

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

**APPLICATION NO. A/YL-LFS/545**

- Applicant** : Hong Kong Observatory (HKO)
- Premises** : Roof Floor, Former Lau Fau Shan Police Station (FLFSPS), 1 Shan Tung Street, Lau Fau Shan, Yuen Long
- Floor Area** : About 14.1m<sup>2</sup>
- Land Status** : Government Land
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Government, Institution or Community” (“G/IC”)
- Application** : Proposed Radar Installation (Phased Array Weather Radar System (PAWRS))

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed radar installation on the roof floor of the FLFSPS (**Plan A-1**) zoned “G/IC” on the OZP. According to the Notes for the “G/IC” zone, the proposed radar installation which is regarded as ‘Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation’ use, is a Column 2 use that requires planning permission from the Town Planning Board (the Board). The Premises is vacant and located on the top of the flushing/cleansing & pumps room on the roof of FLFSPS which has been converted into the Hong Kong Guide Dogs Academy (**Plans A-2, A-4a and A-4b and Drawing A-1**).
- 1.2 According to the applicant, the proposed radar has a dimension of 1.2m x 1.1m x 2.9m (length x width x height) and will be placed on top of a steel supporting frame which has a dimension of 3m x 3m x 0.9m (length x width x height) mounted on the premises (**Drawings A-2 and A-3**). The overall height of the installation is about 3.8m and its tallest point will be at about 46mPD.
- 1.3 The proposed radar is to facilitate HKO’s monitoring of high-impact weather (e.g. rainstorms, hails and severe thunderstorms, etc.) in the northern part of the New Territories. The proposed radar will provide valuable information of low-altitude weather and is essential in meeting the operational need of monitoring increasing extreme weather events affecting Hong Kong.
- 1.4 In support of the application, the applicant has submitted the following documents:

- |     |  |               |
|-----|--|---------------|
| (a) | Application Form with attachments received on 18.12.2024 | (Appendix I)  |
| (b) | Supplementary Information (SI) received on 20.12.2024    | (Appendix Ia) |
| (c) | Further Information (FI) received on 31.12.2024*         | (Appendix Ib) |
| (d) | FI received on 9.1.2025*                                 | (Appendix Ic) |
| (e) | FI received on 6.2.2025*                                 | (Appendix Id) |

*\* accepted and exempted from publication and recounting requirements*

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

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

- (a) HKO has been operating a PAWRS in Sha Lo Wan since 2021 which has demonstrated its effectiveness in detecting extreme weather events which are becoming more frequent due to climate change. The PAWRS can enhance HKO's ability to monitor rapid-changing weather events such as hail, intense thunderstorms, tornadoes and severe gusts, etc. However, the maximum range covered by the PAWRS in Sha Lo Wan is limited to 60km and could not cover the entire territory;
- (b) the roof of FLFSPS has been assessed as a very suitable location as it has unobstructed views of the northern part of the New Territories covering the Northern Metropolis and the radar beam would not be blocked by nearby terrain and buildings. The height of the roof of FLFSPS is also lower than 100 metres above mean sea level which is ideal for monitoring low-altitude weather;
- (c) the PAWRS will cause no effect on the existing traffic flow on the local roads as the system operates automatically and requires little maintenance effort. It will cause negligible environmental impact to the area since the system runs on electrical power and there is minimal noise caused by its operation;
- (d) The installation would be white in colour, matching the main colour of the FLFSPS building to mitigate any potential visual impact; and
- (e) the users of the Hong Kong Guide Dogs Academy and the public will be protected from exposure to the low-energy microwave radiation emitted from the PAWRS as HKO will put in place the following measures: (i) effective safety measures in accordance with international standards; (ii) antenna programmed to only point upwards and cannot dip below the horizon; (iii) regular non-ionising radiation surveys; and (iv) 'blank sectors' to be implemented if necessary so that no microwave radiation will be transmitted in the specified directions.

## **3. Compliance with the "Owner's Consent/Notification" Requirements**

As the Site involves Government Land only, the requirements as set out in the Town Planning Board Guidelines on Satisfying the "Owner's Consent/ Notification" Requirements under Sections 12A and 16 of the Ordinance (TPB PG-No. 31B) are not applicable.

#### **4. Background**

FLFSPS is a three-storey police station building constructed in 1963. The police station ceased operation in 2002 and was accorded a Grade 3 status in March 2014 by the Antiquities Advisory Board. Subsequently, in 2018, the Secretary for Development granted approval-in-principle for the proposed conservation and adaptive-reuse of FLFSPS as Hong Kong Guide Dogs Academy under Batch V of the Revitalising Historic Buildings Through Partnership Scheme. The revitalisation works has been completed with Occupation Permit issued on 18.11.2024.

#### **5. Previous Application**

The Premises is not involved in any previous application.

#### **6. Similar Application**

There is no similar application for proposed radar installation within the subject “G/IC” zone.

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

- 7.1 The Premises is vacant and located on top of the flushing/cleansing & pumps room on the roof of FLFSPS accessible by cat-ladder. The FLFSPS is a three-storey Grade 3 Historic Building which has been converted into the Hong Kong Guide Dogs Academy.
- 7.2 The surrounding areas are predominated by woodland within the “Coastal Protection Area” zone, mangroves along the shoreline and residential dwellings, and shops and eating places in the south near Lau Fau Shan Main Street in the “Commercial/Residential” zone. Other uses such as car parks and open storage yard are also found in the vicinity of the Site. Some of these uses are covered by valid planning permissions, whilst some are suspected unauthorized developments subject to planning enforcement action.

#### **8. Planning Intention**

The planning intention of the “G/IC” zone is primarily for 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.

#### **9. Comments from Relevant Government Bureau / Departments**

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

### **Heritage Conservation**

9.1.1 Comments of the Commissioner for Heritage's Office of Development Bureau (CHO of DEVB):

The FLFSPS has been allocated to CHO of DEVB under Government Land Allocation (No. GLA-YL 620) for the purpose in connection with the Revitalising Historic Buildings Through Partnership Scheme. He has no adverse comment on the application from land administration perspective. The applicant should coordinate with the current tenant, Hong Kong Guide Dogs Academy Limited (HKGDA), to ensure that the installation, operation and maintenance of the PAWRS would not affect the daily operation of HKGDA.

9.1.2 Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau (ES(AM), AMO, DEVB):

- (a) She has no objection in-principle to the application from heritage conservation perspective.
- (b) 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 her Office before commencement of works.
- (c) The applicant should note her advisory comments in **Appendix II**.

### **Land Administration**

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

- (a) Subject to no adverse comment from CHO of DEVB, he has no comment on the application from land administration perspective.
- (b) The Site falls within a permanent land allocation No. GLA-YL 620 granted to CHO of DEVB for such purpose in connection with the Revitalising Historic Buildings Through Partnership Scheme.
- (c) The applicant should note his advisory comments in **Appendix II**.

### **Health Aspect**

9.1.4 Comments of the Director of Health (D of Health):

According to the World Health Organization (WHO), with compliance with the relevant International Commission on Non-Ionising Radiation Protection (ICNIRP) guidelines, exposure to radiofrequency electromagnetic fields would not pose any significant adverse effects to workers and the public. As such, the project proponent must ensure that the

installation complies with the relevant ICNIRP guidelines or other established international standards.

### **Environment**

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

He has no objection to the captioned application in view of the nature and scale of the proposed installation.

### **Visual Aspect**

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

According to the submission, the proposed radar installation, together with other existing structures/installations, are at the rooftop of the FLFSPS, which is a Grade 3 historic building for conversion to a guide dogs academy. The FLFSPS is situated on the top of a small vegetated knoll overlooking Deep Bay. There are some temporary structures/rural settlements on both sides of Deep Bay Road to the east and village houses/temporary structures in Lau Fau Shan Market to the south of the knoll. Given its scale and site context, the proposed radar installation will unlikely induce any significant adverse visual impact on the surrounding areas.

#### 9.1.7 Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department (CA/ASC, ArchSD):

It is noted that the proposal mainly involves an addition of a radar and there is no major change to the overall building height and massing. In this regard, she has no comment on the application from architectural and visual impact points of view.

### **Drainage**

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

He has no comment on the proposed works from drainage point of view.

### **Fire Safety**

#### 9.1.9 Comments of the Director of Fire Services (D of FS):

He has no specific comment on the application.

### **Building Matters**

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

(a) The subject government-owned building, which is allocated to the

DEVB, has been leased out to Hong Kong Guide Dogs Academy Limited under DEVB's Revitalising Historic Buildings Through Partnership Scheme. The revitalisation works has been completed with Occupation Permit issued. Any proposed alteration and addition works to the subject building is under the control of the Buildings Ordinance (BO).

- (b) He has no in-principle objection under the BO to the application provided that the supporting structure/frame for the radar installation, if any, is erected in accordance with the BO.

### **District Officer's Comments**

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

His office has not received any feedback from locals.

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

- (a) Director of Agriculture, Fisheries and Conservation (DAFC);
- (b) Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- (c) Chief Engineer/Land Works, Civil Engineering and Development Department (CE/LW, CEDD);
- (d) Head of Geotechnical Engineering Office, CEDD (H(GEO), CEDD);
- (e) Project Manager (West), CEDD (PM(W), CEDD);
- (f) Director of Electrical and Mechanical Services (DEMS);
- (g) Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);
- (h) Commissioner for Transport (C for T); and
- (i) Commissioner of Police (C of P).

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

On 27.12.2024, the application was published for public inspection. During the statutory public inspection period, one public comment from an individual (**Appendix III**) was received providing views that the applicant should confirm that the proposed radar will not cause health implications.

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

11.1 The application is for proposed radar installation on top of a plant room at the roof of the FLFSPS which is zoned "G/IC" on the OZP (**Plan A-1**). The proposed radar installation will enhance HKO's ability to monitor rapid-changing weather events such as hail, intense thunderstorms, tornadoes and severe gusts, etc. The addition of the proposed radar is essential in meeting the operational need of the HKO to monitor increasing extreme weather events affecting the northern part of the New Territories. The proposed use is in line with the planning intention of the "G/IC" zone which is primarily for the provision of GIC facilities serving the needs of the local residents

and/or a wider district, region or the territory, and is also intended to provide land for uses directly related to or in support of the work of the Government.

- 11.2 The FLFSPS is situated on the top of a small vegetated knoll overlooking Deep Bay. There are residential dwellings, shops and eating places to the south of the knoll near Lau Fau Shan Market. To minimise the potential visual impact, the applicant proposes that the radar installation would mainly be white in colour to match with the FLFSPS. Besides, given the small scale of the proposed installation (i.e. a floor area of about 14.1m<sup>2</sup> and a height of 3.8m), significant adverse visual impact arising from the proposed installation is not anticipated. CTP/UD&L of PlanD and CA/ASC of ArchSD have no comment on the application from visual and architectural impact perspectives.
- 11.3 Regarding the safety/health aspect, D of Health advises that radar installation in compliance with the ICNIRP guidelines would not pose any significant adverse effects to workers and the public. In this regard, the applicant has also undertaken to put in place a number of measures, including programming the antenna to only point upwards and carrying out regular non-ionising radiation surveys, to protect the users of the Hong Kong Guide Dogs Academy and the public from exposure to the microwave radiation emitted from the PAWRS. Should the application be approved by the Rural and New Town Planning Committee (the Committee), the applicant would also be advised to comply with the relevant ICNIRP guidelines or other established international standards.
- 11.4 Other concerned bureau / departments including AMO of DEVB, BD, DEP and D of FS have no objection to or no comment on the proposed installation from heritage conservation, building safety, environmental and fire safety perspectives respectively.
- 11.5 Regarding the public comment on health implications of the proposed radar as summarised in paragraph 10, the planning considerations and assessments in paragraphs 11.1 to 11.4 above are relevant.

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

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comment mentioned in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until **14.2.2029**, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition and advisory clauses are suggested for Members' reference:

### **Approval condition**

The submission of heritage impact assessment before commencement of works to the satisfaction of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office, Development Bureau or of the Town Planning Board.

Advisory clauses

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

12.3 There is no strong reason to recommend rejection of the application.

**13. Decision Sought**

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

**14. Attachments**

<b>Appendix I</b>	Application Form with Attachments received on 18.12.2024
<b>Appendix Ia</b>	SI received on 20.12.2024
<b>Appendix Ib</b>	FI received on 31.12.2024
<b>Appendix Ic</b>	FI received on 9.1.2025
<b>Appendix Id</b>	FI received on 6.2.2025
<b>Appendix II</b>	Recommended Advisory Clauses
<b>Appendix III</b>	Public Comment Received During Statutory Publication Period
<b>Drawing A-1</b>	Floor Plan
<b>Drawing A-2</b>	Elevation
<b>Drawing A-3</b>	Dimension of the PAWRS
<b>Drawing A-4</b>	Photomontage
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plans A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2025**