

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-LFS/612**

- Applicant** : China Mobile Hong Kong Company Limited represented by JEG Engineering Company Limited
- Site** : Lot 68 (Part) in D.D. 129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 67.1m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Coastal Protection Area” (“CPA”)
- Application** : Proposed Public Utility Installation (Telecommunications Radio Base Station) with Associated Filling and Excavation of Land

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed public utility installation (telecommunications radio base station) with associated filling and excavation of land at the application site (the Site) (**Plan A-1**) which is zoned “CPA” on the OZP. According to the Notes of the OZP, ‘Public Utility Installation’ in “CPA” zone, which is a Column 2 use, as well as filling and excavation of land, require planning permission from the Town Planning Board (the Board). The Site is currently vacant (**Plans A-2 and A-4**).
- 1.2 According to the submitted photomontages and section plans at **Drawings A-2 to A-5**, the proposed public utility installation with a height of 15m will accommodate various equipment including six outdoor antennae, 12 Quad Band Combiners, nine Remote Radio Units, two stainless steel equipment cabinets, one APM5930 equipment<sup>1</sup>, one concrete meter kiosk and nine filters<sup>2</sup>. According to the proposed land filling and excavation plan at **Drawing A-6**, the entire Site (about 67.1m<sup>2</sup>) will be excavated with a depth of 0.8m for the concrete footings of the proposed installation. After completion of the concrete footings with a total area of 37.4m<sup>2</sup> (about 56%), the remaining area of 29.7m<sup>2</sup> (about 44%) will be backfilled with soil. According to the submitted landscape proposal at **Drawing A-7**, six mock limes are proposed along the northeastern boundary within the Site to mitigate adverse

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<sup>1</sup> APM5930 equipment is a combined communication cabinet with power system.

<sup>2</sup> A filter allows specific frequencies to pass from a signal, preventing the antennae from being overwhelmed by unwanted signals.

landscape impacts.

- 1.3 The Site is accessible from Deep Bay Road via a local track (**Plan A-2**). The location plan, photomontages, section plans, proposed land filling and excavation plan and landscape proposal of the proposed telecommunications radio base station submitted by the applicant are at **Drawings A-1 to A-7** respectively.
- 1.4 In support of the application, the applicant has submitted the following documents:
  - (a) Application Form with attachments received on 22.4.2026 (**Appendix I**)
  - (b) Supplementary Information (SI) received on 30.4.2026 (**Appendix Ia**)
  - (c) Further Information (FI) received on 29.5.2026 (**Appendix Ib**)  
*[accepted and exempted from publication requirements]*

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form, SI and FI at **Appendices I to Ib**. They can be summarised as follows:

- (a) the telecommunications radio base station, operated by China Mobile Hong Kong Company Limited, is to enhance the local mobile network coverage, improve signal quality, and to ensure a more consistent and reliable telecommunications experience for residents and tourists at surrounding area along Deep Bay Road; and
- (b) the poor network coverage in the surrounding areas demonstrates that mobile signal is almost non-existent. Therefore, supplementary coverage enhancement is required. Based on field survey assessment, a mounting height of 15 metres is necessary to meet the targeted coverage requirements.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with 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) by obtaining consent from the “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Background**

The Site is currently not subject to any active planning enforcement action.

## **5. Previous Application**

The Site is not involved in any previous application.

## **6. Similar Application**

There is no similar application for telecommunications radio base station within the subject

“CPA” zone.

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

7.1 The Site is:

- (a) currently vacant; and
- (b) accessible from Deep Bay Road via a local track.

7.2 The surrounding areas are predominated by unused land. A plant nursery, pond, workshop and residential dwellings are also found in the vicinity of the Site.

**8. Planning Intention**

8.1 The “CPA” zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. It may also cover areas which serve as natural protection areas sheltering nearby developments against the effects of coastal erosion. There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

8.2 According to the Explanatory Statement, as filling of land or excavation 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.

**9. Comments from Relevant Government Departments**

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

**Land Administration**

9.1.1 Comments of the District Lands Officer/Yuen Long, LandsD (DLO/YL, LandsD):

- (a) He has no adverse comment on the application.
- (b) The Site comprises Old Schedule Agricultural Lot (OSAL) held under the Block Government Lease which contains the restriction that no structure(s) are allowed to be erected without the prior approval of the Government.
- (c) Noting that no structures are found on Site, his office has no adverse comment on the application.

## **Environment**

### 9.1.2 Comments of the Director of Environmental Protection (DEP):

- (a) He has no objection to the application.
- (b) In view of the small scale and nature of works for the proposed use at the Site, the application alone will unlikely cause major pollution.
- (c) The applicant should note his advisory comments in **Appendix II**.

## **Landscaping and Urban Design**

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

#### *Landscape*

- (a) She has no adverse comment on the application from landscape planning perspective.
- (b) According to the aerial photo in 2025, the Site was situated in an area of rural coastal plain landscape characterised by temporary structures, fish ponds and tree clusters.
- (c) With reference to the site photos in 2026, the Site was covered by overgrown grasses. No existing trees were observed within the Site.
- (d) According to the Landscape Proposal at **Drawing A-7**, planting of six shrubs is proposed along the northeastern boundary within the Site to mitigate the landscape impact of the proposed use.
- (e) In view of the above, no significant adverse landscape impact arising from the proposed use is anticipated.

#### *Visual*

- (f) She has no adverse comment on the application from urban design and visual perspectives.
- (g) Situated in an area of rural character, the Site is surrounded by sparsely-scattered low-rise temporary structure/residential dwellings of one to three storeys and vegetation. In a wider context, Sha Kiu Tsuen, some cultivated/fallow agricultural land and the green knoll of Nam Sha Leng are located to the west, east and south respectively. Given the scale and surrounding context, the proposed public utility installation would not significantly alter the visual character of the area and significant adverse visual impact is not anticipated.

### **Nature Conservation**

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

He has no comment on the application from nature conservation perspective.

### **Telecommunications Licensing**

#### 9.1.5 Comments of the Director-General of Communications (DG of C):

- (a) The radiofrequency electromagnetic fields generated by radio base stations (“RBSs”) are a type of non-ionising radiation (“NIR”). NIR has lower energy than ionising radiation such as X-rays and nuclear radiation and is insufficient to change the chemical properties of substances. It cannot cause harm by breaking chemical bonds in the human body. In addition, the strength of NIR decreases rapidly with distance from the source.
- (b) In order to ensure the radiation safety of radio installations, the Communications Authority (“CA”) in consultation with the Department of Health has adopted the NIR limits proposed by the International Commission on Non-ionizing Radiation Protection (“ICNIRP”) as the radiation safety standards. ICNIRP is an independent scientific commission and the proposed NIR limits are endorsed by the World Health Organization (“WHO”). The WHO considered that, at present, there is insufficient evidence to suggest that exposure to NIR below the ICNIRP limits will cause any adverse health effects.
- (c) According to the relevant conditions in telecommunications licences, mobile network operators are required to obtain approval from the CA before bringing the RBSs into use. The operation of RBSs may be approved by the CA, subject to the RBSs meeting the telecommunication requirements on electromagnetic compatibility and NIR safety. The RBSs shall also comply with the requirements of other relevant government departments.
- (d) According to our record, there is no radio base station established by the applicant for public mobile services within 400m from the Site. It is justified for the applicant to install an RBS in the proposed area to provide mobile network services to the public.

### **District Officer’s Comments**

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

His office has not received any feedback from locals.

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

- (a) Commissioner for Transport (C for T);
- (b) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (c) Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- (d) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (e) Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD);
- (f) Director of Fire Services (D of FS);
- (g) Director of Health (D of Health);
- (h) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (i) Project Manager (West), CEDD (PM(W), CEDD); and
- (j) Commissioner of Police (C of P).

## **10. Public Comment Received During Statutory Publication Period**

On 5.5.2026, the application was published for public inspection. During the statutory public inspection period, a public comment from an individual was received (**Appendix III**) mainly questioning the demand for a telecommunications radio base station at the Site.

## **11. Planning Considerations and Assessments**

11.1 The application is for proposed public utility installation (telecommunications radio base station) with associated filling and excavation of land in an area zoned “CPA” on the OZP. While there is a general presumption against development in this zone, developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted. According to the applicant, the radio base station is to provide mobile phone coverage to residents and tourists in the surrounding areas along Deep Bay Road. According to DG of C, there is no radio base station established by the applicant for public mobile services within 400m from the Site. It is justified for the applicant to install an RBS in the proposed area to provide mobile network services to the public. Furthermore, DAFC has no adverse comment on the application from nature conservation perspective. Since the telecommunications radio base station may be considered as an essential infrastructural project to improve mobile phone coverage to the surrounding areas, it is considered not in conflict with the planning intention of the “CPA” zone.

11.2 To facilitate the proposed installations, the applicant proposes to excavate the Site (i.e. about 67.1m<sup>2</sup>) to a depth of about 0.8m, and upon completion of the concrete footings (37.4m<sup>2</sup> or about 56%), backfill the remaining excavated area (29.7m<sup>2</sup> or about 44%) with soil to the original ground level. Filling and excavation of land within the “CPA” zone require planning permission from the Board as they may cause adverse drainage and environmental impacts. In this regard, CE/MN of DSD and DEP have no objection to or no adverse comment on the application from drainage and environmental perspectives respectively.

- 11.3 The Site is located in a rural setting predominated by vacant/unused land while a plant nursery, pond, workshop and residential dwellings are also found in the vicinity of the Site. On the landscape aspect, while no existing tree is observed within the Site, the applicant has submitted a landscape proposal which proposes to plant 6 shrubs along the northeastern boundary to mitigate the potential adverse landscape impact. In this regard, CTP/UD&L, PlanD has no adverse comment on the landscape proposal from landscape and visual planning perspectives. The proposed telecommunications radio base station, which is small in scale and only involves erection of minimal structures, with associated land filling and excavation works is considered not entirely incompatible with the surrounding environment.
- 11.4 Other concerned government departments consulted including C for T, D of Health and DG of C have no adverse comment on the application from traffic, health and telecommunications perspectives respectively.
- 11.5 Regarding the public comment as summarised in paragraph 10 above, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

## **12. Planning Department's Views**

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10 above, the Planning Department 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 until **5.6.2030**, 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 II** are suggested for Members' reference.
- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed development with associated filling and excavation of land is not in line with the planning intention of the "CPA" zone which is to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment, including attractive geological features, physical landform or area of high landscape, scenic or ecological value, with a minimum of built development. There is a general presumption against development in this zone. There is no strong planning justification in the submission for a departure from such planning intention.

## **13. Decision Sought**

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

<b>Appendix I</b>	Application Form with Attachments received on 22.4.2026
<b>Appendix Ia</b>	SI received on 30.4.2026
<b>Appendix Ib</b>	FI received on 29.5.2026
<b>Appendix II</b>	Recommended Advisory Clauses
<b>Appendix III</b>	Public Comment Received During Statutory Publication Period
<b>Drawing A-1</b>	Location Plan
<b>Drawings A-2 and A-3</b>	Photomontages
<b>Drawings A-4 and A-5</b>	Section Plans
<b>Drawing A-6</b>	Proposed Land Filling and Excavation Plan
<b>Drawing A-7</b>	Landscape Proposal
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plan A-4</b>	Site Photos

**PLANNING DEPARTMENT  
JUNE 2026**