

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-LFS/592

- Applicant** : Environmental Protection Department (EPD) represented by KTA Planning Limited
- Site** : Government Land (GL) in D.D. 129, Tsim Bei Tsui, Yuen Long
- Site Area** : About 3,080m²
- Land Status** : GL
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zonings** : (i) “Green Belt” (“GB”) (about 88.6% or 2,729m²)
(ii) Area shown as ‘Road’ (about 11.4% or 351m²)
- Application** : Proposed Government Use (Greater Bay Area (GBA) Air Quality Laboratory and Meteorological Monitoring Supersite) and Associated Filling of Land

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed government use (GBA air quality laboratory and meteorological monitoring supersite (the Supersite)) and associated filling of land at the application site (the Site) mainly falling within “GB” zone and partly in an area shown as ‘Road’ on the OZP (**Plan A-1**). According to the Notes of the OZP, the proposed ‘Government Use’ in “GB” zone and area shown as ‘Road’ as well as filling of land within the “GB” zone require planning permission from the Town Planning Board (the Board). The Site is currently vacant and partly covered by trees and shrubs (**Plans A-3, A-4a and A-4b**).
- 1.2 The Site is accessible from Deep Bay Road. As shown on the layout plan at **Drawing A-1** and elevation plan at **Drawing A-7**, the proposed development consists of two single-storey main blocks (i.e. Blocks A and B) along Deep Bay Road with a building height (BH) of 5 to 5.35m above ground (i.e. not more than 30mPD at main roof level) and a gross floor area (GFA) of about 460m² for accommodating the specialised equipment required for the Supersite’s environmental and meteorological monitoring duties. A 2m-tall rooftop structure will be installed at Block B for accommodating various tracking/monitoring devices. Three single-storey ancillary blocks with a total GFA of about 156m² are proposed along the southern boundary to house the supporting facilities including emergency generator room, fire service pump room and water tank. An outdoor equipment area on a reinforced concrete

plinth with an area of 375m² is designated at the south of the Site. Two pole-type electricity transformers (about 2m tall) are proposed at the west of Block A for electricity supply. A section of Deep Bay Road near the proposed run-in/out would be widened as turnaround/drop-off area for emergency vehicular access (EVA) purpose (**Drawing A-1**). Two parking spaces for private car (5m x 2.5m) would be provided for staff at the Site.

- 1.3 To facilitate the site formation and development of the proposed building blocks, ancillary facilities, outdoor equipment area and EVA, the applicant proposes to fill about 1,400m² (about 37%) of the Site with concrete of about 0.1 to 2m in depth (**Drawing A-4**).
- 1.4 According to the landscape proposal submitted by the applicant, all 202 existing trees (mainly comprising common species) at the Site are proposed to be felled as mature trees near the equipment area may obstruct the monitoring of light and potential Volatile Organic Compounds emissions and compromise data accuracy. A total of 214 new trees (34 standard trees and 180 tree whips) are proposed to be planted along the eastern and western boundaries to compensate for the trees felled at a ratio of 1:1.06 in terms of quantity. Since sample air intake probe should be separated by more than 20m from trees and vegetation to minimise impact on measurement on air pollutant, with a view to striking a balance between landscape and visual relief as well as accuracy on air pollutant measurement, the standard tree planting is proposed along the northwestern boundary away from the main blocks while woodland mix, shrubs, groundcover and grasscrete paver¹ will be provided in the remaining areas of the Site (**Drawing A-5**).
- 1.5 According to the submitted Ecological Impact Assessment (EcoIA), mitigation measures such as erecting temporary fence at the boundary of works area to reduce disturbance to surrounding habitats and wildlife, avoiding the use of artificial lighting, checking the presence of wildlife prior to commencing works, and adopting good site practices and measures in accordance with relevant practice notes to control surface runoff and potential pollution to watercourses will be implemented to mitigate the potential ecological impacts on the surrounding areas. With the implementation of the proposed mitigation measures, the residual ecological impacts of the proposed development would be of low/negligible significance.
- 1.6 The layout plans, floor plans, land filling plan, landscape plan, drainage proposal, elevation and photomontages submitted by the applicant are at **Drawings A-1 to A-8** respectively.
- 1.7 In support of the application, the applicant has submitted the following documents:
 - (a) Application Form with attachments received on 30.12.2025 (**Appendix I**)
 - (b) Supporting Planning Statement with Technical Assessments (**Appendix Ia**)
 - (c) Supplementary Information (SI) received on 31.12.2025 (**Appendix Ib**)
 - (d) Further Information (FI) received on 14.1.2026* (**Appendix Ic**)
 - (e) FI received on 30.1.2026* (**Appendix Id**)
 - (f) FI received on 6.2.2026* (**Appendix Ie**)
 - (g) FI received on 11.2.2026* (**Appendix If**)

¹ According to the applicant, grasscrete paver is a kind of green feature and grass paving, not involving any filling of land. The area covered by grasscrete paver is about 1,103m².

** 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 the Application Form, Supporting Planning Statement, SI and FIs at **Appendices I to If**. They can be summarised as follows:

- (a) The Supersite for GBA air quality laboratory and meteorological monitoring was announced in the Chief Executive's 2022 Policy Address (PA 2022) to strengthen collaboration within the GBA in combating climate change as well as joint prevention and control of air pollution. Currently, Hong Kong's monitoring network is limited in its capacity to support regional analysis as stations mainly provide basic local air quality data while greenhouse gas monitoring is restricted to CO₂ at the King's Park Meteorological Station and the Cape D'Aguilar Supersite Air Quality Monitoring Station which are relatively distant from the Pearl River Delta (PRD). The proposed Supersite with an anticipated completion in Q4 2028, will fill these gaps by consolidating advanced monitoring, forecasting and analytical capabilities using the latest technology and equipment. Beyond monitoring, the Supersite will also act as a regional scientific hub, supporting cross-boundary research collaboration.
- (b) The applicant has conducted a thorough site selection process with due regard to the operational requirements of the Supersite and site constraints. There is a need to place the Supersite close to the PRD for capturing seasonal wind effects on PRD's air quality; be located in a sparsely populated area without major pollution sources nearby; with an area of at least 1,000m² for accommodating buildings and equipment; not in an area of ecological significance; flat without geotechnical issues; and not in conflict with future development plans. Out of the ten sites identified from the site search exercise, the Site is considered the most suitable as it can fulfil the selection criteria and is located away from residential settlements, and no better alternatives could be found.
- (c) The scale and BH of the proposed development are kept to a minimum to minimise its impact on the natural environment and surrounding areas. The proposed BH of 5 to 5.3m is needed to accommodate the required indoor equipment and monitoring system, as well as the air conditioning and ventilation system. Most of the remaining parts of the Site would be open-air landscaped areas. With the proposed low-rise structures and compensatory planting, the proposed development will remain compatible with the surrounding natural landscape and the overall visual impact is considered negligible.
- (d) The proposed development is in line with the Town Planning Board Guidelines for "Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance" (TPB PG-No. 12C) in that the proposed development, while being located within the Wetland Buffer Area (WBA), would not lead to adverse ecological impact and decline in "area" and "function" of wetland. With the implementation of the proposed mitigation and precautionary measures (e.g. pre-construction site check, avoiding night-time construction, minimisation of vegetation clearance, good site practice) recommended in the EcoIA, the residual ecological impacts would be of low/negligible significance and acceptable.

- (e) The proposed development will not lead to adverse drainage and geotechnical impacts. The proposed measures in the drainage proposal are sufficient to ensure that no drainage impact and flooding risk will be caused to the surrounding areas. According to the Geotechnical Review Report (GRR), the existing registered slope features in close vicinity of the Site will not be affected by the proposed development.
- (f) The proposed development would typically operate unmanned and is not expected to produce noise, glare and other emission during operation. Inspection and maintenance would be carried out during daytime on a need basis or at an expected frequency of not more than once a week.

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 Ordinance (TPB PG-No. 31B) are not applicable.

4. Town Planning Board Guidelines

- 4.1 Town Planning Board Guidelines for “Application for Development within the Green Belt Zone under Section 16 of the Town Planning Ordinance” (TPB PG-No. 10) are relevant to the application. The relevant assessment criteria are detailed at **Appendix II**.
- 4.2 According to TPB PG-No. 12C, the Site falls within the WBA. The relevant assessment criteria are detailed at **Appendix III**.

5. Background

As set out in PA 2022, to strengthen collaboration among Guangdong, Hong Kong and Macao in combating climate change as well as joint prevention and control of air pollution in the GBA, the Government would set up a Supersite for GBA air quality laboratory and meteorology monitoring in Hong Kong to provide regional air pollution and meteorological monitoring and forecasting services.

6. Previous Application

The Site is not involved in any previous application.

7. Similar Application

There is no similar application for proposed government use within the subject “GB” zone.

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

- 8.1 The Site is:

- (a) vacant and partly covered by trees and shrubs; and
 - (b) accessible from Deep Bay Road.
- 8.2 The surrounding areas are predominated by woodland and mangroves. The Tsim Bei Tsui Police Post is located to the northeast of the Site across Deep Bay Road. A public car park is located to the west of the Site. The Tsim Bei Tsui Site of Special Scientific Interest (“SSSI”) and Inner Deep Bay SSSI are located to the further northeast and southeast respectively. To the northwest across Deep Bay Road are woodland and mangroves zoned “CPA” along Deep Bay.

9. Planning Intentions

“GB” zone

- 9.1 The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. There is a general presumption against development within this zone.
- 9.2 For “GB” zone, as filling of land may cause adverse drainage impacts on the adjacent areas and adverse impacts on the natural environment, permission from the Board is required for such activities.

Area shown as ‘Road’

- 9.3 The area shown as ‘Road’ on the OZP is intended to reflect the existing Deep Bay Road.

10. Comments from Relevant Government Departments

- 10.1 The following government departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 10.1.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):
- (a) He has no adverse comment on the application from land administration perspective.
 - (b) A Simplified Temporary Land Allocation No. STLA-TYL 900 was granted to the applicant for pre-construction studies and ground investigation field works of the proposed Supersite project.
 - (c) Should the Board approve the planning application, the applicant is required to apply to LandsD for a government land allocation (GLA). The GLA will be considered upon receipt of formal application to LandsD and there is no guarantee that the said application will be

approved. Such application will be dealt with by LandsD acting in the capacity as the landlord at his discretion, and if it is approved, it will be subject to such terms and conditions as may be imposed by LandsD.

Nature Conservation

10.1.2 Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

According to the submitted EcoIA, the Site is a plantation area mainly consists of exotic species commonly used for landscaping. Ecologically sensitive habitats have been avoided and replanting within the Site will be implemented. Mitigation measures to minimise disturbance and impacts to surrounding areas will also be implemented during the construction stage. As such, he has no adverse comment on the application.

Traffic

10.1.3 Comments of the Commissioner for Transport (C for T):

- (a) She has no adverse comment on the application from traffic engineering perspective.
- (b) The applicant should note her advisory comments in **Appendix IV**.

10.1.4 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- (a) He has no objection on the application from highways maintenance point of view.
- (b) The applicant should note his advisory comments in **Appendix IV**.

Visual Aspect

10.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

In view of the low-rise nature of the proposed development with a maximum BH of about 30mPD (excluding rooftop monitoring device) / one storey, significant visual impact is not anticipated. She therefore has no adverse comment on the application and the visual appraisal submitted.

Landscaping

10.1.6 Comments of the CTP/UD&L, PlanD:

- (a) According to the aerial photo taken in 2025, the Site was situated in area of rural coastal plains characterised by marshland to the north of the Site and tree clusters to the south and east. From the site photos taken in 2026, the Site is covered with existing trees and vegetation.

- (b) As shown in the landscape proposal, all 202 existing trees (excluding undesirable species) are proposed to be felled. While there is no Old and Valuable Trees (OVTs), three *Pterocarpus indicus* 紫檀 as protected species under Cap. 586 and regarded as distinctive landscape resources are identified in the western part of the Site. Nonetheless, these three *Pterocarpus indicus* have exhibited poor tree form and health conditions as explained by the applicant. For compensatory planting, 34 standard trees and 180 tree whips are proposed to be planted along the western and eastern peripheries of the Site as a green buffer between the proposed development and the adjacent tree clusters.
- (c) After reviewing the landscape proposal, she has no adverse comment on the application.
- (d) The applicant should note her advisory comments in **Appendix IV**.

Drainage

10.1.7 Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- (a) He has no objection in principle to the application from drainage point of view.
- (b) The applicant should note his advisory comments in **Appendix IV**.

Fire Safety

10.1.8 Comments of the Director of Fire Services (D of FS):

- (a) He has no specific comment on the application subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services.
- (b) The applicant should note his advisory comments in **Appendix IV**.

Water Supply

10.1.9 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD):

- (a) He has no objection on the application.
- (b) The applicant should note his advisory comments in **Appendix IV**.

Geotechnical Aspect

10.1.10 Comments of the Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD):

After reviewing the GRR submitted by the applicant, he has no adverse geotechnical comment on the application.

Building Matters

10.1.11 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

Noting that the proposed government use and associated filling of land is carried out on GL, he is not in a position to comment under the Buildings Ordinance on the application.

Long-Term Planning

10.1.12 Comments of the Chief Town Planner/Technical Services, PlanD (CTP/TS, PlanD):

The Land Use Review Study for the Lau Fau Shan, Tsim Bei Tsui and Pak Nai areas (collectively referred to as LFS) jointly commissioned by CEDD and PlanD commenced in August 2022. The subsequent Investigation Study for developments at LFS commenced in July 2024, with a view to, inter alia, developing more detailed proposals for the area for formulating a Recommended Outline Development Plan, serving as the basis for preparation of the statutory plan(s). The Site falls within the study area and is in close proximity to the Eco-tourism Node at Tsim Bei Tsui. It is noted that the subject application is for the “GBA air quality laboratory and meteorology monitoring supersite” to provide regional air pollution and meteorological monitoring and forecasting services. He has no adverse comment on the application from the study perspective. That said, he trusts the applicant would take into account the proposed coastal protection park and tourism/recreation uses in the vicinity in their proposal.

District Officer’s Comments

10.1.13 Comments of the District Officer/Yuen Long, Home Affairs Department (DO/YL, HAD):

His office has not received any feedback from locals.

10.2 The following government departments have no objection to/no comment on the application:

- (a) Chief Engineer/Land Works, CEDD;
- (b) Project Manager (West), CEDD;
- (c) Director of Electrical and Mechanical Services (DEMS); and
- (d) Commissioner of Police.

11. Public Comment Received During Statutory Publication Period

On 6.1.2026, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual (**Appendix V**) was received objecting to the application mainly on the grounds that the proposed development

would cause adverse landscape, ecological and environmental impacts to the vegetation and habitats at the Site and its surrounding areas; and other degraded sites should be considered instead.

12. Planning Considerations and Assessments

- 12.1 The application is for proposed government use (GBA air quality laboratory and meteorological monitoring supersite) and associated filling of land at the Site which is mainly zoned “GB” (about 88.6%) and partly within an area shown as ‘Road’ (about 11.4%) on the OZP (**Plan A-1**). The planning intention of the “GB” zone is primarily for defining the limits of urban and sub-urban development areas by natural features and to contain urban sprawl as well as to provide passive recreational outlets. Although there is a general presumption against development within this zone, TPB PG-No. 10 allows for applications for government/institution/community uses within the “GB” zone provided that the proposed development is essential and that no alternative sites are available. In this regard, the need for the Supersite was established in PA 2022 to strengthen collaboration within the GBA in combating climate change and air pollution. According to the applicant, the Supersite is essential as the current monitoring network is limited in its capacity to support regional analysis and existing stations are also relatively distant from PRD. The siting of the proposed Supersite is the result of a thorough site selection process carried out by the applicant based on a number of considerations including geographical location, wind conditions, environmental conditions, operational requirements and potential impacts on the surrounding areas. The Site is considered the most suitable as it is located away from residential settlements and can fulfil all the criteria mentioned in paragraph 2(b) above.
- 12.2 Part of the Site falls within an area shown as ‘Road’, the intention of which is to reflect the existing Deep Bay Road. The subject area is currently used as kerbline and roadside planting area (**Plans A-4a to A-4b**). The proposed development would not affect the alignment and width of Deep Bay Road. In this regard, CHE/NTW of HyD and C for T have no objection to or no adverse comment on the application.
- 12.3 The Site is situated in an area of rural coastal plains characterised by woodland and mangroves and in proximity to Tsim Bei Tsui Police Post (site level ranging from 15 to 28.1mPD) to the northeast. The proposed development consists of two main blocks for accommodating monitoring equipment and three ancillary blocks for supporting facilities with a total GFA of about 616m² and a maximum BH of one storey (i.e. not more than 30mPD at main roof level). The scale and height of the proposed building blocks have been minimised and are comparable to that of the Tsim Bei Tsui Police Post nearby (**Drawing A-8**), while the remaining areas of the Site would be used for landscaping and accommodating outdoor equipment, electricity pole transformers, parking spaces and turnaround/drop-off area. In view of the above, the proposed development is considered generally not incompatible with the surrounding areas.
- 12.4 The applicant also applies to fill about 1,400m² (about 37%) of the Site with concrete of about 0.1 to 2m in depth to facilitate the site formation and development of the proposed building blocks, ancillary facilities, outdoor equipment area and EVA. Filling of land within the “GB” zone requires planning permission from the Board as it may cause adverse drainage impacts on the adjacent areas and adverse impacts

on the natural environment. In this regard, the CE/MN of DSD and DAFC have no objection to/no adverse comment on the proposed filling of land from drainage and nature conservation perspectives respectively.

- 12.5 The Site falls within the WBA under the TPB PG-No. 12C, which is intended to protect the ecological integrity of the fish ponds and wetland within the Wetland Conservation Area (WCA) and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds. Within the WBA, for development or redevelopment which requires planning permission from the Board, an EcoIA would also need to be submitted. Development or redevelopment which may have negative impacts on the ecological value of the WCA would not be supported by the Board unless the EcoIA can demonstrate that the negative impacts could be mitigated through positive measures. In this regard, according to the applicant, with the implementation of the mitigation measures proposed in the submitted EcoIA such as pre-construction site check, provision of temporary fences, avoidance of night-time construction and good site practices during the construction of the project (details at paragraph 1.5 above), no significant residual ecological impacts are anticipated. In this regard, DAFC has no adverse comments on the application from nature conservation perspective. The small scale construction works would unlikely cause any significant disturbance to the local environment.
- 12.6 To minimise the potential visual impact, the applicant has kept the scale and BH of the proposed development to a minimum (one-storey / about 30mPD). Though all 202 trees within the Site are proposed to be felled, no OVTs are involved and most of the existing trees are of common species except three trees of protected species in poor health condition. A total of 214 new trees are proposed to compensate for the trees felled at a ratio of 1:1.06 in terms of quantity. With the compensatory planting, the proposed development would blend in with the surrounding natural landscape and visual setting. In view of the low-rise nature of the proposed development, significant visual impact is not anticipated. In this regard, CTP/UD&L of PlanD has no adverse comment on the application from landscape and visual impact perspectives.
- 12.7 A GRR has been submitted in support of the application and H(GEO), CEDD has no adverse geotechnical comment on the application. Other concerned departments including CE/MN of DSD, CE/C of WSD and D of FS have no objection to or no comment on the application from drainage, water supply and fire safety perspectives respectively.
- 12.8 Considering the above assessment, the proposed development is generally in line with the relevant criteria of TPB PG-No. 10 in that the Supersite is an essential project in monitoring and combating climate change and air pollution; no better alternative sites are available; the proposal would not cause adverse environmental, ecological, drainage, landscape, visual and slope stability impacts, and the scale of the design and layout of the proposed development are not incompatible with the surrounding environment.
- 12.9 Regarding the public comment objecting to the application as summarised in paragraph 11 above, the planning considerations and assessments in paragraphs 12.1 to 12.8 above are relevant.

13. Planning Department's Views

- 13.1 Based on the assessments made in paragraph 12 above and having taken into account the public comment mentioned in paragraph 11, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **27.2.2030**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The recommended advisory clauses attached at **Appendix IV** are suggested for Member's reference.
- 13.3 There is no strong reason to recommend rejection of the application.

14. Decision Sought

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 14.2 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 date when the validity of the permission should expire.
- 14.3 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.

15. Attachments

Appendix I	Application Form with Attachments received on 30.12.2025
Appendix Ia	Supporting Planning Statement with Technical Assessments
Appendix Ib	SI received on 31.12.2025
Appendix Ic	FI received on 14.1.2026
Appendix Id	FI received on 30.1.2026
Appendix Ie	FI received on 6.2.2026
Appendix If	FI received on 11.2.2026
Appendix II	Extracts of Town Planning Board Guidelines for Application for Development within Green Belt Zone (TPB PG-No. 10)
Appendix III	Extracts of Town Planning Board Guidelines for Application for Development within Deep Bay Area (TPB PG-No. 12C)
Appendix IV	Recommended Advisory Clauses
Appendix V	Public Comment Received During Statutory Publication Period
Drawing A-1	Layout Plan
Drawings A-2 to A-3	Floor Plan
Drawing A-4	Land Filling Plan
Drawing A-5	Landscape Plan
Drawing A-6	Drainage Plan
Drawing A-7	Elevation
Drawing A-8	Photomontage
Plan A-1	Location Plan

Plan A-2	Site Plan
Plans A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos

**PLANNING DEPARTMENT
FEBRUARY 2026**