虞。對單車使用者構成極高危險：坑頭一帶亦是村民及單車愛好者頻繁使用單車出入的熱點。在單線雙程且沒有獨立單車徑的道路上，單車需要與汽車共享路面。一旦大型車輛或頻密車流湧入，單車使用者將面臨被逼出路沿或發生碰撞的極高風險，嚴重危及市民的生命安全。總結：基於上述交通安全及人命財產的考慮，本處鄉郊道路基礎設施根本無法配合此類大型非住用發展。城規會應以保障居民生命安全為首要考量，予以拒絕。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260707-160259-08076

提交限期

Deadline for submission:

14/07/2026

提交日期及時間

Date and time of submission:

07/07/2026 16:02:59

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-KTS/578

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Chan

意見詳情

Details of the Comment :

強烈反對申請編號：A/NE-KTS/578反對理由：現有交通配套極度不足，擬議發展嚴重威脅居民及道路使用者安全道路設計限制與負荷過重：擬盤鄰近的坑頭大布一帶道路（如坑頭路及周邊村路）多屬狹窄的單線雙程行車道，缺乏完善的行人路與避車處。現時該處的交通容量已接近飽和。若批准興建多達 11 幢建築物的臨時實驗室，必定會引進大量外來工程車、物流貨車及員工私家車。這將使原本脆弱的鄉郊道路陷入癱瘓。嚴重威脅長者居民安全：古洞南鄉郊一帶為傳統村落，區內有大量高齡長者長居於此。長者們日常出入、步行前往小巴士站或探訪鄰里，均需依賴這些狹窄的村路。由於現時部分路段人車同行，額外增加的重型車輛及頻密車流，將大幅提高長者發生交通意外的風險，後果堪虞。對單車使用者構成極高危險：坑頭一帶亦是村民及單車愛好者頻繁使用單車出入的熱點。在單線雙程且沒有獨立單車徑的道路上，單車需要與汽車共享路面。一旦大型車輛或頻密車流湧入，單車使用者將面臨被逼出路沿或發生碰撞的極高風險，嚴重危及市民的生命安全。總結：基於上述交通安全及人命財產的考慮，本處鄉郊道路基礎設施根本無法配合此類大型非住用發展。城規會應以保障居民生命安全為首要考量，予以拒絕。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月10日星期五 0:38
收件者: tpbpd/PLAND
主旨: A/NE-KTS/578 Government Land in D.D. 94, Hang Tau Tai Po CEDD
類別: Internet Email

A/NE-KTS/578 CEDD

Government Land in D.D. 94, Hang Tau Tai Po, Kwu Tung South

Site area: 4,000sq.m

Zoning: "Resi (Group D)" and "Agriculture"

Applied use: Government Use (Laboratory) / 18 Vehicle Parking / **Filling of Land**

Dear TPB Members,

Why is the facility referred to as 'temporary' when it is clearly intended to be a permanent base? Rezoning to reflect the proposed use would be more honest.

Why a standalone facility when the Northern Metropolis is touted as "an integrated, cross-boundary technology ecosystem."?

Surely a facility like this should be developed within one of the tech park complexes in order to participate in the promised 'synergy'.

Mary Mulvihill