

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TOF/9

- Applicant** : The Hong Kong Polytechnic University
- Sites** : Government Land (GL) in D.D. 302L near the Drainage Services Department (DSD) Tai O Imhoff Tank (**Site A**) and GL in D.D. 302L near Tai O Public Pier (**Site B**), Tai O, Lantau Island
- Site Area** : About 31.875 m², including:
(i) **Site A** – 13.075m²
(ii) **Site B** – 18.8m²
- Land Status** : GL
- Plans** : Approved Tai O Fringe Outline Zoning Plan (TOF OZP) No. S/I-TOF/2 and Approved Tai O Town Centre Outline Zoning Plan (TOTC OZP) No. S/I-TOTC/2
- Zonings** : (i) **Site A** – “Other Specified Uses” annotated “Sewage Treatment Works” (“OU(STW)”) (about 68%) and “Coastal Protection Area” (“CPA”) (about 32%) on the TOF OZP
(ii) **Site B** – “Coastal Protection Area” (“CPA”) (about 63%) on the TOF OZP and “Green Belt” (“GB”) (about 37%) on the TOTC OZP
- Application** : Proposed Temporary Radar Installation with Ancillary Facilities and Associated Excavation of Land for a Period of 3 Years

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed temporary radar installation with ancillary facilities for a period of 3 years at the application sites (the Sites) for the installation of (i) the antennas, underground and aboveground cables at the coastal GL near the DSD Tai O Imhoff Tank partly zoned “OU(STW)” and partly zoned “CPA” on the TOF OZP (**Site A**) and (ii) the antennas, aboveground cables and a server cabin at the coastal GL near the Tai O Public Pier partly zoned “CPA” on the TOF OZP and partly zoned “GB” on the TOTC OZP (**Site B**), and the associated excavation of land at **Site A** that falls within the “CPA” zone on the TOF OZP (**Plans A-1 to A-2b**). According to the covering Notes of the TOF OZP, temporary use or development of any

land or building on the TOF OZP not exceeding a period of 3 years requires planning permission from the Town Planning Board (the Board) and according to the Notes, excavation of land within the “CPA” zone also requires planning permission from the Board. According to the covering Notes of the TOTC OZP, temporary use of any land or building (expected to be 5 years or less) is always permitted, planning permission is therefore not required for proposed installation in the “GB” zone on the TOTC OZP. According to the submission, the proposed installation is intended to establish a local High Frequency Radar (HFR) network to enable the applicant’s regional ocean monitoring capabilities to measure surface currents and wave conditions at the water body exiting the Pearl River Estuary covering an area of appropriately 600km².

- 1.2 The proposal involves the installation of two sets of land-based remote sensing equipment at two locations namely **Site A** and **Site B**, situated on the rural coastal plains along the northern and western parts of Tai O. The proposed installation is located on rocky and sandy shores adjacent to dense woodlands near the existing coastline (**Plans A-1 to A-4b**). For **Site A**, the proposal involves the erection of 14 antennas (2m in height) and the laying of 119.57m of aboveground cables and 2.43m of underground cables in a cable tube, within areas that are partly zoned “CPA” and partly zoned “OU(STW)” on the TOF OZP while the proposed excavation beneath a paved local track within the “CPA” zone has an area of 0.33m² with a depth of 0.235m. Upon completion of the proposed works, the excavated area will be backfilled and reinstated to its original ground level. For **Site B**, the proposal involves the erection of 14 antennas (2.8m in height) and a server cabin (with an area of 1.44m² and 2.2m in height), and the laying of 161m of aboveground cables in a cable tube, within areas that are partly zoned “CPA” on the TOF OZP and partly zoned “GB” on the TOTC OZP. No excavation of land will be involved at **Site B** for the proposed installation. Details of the proposal are shown in the table below and **Drawings A-1 to A-9**.

Location	Proposed Installation	No.	Dimension (m) (about)	Excavation Depth (m)
Site A	Antennas	14	0.09 (L) × 0.06 (W) × 1.7 (H) (Antenna) 0.25 (L) × 0.25 (W) × 0.3 (H) (Concrete Basement)	-
	Aboveground Cable Tube	1	119.57 (L) × 0.1 (W)	-
	Underground Cable Tube	1	2.43 (L) × 0.135 (W)	0.235
Site B*	Antennas	14	0.09 (L) × 0.06 (W) × 2.3 (H) (Antenna) 0.3 (L) × 0.3 (W) × 0.5 (H) (Concrete Basement)	-
	Aboveground Cable Tube	1	161 (L) × 0.1 (W)	-
	Server Cabin	1	1.2 × 1.2 × 2.2	-

* Remarks: Amongst the proposed installation at **Site B**, the erection of 2 antennas and a server cabin, and the laying of 52.95m long aboveground cables for a period of 3 years within the “GB” zone on the TOTC OZP, can be regarded as temporary use (expected to be 5 years or less) which is always permitted under the covering Notes of TOTC OZP.

1.3 According to the submission, all antennas have a small diameter and are supported by concrete basements, while the ancillary facilities will be finished in non-reflective, nature-toned colours or covered with a camouflage net to minimise any potential visual impact. The proposed installation is expected to integrate well with the coastal landscape as shown on the rendered images on **Drawing A-9**. The applicant also commits to implement sensitive mitigation measures including site housekeeping rules to further minimise any potential impacts on surrounding environment during construction and operational stages. During the construction stage, all components are lightweight and no heavy machinery, burning, concrete pouring, or earth moving will be used or conducted, but using hand-held tools and existing footpath to avoid disturbing the surrounding habitat. For the operation stage, no physical risk and electromagnetic pollution is anticipated while the planned fixed noise sources (e.g. ventilation/cooling fans in the unmanned server cabin, etc.) will be designed to fully comply with the requirements in the Hong Kong Planning Standards and Guidelines.

1.4 In support of the application, the applicant has submitted the following documents:

- (a) application form with attachments received on 26.5.2026; **(Appendix I)**
- (b) supplementary information (SI) received on 27.5.2026 and **(Appendix Ia)** 28.5.2026*;
- (c) further information (FI) received on 9.7.2026*; **(Appendix Ib)**
- (d) FI received on 16.9.2026*; and **(Appendix Ic)**
- (e) FI received on 23.9.2026*. **(Appendix Id)**

** accepted and exempted from publication and recounting requirement*

1.5 On 24.7.2026, the Rural and New Town Planning Committee (the Committee) agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application as stated in the Application Form, SI and FIs at **Appendices I to Id**, are summarised as follows:

- (a) coastal radar technology is now widely recognised as a cost-effective and highly reliable tool to monitor coastal regions for both superficial current and wave climate in real time. The proposed installation of HFR network will provide hourly updates of total velocity fields over large areas with high spatial resolution, which is essential for early warning systems for natural hazards such as storms and tsunamis, for improving maritime navigation safety, and for supporting search and rescue operation and rapid response in case of marine pollution events;
- (b) Hong Kong is highly vulnerable to extreme weather events such as typhoons, which can cause significant damage to coastal infrastructure and pose serious risks to public safety. Several pointwise monitoring stations have been installed by the Government (including the Hong Kong Observatory (HKO) and DSD) to monitor sea waves and water levels

within Hong Kong waters and these stations have been collecting data for many years. The proposal is in line with the long-term strategy of increasing coverage of sea surface monitoring within Hong Kong waters by extending the HFR network coverage to the Pearl River Estuary;

- (c) the locations of proposed installation have been sensitively selected based on operational requirements. The Sites are required to (i) face the exit of Pearl River Estuary to monitor surface currents and wave conditions in the area; (ii) maintain an unobstructed radio line of sight; (iii) provide a strategic meteorological positioning; (iv) be inaccessible to the public; and (v) be in the vicinity of power supply. The proposed installation at **Site A** is situated on the natural rocky coastline next to DSD facility while the proposed installation at **Site B** is a secluded coastal shore. The inaccessible and rugged rocky coastline at the Sites minimises vandalism risk or accidental interference, while providing a clear horizon sightline for maximum radar accuracy and enabling earliest storm detection as the first point of impact. The proposed multi-station network configuration could map two-dimensional total velocity fields of sea surface and wave dynamics, as well as fill the observational gaps by expanding high-resolution monitoring coverage. Meanwhile, to ensure the compliance with regulatory requirements, the applicant has obtained the permit for operation of HFR network from the Office of the Communication Authority (OFCA);
- (d) with regard to the required scale for a multi-station HFR network, the 28 antennas (with a length of 0.09m, a width of 0.06m and 1.7-2.3m in height) atop concrete basement and cable tube (with a total length of 283m and 0.1m width) at the Sites, are the minimum configuration required by proprietary hardware architecture, signal processing and system functionalities. The proposed distance between antennas (about 5m) is based on wavelength calculations to maintain a pristine directional beam pattern and prevent grating lobes (**Drawings A-1 to A-8**). Also, an unmanned server cabin (with an area of 1.44m² and 2.2m in height) is proposed at **Site B** to store and protect the electronics of the radar system (**Drawing A-5**), altogether with the antennas for fulfilling empirical demands of the oceanographic survey and providing data for hydrodynamic models.
- (e) a Geotechnical Planning Review Report (GPRR) and review on the maximum sea level records are conducted by the applicant to confirm that the proposed installation will have no adverse impact on the surrounding environment, while ensuring the safety, continuous operation and reliability as self-sufficient monitoring stations. The proposed installation is designed to withstand outdoor conditions and supported by power supply connecting by the cables while the server cabin is placed at the maximum possible distance from the existing wall edge and with lower flooding hazard. All antennas have a small diameter and are supported by concrete basements, while the ancillary facilities will be finished in non-reflective, nature-toned colours or covered with a camouflage net to minimize any potential visual impact (**Drawings A-2, A-3, A-6 to A-9**); and
- (f) since the proposed installation forms part of a research project under the framework of the Research Grants Council (RGC) and has received funding support under the Collaborative Research Fund, the data collected will be made available on a non-profit basis to a wide range of stakeholders for both the academic/scientific community and government departments in coastal engineering, flood mitigation, and environmental management. The applicant further indicates that support on the project has been

received from the Development Bureau (DEVB), HKO, DSD and Civil Engineering and Development Department (CEDD). As a trial scheme, the proposed installation has been specifically designed to be entirely temporary and fully reversible. While the proposal suggested for a 3-year operation, should the benefit generated by the proposal be valuable, a new planning application (or extension of temporary permission) will be submitted by the applicant in full compliance with prevailing guidelines.

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

As the Sites involve GL only, the “owner’s consent/notification” 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 to the application.

4. Previous Application

There is no previous application at the Sites.

5. Similar Application

There is no similar application within the same “CPA” and “OU(STW)” zones of the TOF OZP.

6. The Sites and Their Surrounding Areas (Plans A-1 to A-3b and site photos on Plans A-4a to A-4b)

- 6.1 **Site A** is located at vacant GL near the DSD Tai O Imhoff Tank, along the natural and rocky coastline on the northern shore of Tai O, which is not accessible by the public.
- 6.2 The surrounding areas of **Site A** are characterised by a mix of government infrastructure, coastal landscape features and natural terrain. To the immediate north and east are the DSD Tai O Imhoff Tank and a footpath connecting to Tai O Town Centre for the access to the DSD Tai O Imhoff Tank. To the immediate south is the densely vegetated foothill of Fu Shan (虎山). To the immediate west is a long strip of coastline to the north of Tai O, facing the Pearl River Estuary.
- 6.3 **Site B** is located at vacant GL to the northwest of Tai O Public Pier, along the rocky and sandy coastline on the western shore of Tai O. The large portion of **Site B** is publicly inaccessible with no designated entry point while there is a local footpath near the southern end of **Site B** next to Shek Tsai Po Street connecting to Tai O Town Centre.
- 6.4 The surrounding areas of the **Site B** are characterised by a mix of coastal landscape features, pier structure and historic buildings. To its north is the densely vegetated foothill of Fu Shan. To the immediate east is the Tai O Heritage Hotel on the hillslope,

which is an existing Grade 2 Historic Building preserved for cultural, recreational and commercial uses. To the immediate south is the Tai O Public Pier and the promenade with pier landing area next to Shek Tsai Po Street. To the immediate west and northwest are long strips of coastline to the west of Tai O, facing the Pearl River Estuary.

7. Planning Intentions

- 7.1 The “CPA” zone on the TOF OZP 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.
- 7.2 The “OU(STW)” zone on the TOF OZP is intended to designate land for sewage treatment works.
- 7.3 According to the Explanatory Statement (ES) of the TOF OZP, works relating to excavation of land within the “CPA” zone may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment. In view of the conservation value of the area within this zone, permission from the Board is required for such works and related activities.

8. Comments from Relevant Government Departments

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

Policy and Regulatory Aspects

8.1.1 Comments of the Secretary for Development (SDEV):

- (a) The Hong Kong Polytechnic University (PolyU) research project “Hong Kong Coastal HF-Radar Network”, which involves the proposed installation, aims to design and deploy a HFR network covering the Hong Kong Special Administrative Region waters and to establish a data-sharing platform of currents and waves data collected, which would have great potential to enhance real-time monitoring of coastal dynamics as well as formulate coastal wave forecasting and early alert system;
- (b) in line with the Development Bureau (DEVB) objective for driving the application of technologies in enhancing the resilience capability in coping with climate change and extreme weather, the research project is supported by DEVB; and

- (c) as it is PolyU's own research project, DEVB will not be responsible for coordinating or implementing the project/installation with the applicant.

8.1.2 Comment of the Director-General of Communications (DG Com):

no adverse comment on the application from the telecommunications point of view. A permit was issued by OFCA on 28 January 2026 to the Department of Civil and Environmental Engineering of PolyU for the HFR Network Trial in Hong Kong, which includes locations relevant to the application in the Tai O area. The permit holder is required to comply with relevant conditions relating to public safety.

Land Administration

8.1.3 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) no adverse comment on the application from a land administration point of view;
- (b) the application sites comprise portions of land on unleased and unallocated GL and a portion of land falling within Permanent Government Land Allocation No. GLA-IS 306 ("the PGLA") as an Imhoff tank and sewage installation held by the Director of Drainage Services;
- (c) an application for a short term tenancy ("STT") has been submitted by the applicant for deploying local HFR network at various locations including the Sites. Regarding the proposed installation within the PGLA, the applicant is required to obtain a prior agreement from DSD;
- (d) no application for excavation or relevant permit(s) at the Sites has been received by her office and no enforcement action has been undertaken by her office at the Sites; and
- (e) other advisory comments are at **Appendix II**.

Nature Conservation

8.1.4 Comment of the Director of Agriculture, Fisheries and Conservation (DAFC):

no adverse comment on the application from a nature conservation perspective considering the limited scale of the proposed installation and its proximity to existing development.

Environment

8.1.5 Comment of the Director of Environmental Protection (DEP):

no comment on the application from environmental planning perspective. According to the applicant, the proposed installation has pre-cast concrete basement for antenna supports, no mass wet concreting works or concrete mixing involved during the construction phase, and would not introduce any project air sensitive receivers during the operation phase.

Drainage

- 8.1.6 Comments of the Chief Engineer/Hong Kong & Islands, DSD (CE/HK&I, DSD) and the Principal Project Coordinator/Building and Civil Maintenance (PPC/BCM, DSD):

no comment on the application from drainage maintenance and project planning point of views as the proposed installation is not expected to induce any impact on the catchment and the existing drainage system nearby based on the applicant's proposal.

Health Aspect

- 8.1.7 Comment of the Director of Health (DoH):

given to know that OFCA has issued permission on the project and he is not aware of any environmental health issue which is required to comment, he has no input on the application.

Urban Design and Landscape

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

Urban Design and Visual

- (a) the proposed installation with ancillary facilities consisting of 28 antennas, a server cabin and power support, are located near the Tai O Imhoff Tank and along the coast to the north of Tai O Pier;
- (b) according to applicant's submission, the antennas are about 3cm in diameter and are virtually invisible from land. All antennas will be coated in a neutral sandy colour to harmonise with the shoreline rock. At the Site near to the Tai O Pier, the compact server cabin will be fully masked utilising a camouflage net or painting the cabin to better match the existing natural tree canopy;
- (c) no adverse comment on the application from visual perspective. The proposed temporary radar installation with ancillary facility is relatively small scale and with the measures proposed by the applicant, no significant adverse visual impact is anticipated;

Landscape

- (d) based on aerial photos taken in 2025, the Sites of the proposed installation are in areas of rural coastal plains landscape character with rocky and sandy shores and dense woodlands near the coast. For **Site A**, there is a sewage treatment works to its north. For **Site B**, there is a hotel to its southeast and a public pier to its south. The proposed installation is considered not incompatible with the surrounding landscape character;
- (e) there are tree groups in the close vicinity of the proposed installation at the Sites. According to the applicant, the proposed installation does not involve any trenching or excavation that will affect the existing trees; and
- (f) in view of the above, no significant adverse landscape impact arising from the proposed installation is anticipated and no adverse comment on the application from landscape planning perspective.

Fire Safety

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

- (a) no objection in principle to the application subject to fire service installations (FSI) proposal for firefighting being provided to his satisfaction or of the Board; and
- (b) other advisory comments are at **Appendix II**.

Others

8.1.10 Comment of the Director of the HKO (D of HKO):

the proposed installation could bring to the HKO's operations with the increased coverage of sea surface monitoring in the local and neighbouring waters of Hong Kong, the HKO is pleased to support the application.

8.2 The following government departments have no comment on/objection to the application and their advisory comments are at **Appendix II**:

- (a) Chief Engineer/Construction, Water Supplies Department;
- (b) Chief Engineer/Consultants Management, DSD;
- (c) Chief Engineer/Port Works, CEDD;
- (d) Chief Engineer/Sewage Treatment 2, DSD;
- (e) Chief Highway Engineer/New Territories East, Highways Department;
- (f) Director of Electrical and Mechanical Services;
- (g) Executive Secretary (Antiquities and Monuments)², Antiquities and Monuments Office, Development Bureau;
- (h) Head of Geotechnical Engineering Office, Civil Engineering and Development Department; and
- (i) Project Manager (South and Sustainable Lantau), CEDD.

9. Public Comments Received During Statutory Publication Period

On 2.6.2026, the application was published for public inspection. During the statutory public inspection period, two objecting comments from individuals were received (**Appendix III**) which raise concerns about the site selection and local consultation of the proposed installation; question whether the proposed installation would have adverse impacts on visual and landscape, Chinese White Dolphins, fishery operation and Tai O residents; and request clarifications on the installation and maintenance of the proposed installation.

10. Planning Considerations and Assessments

- 10.1 The applicant seeks planning permission for proposed temporary radar installation with ancillary facilities for a period of 3 years at the Sites for the installation, including (i) **Site A** (about 13.075m²) – the antennas, underground and aboveground cables at vacant GL near the DSD Tai O Imhoff Tank partly zoned “OU(STW)” (about 68%) and partly zoned “CPA” (about 32%) on the TOF OZP including the associated excavation of land (about 0.33 m²) within the concerned “CPA” zone; and (ii) **Site B** (about 18.8m²) – the antennas, aboveground cables and a server cabin at vacant GL near the Tai O Public Pier partly zoned “CPA” on the TOF OZP (about 63%) and partly zoned “GB” (about 37%) on the TOTC OZP (**Plans A-1 to A-2b**). According to the covering Notes of the TOF OZP, temporary use or development of any land or building on the TOF OZP not exceeding a period of 3 years; and excavation of land within the “CPA” zone require planning permission from the Board. While according to the covering Notes of the TOTC OZP, temporary use of any land or building (five years or less) is always permitted, planning permission is therefore not required for proposed installation in the “GB” zone on the TOTC OZP.
- 10.2 The planning intention of the “CPA” zone on the TOF OZP 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. 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. The planning intention of the “OU(STW)” on the TOF OZP is to designate land for sewage treatment works.
- 10.3 The applicant states that the proposal is in line with the long-term strategy of ocean monitoring in Hong Kong by extending the HFR network coverage at the Pearl River Estuary. According to the applicant, the proposed installation forms part of the research project under the framework of the RGC, aiming to enhance regional ocean monitoring capabilities of surface currents and wave conditions by deploying a local HFR network at the Sites. SDEV supports the research project from a policy perspective, as the proposed installation under the applicant’s research project aligns with the DEVB’s objective of promoting the adoption of technologies that enhance resilience in coping with climate change and extreme weather. D of HKO also supports the proposed installation, which could bring to HKO’s operation with increased coverage of sea

surface monitoring in the local and neighbouring waters of Hong Kong. Taking into account the support from SDEV and D of HKO, and the views of the relevant Government departments, sympathetic consideration could be given to the current application for a temporary permission for a period of 3 years.

- 10.4 The applicant has provided justifications for the selection of the Sites, which are required to (i) face the exit of Pearl River Estuary to monitor surface currents and wave conditions in the area; (ii) maintain an unobstructed radio line of sight; (iii) provide a strategic meteorological positioning; (iv) be inaccessible to the public; and (v) be in the vicinity of power supply. Given the limited scale of the proposed installation with a total site area of about 32m², while the temporary radar installation is not entirely in line with the planning intentions of “CPA” and “OU(STW)” zones, it is considered not incompatible with the surrounding environment. In regard to the proposed installation within the “CPA” zone, DAFC has no adverse comment on the application from the nature conservation perspective. For the proposed installation within the “OU(STW)” zone, PPC/BCM, DSD considers the proposed installation is acceptable from drainage point view, which is not expected to induce any adverse impact on the catchment and the existing drainage system nearby.
- 10.5 Although the Sites are located on rural coastal plains along rocky and sandy shores adjacent to dense woodlands near the coastline, the proposed installation is sensitively designed to minimise impacts on the existing natural environment and landscape resources. The applicant also commits that all the equipment will be finished in non-reflective colours or covered with camouflage net to minimise any potential visual impact. During the construction stage, the applicant confirms that no tree felling, trenching or excavation works will be undertaken within the wooded areas, and no heavy machinery, burning, concrete pouring, or earth moving will be involved to avoid disturbance to the surrounding habitats. DEP, CTP/UD&L, PlanD and DG Com also have no adverse comment on the application from environmental planning, visual, landscape planning and telecommunications perspectives while appropriate approval conditions including the reinstatement of the Sites are recommended in paragraph 11.2 below. The applicant is also required to comply with relevant conditions relating to public safety under the permit issued by OFCA.
- 10.6 According to the ES of the TOF OZP, works relating to excavation of land in the “CPA” zone may cause adverse drainage impacts on adjacent areas and adverse impacts on the natural environment, permission from the Board is required. In view of the small scale of the excavation in the “CPA” zone involving only a total area of about 0.33m² with an excavation depth of 0.235m beneath the existing paved local track at **Site A**, which the excavated area will be backfilled and reinstated to the finished ground level afterwards. CE/HK&I, DSD and DEP have no adverse comment on the application. Other relevant Government departments consulted, including H(GEO), CEDD and D of FS, have no objection to or no adverse comment on the application. DoH is also not aware of any environmental health issue from the proposed installation.
- 10.7 Regarding the concern raised in the public comments as detailed in paragraph 9 above, the departmental comments and planning assessments above are relevant.

11. Planning Department's Views

- 11.1 Based on the assessments made in paragraph 10 and having taken into account the public comments mentioned in paragraph 9, the Planning Department has no objection to the application.
- 11.2 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 3 years until **9.10.2029**. The following conditions of approval and advisory clauses are also suggested for Members' reference.

Approval Conditions

- (a) the submission of a fire service installations proposal for firefighting 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 9.4.2027;
- (b) in relation to (a) above, the implementation of the fire service installations proposal for firefighting 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 9.7.2027;
- (c) if any of the above planning condition (a) and (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 the expiry of the planning permission, the reinstatement of the application sites, including removal of proposed installation and backfilling of the excavated area, to the satisfaction of the Director of Planning or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are at **Appendix II**.

- 11.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed radar installation with ancillary facilities and associated excavation of land is not in line with the planning intentions of the "Coastal Protection Area" ("CPA") and "Other Specified Uses" annotated "Sewage Treatment Works" ("OU(STW)") zones. The "CPA" zone 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 against development in the "CPA" zone while the "OU(STW)" zone is intended to designate land for sewage treatment works. There is no strong planning justification in the submission that warrants a departure from the planning intentions in both zones.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 12.2 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.
- 12.3 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.

13. Attachments

Appendix I	Application form with attachments received on 26.5.2026
Appendix Ia	SI received on 27.5.2026 and 28.5.2026
Appendix Ib	FI received on 9.7.2026
Appendix Ic	FI received on 16.9.2026
Appendix Id	FI received on 23.9.2026
Appendix II	Recommended Advisory Clauses
Appendix III	Public Comments
Drawings A-1 to A-3	Layout Plan, Section Plan and Antenna Details of Site A
Drawings A-4 to A-6	Layout Plan, Section Plan and Antenna Details of Site B
Drawing A-7	Section Plans of Aboveground and Underground Cable Laying
Drawings A-8 and A-9	Installation References and Photomontages
Plan A-1	Location Plan
Plans A-2a and A-2b	Site Plans of Site A and Site B
Plans A-3a and A-3b	Aerial Photos of Site A and Site B
Plans A-4a and A-4b	Site Photos of Site A and Site B

**PLANNING DEPARTMENT
OCTOBER 2026**