

2024年 12月 1 8日

Appendix I of RNTPC
Paper No. A/YL-LFS/545

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 2024 -12- 1 8
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:

- (i) **Construction of “New Territories Exempted House(s)”;**
興建「新界豁免管制屋宇」;
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas or Regulated Areas; and**
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展;及
- (iii) **Renewal of permission for temporary use or development in rural areas or Regulated Areas**
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

“Current land owner” means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地地方註明編號

Please fill “NA” for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/YL-H ² S/545
	Date Received 收到日期	2024-12-18

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Radar and Satellite Meteorology Division, Aviation Weather Services Branch,
Hong Kong Observatory of HKSARG

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

N.A.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Roof Floor, Former Lau Fau Shan Police Station, No. 1, Shan Tung Street, Lau Fau Shan, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 15 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Lau Fau Shan And Tsim Bei Tsui Outline Zoning Plan No. S/YL-LFS/11
(e) Land use zone(s) involved 涉及的土地用途地帶	Government, Institution or Community
(f) Current use(s) 現時用途	Hong Kong Guide Dogs Academy (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{##} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{##} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{##} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{##} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☒ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"^{##}.
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"^{##}.
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置／私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☒ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請			
(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分		sq.m 平方米 □About 約
	Non-domestic part 非住用部分		sq.m 平方米 □About 約
	Total 總計		sq.m 平方米 □About 約
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <p>(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) (請用圖則顯示有關土地/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))</p>
(b) Intended use/development 有意進行的用途/發展	

(iii) For Type (iii) application 供第(iii)類申請													
(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置 <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置 <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長x闊x高)											

(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 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ 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
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ 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
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ 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 radar. (Phased Array Weather Radar System)

(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 | 15 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | % | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | storeys 層 | |
| | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | m 米 | <input type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☒ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

15 sq. m (PAWRS)

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)

擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)

(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))

(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

Tentatively 2027

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) Shan Tung Street <input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示, 並註明車路的闊度) <input type="checkbox"/>
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____ Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____ Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Taxi Spaces 的士車位 _____ Coach Spaces 旅遊巴車位 _____ Light Goods Vehicle Spaces 輕型貨車車位 _____ Medium Goods Vehicle Spaces 中型貨車車位 _____ Heavy Goods Vehicle Spaces 重型貨車車位 _____ Others (Please Specify) 其他 (請列明) _____ _____ _____ _____

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。

<p>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?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																														
<p>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。)</p>	<p>Yes 是</p>	<p><input 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)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><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</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p>																														
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>No 否</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>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)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																														

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the attached Planning Statement.

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

劉子龍

☒ Applicant 申請人 / ☐ Authorised Agent 獲授權代理人

LAU TSZ KI

Scientific Officer

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

Hong Kong Observatory

☐ Company 公司 / ☒ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

12 / 12 / 2024

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection: and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Roof Floor, Former Lau Fau Shan Police Station, No. 1, Shan Tung Street, Lau Fau Shan, Yuen Long		
Site area 地盤面積	N.A. sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input 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	Government, Institution or Community		
Applied use/ development 申請用途／發展	Proposed radar. (Phased Array Weather Radar System)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	15 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	N.A.	
	Composite 綜合用途	N.A.	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N.A.	m 米 <input type="checkbox"/> (Not more than 不多於)
		N.A.	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N.A.	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	N.A.		% <input type="checkbox"/> About 約
(v) No. of units 單位數目	N.A.		
(vi) Open space 休憩用地	Private 私人	N.A.	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N.A.	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Hong Kong
Observatory

**S16 Application for
Phased Array Weather
Radar**

Planning Statement

December 2024

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Executive Summary

The Hong Kong Observatory of the HKSARG is applying for planning approval from the Town Planning Board under section 16 of the Town Planning Ordinance to install a new phased array weather radar system (PAWRS). The Subject Site is located on the rooftop of Former Lau Fau Shan Police Station, Yuen Long. According to the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned “Government, Institution or Community”. According to the Notes of the OZP, “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.

The Hong Kong Observatory (HKO) proposes to implement a PAWRS network for enhancing HKO’s capability of territory-wide monitoring and predicting high impact weather in Hong Kong. The application site is identified as a strategic site with good coverage of the northern part of the New Territories including the Northern Metropolis for monitoring the high-impact weather including rainstorms, hails and severe thunderstorms, etc.

The Subject Site is located within a Government land currently leased to Hong Kong Guide Dogs Association Limited. The site area is approximately 15m². The proposed installation will consist of a PAWRS which will operate automatically round-the-clock on a 24/7 basis with little maintenance effort.

The applicant has operational genuine need for installing the PAWRS. The proposed development scale and form is compatible with the structure of the building. Technical assessments have demonstrated that the proposed development is feasible and sustainable from engineering and environmental points of view, and would not pose adverse impact to the existing environment, ecology, landscape and visual conditions of the Subject Site. For the reasons above, approval of the proposed development would not set an undesirable precedent for the “Government, Institution or Community” zoning.

1 Introduction

This is a planning application by the Hong Kong Observatory (HKO) of the HKSARG under section 16 of the Town Planning Ordinance (Cap.131). The Applicant intends to install a phased array weather radar system (PAWRS) (“the Subject Site”) on top of an abandoned water tank (no water storage inside) on the rooftop of Former Lau Fau Shan Police Station, Yuen Long, New Territories.

Under the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned “Government, Institution or Community” (“GI/C”). An extract of the OZP is shown in **Plan 1**. According to the Notes of the OZP, “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are uses in Column 2 that may be permitted with or without conditions on application to the Town Planning Board (the “Board”).

This Planning Statement is intended to facilitate consideration of the application by members of the Board and relevant Government departments / offices. The following sections will provide a description on the background of the proposal, the Subject Site and its surroundings, details of the proposed development and justifications in support of the application.

2 Background of Proposed Development

Global warming has led to more frequent and intense extreme weather events around the world. Like other major cities, Hong Kong is facing more and more extreme weather phenomena with both the annual rainfall and number of heavy rain days showing an upward trend. As a coastal city, Hong Kong is susceptible to weather-related threats such as tropical cyclones, rainstorms and storm surges. To address the growing challenges of climate change and more frequent extreme weather in Hong Kong, HKO has operated a PAWRS in Sha Lo Wan (SLW) since 2021 to provide high spatiotemporal resolution of radar imagery. After two years of trial operation, the SLW PAWRS has demonstrated its effectiveness in detecting rapidly changing high-impact weather. PAWRS can effectively capture rapidly changing inclement weather such as tornadoes, hail, intense thunderstorms and the associated severe gusts. Furthermore, the PAWRS can provide automated detection and advanced alerts of inclement weather systems to enhance HKO's forecasting and warning services.

As the maximum range covered by the SLW PAWRS is limited to around 60 kilometres, which cannot cover the entire territory, it is necessary to implement a PAWRS network covering the entire Hong Kong including densely populated areas.

Moreover, according to the Policy Address 2024, low-altitude economy, which refers to economic activities in airspace below 1000 metres, presents a wide array of application scenarios including rescues, surveys and delivery of goods and passengers. PAWRSs could monitor low-altitude weather and provide valuable meteorological information to low-altitude aircrafts such as drones, facilitating the development of low-altitude economy.

The locational requirements of the new PAWRS are determined by a set of stringent technical criteria. Such requirements are detailed as follows:

- a. A clear field of view so that the radar beam would not be blocked by near terrain and buildings;
- b. The site together with other potential radar sites should be scattered evenly over Hong Kong;
- c. The height of the PAWRS should preferably be lower than 100 metres above mean sea level (a.m.s.l.) for the monitoring of low-altitude weather; and
- d. The PAWRS should be higher than surrounding buildings or facilities to avoid potential blockage of radar beam.

The Subject Site has been assessed by HKO as a strategic site very suitable for installation of new PAWRS based on the following reasons:

- a. The Subject Site has unobstructed views of the northern part of the New Territories covering the Northern Metropolis, making it an ideal frontline station for monitoring severe weather such as squall lines approaching Hong Kong from the west to northwest (**Drawing 1**);

- b. The Subject Site is located at the northwestern part of Hong Kong with very suitable network connection distance to the PAWRS at Qiu Yu Tan (around 25 km to the northwest of Lau Fau Shan) in western Shenzhen operated by the Meteorological Bureau of Shenzhen Municipality;
- c. The Subject Site has a height of around 40m a.m.s.l.; and
- d. The Subject Site is situated on hilltop and is higher than surrounding buildings or facilities.

At present, there is existing vehicular access to the site.

3 Site Context

3.1 Location

- 3.1.1 The Subject Site is situated at the rooftop of the Former Lau Fau Shan Police Station in Yuen Long, which is at the top of a small hill (**Plan 1**).

3.2 Existing Conditions

- 3.2.1 The Subject Site is located within the Former Lau Fau Shan Police Station, which will be converted into a guide dogs academy for guide dogs breeding and training under Batch V of Revitalisation Scheme (**Photos 1 & 2** and **Drawings 2 & 4**).
- 3.2.2 The PAWRS to be installed at the Subject Site is about 1.2m (Length) x 1.1m (Width) x 2.9m (Height), taking reference to the existing SLW PAWRS (**Photo 3**). The actual size and model would be subject to the result of the future open tender exercise.

3.3 Surrounding Land Uses

- 3.3.1 The Subject Site is located within the Former Lau Fau Shan Police Station, which is on top of a small hill whilst surrounding developments are located at the foot of the hill (**Photo 1**).
- 3.3.2 The land lying in the vicinity around the hill is a "Coastal Protection Area" ("CPA") zone. No developments are within this area.
- 3.3.3 The land areas lying to the south and southwest of CPA zone are "Commercial/Residential" ("C/R") zone and to the southeast "Residential (Group E)" ("R(E)") zone, respectively. There are residential dwellings/settlements and seafood market within the C/R zone.
- 3.3.4 To the northeast of the hill, there is a "Recreation" ("REC") zone intended for recreational developments for the use of the general public.
- 3.3.5 Shenzhen Bay lies to the west of the hill, with Shenzhen Bay bridge built across the bay.

3.4 Accessibility

- 3.4.1 There is vehicular access to the Subject Site along Shan Tung Street branched off from the roundabout at Lau Fau Shan Seafood Village.

4 Land Status

The Subject Site covers an area of about 15m². The entire site is within Government Land.

5 Planning Context

5.1 Statutory Plan

- 5.1.1** According to the OZP, the Subject Site falls within an area zoned “G/IC”. “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.
- 5.1.2** The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 5.1.3** Part of Lau Fau Shan Site of Archaeological Interest and Former Lau Fau Shan Police Station, a grade 3 historic building, falls within this zone. HKO has consulted with AMO for the installation of PAWRS. AMO has no objection and HKO will follow AMO’s requirements in installing the PAWRS.
- 5.1.4** HKO has been operating an automatic weather station (AWS) at the Former Lau Fau Shan Police since 1985. The AWS is currently providing essential meteorological observation data including wind direction, wind speed, air temperature, relative humidity, rainfall and air pressure and is also one of the eight reference anemometer stations in the tropical cyclone warning system. The addition of a PAWRS at the site reflects the operational need of HKO to install new advanced small-size PAWRS to cope with the increasing extreme weather affecting Hong Kong.

5.2 Previous/ Similar Application

- 5.2.1** There is no previous application pertaining to the Subject Site.

6 Development Proposal

6.1 Proposed Development

6.1.1 The proposed development is a remotely controlled, automatic PAWRS. The system will operate automatically round-the-clock on 24/7 basis with little maintenance effort.

6.1.2 The PAWRS is planned to be installed and commissioned in 2027.

6.2 Site Layout and Design

6.2.1 The PAWRS is located on top of an abandoned water tank (with no water storage inside) on the rooftop of the Former Lau Fau Shan Police Station.

6.2.2 The system will be the second highest facility within the Former Lau Fau Shan Police Station (the highest being the anemometer (about 52 mPD) and its height will be about 42 mPD (**Drawing 3**).

6.2.3 The colour of the PAWRS will be white in colour, matching one of the main color of the building as shown in **Photomontage 1** in Appendix 4.

6.3 Landscape Plan

6.3.1 There is no need for landscaping.

7 Technical Assessments

7.1 Engineering Issues

7.1.1 Lightning Protection

To ensure the proposed PAWRS is protected against lightning strikes, lightning protection system will be designed in accordance with relevant Government regulatory codes and standards. In addition, extra down conductors and surge arrestors will be installed and earth resistance will be further enhanced.

7.1.2 Traffic

The PAWRS will cause no effect on the existing traffic flow in the local roads as the system operates automatically and requires little maintenance effort.

7.2 Environmental Assessment

7.2.1 The proposed PAWRS will cause negligible environmental impact to the area. The system runs on electrical power and there is minimal noise caused by its operation.

7.3 Landscape and Visual

- 7.3.1** The potential impact of the proposed PAWRS is acceptable from landscape and visual points of view as there will be no significant landscape and visual impact caused by its appearance or interference with key views.

7.4 Microwave Radiation

- 7.4.1** The PAWRS will be located on the rooftop of Former Lau Fau Shan Police Station on top of a small hill (see **Plan 1**). The public will be protected from exposure to the low-energy microwave radiation emitted from the PAWRS in the following ways:

- (a) HKO will put in place effective safety measures in accordance with international standards to ensure the PAWRS's full compliance with the radiation safety requirements;
- (b) the radar antenna which sends out the microwave radiation into the atmosphere will be programmed to only pointing upwards above the horizon;
- (c) the radar antenna is designed in a way that it cannot dip below the horizon in any event;
- (d) 'blank sectors' will be implemented if necessary so that no microwave radiation will be transmitted by the radar in the directions within the blank sectors.
- (e) HKO staff will carry out regular Non-ionising radiation (NIR) surveys to ensure safety operation of the PAWRS.

With the above protection measures, both the residents in the nearby buildings, which are located downhill of the PAWRS, and visitors coming to Lau Fau Shan will be protected from exposure to the low-energy microwave radiation emitted by the PAWRS.

8 Justifications

8.1 Monitor of High-Impact Weather at Low-Altitude

- 8.1.1** The proposed PAWRS to be operated by the HKO is vital for detecting rapidly changing high-impact weather, especially at altitudes below 1000 metres, facilitating the development of low-altitude economy and enhancing public safety. The location is optimal in view of its good coverage of the northern part of Hong Kong.

8.2 Compatible Development Scale

- 8.2.1** The proposed installation is simple and the system is designed to operate automatically. The development scale and form of the proposed project is not excessive and will be compatible with surrounding developments.

8.3 Negligible Environmental Impact

- 8.3.1** The installation has negligible environmental impact as the system is compact with small size.

8.4 No Adverse Visual Impact

- 8.4.1** The proposed PAWRS will be compact with colour compatible with the existing building, minimising visual intrusion of the proposed development to the surrounding area. The proposed project will result in no visual quality loss, no degradation to the overall landscape character and local distinctiveness of Former Lau Fau Shan Police Station and no adverse impact to the visual coherence and compositional harmony of the landscape as a whole.

9 Conclusion

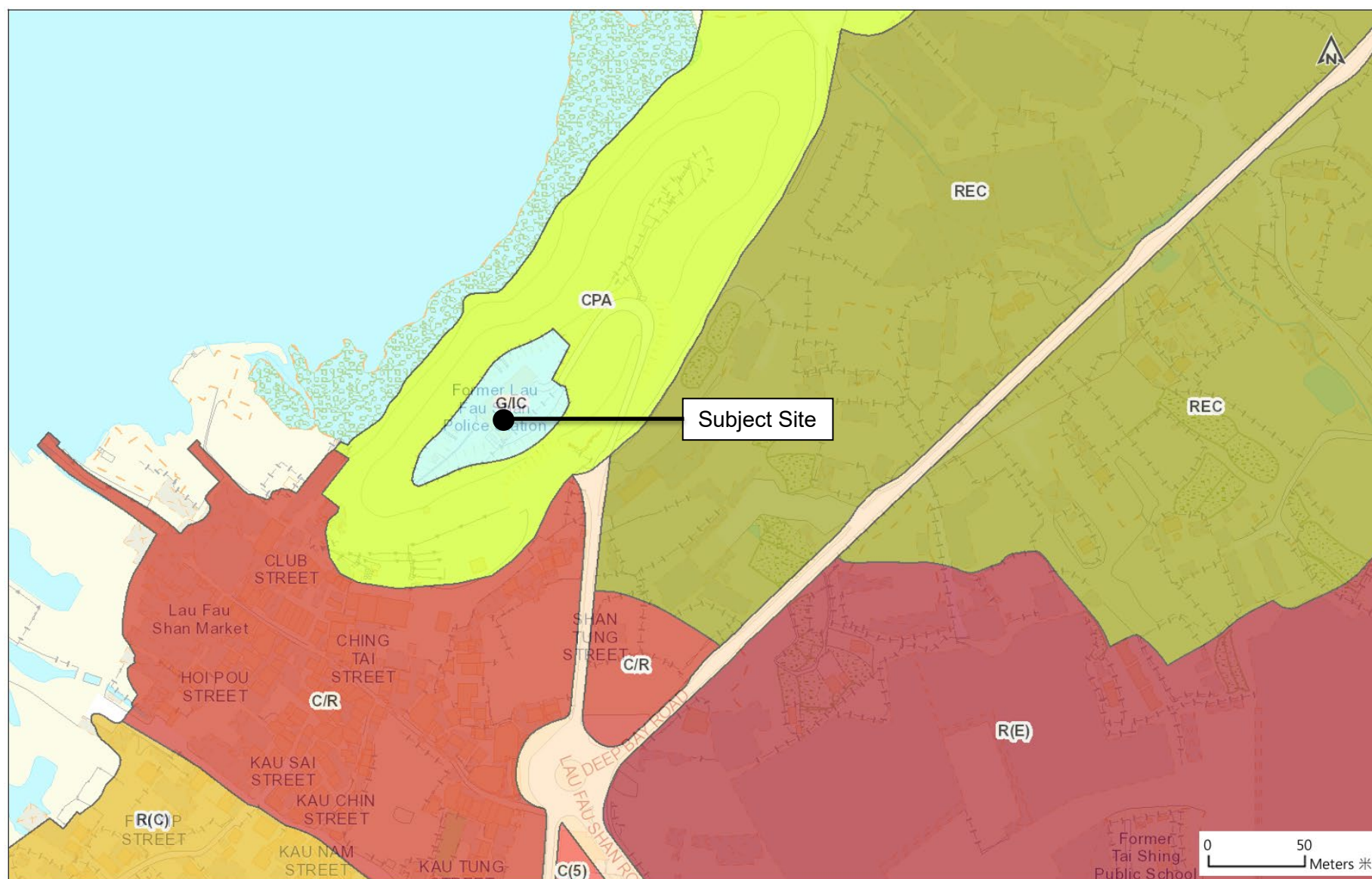
The Applicant would like to install a PAWRS on the rooftop of Former Lau Fau Shan Police Station, Yuen Long, which is on top of a small hill. The proposed installation HKO is vital for detecting rapidly changing high-impact weather, especially at altitudes below 1000 metres for public safety. HKO has identified this site as a strategic location with good coverage of the northern part of the New Territories and suitable distance from the PAWRS at Qiu Yu Tan in western Shenzhen operated by the Meteorological Bureau of Shenzhen Municipality, making it an ideal location for HKO to monitor severe weather such as squall lines approaching Hong Kong from the west to northwest.

The proposed development will be compatible with the existing building of Former Lau Fau Shan Police Station and the scale of the surrounding environment and would not contravene the planning intention for this area.

The proposed development is sustainable from environmental, engineering and traffic points of view. There is no adverse visual impact to the existing building.

In view of the above, the proposed development would not set an undesirable precedent for the "G/IC" zoning. We respectfully request that the Board give favorable consideration to the proposed development and approve this application.

Appendix 1: Plan



Appendix 2: Photo



Photo 1. Former Lau Fau Shan Police Station (red arrow) viewed from Lau Fau Shan Seafood Village

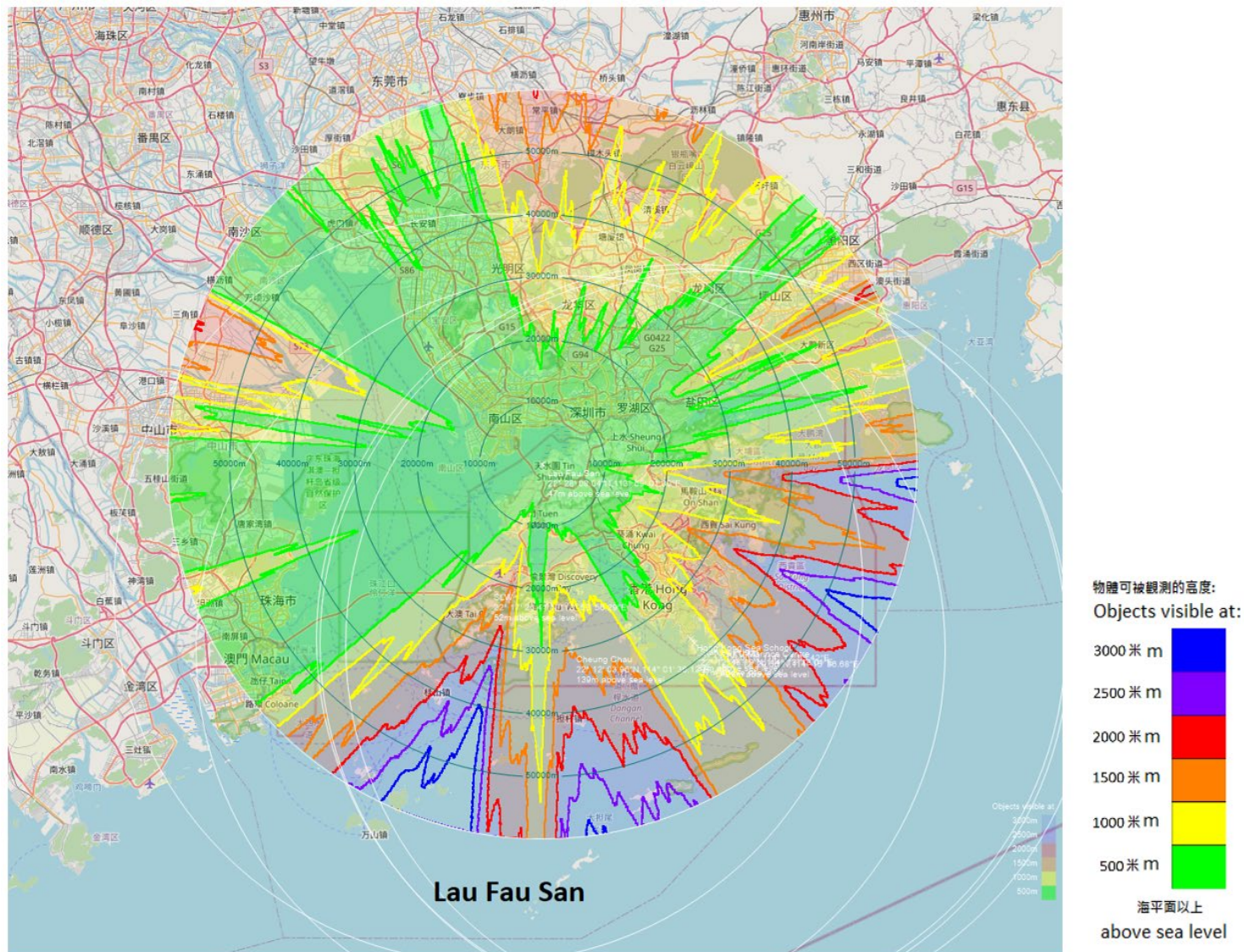


Photo 2. The Subject Site (red arrow) on top of an abandoned water tank on the rooftop of Former Lau Fau Shan Police Station

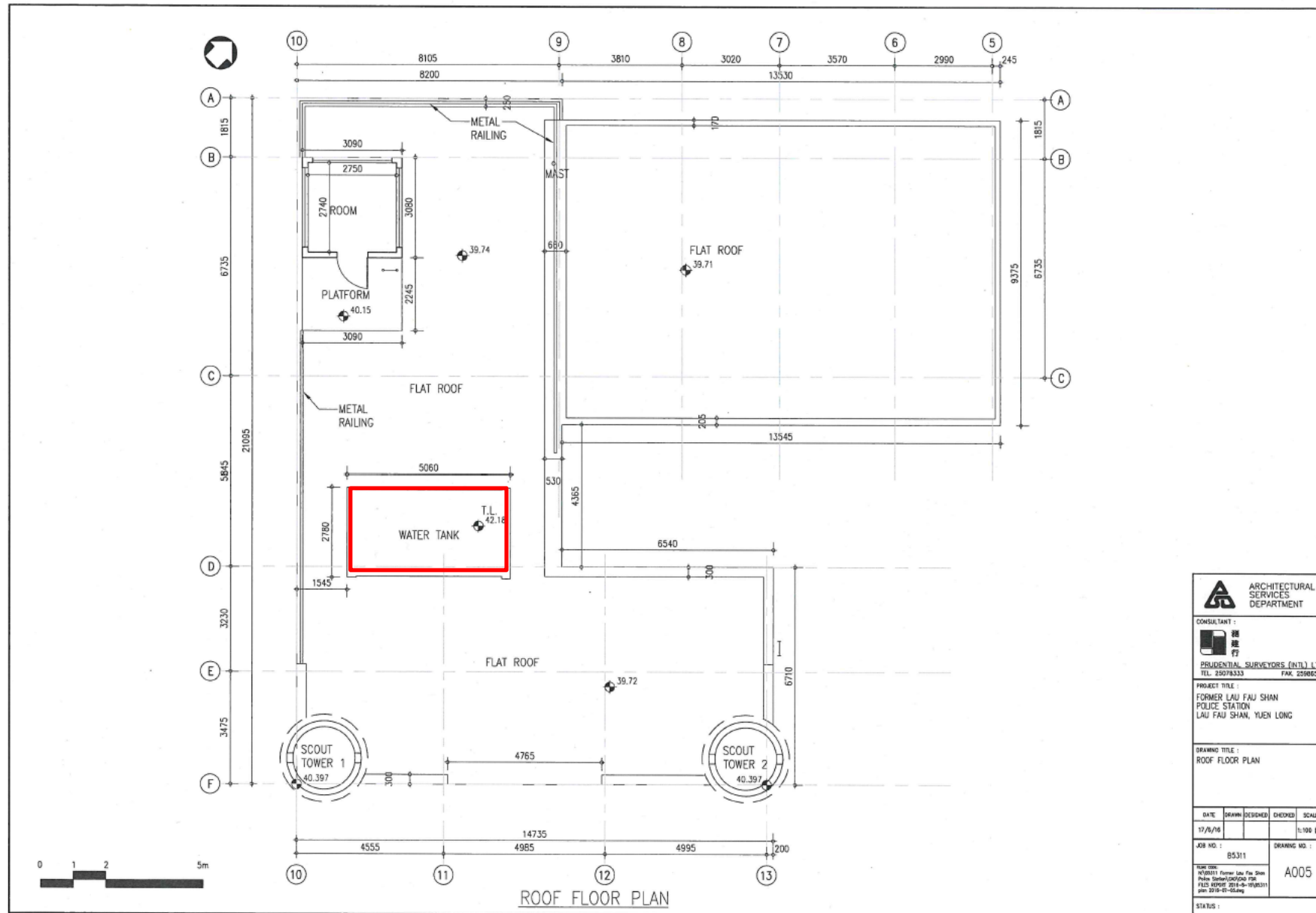


Photo 3. The existing PAWRS in Sha Lo Wan.

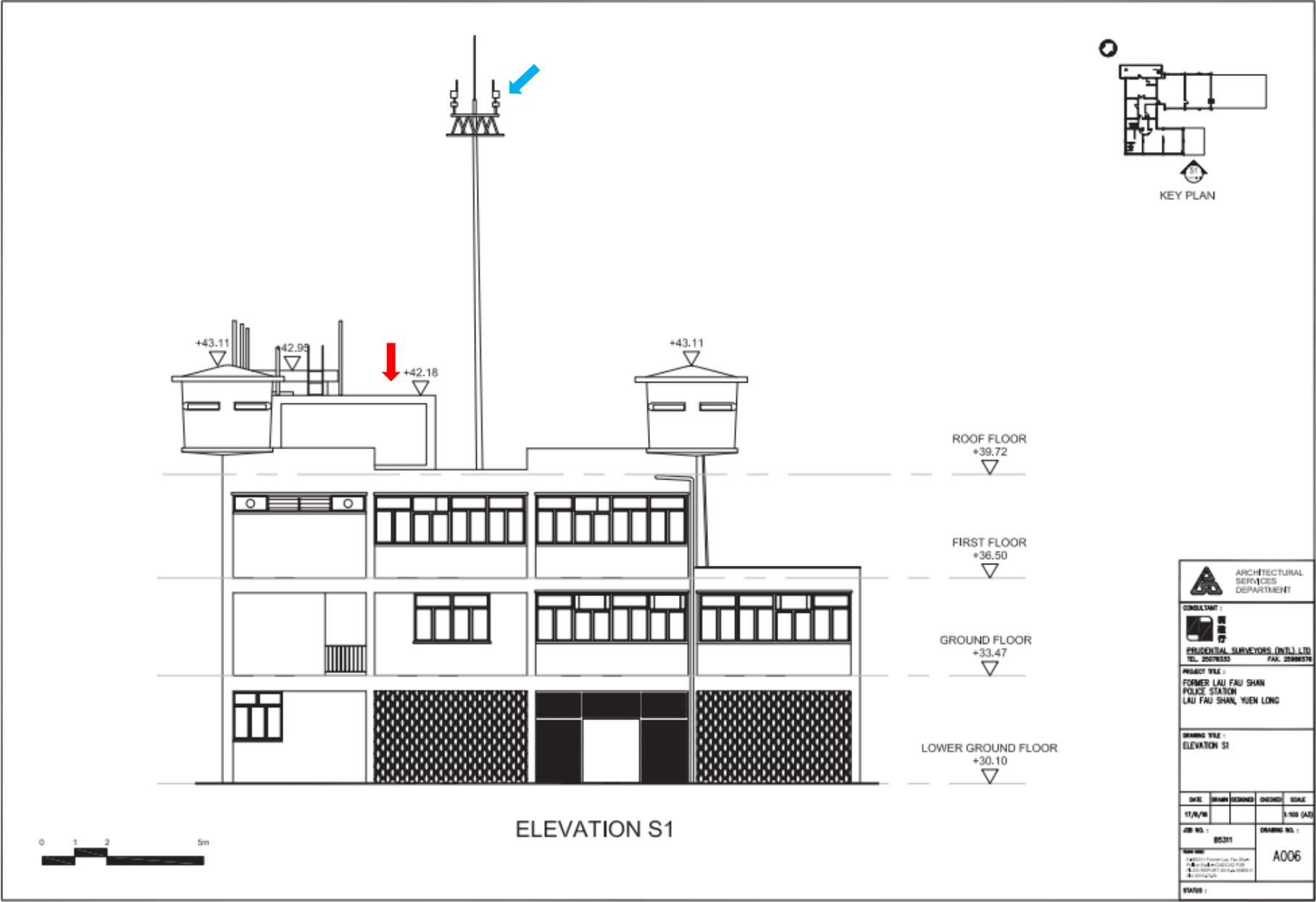
Appendix 3: Drawing



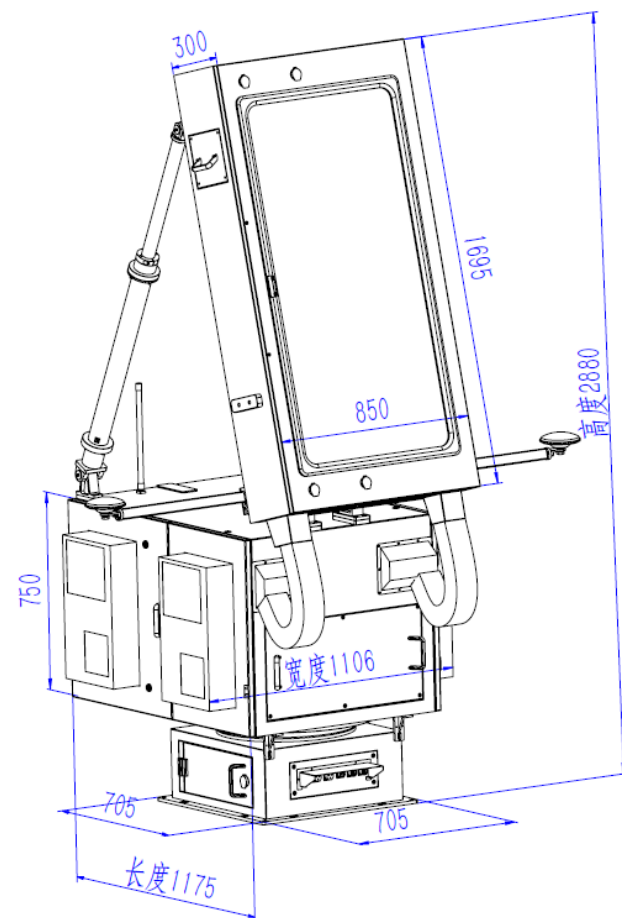
Drawing 1: The radar coverage of the proposed PAWRS at the Subject Site. [green, yellow, orange, red, purple and blue contours indicate that PAWRS's radar beams can scan atmospheric heights above 500 metres (m), 1000 m, 1,500 m, 2,000 m, 2,500 m and 3,000 m above mean sea level respectively].



Drawing 2: Location of Subject Site (red rectangle) on the rooftop of Former Lau Fau Shan Police Station.



Drawing 3: Elevation levels of Former Lau Fau Shan Police Station including the Subject Site (red arrow). The anemometer is indicated by blue arrow.



Drawing 4: Dimensions of the existing PAWRS in Sha Lo Wan.

Appendix 4: Photomontage



Photomontage 1. View from Lau Fau Shan Seafood Village.

☐Urgent ☐Return receipt ☒Expand Group ☐Restricted ☐Prevent Copy ☐Paper No. A/YL-LFS/545

Wilfred Ka Hing CHU/PLAND

寄件者: Jacky TK LAU
寄件日期: 2024年12月20日星期五 10:50
收件者: Wilfred Ka Hing CHU/PLAND
副本:
主旨: Re: Clarification on Planning Application A/YL-LFS/545
附件: LFS PAWR S16 Planning Statement_v2.1.pdf; Form No. S.16-I_Sep 2023_LFS_v2.1_rev(p2_7_8_14).pdf

Dear Wilfred,

As discussed, attached are the updated form and Planning Statement.

Thank you very much.

(See attached file: LFS PAWR S16 Planning Statement_v2.1.pdf)(See attached file: Form No. S.16-I_Sep 2023_LFS_v2.1_rev(p2_7_8_14).pdf)

Regards,

Jacky TK LAU

Scientific Officer (Radar and Satellite Meteorology) 41

Hong Kong Observatory

Office:

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有)，送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張，然後填寫此表格。該份文件可從委員會的網頁下載 (網址：<http://www.tpb.gov.hk/>)，亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話：2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線：2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載，亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全，委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☒ Organisation 機構)

Radar and Satellite Meteorology Division, Aviation Weather Services Branch,
Hong Kong Observatory of HKSARG

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

N.A.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Roof Floor, Former Lau Fau Shan Police Station, No. 1, Shan Tung Street, Lau Fau Shan, Yuen Long
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積14.1.....sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(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 –

- ☐ Plot ratio restriction 地積比率限制 From 由 to 至
- ☐ 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
- ☐ Site coverage restriction 上蓋面積限制 From 由% to 至 %
- ☐ 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
- ☐ Non-building area restriction 非建築用地限制 From 由m to 至 m
- ☐ 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 radar. (Phased Array Weather Radar System)

(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 | 14.1 sq.m 平方米 | <input checked="" type="checkbox"/> About 約 |
| Proposed plot ratio 擬議地積比率 | | <input type="checkbox"/> About 約 |
| Proposed site coverage 擬議上蓋面積 | % | <input type="checkbox"/> About 約 |
| Proposed no. of blocks 擬議座數 | | |
| Proposed no. of storeys of each block 每座建築物的擬議層數 | storeys 層 | |
| | <input type="checkbox"/> include 包括.....storeys of basements 層地庫 | |
| | <input type="checkbox"/> exclude 不包括.....storeys of basements 層地庫 | |
| Proposed building height of each block 每座建築物的擬議高度 | mPD 米(主水平基準上) | <input type="checkbox"/> About 約 |
| | m 米 | <input type="checkbox"/> About 約 |

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

.....

.....

.....

☒ other(s) 其他

(please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

14.1 sq. m (PAWRS)

.....

.....

☐ Open space 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

.....

Gist of Application 申請摘要			
(Please provide details in both English and Chinese <u>as far as possible</u> . 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	Roof Floor, Former Lau Fau Shan Police Station, No. 1, Shan Tung Street, Lau Fau Shan, Yuen Long		
Site area 地盤面積	N.A. sq. m 平方米 <input type="checkbox"/> About 約 (includes Government land of 包括政府土地 sq. m 平方米 <input 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	Government, Institution or Community		
Applied use/ development 申請用途／發展	Proposed radar. (Phased Array Weather Radar System)		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	14.1 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	N.A. <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	N.A.	
	Non-domestic 非住用	N.A.	
	Composite 綜合用途	N.A.	

Executive Summary

The Hong Kong Observatory of the HKSARG is applying for planning approval from the Town Planning Board under section 16 of the Town Planning Ordinance to install a new phased array weather radar system (PAWRS). The Subject Site is located on the rooftop of Former Lau Fau Shan Police Station, Yuen Long. According to the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned “Government, Institution or Community”. According to the Notes of the OZP, “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.

The Hong Kong Observatory (HKO) proposes to implement a PAWRS network for enhancing HKO’s capability of territory-wide monitoring and predicting high impact weather in Hong Kong. The application site is identified as a strategic site with good coverage of the northern part of the New Territories including the Northern Metropolis for monitoring the high-impact weather including rainstorms, hails and severe thunderstorms, etc.

The Subject Site is located within a Government land currently leased to Hong Kong Guide Dogs Association Limited. The site area is approximately 14.1m². The proposed installation will consist of a PAWRS which will operate automatically round-the-clock on a 24/7 basis with little maintenance effort.

The applicant has operational genuine need for installing the PAWRS. The proposed development scale and form is compatible with the structure of the building. Technical assessments have demonstrated that the proposed development is feasible and sustainable from engineering and environmental points of view, and would not pose adverse impact to the existing environment, ecology, landscape and visual conditions of the Subject Site. For the reasons above, approval of the proposed development would not set an undesirable precedent for the “Government, Institution or Community” zoning.

4 Land Status

The Subject Site covers an area of about 14.1m². The entire site is within Government Land.

5 Planning Context

5.1 Statutory Plan

- 5.1.1** According to the OZP, the Subject Site falls within an area zoned “G/IC”. “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.
- 5.1.2** The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 5.1.3** Part of Lau Fau Shan Site of Archaeological Interest and Former Lau Fau Shan Police Station, a grade 3 historic building, falls within this zone. HKO has consulted with AMO for the installation of PAWRS. AMO has no objection and HKO will follow AMO’s requirements in installing the PAWRS.
- 5.1.4** HKO has been operating an automatic weather station (AWS) at the Former Lau Fau Shan Police since 1985. The AWS is currently providing essential meteorological observation data including wind direction, wind speed, air temperature, relative humidity, rainfall and air pressure and is also one of the eight reference anemometer stations in the tropical cyclone warning system. The addition of a PAWRS at the site reflects the operational need of HKO to install new advanced small-size PAWRS to cope with the increasing extreme weather affecting Hong Kong.

5.2 Previous/ Similar Application

- 5.2.1** There is no previous application pertaining to the Subject Site.

☐Urgent ☐Return receipt ☒Expand Group ☐Restricted ☐Prevent Copy ☐Paper No. A/YL-LFS/545

Wilfred Ka Hing CHU/PLAND

寄件者: Jacky TK LAU
寄件日期: 2024年12月31日星期二 11:40
收件者: tpbpd/PLAND
副本: Wilfred Ka Hing CHU/PLAND
主旨: Update on Planning Statement of A/YL-LFS/545
附件: LFS PAWR S16 Planning Statement_v2.2_rev(p1_2_6_13_17).pdf; LFS PAWR S16 Planning Statement_v2.1.pdf; Form No. S.16-I_Sep 2023_LFS_v2.1_rev(p2_7_8_14).pdf

Dear Sir/Madam,

Further to the email dated 20 Dec 2024 below, it would be appreciated if you could update p.1, p.2, p.6, p.13 and p.17 of the Planning Statement for the captioned application with the attached.

Thank you very much.

(See attached file: LFS PAWR S16 Planning Statement_v2.2_rev(p1_2_6_13_17).pdf)

Regards,

Jacky TK LAU

Scientific Officer (Radar and Satellite Meteorology) 41

Hong Kong Observatory

Executive Summary

The Hong Kong Observatory of the HKSARG is applying for planning approval from the Town Planning Board under section 16 of the Town Planning Ordinance to install a new phased array weather radar system (PAWRS). The Subject Site is located on the rooftop of Former Lau Fau Shan Police Station, Yuen Long. According to the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned “Government, Institution or Community”. According to the Notes of the OZP, “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.

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The Subject Site is located within Government Land in which Hong Kong Guide Dogs Academy Limited is the tenant. The site area is approximately 14.1m². The proposed installation will consist of a PAWRS which will operate automatically round-the-clock on a 24/7 basis with little maintenance effort.

The applicant has operational genuine need for installing the PAWRS. The proposed development scale and form is compatible with the structure of the building. Technical assessments have demonstrated that the proposed development is feasible and sustainable from engineering and environmental points of view, and would not pose adverse impact to the existing environment, ecology, landscape and visual conditions of the Subject Site. For the reasons above, approval of the proposed development would not set an undesirable precedent for the “Government, Institution or Community” zoning.

1 Introduction

This is a planning application by the Hong Kong Observatory (HKO) of the HKSARG under section 16 of the Town Planning Ordinance (Cap.131). The Applicant intends to install a phased array weather radar system (PAWRS) ("the Subject Site") on top of a flushing/cleansing tank & pumps room on the rooftop of Former Lau Fau Shan Police Station, Yuen Long, New Territories.

Under the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned "Government, Institution or Community" ("GI/C"). An extract of the OZP is shown in **Plan 1**. According to the Notes of the OZP, "Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation" are uses in Column 2 that may be permitted with or without conditions on application to the Town Planning Board (the "Board").

This Planning Statement is intended to facilitate consideration of the application by members of the Board and relevant Government departments / offices. The following sections will provide a description on the background of the proposal, the Subject Site and its surroundings, details of the proposed development and justifications in support of the application.

6 Development Proposal

6.1 Proposed Development

- 6.1.1** The proposed development is a remotely controlled, automatic PAWRS. The system will operate automatically round-the-clock on 24/7 basis with little maintenance effort.
- 6.1.2** The PAWRS is planned to be installed and commissioned in 2027.

6.2 Site Layout and Design

- 6.2.1** The PAWRS is located on top of a flushing/cleansing tank & pumps room on the rooftop of the Former Lau Fau Shan Police Station.
- 6.2.2** The system will be the second highest facility within the Former Lau Fau Shan Police Station (the highest being the anemometer (about 52 mPD) and its height will be about 42 mPD (**Drawing 3**).
- 6.2.3** The colour of the PAWRS will be white in colour, matching one of the main color of the building as shown in **Photomontage 1** in Appendix 4.

6.3 Landscape Plan

- 6.3.1** There is no need for landscaping.

7 Technical Assessments

7.1 Engineering Issues

7.1.1 Lightning Protection

To ensure the proposed PAWRS is protected against lightning strikes, lightning protection system will be designed in accordance with relevant Government regulatory codes and standards. In addition, extra down conductors and surge arrestors will be installed and earth resistance will be further enhanced.

7.1.2 Traffic

The PAWRS will cause no effect on the existing traffic flow in the local roads as the system operates automatically and requires little maintenance effort.

7.2 Environmental Assessment

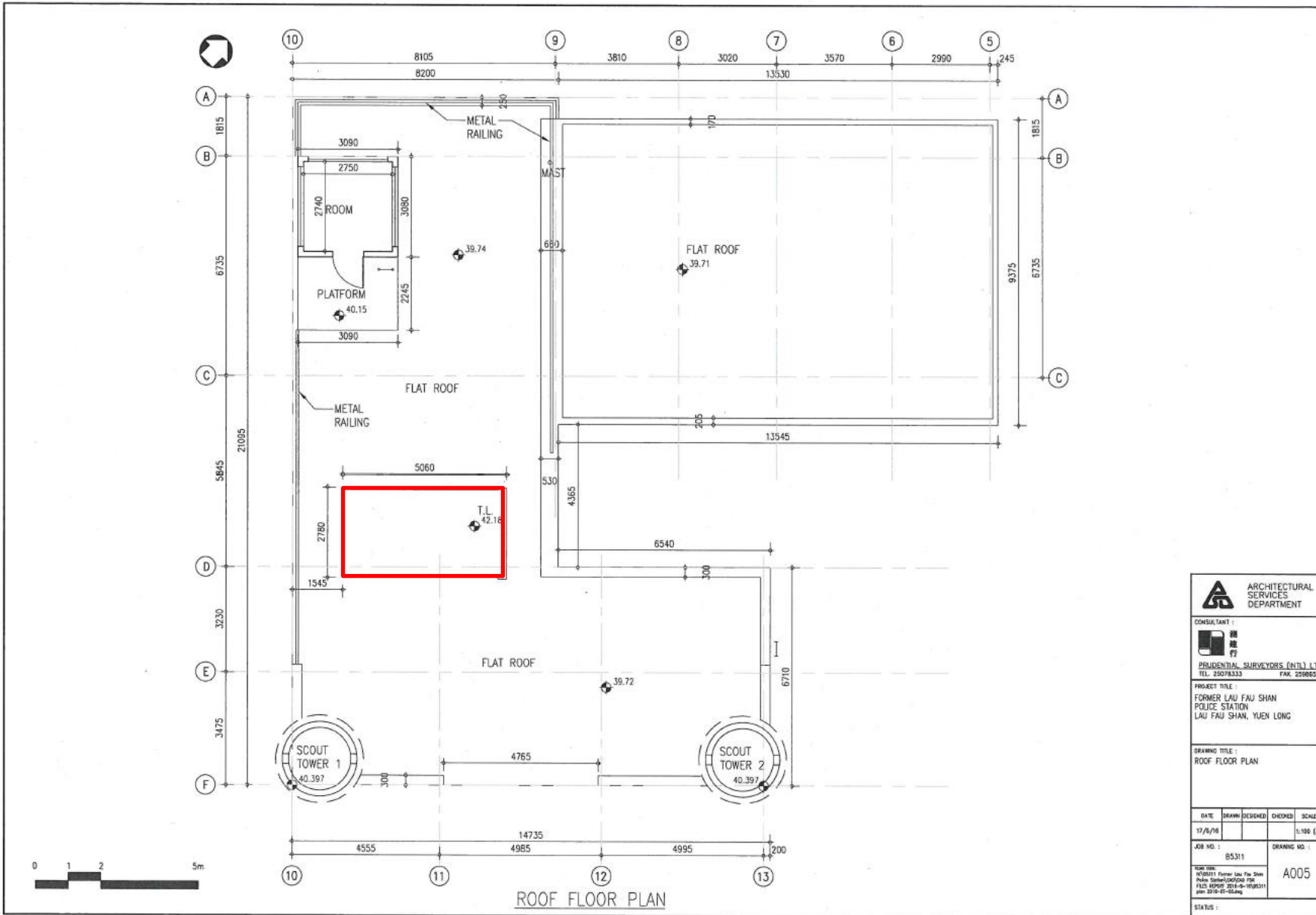
- 7.2.1** The proposed PAWRS will cause negligible environmental impact to the area. The system runs on electrical power and there is minimal noise caused by its operation.



Photo 1. Former Lau Fau Shan Police Station (red arrow) viewed from Lau Fau Shan Seafood Village



Photo 2. The Subject Site (red arrow) on top of a flushing/cleansing tank & pumps room on the rooftop of Former Lau Fau Shan Police Station



Drawing 2: Location of Subject Site (red rectangle) on the rooftop of Former Lau Fau Shan Police Station.

Tracy Wing Sum LAW/PLAND

寄件者: Jacky TK LAU [REDACTED]
寄件日期: 2025年01月09日星期四 16:45
收件者: tpbpd/PLAND
副本: Ada Siu Man CHAN/PLAND; [REDACTED]; Tracy Wing Sum LAW/PLAND;
Wilfred Ka Hing CHU/PLAND; [REDACTED]
主旨: Re: Planning Application No. A/YL-LFS/545 - Departmental Comments
附件: LFS PAWR S16 Planning Statement_v2.3.pdf

Dear Sir/Madam,

This email supersedes the preceding email sent to you at 14:47 today.

In response to the comments from the Planning Department, attached is our submission of an updated Planning Statement. In particular, **Para. 3.2.2, Para. 6.2.2, Photo 3 and Drawing 3** are updated.

Thank you very much.

Regards,
Jacky TK LAU
Scientific Officer (Radar and Satellite Meteorology) 41
Hong Kong Observatory
[REDACTED]

From: Jacky TK LAU [REDACTED]
To: tpbpd@pland.gov.hk
Cc: "Ada Siu Man CHAN/PLAND" <asmchan@pland.gov.hk>, "Tracy Wing Sum LAW/PLAND" <twslaw@pland.gov.hk>, "Wilfred Ka Hing CHU/PLAND" <wkhchu@pland.gov.hk>, [REDACTED]
Date: 09/01/2025 02:47 PM
Subject: Re: Planning Application No. A/YL-LFS/545 - Departmental Comments

Dear Sir/Madam,

In response to the comments from the Planning Department, attached is our submission of an updated Planning Statement. In particular, **Para. 6.2.2, Photo 3 and Drawing 3** are updated.

Thank you very much.

Regards,
Jacky TK LAU
Scientific Officer (Radar and Satellite Meteorology) 41
Hong Kong Observatory

☐Urgent ☐Return receipt ☒Expand Group ☐Restricted ☐Prevent Copy

From: "Wilfred Ka Hin CHU/PLAND" <wkhchu@pland.gov.hk>
To: "Jacky TK LAU" <[REDACTED]>
Cc: "Ada Siu Man CHAN/PLAND" <asmchan@pland.gov.hk>, "Tracy Wing Sum LAW/PLAND" <twslaw@pland.gov.hk>
Date: 09/01/2025 09:28 AM
Subject: Planning Application No. A/YL-LFS/545 - Departmental Comments

Dear Jacky,

Regarding your submission of planning application no. A/YL-LFS/545, please find below comments from concerned Government Departments for your further action please.

**Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department
(Contact Officer: Ms. Charlotte KO; Tel: 3565 3946)**

2. **Para. 6.2.2** – According to Drawings 2 and 3, the height of flushing/cleansing tank and pumps room is about 42mPD. Please review/clarify whether the height of the proposed radar installation on top of the flushing/cleansing tank and pumps room is about 45mPD, instead of 42mPD.

3. **Drawing 3** – For the sake of clarity, the applicant may wish to annotate the proposed radar installation with its dimensions.

Should you wish to submit further information in response to the above, please do so by **14.1.2025** and submit in writing to Secretary of the Town Planning Board (email: tpbpd@pland.gov.hk; Address: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong; Fax: 2877 0245) with copy to us. In submitting the further information, reference should be made to the TPB Guidelines No. 32B on the Submission of Further Information in Relation to Applications for Amendment of Plan, Planning Permission and Review.

Thanks and Regards,
Wilfred CHU
TP/YLW4, TMYLW DPO, PlanD
Tel: 2158 6290

Hong Kong
Observatory

**S16 Application for
Phased Array Weather
Radar**

Planning Statement

December 2024

Version 2.3

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Executive Summary

The Hong Kong Observatory of the HKSARG is applying for planning approval from the Town Planning Board under section 16 of the Town Planning Ordinance to install a new phased array weather radar system (PAWRS). The Subject Site is located on the rooftop of Former Lau Fau Shan Police Station, Yuen Long. According to the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned “Government, Institution or Community”. According to the Notes of the OZP, “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.

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The Subject Site is located within Government Land in which Hong Kong Guide Dogs Academy Limited is the tenant. The site area is approximately 14.1m². The proposed installation will consist of a PAWRS which will operate automatically round-the-clock on a 24/7 basis with little maintenance effort.

The applicant has operational genuine need for installing the PAWRS. The proposed development scale and form is compatible with the structure of the building. Technical assessments have demonstrated that the proposed development is feasible and sustainable from engineering and environmental points of view, and would not pose adverse impact to the existing environment, ecology, landscape and visual conditions of the Subject Site. For the reasons above, approval of the proposed development would not set an undesirable precedent for the “Government, Institution or Community” zoning.

1 Introduction

This is a planning application by the Hong Kong Observatory (HKO) of the HKSARG under section 16 of the Town Planning Ordinance (Cap.131). The Applicant intends to install a phased array weather radar system (PAWRS) on top of a flushing/cleansing tank & pumps room (“the Subject Site”) on the rooftop of Former Lau Fau Shan Police Station, Yuen Long, New Territories.

Under the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned “Government, Institution or Community” (“GI/C”). An extract of the OZP is shown in **Plan 1**. According to the Notes of the OZP, “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are uses in Column 2 that may be permitted with or without conditions on application to the Town Planning Board (the “Board”).

This Planning Statement is intended to facilitate consideration of the application by members of the Board and relevant Government departments / offices. The following sections will provide a description on the background of the proposal, the Subject Site and its surroundings, details of the proposed development and justifications in support of the application.

2 Background of Proposed Development

Global warming has led to more frequent and intense extreme weather events around the world. Like other major cities, Hong Kong is facing more and more extreme weather phenomena with both the annual rainfall and number of heavy rain days showing an upward trend. As a coastal city, Hong Kong is susceptible to weather-related threats such as tropical cyclones, rainstorms and storm surges. To address the growing challenges of climate change and more frequent extreme weather in Hong Kong, HKO has operated a PAWRS in Sha Lo Wan (SLW) since 2021 to provide high spatiotemporal resolution of radar imagery. After two years of trial operation, the SLW PAWRS has demonstrated its effectiveness in detecting rapidly changing high-impact weather. PAWRS can effectively capture rapidly changing inclement weather such as tornadoes, hail, intense thunderstorms and the associated severe gusts. Furthermore, the PAWRS can provide automated detection and advanced alerts of inclement weather systems to enhance HKO's forecasting and warning services.

As the maximum range covered by the SLW PAWRS is limited to around 60 kilometres, which cannot cover the entire territory, it is necessary to implement a PAWRS network covering the entire Hong Kong including densely populated areas.

Moreover, according to the Policy Address 2024, low-altitude economy, which refers to economic activities in airspace below 1000 metres, presents a wide array of application scenarios including rescues, surveys and delivery of goods and passengers. PAWRSs could monitor low-altitude weather and provide valuable meteorological information to low-altitude aircrafts such as drones, facilitating the development of low-altitude economy.

The locational requirements of the new PAWRS are determined by a set of stringent technical criteria. Such requirements are detailed as follows:

- a. A clear field of view so that the radar beam would not be blocked by near terrain and buildings;
- b. The site together with other potential radar sites should be scattered evenly over Hong Kong;
- c. The height of the PAWRS should preferably be lower than 100 metres above mean sea level (a.m.s.l.) for the monitoring of low-altitude weather; and
- d. The PAWRS should be higher than surrounding buildings or facilities to avoid potential blockage of radar beam.

The Subject Site has been assessed by HKO as a strategic site very suitable for installation of new PAWRS based on the following reasons:

- a. The Subject Site has unobstructed views of the northern part of the New Territories covering the Northern Metropolis, making it an ideal frontline station for monitoring severe weather such as squall lines approaching Hong Kong from the west to northwest (**Drawing 1**);

- b. The Subject Site is located at the northwestern part of Hong Kong with very suitable network connection distance to the PAWRS at Qiu Yu Tan (around 25 km to the northwest of Lau Fau Shan) in western Shenzhen operated by the Meteorological Bureau of Shenzhen Municipality;
- c. The Subject Site has a height of around 40m a.m.s.l.; and
- d. The Subject Site is situated on hilltop and is higher than surrounding buildings or facilities.

At present, there is existing vehicular access to the site.

3 Site Context

3.1 Location

- 3.1.1 The Subject Site is situated at the rooftop of the Former Lau Fau Shan Police Station in Yuen Long, which is at the top of a small hill (**Plan 1**).

3.2 Existing Conditions

- 3.2.1 The Subject Site is located within the Former Lau Fau Shan Police Station, which will be converted into a guide dogs academy for guide dogs breeding and training under Batch V of Revitalisation Scheme (**Photos 1 & 2** and **Drawings 2 & 4**).
- 3.2.2 The PAWRS to be installed at the Subject Site is about 1.2m (Length) x 1.1m (Width) x 2.9m (Height), taking reference to the existing SLW PAWRS (**Photo 3**). It will be installed on top of a steel supporting frame which is about 3.0m (Length) x 3.0m (Width) x 0.9m (Height). The actual size and model would be subject to the result of the future open tender exercise.

3.3 Surrounding Land Uses

- 3.3.1 The Subject Site is located within the Former Lau Fau Shan Police Station, which is on top of a small hill whilst surrounding developments are located at the foot of the hill (**Photo 1**).
- 3.3.2 The land lying in the vicinity around the hill is a "Coastal Protection Area" ("CPA") zone. No developments are within this area.
- 3.3.3 The land areas lying to the south and southwest of CPA zone are "Commercial/Residential" ("C/R") zone and to the southeast "Residential (Group E)" ("R(E)") zone, respectively. There are residential dwellings/settlements and seafood market within the C/R zone.
- 3.3.4 To the northeast of the hill, there is a "Recreation" ("REC") zone intended for recreational developments for the use of the general public.
- 3.3.5 Shenzhen Bay lies to the west of the hill, with Shenzhen Bay bridge built across the bay.

3.4 Accessibility

- 3.4.1 There is vehicular access to the Subject Site along Shan Tung Street branched off from the roundabout at Lau Fau Shan Seafood Village.

4 Land Status

The Subject Site covers an area of about 14.1m². The entire site is within Government Land.

5 Planning Context

5.1 Statutory Plan

- 5.1.1** According to the OZP, the Subject Site falls within an area zoned “G/IC”. “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.
- 5.1.2** The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 5.1.3** Part of Lau Fau Shan Site of Archaeological Interest and Former Lau Fau Shan Police Station, a grade 3 historic building, falls within this zone. HKO has consulted with AMO for the installation of PAWRS. AMO has no objection and HKO will follow AMO’s requirements in installing the PAWRS.
- 5.1.4** HKO has been operating an automatic weather station (AWS) at the Former Lau Fau Shan Police since 1985. The AWS is currently providing essential meteorological observation data including wind direction, wind speed, air temperature, relative humidity, rainfall and air pressure and is also one of the eight reference anemometer stations in the tropical cyclone warning system. The addition of a PAWRS at the site reflects the operational need of HKO to install new advanced small-size PAWRS to cope with the increasing extreme weather affecting Hong Kong.

5.2 Previous/ Similar Application

- 5.2.1** There is no previous application pertaining to the Subject Site.

6 Development Proposal

6.1 Proposed Development

6.1.1 The proposed development is a remotely controlled, automatic PAWRS. The system will operate automatically round-the-clock on 24/7 basis with little maintenance effort.

6.1.2 The PAWRS is planned to be installed and commissioned in 2027.

6.2 Site Layout and Design

6.2.1 The PAWRS is located on top of a flushing/cleansing tank & pumps room on the rooftop of the Former Lau Fau Shan Police Station.

6.2.2 The system will be the second highest facility within the Former Lau Fau Shan Police Station (the highest being the anemometer (about 52 mPD)) and its height will be about 46 mPD (**Drawing 3**).

6.2.3 The colour of the PAWRS will be white in colour, matching one of the main color of the building as shown in **Photomontage 1** in Appendix 4.

6.3 Landscape Plan

6.3.1 There is no need for landscaping.

7 Technical Assessments

7.1 Engineering Issues

7.1.1 Lightning Protection

To ensure the proposed PAWRS is protected against lightning strikes, lightning protection system will be designed in accordance with relevant Government regulatory codes and standards. In addition, extra down conductors and surge arrestors will be installed and earth resistance will be further enhanced.

7.1.2 Traffic

The PAWRS will cause no effect on the existing traffic flow in the local roads as the system operates automatically and requires little maintenance effort.

7.2 Environmental Assessment

7.2.1 The proposed PAWRS will cause negligible environmental impact to the area. The system runs on electrical power and there is minimal noise caused by its operation.

7.3 Landscape and Visual

- 7.3.1** The potential impact of the proposed PAWRS is acceptable from landscape and visual points of view as there will be no significant landscape and visual impact caused by its appearance or interference with key views.

7.4 Microwave Radiation

- 7.4.1** The PAWRS will be located on the rooftop of Former Lau Fau Shan Police Station on top of a small hill (see **Plan 1**). The public will be protected from exposure to the low-energy microwave radiation emitted from the PAWRS in the following ways:

- (a) HKO will put in place effective safety measures in accordance with international standards to ensure the PAWRS's full compliance with the radiation safety requirements;
- (b) the radar antenna which sends out the microwave radiation into the atmosphere will be programmed to only pointing upwards above the horizon;
- (c) the radar antenna is designed in a way that it cannot dip below the horizon in any event;
- (d) 'blank sectors' will be implemented if necessary so that no microwave radiation will be transmitted by the radar in the directions within the blank sectors.
- (e) HKO staff will carry out regular Non-ionising radiation (NIR) surveys to ensure safety operation of the PAWRS.

With the above protection measures, both the residents in the nearby buildings, which are located downhill of the PAWRS, and visitors coming to Lau Fau Shan will be protected from exposure to the low-energy microwave radiation emitted by the PAWRS.

8 Justifications

8.1 Monitor of High-Impact Weather at Low-Altitude

- 8.1.1** The proposed PAWRS to be operated by the HKO is vital for detecting rapidly changing high-impact weather, especially at altitudes below 1000 metres, facilitating the development of low-altitude economy and enhancing public safety. The location is optimal in view of its good coverage of the northern part of Hong Kong.

8.2 Compatible Development Scale

- 8.2.1** The proposed installation is simple and the system is designed to operate automatically. The development scale and form of the proposed project is not excessive and will be compatible with surrounding developments.

8.3 Negligible Environmental Impact

- 8.3.1** The installation has negligible environmental impact as the system is compact with small size.

8.4 No Adverse Visual Impact

- 8.4.1** The proposed PAWRS will be compact with colour compatible with the existing building, minimising visual intrusion of the proposed development to the surrounding area. The proposed project will result in no visual quality loss, no degradation to the overall landscape character and local distinctiveness of Former Lau Fau Shan Police Station and no adverse impact to the visual coherence and compositional harmony of the landscape as a whole.

9 Conclusion

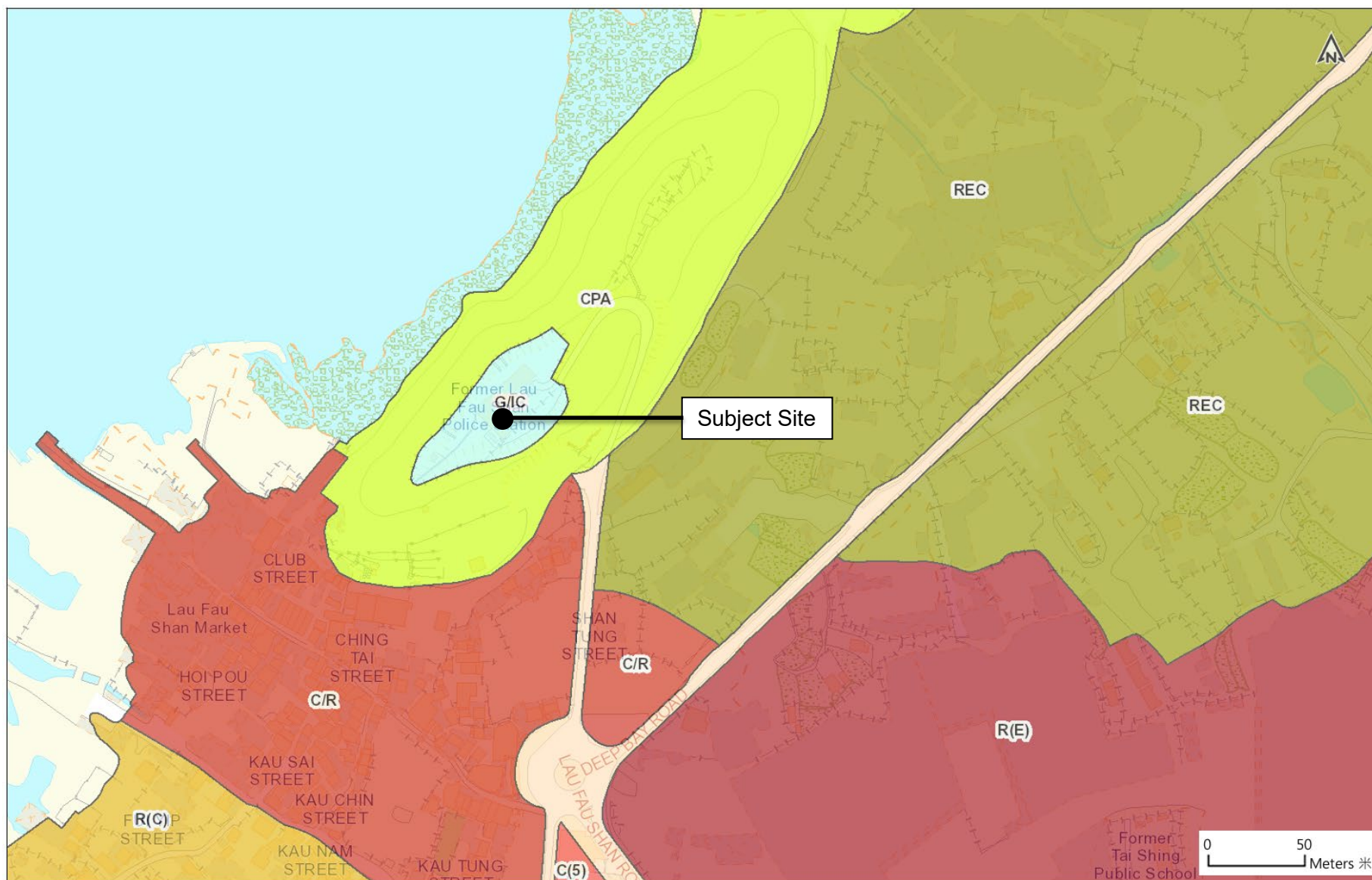
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The proposed development will be compatible with the existing building of Former Lau Fau Shan Police Station and the scale of the surrounding environment and would not contravene the planning intention for this area.

The proposed development is sustainable from environmental, engineering and traffic points of view. There is no adverse visual impact to the existing building.

In view of the above, the proposed development would not set an undesirable precedent for the "G/IC" zoning. We respectfully request that the Board give favorable consideration to the proposed development and approve this application.

Appendix 1: Plan



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Plan 1. Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-
LFS/11

Print Date
列印日期 : 27 / 11 / 2024

Appendix 2: Photo



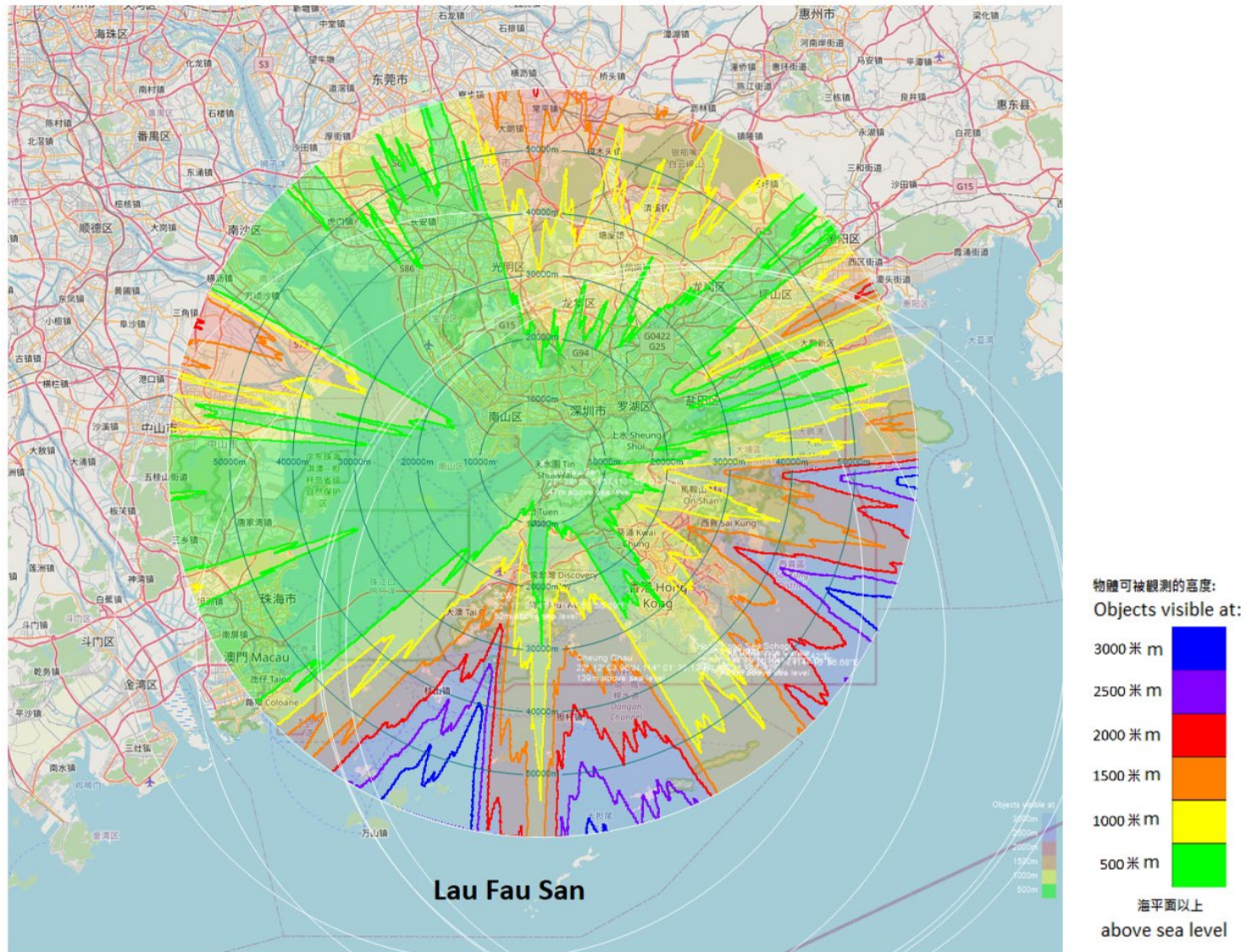
Photo 1. Former Lau Fau Shan Police Station (red arrow) viewed from Lau Fau Shan Seafood Village



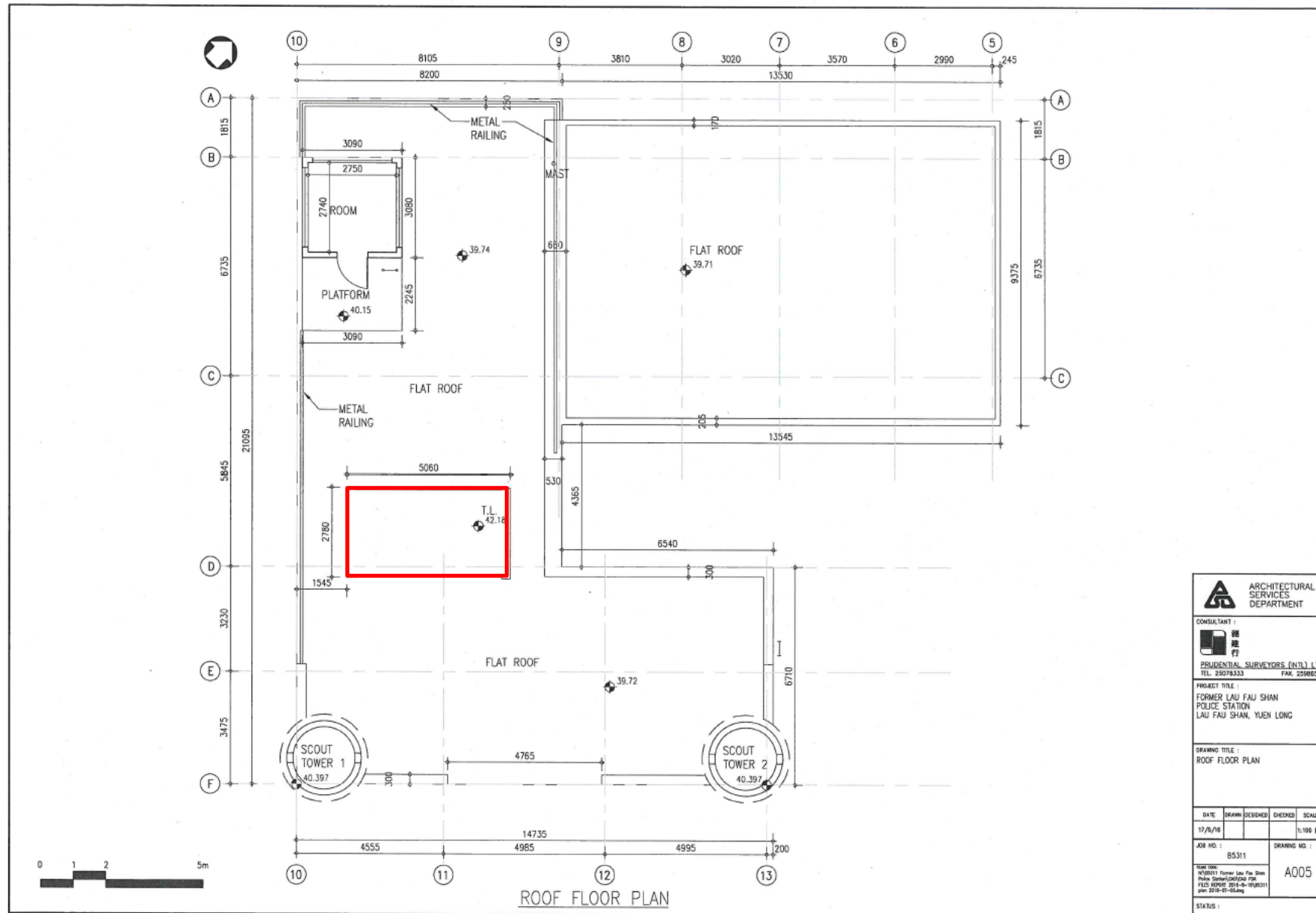
Photo 2. The Subject Site (red arrow) on top of a flushing/cleansing tank & pumps room on the rooftop of Former Lau Fau Shan Police Station



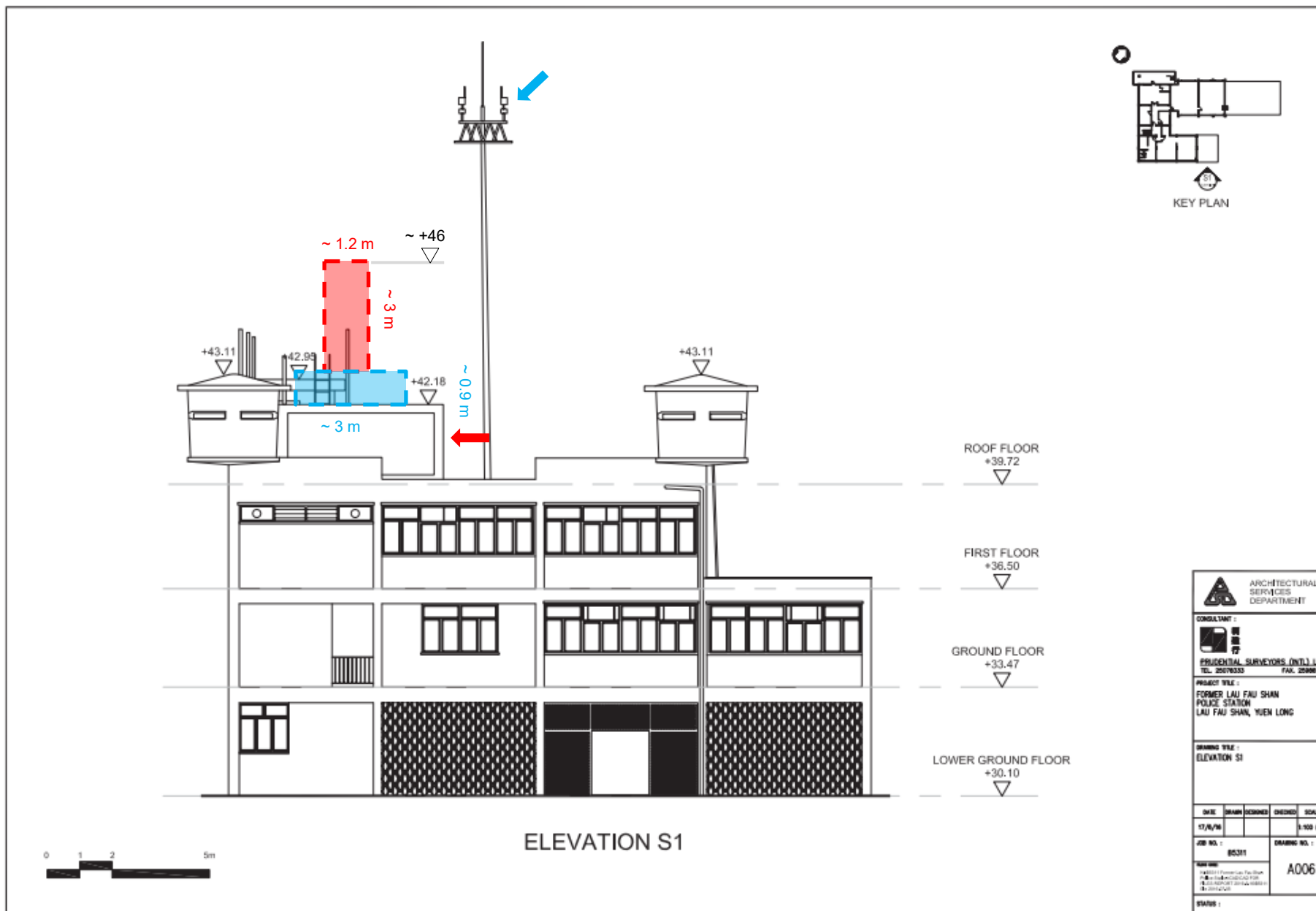
Appendix 3: Drawing



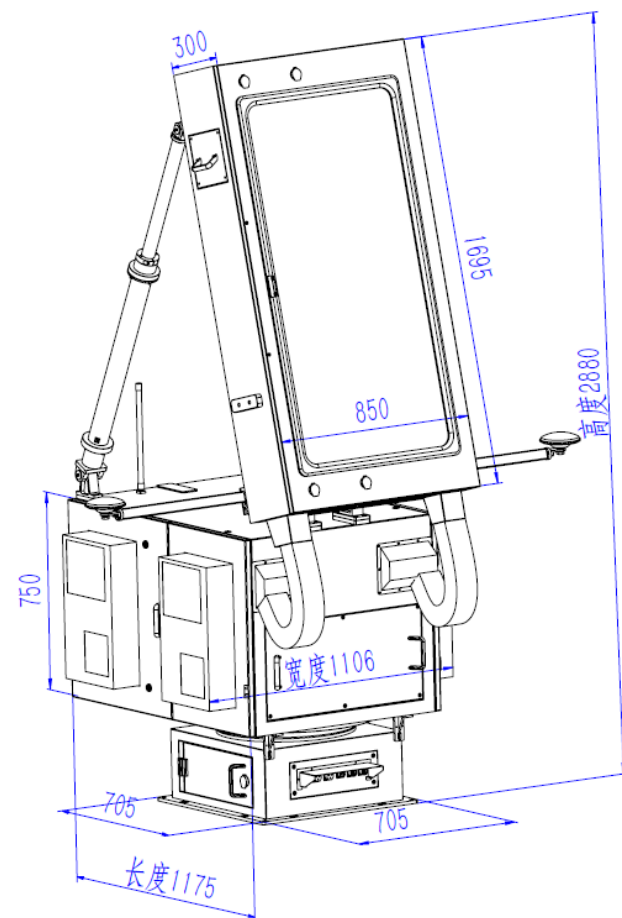
Drawing 1: The radar coverage of the proposed PAWRS at the Subject Site. [green, yellow, orange, red, purple and blue contours indicate that PAWRS's radar beams can scan atmospheric heights above 500 metres (m), 1000 m, 1,500 m, 2,000 m, 2,500 m and 3,000 m above mean sea level respectively].



Drawing 2: Location of Subject Site (red rectangle) on the rooftop of Former Lau Fau Shan Police Station.



Drawing 3: Elevation levels of Former Lau Fau Shan Police Station including the Subject Site (red arrow), the proposed PAWRS (red rectangle) and its steel supporting frame (blue rectangle). The anemometer is indicated by blue arrow.



Drawing 4: Dimensions of the existing PAWRS in Sha Lo Wan.

Appendix 4: Photomontage



Photomontage 1. View from Lau Fau Shan Seafood Village.

Wilfred Ka Hing CHU/PLAND

寄件者: Jacky TK LAU [REDACTED]
寄件日期: 2025年02月06日星期四 17:21
收件者: tpbpd/PLAND
副本: Ada Siu Man CHAN/PLAND; Tracy Wing Sum LAW/PLAND; Wilfred Ka Hing CHU/PLAND; [REDACTED]
主旨: Re: Fw: Planning Application No. A/YL-LFS/545 - Departmental Comments
附件: LFS PAWR S16 Planning Statement_v2.4.pdf

重要性: 高

Dear Sir/Madam,

In response to the comments from AMO and CHO, DEVB, attached is our submission of an updated Planning Statement. In particular, **Para. 3.2.1, 5.1.3 - 5.1.5 and 7.4.1** are updated.

Thank you very much.
(See attached file: *LFS PAWR S16 Planning Statement_v2.4.pdf*)

Regards,

Jacky TK LAU

Scientific Officer (Radar and Satellite Meteorology) 41

Hong Kong Observatory
[REDACTED]

Hong Kong
Observatory

**S16 Application for
Phased Array Weather
Radar**

Planning Statement

February 2025

Version 2.4

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Executive Summary

The Hong Kong Observatory of the HKSARG is applying for planning approval from the Town Planning Board under section 16 of the Town Planning Ordinance to install a new phased array weather radar system (PAWRS). The Subject Site is located on the rooftop of Former Lau Fau Shan Police Station, Yuen Long. According to the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned “Government, Institution or Community”. According to the Notes of the OZP, “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.

The Hong Kong Observatory (HKO) proposes to implement a PAWRS network for enhancing HKO’s capability of territory-wide monitoring and predicting high impact weather in Hong Kong. The application site is identified as a strategic site with good coverage of the northern part of the New Territories including the Northern Metropolis for monitoring the high-impact weather including rainstorms, hails and severe thunderstorms, etc.

The Subject Site is located within Government Land in which Hong Kong Guide Dogs Academy Limited is the tenant. The site area is approximately 14.1m². The proposed installation will consist of a PAWRS which will operate automatically round-the-clock on a 24/7 basis with little maintenance effort.

The applicant has operational genuine need for installing the PAWRS. The proposed development scale and form is compatible with the structure of the building. Technical assessments have demonstrated that the proposed development is feasible and sustainable from engineering and environmental points of view, and would not pose adverse impact to the existing environment, ecology, landscape and visual conditions of the Subject Site. For the reasons above, approval of the proposed development would not set an undesirable precedent for the “Government, Institution or Community” zoning.

1 Introduction

This is a planning application by the Hong Kong Observatory (HKO) of the HKSARG under section 16 of the Town Planning Ordinance (Cap.131). The Applicant intends to install a phased array weather radar system (PAWRS) on top of a flushing/cleansing tank & pumps room (“the Subject Site”) on the rooftop of Former Lau Fau Shan Police Station, Yuen Long, New Territories.

Under the Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11 dated 22.4.2022, the Subject Site falls within an area zoned “Government, Institution or Community” (“GI/C”). An extract of the OZP is shown in **Plan 1**. According to the Notes of the OZP, “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are uses in Column 2 that may be permitted with or without conditions on application to the Town Planning Board (the “Board”).

This Planning Statement is intended to facilitate consideration of the application by members of the Board and relevant Government departments / offices. The following sections will provide a description on the background of the proposal, the Subject Site and its surroundings, details of the proposed development and justifications in support of the application.

2 Background of Proposed Development

Global warming has led to more frequent and intense extreme weather events around the world. Like other major cities, Hong Kong is facing more and more extreme weather phenomena with both the annual rainfall and number of heavy rain days showing an upward trend. As a coastal city, Hong Kong is susceptible to weather-related threats such as tropical cyclones, rainstorms and storm surges. To address the growing challenges of climate change and more frequent extreme weather in Hong Kong, HKO has operated a PAWRS in Sha Lo Wan (SLW) since 2021 to provide high spatiotemporal resolution of radar imagery. After two years of trial operation, the SLW PAWRS has demonstrated its effectiveness in detecting rapidly changing high-impact weather. PAWRS can effectively capture rapidly changing inclement weather such as tornadoes, hail, intense thunderstorms and the associated severe gusts. Furthermore, the PAWRS can provide automated detection and advanced alerts of inclement weather systems to enhance HKO's forecasting and warning services.

As the maximum range covered by the SLW PAWRS is limited to around 60 kilometres, which cannot cover the entire territory, it is necessary to implement a PAWRS network covering the entire Hong Kong including densely populated areas.

Moreover, according to the Policy Address 2024, low-altitude economy, which refers to economic activities in airspace below 1000 metres, presents a wide array of application scenarios including rescues, surveys and delivery of goods and passengers. PAWRSs could monitor low-altitude weather and provide valuable meteorological information to low-altitude aircrafts such as drones, facilitating the development of low-altitude economy.

The locational requirements of the new PAWRS are determined by a set of stringent technical criteria. Such requirements are detailed as follows:

- a. A clear field of view so that the radar beam would not be blocked by near terrain and buildings;
- b. The site together with other potential radar sites should be scattered evenly over Hong Kong;
- c. The height of the PAWRS should preferably be lower than 100 metres above mean sea level (a.m.s.l.) for the monitoring of low-altitude weather; and
- d. The PAWRS should be higher than surrounding buildings or facilities to avoid potential blockage of radar beam.

The Subject Site has been assessed by HKO as a strategic site very suitable for installation of new PAWRS based on the following reasons:

- a. The Subject Site has unobstructed views of the northern part of the New Territories covering the Northern Metropolis, making it an ideal frontline station for monitoring severe weather such as squall lines approaching Hong Kong from the west to northwest (**Drawing 1**);

- b. The Subject Site is located at the northwestern part of Hong Kong with very suitable network connection distance to the PAWRS at Qiu Yu Tan (around 25 km to the northwest of Lau Fau Shan) in western Shenzhen operated by the Meteorological Bureau of Shenzhen Municipality;
- c. The Subject Site has a height of around 40m a.m.s.l.; and
- d. The Subject Site is situated on hilltop and is higher than surrounding buildings or facilities.

At present, there is existing vehicular access to the site.

3 Site Context

3.1 Location

- 3.1.1 The Subject Site is situated at the rooftop of the Former Lau Fau Shan Police Station in Yuen Long, which is at the top of a small hill (**Plan 1**).

3.2 Existing Conditions

- 3.2.1 The Subject Site is located within the Former Lau Fau Shan Police Station, which will be converted into Hong Kong Guide Dogs Academy (HKGDA) for guide dogs breeding and training under Batch V of Revitalisation Scheme (**Photos 1 & 2** and **Drawings 2 & 4**).
- 3.2.2 The PAWRS to be installed at the Subject Site is about 1.2m (Length) x 1.1m (Width) x 2.9m (Height), taking reference to the existing SLW PAWRS (**Photo 3**). It will be installed on top of a steel supporting frame which is about 3.0m (Length) x 3.0m (Width) x 0.9m (Height). The actual size and model would be subject to the result of the future open tender exercise.

3.3 Surrounding Land Uses

- 3.3.1 The Subject Site is located within the Former Lau Fau Shan Police Station, which is on top of a small hill whilst surrounding developments are located at the foot of the hill (**Photo 1**).
- 3.3.2 The land lying in the vicinity around the hill is a “Coastal Protection Area” (“CPA”) zone. No developments are within this area.
- 3.3.3 The land areas lying to the south and southwest of CPA zone are “Commercial/Residential” (“C/R”) zone and to the southeast “Residential (Group E)” (“R(E)”) zone, respectively. There are residential dwellings/settlements and seafood market within the C/R zone.
- 3.3.4 To the northeast of the hill, there is a “Recreation” (“REC”) zone intended for recreational developments for the use of the general public.
- 3.3.5 Shenzhen Bay lies to the west of the hill, with Shenzhen Bay bridge built across the bay.

3.4 Accessibility

- 3.4.1 There is vehicular access to the Subject Site along Shan Tung Street branched off from the roundabout at Lau Fau Shan Seafood Village.

4 Land Status

The Subject Site covers an area of about 14.1m². The entire site is within Government Land.

5 Planning Context

5.1 Statutory Plan

- 5.1.1** According to the OZP, the Subject Site falls within an area zoned “G/IC”. “Radar, Telecommunication Electronic Microwave Repeater, Television and/or Radio Transmitter Installation” are Column 2 uses that may be permitted with or without conditions on application to the Board.
- 5.1.2** The planning intention of the “G/IC” zone is primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.
- 5.1.3** Part of Lau Fau Shan Site of Archaeological Interest and Former Lau Fau Shan Police Station, a grade 3 historic building, falls within this zone.
- 5.1.4** HKO has consulted with AMO for the installation of PAWRS. AMO has no objection and HKO will follow AMO’s requirements in installing the PAWRS.
- 5.1.5** HKO has been operating an automatic weather station (AWS) at the Former Lau Fau Shan Police since 1985. The AWS is currently providing essential meteorological observation data including wind direction, wind speed, air temperature, relative humidity, rainfall and air pressure and is also one of the eight reference anemometer stations in the tropical cyclone warning system. The addition of a PAWRS at the site reflects the operational need of HKO to install new advanced small-size PAWRS to cope with the increasing extreme weather affecting Hong Kong.

5.2 Previous/ Similar Application

- 5.2.1** There is no previous application pertaining to the Subject Site.

6 Development Proposal

6.1 Proposed Development

- 6.1.1** The proposed development is a remotely controlled, automatic PAWRS. The system will operate automatically round-the-clock on 24/7 basis with little maintenance effort.
- 6.1.2** The PAWRS is planned to be installed and commissioned in 2027.

6.2 Site Layout and Design

- 6.2.1** The PAWRS is located on top of a flushing/cleansing tank & pumps room on the rooftop of the Former Lau Fau Shan Police Station.
- 6.2.2** The system will be the second highest facility within the Former Lau Fau Shan Police Station (the highest being the anemometer (about 52 mPD)) and its height will be about 46 mPD (**Drawing 3**).
- 6.2.3** The colour of the PAWRS will be white in colour, matching one of the main color of the building as shown in **Photomontage 1** in Appendix 4.

6.3 Landscape Plan

- 6.3.1** There is no need for landscaping.

7 Technical Assessments

7.1 Engineering Issues

7.1.1 Lightning Protection

To ensure the proposed PAWRS is protected against lightning strikes, lightning protection system will be designed in accordance with relevant Government regulatory codes and standards. In addition, extra down conductors and surge arrestors will be installed and earth resistance will be further enhanced.

7.1.2 Traffic

The PAWRS will cause no effect on the existing traffic flow in the local roads as the system operates automatically and requires little maintenance effort.

7.2 Environmental Assessment

- 7.2.1** The proposed PAWRS will cause negligible environmental impact to the area. The system runs on electrical power and there is minimal noise caused by its operation.

7.3 Landscape and Visual

- 7.3.1** The potential impact of the proposed PAWRS is acceptable from landscape and visual points of view as there will be no significant landscape and visual impact caused by its appearance or interference with key views.

7.4 Microwave Radiation

- 7.4.1** The PAWRS will be located on the rooftop of Former Lau Fau Shan Police Station on top of a small hill (see **Plan 1**). The public (including users, dogs and visitors of HKGDA) will be protected from exposure to the low-energy microwave radiation emitted from the PAWRS in the following ways:

- (a) HKO will put in place effective safety measures in accordance with international standards to ensure the PAWRS's full compliance with the radiation safety requirements;
- (b) the radar antenna which sends out the microwave radiation into the atmosphere will be programmed to only pointing upwards above the horizon;
- (c) the radar antenna is designed in a way that it cannot dip below the horizon in any event;
- (d) 'blank sectors' will be implemented if necessary so that no microwave radiation will be transmitted by the radar in the directions within the blank sectors.
- (e) HKO staff will carry out regular non-ionising radiation (NIR) surveys to ensure safety operation of the PAWRS.

With the above protection measures, the residents in the nearby buildings, which are located downhill of the PAWRS, visitors coming to Lau Fau Shan and users, dogs and visitors of HKGDA will be protected from exposure to the low-energy microwave radiation emitted by the PAWRS.

8 Justifications

8.1 Monitor of High-Impact Weather at Low-Altitude

- 8.1.1** The proposed PAWRS to be operated by the HKO is vital for detecting rapidly changing high-impact weather, especially at altitudes below 1000 metres, facilitating the development of low-altitude economy and enhancing public safety. The location is optimal in view of its good coverage of the northern part of Hong Kong.

8.2 Compatible Development Scale

- 8.2.1** The proposed installation is simple and the system is designed to operate automatically. The development scale and form of the proposed project is not excessive and will be compatible with surrounding developments.

8.3 Negligible Environmental Impact

- 8.3.1** The installation has negligible environmental impact as the system is compact with small size.

8.4 No Adverse Visual Impact

- 8.4.1** The proposed PAWRS will be compact with colour compatible with the existing building, minimising visual intrusion of the proposed development to the surrounding area. The proposed project will result in no visual quality loss, no degradation to the overall landscape character and local distinctiveness of Former Lau Fau Shan Police Station and no adverse impact to the visual coherence and compositional harmony of the landscape as a whole.

9 Conclusion

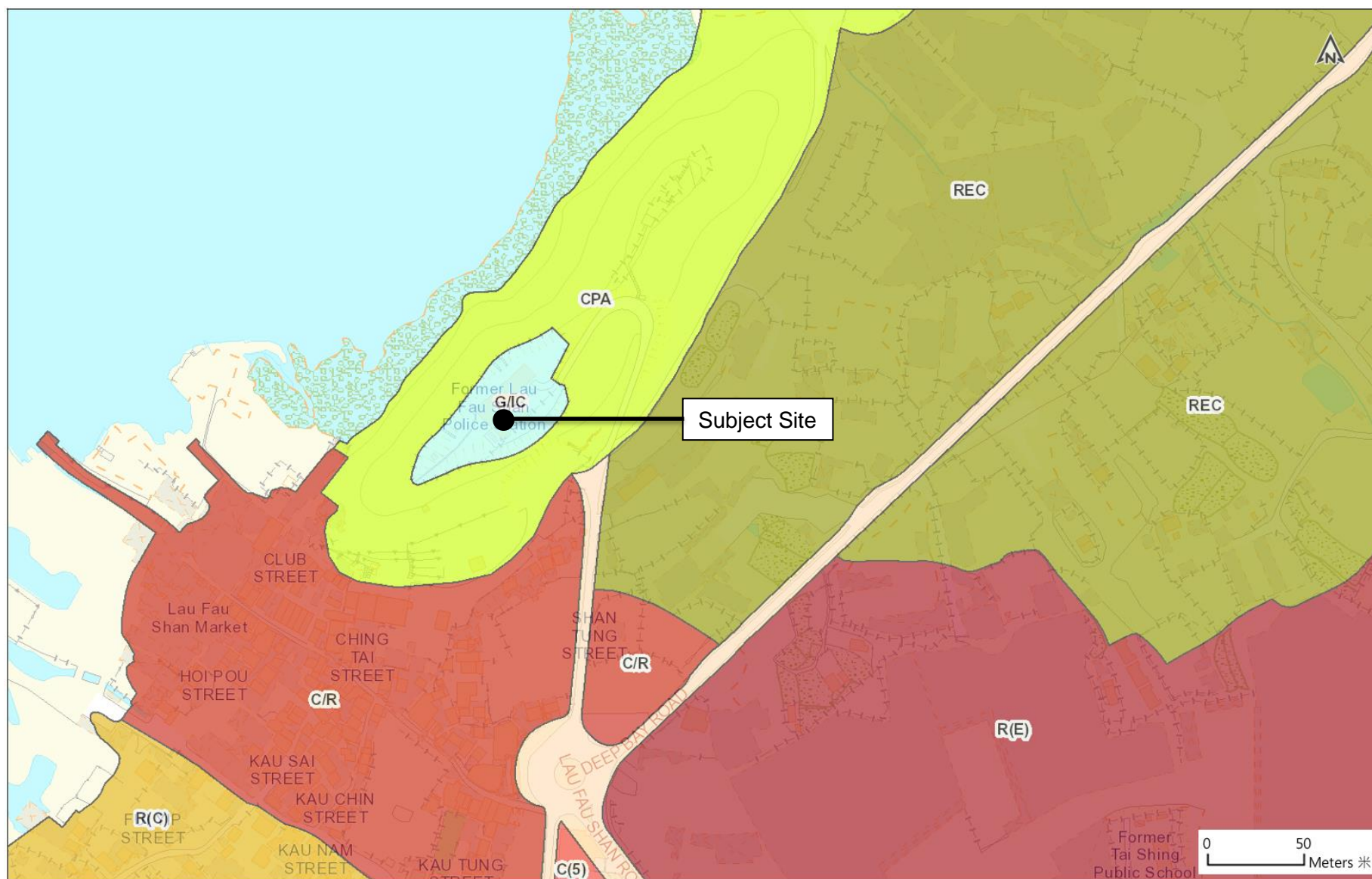
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The proposed development will be compatible with the existing building of Former Lau Fau Shan Police Station and the scale of the surrounding environment and would not contravene the planning intention for this area.

The proposed development is sustainable from environmental, engineering and traffic points of view. There is no adverse visual impact to the existing building.

In view of the above, the proposed development would not set an undesirable precedent for the "G/IC" zoning. We respectfully request that the Board give favorable consideration to the proposed development and approve this application.

Appendix 1: Plan



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Plan 1. Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan No. S/YL-
LFS/11

Print Date
列印日期 : 27 / 11 / 2024

Appendix 2: Photo



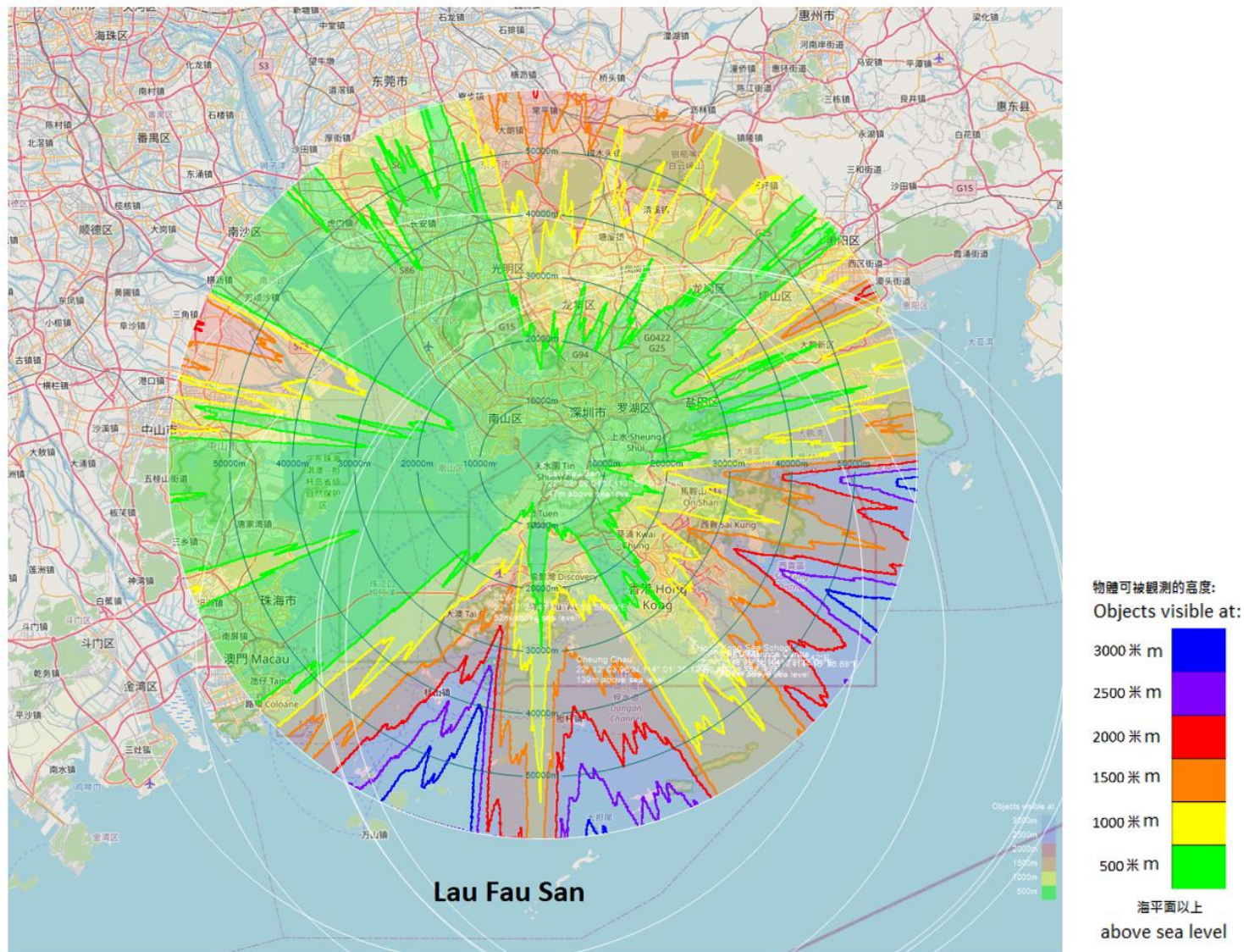
Photo 1. Former Lau Fau Shan Police Station (red arrow) viewed from Lau Fau Shan Seafood Village



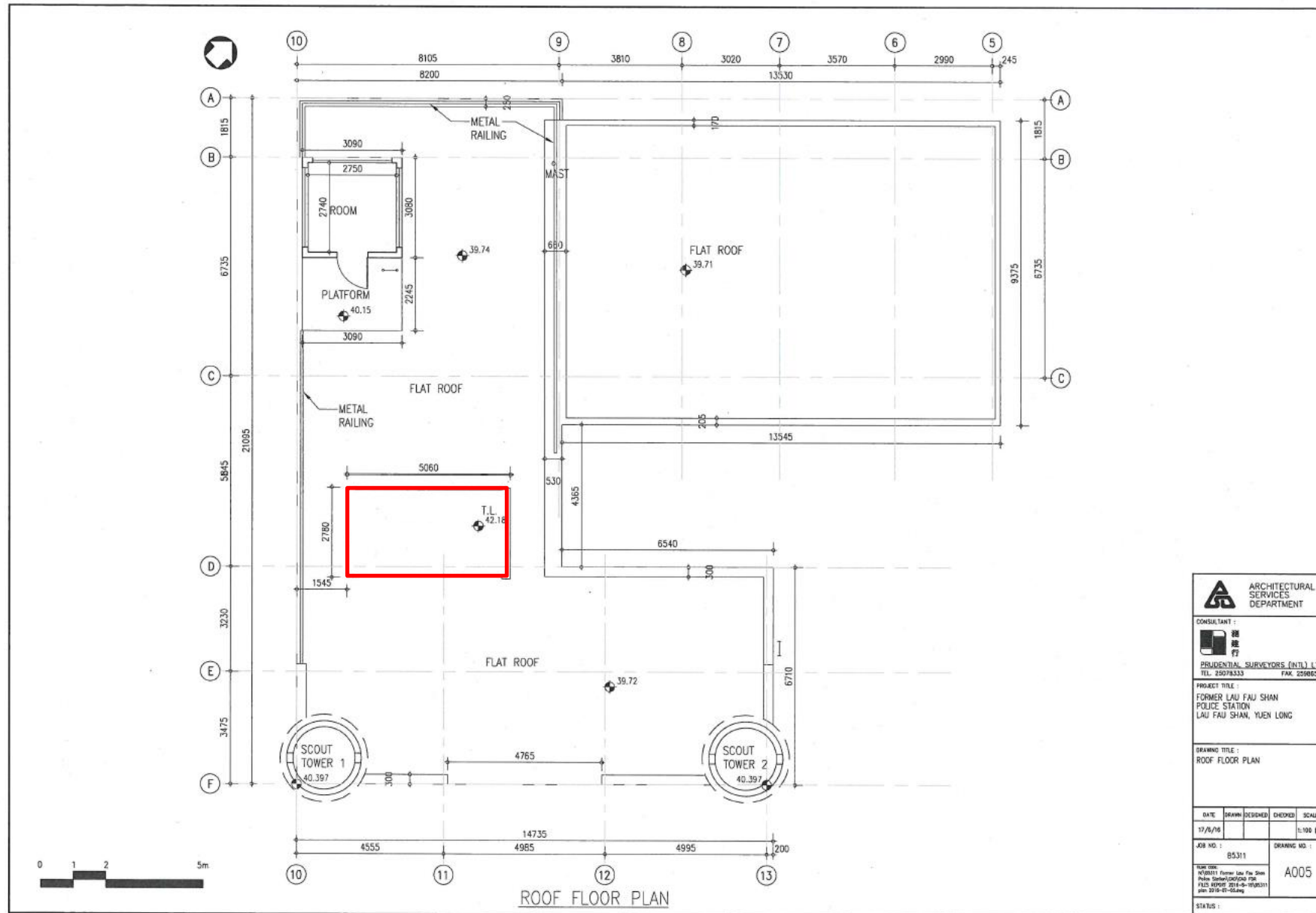
Photo 2. The Subject Site (red arrow) on top of a flushing/cleansing tank & pumps room on the rooftop of Former Lau Fau Shan Police Station



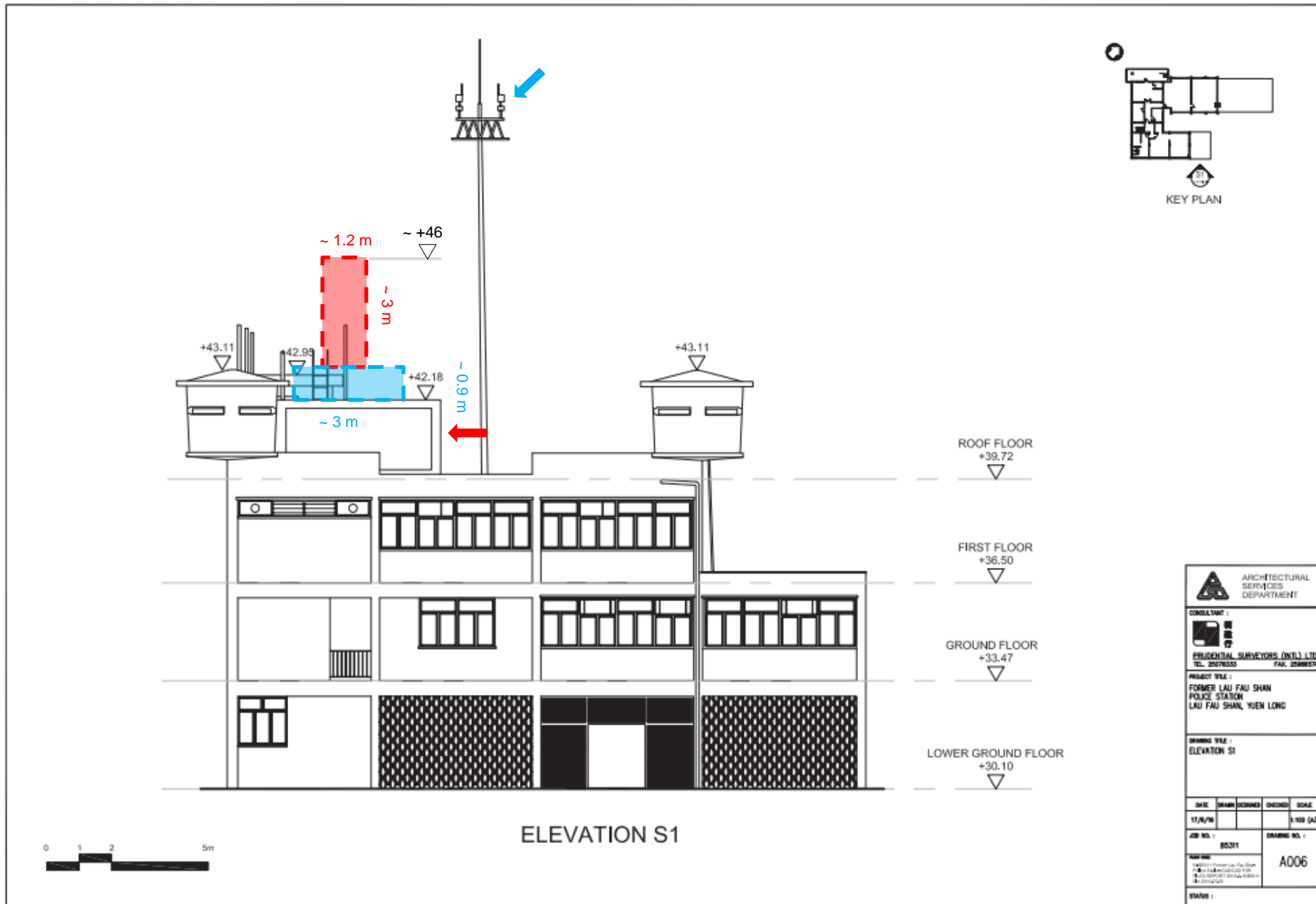
Appendix 3: Drawing



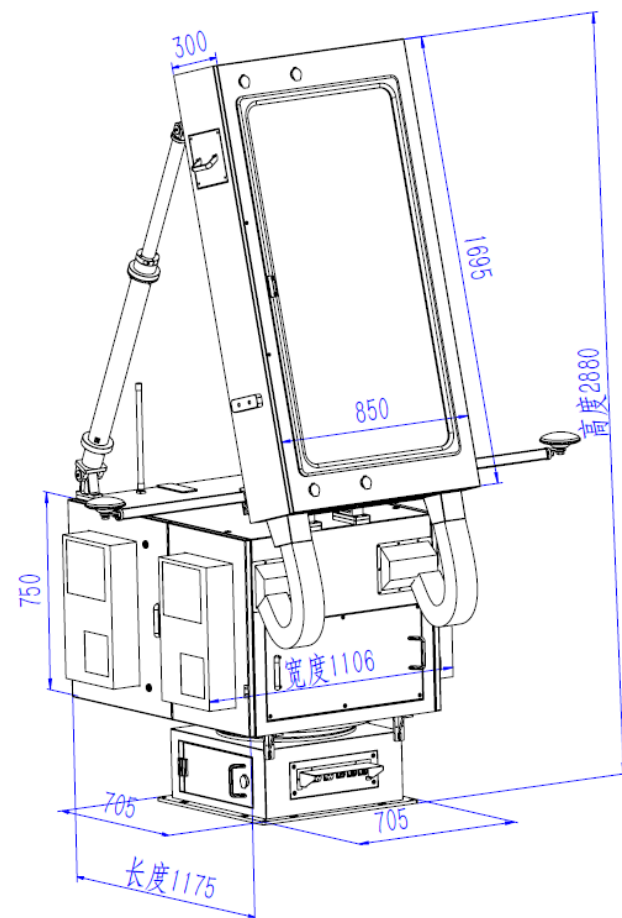
Drawing 1: The radar coverage of the proposed PAWRS at the Subject Site. [green, yellow, orange, red, purple and blue contours indicate that PAWRS's radar beams can scan atmospheric heights above 500 metres (m), 1000 m, 1500 m, 2000 m, 2500 m and 3,000 m above mean sea level respectively].



Drawing 2: Location of Subject Site (red rectangle) on the rooftop of Former Lau Fau Shan Police Station.



Drawing 3: Elevation levels of Former Lau Fau Shan Police Station including the Subject Site (red arrow), the proposed PAWRS (red rectangle) and its steel supporting frame (blue rectangle). The anemometer is indicated by blue arrow.



Drawing 4: Dimensions of the existing PAWRS in Sha Lo Wan.

Appendix 4: Photomontage



Photomontage 1. View from Lau Fau Shan Seafood Village.

Recommended Advisory Clauses

- (a) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that pursuant to engineering condition no. (27) of GLA-YL 620, any proposed new structure to be erected in addition to the existing buildings shall be agreed with the Antiquities and Monuments Office (AMO) before commencement of works. Thus, the applicant is advised to seek AMO's agreement on the proposed works;
- (b) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that the access road connecting the Site with Deep Bay Road is not and will not be maintained by HyD. HyD will not take up the maintenance responsibility of the access;
- (c) to note the comments of Director of Health (D of Health) that the project proponent must ensure that the installation complies with the relevant ICNIRP guidelines or other established international standards; and
- (d) to note the comments of the Executive Secretary (Antiquities & Monuments), AMO, Development Bureau (ES(AM), AMO, DEVB) that:
 - (i) the applicant should engage a heritage consultant to conduct a heritage impact assessment and supplement AMO a detailed design proposal with justifications of works and proposed mitigation measures to the satisfaction of his Office before commencement of works, including but not limited to:
 - 1. Location plan indicating the exact location of the installation;
 - 2. Drawings showing the design details of the proposed platform and PAWRS with fixing details;
 - 3. Structural assessment on any strengthening works to the existing structure of the Graded Building;
 - 4. Details of the associated works, such as additional balustrade design and alterations to the existing lightning rods, etc., with actual dimensions, materials, finishes specifications and proposed colour scheme, etc.; and
 - 5. Photomontages showing the proposed platform and PAWRS in relation to the overall Graded Building from different viewpoints; and
 - (ii) given the height of the proposed platform together with the PAWRS will exceed the two existing "scout towers" as the highly important character-defining elements and cause visual impact, the applicant should review and reduce the overall height and bulkiness of the proposed installation as far as possible to the satisfaction of his Office during the consideration of the detailed design proposal.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From:
Sent: 2025-01-16 星期四 02:45:33
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/YL-LFS/545 Former Lau Fau Shan Police Station, Radar System

A/YL-LFS/545

Roof Floor, Former Lau Fau Shan Police Station, 1 Shan Tung Street, Lau Fau Shan

Site area: About 14.1sq.m Government Land

Zoning: "GIC"

Applied development: Phased Array Weather Radar System

Dear TPB Members,

No mention of health implications in the Planning Statement. The Observatory should confirm that there are none.

Mary Mulvihill