

By Email (tpbpd@pland.gov.hk)

Our Ref: S3171/GBASS_TBT/25/003Lg

31 December 2025

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

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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)
- Supplementary Information -**

We refer to the captioned S16 Application submitted to the Town Planning Board ("TPB") on 24 December 2025 and the email enquiry from Tuen Mun and Yuen Long West District Planning Office dated 31 December 2025.

For clarification purpose, please find attached the replacement page of the Application Form (with revised proposed use, area and depth of filling) (Pg. 7, 10 & 14), replacement pages of Planning Statement (with the full phrases of the abbreviations) (Pgs. 4 & 14), revised Master Layout Plan (with revised legend) as well as revised Block Layout Plans (with abbreviations). Please also find attached an additional Plan showing the extent of filling within the Site.

Please note that the proposed extent of land filling is indicative only. It is proposed to apply pad footing foundation design beneath the elevated structural support of the two blocks, such that the total area of land filling / paving would be reduced.

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



FS 579819



PLANNING LIMITED

規劃顧問有限公司

Our Ref: S3171/GBASS_TBT/25/003Lg
Date: 31 December 2025

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

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and also fill in the proposed use/development and development particulars in part (v) below –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

<input type="checkbox"/> Plot ratio restriction 地積比率限制	From 由 to 至
<input type="checkbox"/> Gross floor area restriction 總樓面面積限制	From 由sq. m 平方米 to 至sq. m 平方米
<input type="checkbox"/> Site coverage restriction 上蓋面積限制	From 由% to 至%
<input type="checkbox"/> Building height restriction 建築物高度限制	From 由m 米 to 至m 米 From 由mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
	From 由 storeys 層 to 至 storeys 層
<input type="checkbox"/> Non-building area restriction 非建築用地限制	From 由m to 至m
<input type="checkbox"/> Others (please specify) 其他 (請註明)

(v) For Type (v) application 供第(v)類申請

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

Proposed 'Government Use' (GBA Air Quality Laboratory and Meteorological Monitoring Supersite and Associated Filling of Land)

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

(b) Development Schedule 發展細節表

Proposed gross floor area (GFA) 擬議總樓面面積

..... 616 sq.m 平方米 About 約

Proposed plot ratio 擬議地積比率

..... 0.2 About 約

Proposed site coverage 擬議上蓋面積

..... 20 % About 約

Proposed no. of blocks 擬議座數

..... 5 *

Proposed no. of storeys of each block 每座建築物的擬議層數

..... 1 storeys 層

Proposed building height of each block 每座建築物的擬議高度

include 包括 storeys of basements 層地庫
 exclude 不包括 storeys of basements 層地庫
Not more than 30... mPD 米(主水平基準上) About 約
..... m 米 About 約

* incl. Block A, Block B, Emergency Generator Room, FS Pump Room and FS Water Tank

9. 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。

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	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註: 如申請涉及第(ii)類申請, 請跳至下一條問題。)	Yes 是	<input checked="" type="checkbox"/> (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) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土地面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土地厚度 m 米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土地面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土地深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input type="checkbox"/>	
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	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會	
	On traffic 對交通	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會	
On water supply 對供水	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會		
On drainage 對排水	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會		
On slopes 對斜坡	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會		
Affected by slopes 受斜坡影響	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會		
Landscape Impact 構成景觀影響	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會		
Tree Felling 砍伐樹木	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會		
Visual Impact 構成視覺影響	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會		
Others (Please Specify) 其他 (請列明)	<input type="checkbox"/> Yes 會 <input checked="" type="checkbox"/> No 不會		
<hr/> <hr/>			
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 the Supporting Planning Statement and Landscape Proposal <hr/> <hr/> <hr/>			

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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. 129, Deep Bay Road, Tsim Bei Tsui, Yuen Long, New Territories		
Site area 地盤面積	3,080	sq. m 平方米	<input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 3,080 sq. m 平方米 <input checked="" type="checkbox"/> About 約)
Plan 圖則	Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11		
Zoning 地帶	"Green Belt" zone and Area shown as 'Road'		
Applied use/ development 申請用途/發展	Proposed 'Government Use' (GBA Air Quality Laboratory and Meteorological Monitoring Supersite and Associated Filling of Land)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率	Domestic 住用	sq.m 平方米 N/A	Plot Ratio 地積比率 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 N/A
	Non-domestic 非住用	616	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於 0.2
(ii) No. of blocks 幢數	Domestic 住用		
	Non-domestic 非住用	5 *	
	Composite 綜合用途		

* incl. Block A, Block B, Emergency Generator Room, FS Pump Room and FS Water Tank

significant pollution sources. The nearest villages, Sha Kiu Tsuen and Mong Tseng Wai, are over 900m to the south the Site, helping to avoid interference with regional monitoring work.

2.3.3 Secondly, the selected site should be **closer to the GBA** (Figure 2.1 refers). Tsim Bei Tsui, situated right at the east of the Pearl River Estuary, is considered suitable for assessing air quality and meteorological data in the GBA. This allows for effective monitoring of air transport routes under different weather conditions, providing comprehensive and representative data on regional air pollution and meteorology.

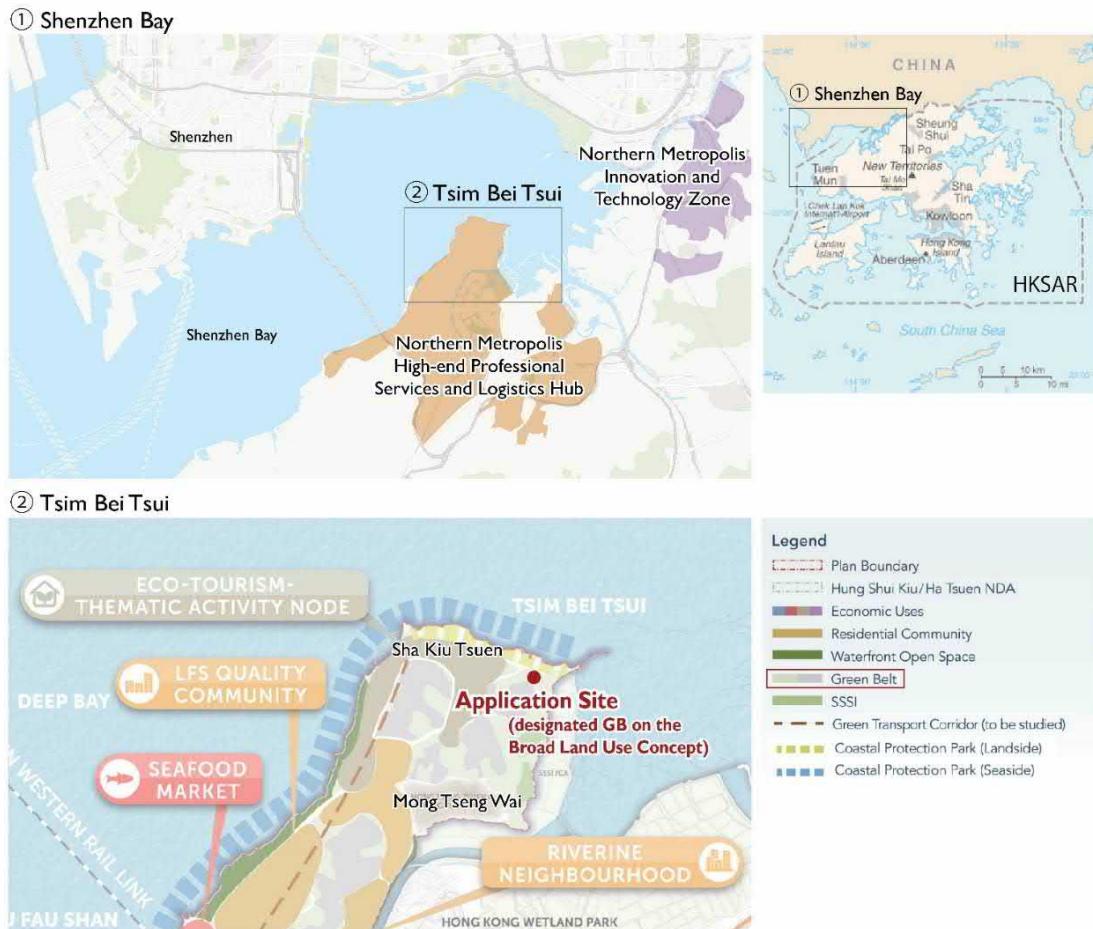
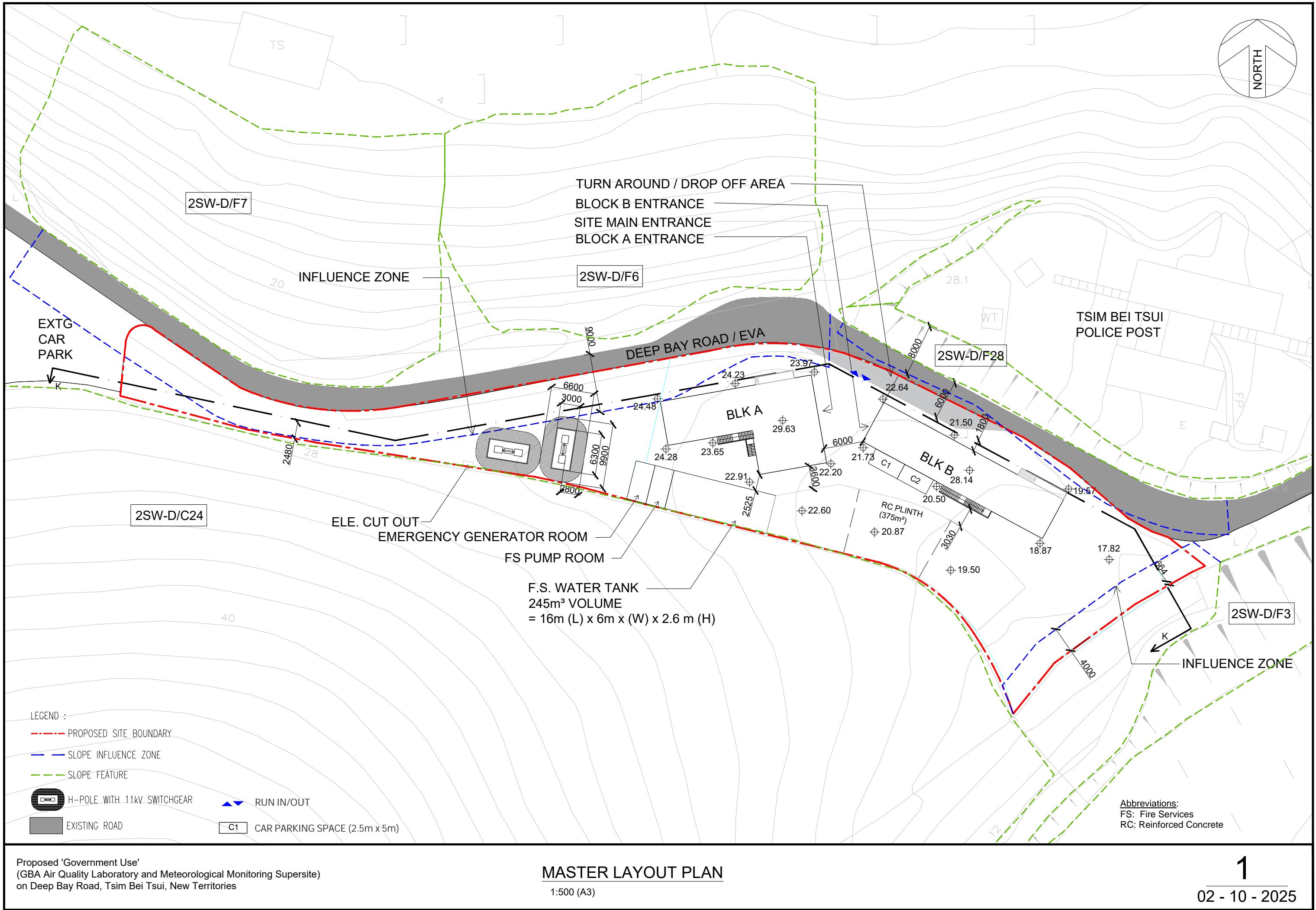
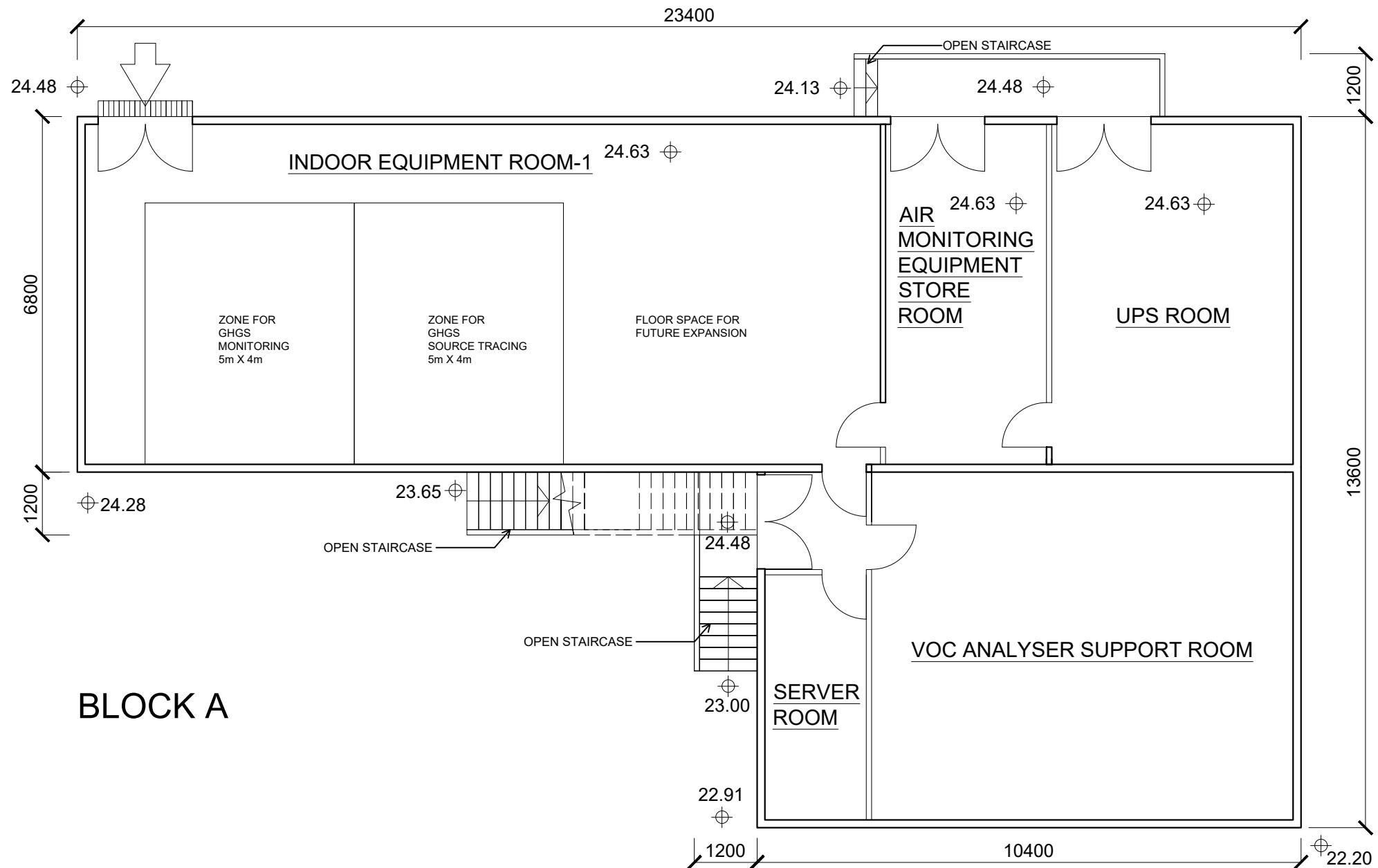


Figure 2.1 Location of the Proposed Supersite in relation to the GBA and the Northern Metropolis (NM)

Table 4.1 Key Development Parameters

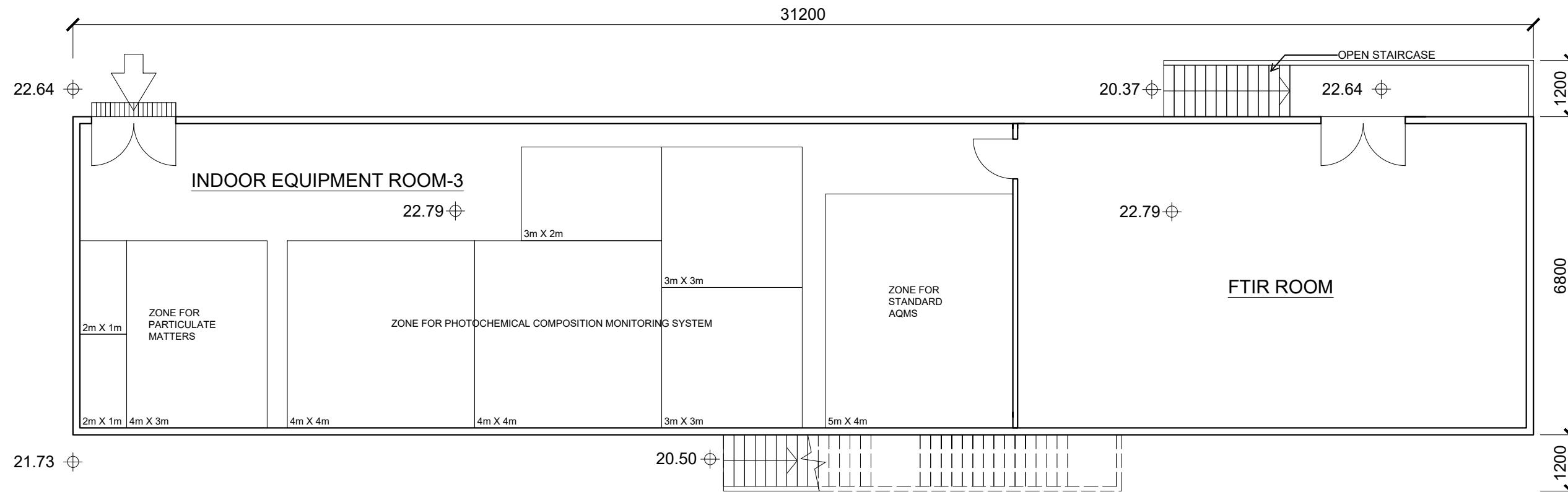
	Total
Site Area	About 3,080m ²
Plot Ratio	About 0.2
Site Coverage	About 20%
No. of Blocks	5, incl. Blocks A & B, Emergency Generator Room, FS Pump Room and FS Water Tank
No. of Storeys	1
Total GFA	<p style="text-align: right;">Total: About 616m²</p> <p>Incl.</p> <p>Blocks A & B (230m² each): About 460m²</p> <p>Supporting Facilities, About 156m²</p> <p style="margin-left: 40px;">incl. Emergency Generator Room, FS Pump Room and FS Water Tank, etc.</p>
Maximum Building Height	<p>Main Roof level not more than +30mPD</p> <p>Notes:</p> <ul style="list-style-type: none"> ▪ excluding rooftop monitoring devices and meteorological monitoring system ▪ total height of the blocks: about 5m (Block A) & about 5.35m (Block B) ▪ ground level of Blocks A & B: +24.63mPD and +22.79mPD respectively
Proposed Uses	<p>Block A:</p> <ul style="list-style-type: none"> ▪ G/F: Air Monitoring Equipment, Store, Uninterruptible Power Supply (UPS) Room, Server Room, VOC Analyser Support Room, Zone for Greenhouse Gases (GHGS) Monitoring and Tracing, etc. ▪ R/F: Monitoring devices and meteorological monitoring system <p>Block B:</p> <ul style="list-style-type: none"> ▪ G/F: FTIR Room, Zone for Photochemical Composition Monitoring System, Zone for Particulate Matters, Zone for Standard Air Quality Monitoring Station (AQMS), etc. ▪ R/F: Monitoring devices incl. FTIR device with solar tracker enclosed by a dome and sampling inlets





Abbreviations:

AQMS:	Air Quality Monitoring Station
FTIR:	Fourier Transform Infrared
GHGS:	Greenhouse Gases
UPS:	Uninterruptible Power Supply
VOC:	Volatile Organic Compounds



BLOCK B

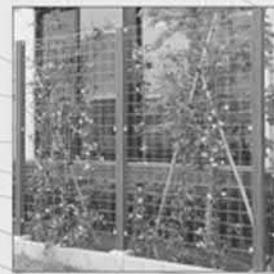
<u>Abbreviations:</u>	
AQMS:	Air Quality Monitoring Station
FTIR:	Fourier Transform Infrared
GHGS:	Greenhouse Gases
UPS:	Uninterruptible Power Supply
VOC:	Volatile Organic Compounds



Roadside Trees

Woodland Tree Mix

Shrubs and Groundcover



Climbing Plants on Boundary Fence



Grasscrete Paver

KEY:

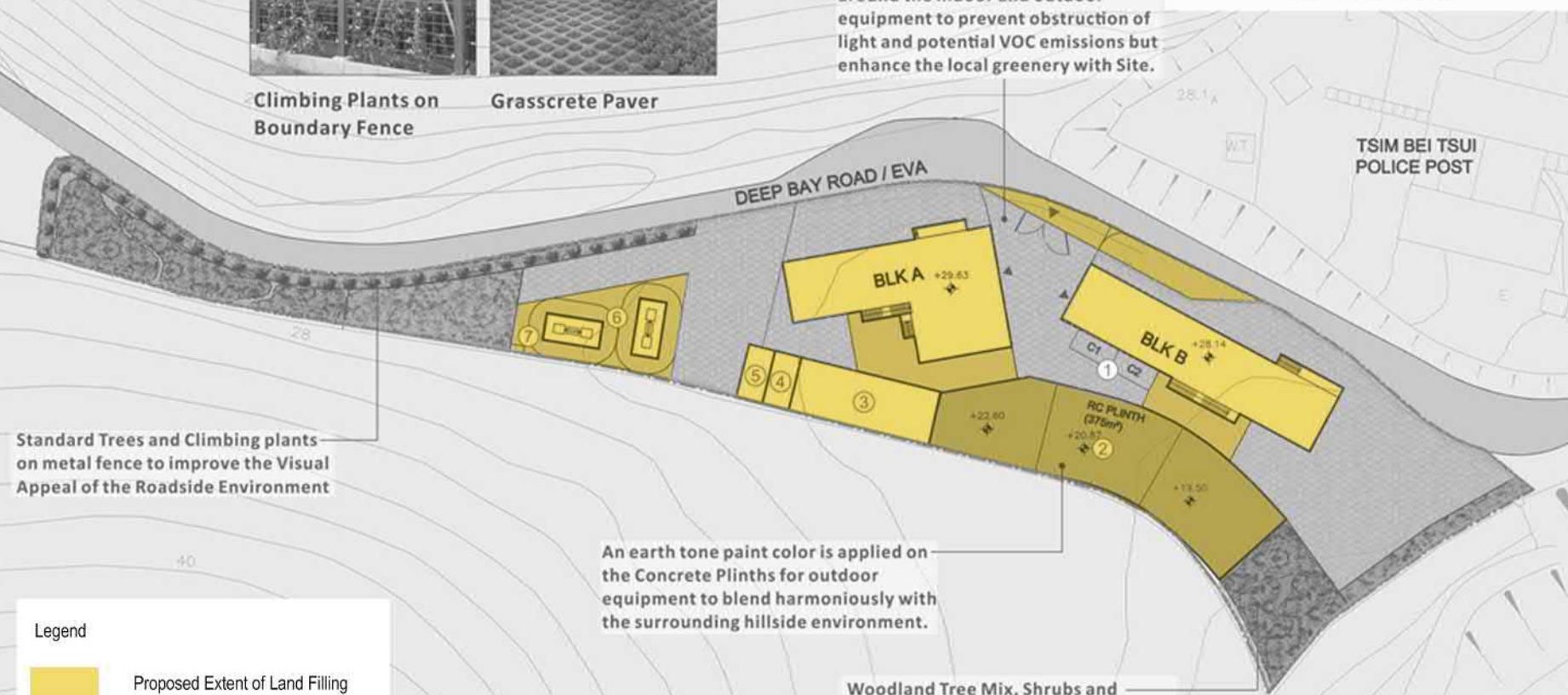
- ① Carparks
- ② Concrete Plinth for Instrument
- ③ F.S. Water Tank
- ④ F.S. Pump Room
- ⑤ Emergency Generator Room
- ⑥ Electricity Pole
- ⑦ Ele. Cut Out

LEGEND:

- Application Site Boundary
- PROPOSED STANDARD TREES
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED WOODLAND MIX
- PROPOSED GRASSCRETE PAVER
- PROPOSED CLIMBING PLANT
- CONCRETE PAVING
- METAL FENCE (2.5M HIGH)
- +14.75 PROPOSED LEVEL
- ▲ SITE ENTRANCE
- ▲ BUILDING ENTRANCE

PROJECT :	PROPOSED "GOVERNMENT USE" (GUA AIR QUALITY LABORATORY AND METEOROLOGICAL MONITORING SUPER SITE) ON DEEP BAY ROAD, TSIM BEI TSUI, N.T.
DRAWING TITLE :	LANDSCAPE MASTER PLAN
PROJECT No.	C2520
DRAWING No.	LMP01
SCALE :	1:500
DATE OF ISSUE :	AUG 2025
CAD FILENAME :	C2520-LMP01

Grasscrete Pavers is proposed around the indoor and outdoor equipment to prevent obstruction of light and potential VOC emissions but enhance the local greenery with Site.



REF	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

NOTES :

1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
4. READ THIS DRAWING IN CONNECTION WITH GEN. ARO., PLANT, STRUCT., PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
景泰設計有限公司

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Plan of Extent of Land Filling