



By Email (tpbpd@pland.gov.hk)

Our Ref: S3171/GBASS_TBT/25/005Lg

30 January 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong

PLANNING LIMITED
規 劃 顧 問 有 限 公 司

UNIT K, 16/F, MG TOWER
133 HOI BUN ROAD, KWUN TONG
KOWLOON, HONG KONG
九龍觀塘海濱道133號
萬兆豐中心16樓K室
電話TEL (852) 3426 8451
傳真FAX (852) 3426 9737
電郵EMAIL kta@ktaPlanning.com

Dear Sir / Madam,

**Proposed 'Government Use' (GBA Air Quality Laboratory and
Meteorological Monitoring Supersite and Associated Filling of Land)
in "Green Belt" Zone and Area shown as 'Road',
Government Land in D.D.129, Deep Bay Road, Tsim Bei Tsui,
Yuen Long, New Territories
(Section 16 Planning Application No. A/YL-LFS/592)
- Further Information No. 2 -**

We refer to the captioned S16 Application received by the Town Planning Board ("TPB") on 31 December 2025 and the departmental comments received on 23 and 26 January 2026.

To address the departmental comments, attached please find the response-to-comment table for consideration.

Should you have any queries in relation to the attached, please do not hesitate to contact the undersigned at [REDACTED].

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED


Camille LAM

Encl.

cc. TMYLW DPO – Mr Wilfred Chu (by email)
the Applicant

KT/PL/CL/vy



Proposed ‘Government Use’ (GBA Air Quality Laboratory and Meteorological Monitoring Supersite) and Filling of Land in “Green Belt” Zone and Area shown as ‘Road’ on Deep Bay Road, Tsim Bei Tsui, New Territories

(S.16 Planning Application No. A/YL-KFS/592)

Comments Forwarded from Tuen Mun and Yuen Long West District Planning Office

Comments	Responses
<p>Comments from Water Supplies Department (received on 23 January 2026) Contact person: Mr. Billy WONG; Tel. No.: 2152 5779</p>	
<p>No objection to the application.</p> <p>Other Comments:</p> <ol style="list-style-type: none"> 1. Existing water mains will be affected as shown on the plan. The cost of any necessary diversion shall be borne by the proposed development 	<p>Noted.</p>
<ol style="list-style-type: none"> 2. In case it is not feasible to divert the affected water mains, a waterworks reserve within 1.5 metres from the center line of the water main shall be provided to WSD. No structure shall be built or materials stored within this waterworks reserve. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, 	<p>Noted. The Applicant, EPD, will, through liaison with WSD at the next stage of detailed design, explore the opportunities of diverting the concerned water mains likely along Deep Bay Road, in area shown as ‘Road’ on the Lau Fau Shan and Tsim Bei Tsui OZP.</p>
<ol style="list-style-type: none"> 3. No trees or shrubs with penetrating roots may be planted within the Waterworks Reserve or in the vicinity of the water main shown on the plan. 	<p>Noted.</p>
<ol style="list-style-type: none"> 4. Government shall not be liable to any damage whatsoever and howsoever caused arising from burst or leakage of the public water mains within and in close vicinity of the site. 	<p>Noted.</p>

Comments	Responses
<p>Comments from Planning Department (received on 26 January 2026) Contact person: Mr. Wilfred CHU; Tel. No.: 2158 6290</p>	
<p>1. Please clarify on whether the widened section of Deep Bay Road for turnaround/drop-off area for EVA would form a part of public road or would be maintained by the applicant.</p> <p>2. In relation of Town Planning Board Guidelines No. 10, please provide more information on the site selection process and clarify on whether no alternative sites are available.</p>	<p>The Applicant intends that the turnaround/drop-off area for EVA will be maintained by the Applicant and will be served as a turnaround facility in case of trespassing.</p> <p>For the site selection process, the following criteria have been taken into account:</p> <ul style="list-style-type: none"> i. The site must be located closer to the centre of the GBA, so as to allow for effective capturing the impacts on Pearl River Delta's air quality being affected by the winds in all seasons; ii. The site must be located in a sparsely populated area without major pollution sources nearby; iii. The site must not be located within any major planned development; iv. Falling within Government land; v. Area for buildings and equipment must be not less than 1,000m², subject to the site context; vi. Accessible via vehicular access; vii. Generally flat and without geotechnical impact; and viii. The site must not be in ecologically sensitive area. <p>Based on the above considerations, the Applicant had previously undergone a site search exercise and identified three sites out of around 10 sites, which were considered suitable for further study:</p> <p>(1) A vacant school site in Mong Tseng Tsuen, Yuen Long (2) A vacant site to the northeast of Mong Tseng Tsuen, Yuen Long (3) The Subject Site at Tsim Bei Tsui, Yuen Long</p>

Comments	Responses
	When (1) was being considered, there were rather strong local objections as it was considered close to the local residents. For (2), upon further investigation of the site context, the ground and soil were found to be unstable and thus considered not suitable for setting up the proposed Supersite. At the end, (3) the Subject Site was considered the most suitable as it is located away from residential settlements / local residents, and most importantly, the Subject Site can fulfill all the criteria as mentioned above.

Compiled by: KTA

Date: 30 January 2026

File Ref.: 20260130_S3171_FI2_RtC