

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/NE-KTS/578

Applicant : Civil Engineering and Development Department (CEDD)

Site : Government Land (GL) in D.D. 94, Hang Tau Tai Po, Kwu Tung South

Site Area : About 4,000 m²

Land Status : GL

Plan : Approved Kwu Tung South Outline Zoning Plan (OZP) No. S/NE-KTS/22

Zonings : (i) “Residential (Group D)” (“R(D)”) (about 97.8% or 3,910m²)
(ii) “Agriculture” (“AGR”) (about 2.2% or 90m²)

Application : Proposed Temporary Government Use (Laboratory) and Associated Filling of Land for a Period of Three Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary government use (laboratory) (the Proposed Laboratory) and associated filling of land for a period of three years at the application site (the Site), which falls within an area mainly zoned “R(D)” (about 97.8% or 3,910m² of the Site) with minor portion straddling an area zoned “AGR” (about 2.2% or 90m² of the Site) on the OZP (**Plan A-1**). According to the Notes of the OZP for the “R(D)” and “AGR” zones, ‘Government Use (not elsewhere specified)’ is a Column 2 use which requires planning permission from the Town Planning Board (the Board). Filling of land within “AGR” zone also requires planning permission from the Board. The Site is currently fenced-off, partly hard-paved, partly vacant with overgrown and trees, and partly occupied by some vacant structures (**Plan A-4**).
- 1.2 According to the applicant, the application is to facilitate relocation of an existing temporary Public Works Regional Laboratory (PWRL) at Ha Tsuen (about 2,760m² in site area) as that site needs to be reallocated to the Highways Department (HyD) for railway depot development. The applicant also indicated

that among the four potential reprovisioning sites within Yuen Long and North Districts¹, the Site is identified as the only suitable one, which is intended to serve the public works projects in Yuen Long and North Districts, having considered the operational and locational requirements² of the Proposed Laboratory.

- 1.3 The Site is accessible from Hang Tau Road via local tracks (**Plans A-2 to A-4**), with two proposed ingress/egress points at the northern and eastern sides of the Site respectively. According to the applicant, the Proposed Laboratory will be one of the PWRLs strategically located to provide construction materials testing services for public works projects. With a total gross floor area (GFA) of about 2,120m², the Proposed Laboratory comprises eleven structures including a 2-storey laboratory cum office building (not exceeding 8m in height); a fire services pump house with water tank (not exceeding 6m in height); two guard booths (not exceeding 3m in height) at each of the ingress/egress; a dangerous goods store³ (not exceeding 4m in height); a nuclear densometer gauge store⁴ (not exceeding 3m in height); four covered carports (not exceeding 3m in height) accommodating two parking spaces for minibus/medium goods vehicles and 16 parking spaces for private cars/light goods vehicles; and an enclosed dumping area (not exceeding 2.5m in height). Light weight construction materials such as steel and cladding and/or steel containers will be adopted for the proposed structures. The testing services at the Proposed Laboratory focuses mainly on determining the physical properties of construction materials samples, including compression tests for concrete, compaction density and moisture content tests for soil, and grading tests for aggregates, etc. All laboratory testing works will be carried out indoors within the proposed structures and performed manually by staff without the use of heavy machinery. The operation hours of the Proposed Laboratory are between 8:00 a.m. and 8:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays under normal circumstances. Approximately 30 staff will work in the Proposed Laboratory. Access to the Site is restricted to staff and authorised persons only, and a security guard will be deployed at the Site 24 hours daily. Staff will mainly access the Site by shuttle minibus services to be provided by the applicant which operates twice per day, or by public transport or private cars. It is estimated that about 20 vehicle trips will be generated per day, including those of staff's commutation and delivery of test samples. Only authorised vehicles of the Proposed Laboratory will be allowed to park at the Site, and no heavy goods vehicles over 24 tonnes will be allowed to access the Site. Sufficient manoeuvring space will be provided within the Site and hence, queuing or turning of vehicles

¹ The three other potential sites include a site at Ng Ka Tsuen and another at Kam Tsin Wai in the Yuen Long District, as well as a site at Kwu Tung Road in the North District.

² The reprovisioning site should be (i) within Yuen Long District or North District and close to development sites in the Northern Metropolis (NM); (ii) with a minimum site area of about 3,000m²; (iii) situated on GL; (iv) a one single site that is not divided/separated by other uses in between; (v) readily available; (vi) regular in shape; and (vi) accessible by existing vehicular road.

³ The dangerous goods to be handled are solvent, which are classified as Category 4 Dangerous Goods under the classification system administered by the Fire Services Department (FSD), and will be stored in the designated dangerous goods store which is separated from the main laboratory building.

⁴ The nuclear densometer gauge is a portable field tool that uses tiny radioactive sources to quickly measure the density and moisture of soil, in this case, the compacted fill at a construction site. The gauge will be stored in the designated nuclear densometer gauge storeroom which is separated from the main laboratory building.

outside the Site is not anticipated. The Proposed Laboratory is anticipated to commence operation in Q2 2027.

- 1.4 Four existing trees at the Site will be preserved under the current application subject to the results of the detailed tree surveys and tree risk assessments which will be conducted at a later stage to ascertain the condition of the trees. The Site will be fenced off and enclosed by hoarding panels of 2.5m in height and painted with appropriate colour for blending with the surroundings. Surface runoff will be directed to new drainage channels along the site boundary which are connected to the existing stormwater system (**Drawing A-1**), whereas wastewater will be discharged to either the public sewerage system or a soakaway system with a septic tank to be determined at a later stage in compliance with the requirements of the Environmental Protection Department (EPD). The tested construction material samples and waste would be temporarily stored within the enclosed dumping area at the Site and disposed off-site when required. Any dangerous goods, tested construction material samples and wastes stored within the Site will be properly handled and the relevant requirements of FSD will be strictly complied with.
- 1.5 The applicant also proposes to fill the majority of the Site except in areas where trees are present (about 3,718m²) with soil and concrete of not more than 0.81m up to a level of 13.2mPD for site formation of structures, vehicular circulation and parking spaces (**Drawing A-2**). The raised level of the Site as proposed will match with that of the surrounding areas and new drainage channels will be constructed along the site boundary where surface runoff could be conveyed to the existing drainage system. The layout plan and land filling plan submitted by the applicant are at **Drawings A-1** and **A-2** respectively.
- 1.6 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 18.6.2026 (**Appendix I**)
 - (b) Further Information (FI) received on 11.8.2026* (**Appendix Ia**)
** accepted and exempted from publication and recounting requirements*

2. **Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in Application Form and FI at **Appendices I** and **Ia**, and can be summarised below:

- (a) There are five PWRLs under CEDD that are strategically located to provide construction materials testing services for public works projects. The Proposed Laboratory of temporary nature at the Site is for reprovisioning of the existing PWRL at Ha Tsuen where the temporary land allocation will expire in mid-2027. The three-year temporary permission sought under the current application is to align with the projected development timeline of the initial phase of the NM,

which necessitates testing services for the construction materials for public civil and infrastructure projects.

- (b) Four potential sites¹, including the Site, have been considered. Having considered the operational and locational requirements of the Proposed Laboratory² as well as suitability of other potential sites, the Site is identified as the only suitable one for re-provisioning of the laboratory facility which is intended to serve the public works projects in Yuen Long and North Districts.
- (c) Approval on a temporary basis for a period of three years will not jeopardise the long-term planning intention of the Site. The applicant is committed to reinstating the entire Site to a condition that is acceptable to relevant government departments upon expiry of the planning permission.
- (d) The Proposed Laboratory at the Site is compatible with the surrounding areas, which comprise mainly open storage, vehicle repair workshops, warehouse, domestic structures and vacant land.
- (e) Given the operation design and the proposed mitigation measures as stated in paragraphs 1.3 and 1.4 above, the Proposed Laboratory is unlikely to cause adverse noise, air pollution, sewerage and drainage impacts on the surroundings. Besides, four existing trees at the Site will be preserved under the current application subject to the results of the detailed tree surveys and tree risk assessments which will be conducted at a later stage to ascertain the condition of the trees.
- (f) The tested construction material samples and waste would be temporarily stored within the enclosed dumping area at the Site and disposed off-site when required. No leakage or odour nuisance is anticipated. Besides, FSD's requirements will be strictly complied with to ensure proper handling and storage of dangerous goods, tested construction material samples and wastes within the Site.
- (g) Two ingress/egress points are proposed at the northern and eastern sides of the Site respectively. Sufficient manoeuvring space for the 18 parking spaces will be provided within the Site and queuing or turning of vehicles outside the Site is not anticipated.

3. Compliance with the 'Owner's Consent/Notification' Requirements

As the Site involves GL only, the requirements as set out in the Town Planning Board Guidelines on Satisfying the 'Owner's Consent/Notification' Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) are not applicable.

4. Background

The Site is entirely located within GL and not a subject of any active planning enforcement action.

5. Previous Application

There is no previous application involving the Site.

6. Similar Application

There is no similar application for government uses/laboratories within the same “R(D)” or “AGR” zones.

7. The Site and Its Surrounding Areas (Plans A-1 to A-4)

7.1 The Site is:

- (a) bounded by local tracks on its east and west and accessible from Hang Tau Road via these local tracks; and
- (b) currently fenced-off, partly hard-paved, partly vacant with overgrown and trees, and partly occupied by some vacant structures.

7.2 The immediate surroundings are rural in character with an intermix of workshops, storages of construction materials/vehicles/trucks, office, residential dwellings, cultivated agricultural land and vacant land. The car park of Serenity Garden at the adjacent “R(D)1” zone is located to the southeast of the Site across a local track and the main access of the car park is located at the eastern side of the “R(D)1” zone which connects to another local track leading to Hang Tau Road, without passing through the local track leading to the eastern side of the Site (**Plans A-1 and A-2**).

8. Planning Intentions

8.1 The planning intention of the “R(D)” zone is primarily for improvement and upgrading of existing temporary structures within the rural areas through redevelopment of existing temporary structures into permanent buildings. It is also intended for low-rise, low-density residential developments subject to planning permission from the Board.

8.2 The planning intention of the “AGR” zone is primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

- 8.3 According to the Explanatory Statement of the OZP for the “AGR” zone, as filling of land may cause adverse drainage and environmental impacts on the adjacent areas, permission from the Board is required for such activities.

9. Comments from Relevant Government Bureau/Departments

Relevant government departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses, if any, are provided in **Appendices II** and **III** respectively.

10. Public Comments Received During Statutory Publication Period

- 10.1 On 23.6.2026, the application was published for public inspection. During the statutory public inspection period, 12 public comments were received, including 11 objecting to the application and one providing views (**Appendix IV**).
- 10.2 The 11 comments, including one submitted by a North District Council Member, one from a village representative of Hang Tau Tsuen, two from Hang Tau Tsuen villagers and seven from individuals, object to the application mainly on the following grounds:
- (a) the Proposed Laboratory will induce adverse traffic and safety impacts on the surrounding areas as the local tracks leading to the Site are narrow in width and inadequate to support the additional traffic generated from the Proposed Laboratory;
 - (b) the filling of land at the construction stage and the traffic generated at the operational stage will cause adverse air pollution impacts on the nearby residents;
 - (c) the filling of land will alter the natural landscape, greening and ecology of the Site and surrounding areas in the long term, and increase flooding risk at the low-lying areas nearby at times of heavy rain;
 - (d) information regarding the measures of handling the chemical/biological wastes provided in the proposal are not sufficient;
 - (e) the Proposed Laboratory is not in line with the planning intentions of the “R(D)” and “AGR” zones; and
 - (f) the Site should be allocated for other uses, such as village office for Hang Tau Tsuen.
- 10.3 One comment from an individual raises queries over the temporary nature of the Proposed Laboratory and expresses that the Laboratory should be developed within one of the technology park complexes instead of the Site.

11. Planning Considerations and Assessments

- 11.1 The application is for proposed temporary government use (laboratory) and associated filling of land for a period of three years at the Site mainly zoned “R(D)” (about 97.8% of the Site) with minor portion straddling an area zoned “AGR” (about 2.2% of the Site) (**Plan A-1**). Whilst the Proposed Laboratory is not in line with the planning intentions of the “R(D)” and “AGR” zones, there is currently no known long-term development proposal involving the Site and the Director of Agriculture, Fisheries and Conservation has no strong view on the application from agricultural perspective. Approval of the application on a temporary basis would not jeopardise the long-term planning intentions of the “R(D)” and “AGR” zones. Besides, according to the applicant, the Proposed Laboratory is for reprovisioning of the PWRL in Ha Tsuen affected by the railway depot development and the PWRL is significant to provide essential construction materials testing services to public works projects in the NM. The applicant also indicates that the Proposed Laboratory is intended to serve the public works projects in Yuen Long and North Districts, and the Site is the only suitable one having considered the operational and locational requirements as well as the suitability of other potential sites. Taking into account the above and the planning assessments below, there is no objection to the Proposed Laboratory and associated filling of land on a temporary basis of three years.
- 11.2 Filling of land within the “AGR” zone requires planning permission from the Board as it may cause adverse drainage and environmental impacts on the adjacent areas. The applicant proposes to fill the majority of the Site to raise the site level to match with that of the surrounding areas and new drainage channels will be constructed along the site boundary where surface runoff could be conveyed to the existing drainage system. As a minor portion of the Site is zoned “AGR” (about 2.2%), application for filling of land is required for that portion. In this regard, the Chief Engineer/Mainland North of Drainage Services Department and Director of Environmental Protection (DEP) have no objection to or no adverse comment on the application from drainage and environmental perspectives. An approval condition requiring the reinstatement of the “AGR” portion of the Site upon expiry of the planning permission so as to uphold the planning intention of the “AGR” zone and restore the greenery of the area is recommended in paragraph 12.2 below should the Committee decide to approve the application.
- 11.3 The Proposed Laboratory is considered not incompatible with the surrounding areas which are rural in character with an intermix of workshops, storages of construction materials/vehicles/trucks, office, residential dwellings, car park, cultivated agricultural land and vacant land (**Plan A-2**). According to the applicant, four existing trees at the Site will be preserved subject to the results of the detailed tree surveys and tree risk assessments to be conducted at a later stage. Hoarding panels of 2.5m in height painted with appropriate colour for blending with the surroundings will be erected along the site boundary. The Chief Town Planner/Urban Design and Landscape of Planning Department (PlanD) has no

adverse comment on the application from landscape planning perspective and considers that significant adverse landscape impact arising from the Proposed Laboratory is not anticipated.

- 11.4 The applicant has proposed various operational design and mitigation measures as stated in paragraphs 1.3 and 1.4 above, with the implementation of which noise and air pollution, sewerage impact, or fire safety/risk issues arising from the Proposed Laboratory are not anticipated. DEP and the Director of Fire Services have no adverse comment on or no objection in principle to the planning application from environmental and fire safety perspectives. Should the application be approved, the applicant will be advised to follow the revised 'Code of Practice on Handling Environment Aspect of Temporary Uses and Open Storage Site' issued by EPD in order to minimise any potential environmental nuisance caused by the Proposed Laboratory on the surrounding areas. The operation of the Proposed Laboratory will also be subject to the relevant pollution and fire safety/risk control ordinances and regulations. In respect of traffic, two ingress/egress at the northern and eastern sides of the Site respectively, as well as 18 parking spaces with sufficient manoeuvring space within the Site are proposed and that queuing or turning of vehicles outside the Site is not anticipated. Also, according to the applicant, there will be only about 20 vehicle trips per day, and only authorised vehicles of the Proposed Laboratory will be allowed to park at the Site and no heavy goods vehicles over 24 tonnes will be allowed to access the Site. In this regard, the Commissioner for Transport and Chief Highway Engineer/New Territories East of HyD have no adverse comment and no comment on the planning application respectively from traffic perspective.
- 11.5 All other relevant government departments consulted have no objection to or no adverse comment on the planning application. To address the technical requirements of FSD, relevant approval conditions are recommended in paragraph 12.2 below.
- 11.6 Regarding the public comments mentioned in paragraph 10, the departmental comments and planning assessments above are relevant. As regards the comment that the Site should be allocated for other uses for Hang Tau Tsuen, should there be any proposal of required uses from the relevant government department, PlanD will assist in identifying suitable sites.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 and having taken into account the public comments mentioned in paragraph 10, PlanD has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 14.8.2029. The following approval conditions and advisory clauses are also

suggested for Members' reference:

Approval conditions

- (a) the submission of a fire service installations proposal within **6** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 14.2.2027;
- (b) in relation to (a) above, the implementation of the fire service installations proposal within **9** months from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 14.5.2027;
- (c) if any of the above planning condition (a) or (b) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (d) upon expiry of the planning permission, the reinstatement of the "Agriculture" portion of the Site, including the removal of hard paving and fill materials, and grassing of the "Agriculture" portion of the Site to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory clauses

The recommended advisory clauses are attached at **Appendix III**.

- 12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which the permission should be valid on a temporary basis.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with attachments received on 18.6.2026
Appendix Ia	FI received on 11.8.2026
Appendix II	Government Departments' General Comments
Appendix III	Recommended Advisory Clauses
Appendix IV	Public Comments
Drawing A-1	Layout Plan
Drawing A-2	Land Filling Plan
Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Site Photos

**PLANNING DEPARTMENT
AUGUST 2026**