

**Planning Application under Section 16 of Town Planning Ordinance for
Public Utility Installation (Radio Base Station) and Excavation of Land on Government
land, near Lin Ma Hang Road, Nga Yiu, New Territories**

Executive Summary

This planning application is prepared on behalf of the Applicant to seek planning permission from the Town Planning Board (“the Board”) for the installation of a Radio Base Station (the “RBS”) and Excavation of Land on Government land, near Lin Ma Hang Road, Nga Yiu, New Territories (the “Application Site”)

The Application Site is situated within an area zoned as “Green Belt” use on the Man Kam To Outline Zoning Plan (No. S/NE-MKT/4). RBS is classified as “Public Utility Installation” use under the OZP which is a Column 2 use in this zone.

The proposal includes a total Application Site area of about 4.84 s.m. included excavation of land of 2.05 s.m. for 0.6m depth. The maximum height of the RBS is about 1.6 m.

The proposed RBS will significantly enhance the mobile phone signal along the border and the user experience of locals and HKPF, especially in case of emergency. Also, there will be no adverse environmental impact during the construction and operation of the proposed RBS. The proposed RBS will not cause adverse visual impacts.

We sincerely hope the Board would consider the application favourably.

根據城市規劃條例第 16 條的規劃許可申請
公用事業設施裝置 (無線電發射站)及挖土工程
新界瓦窰近蓮麻坑路政府土地

行政摘要

本規劃許可申請為代表申請人提出，以徵求城市規劃委員會（下稱「城規會」）批准於新界瓦窰近蓮麻坑路政府土地（下稱「有關用地」）上安裝無線電發射站（下稱為「無線電發射站」）。

有關用地於《文錦渡分區計劃大綱圖編號 S/NE-MKT/4》劃作為「綠化地帶」。無線電發射站在大綱圖下歸類為第二欄中的公用事業設施裝置用途。

是次申請的地盤面積為約 4.84 平方米當中包括 2.05 平方米的挖土工程(0.6 米深)。無線電發射站的最大高度約為 1.6 米。

擬議的無線電發射站將大幅提升沿著邊界地區範圍的電話接收信號，以及附近用戶及香港警務處，尤其是在緊急情況下，的用戶體驗。另外，擬議的無線電發射站在施工及日後運作上均不會對周邊環境造成不良影響。擬議的無線電發射站不會造不良的視覺影響。

我們真誠希望城規會能極考慮准許是項申請。

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Supporting Planning Statement

1. Background

To improve the mobile phone signal coverage near the border and vicinity area, the SmarTone Mobile Communications Limited (“SMT”) (the “Applicant”) and Hong Kong Police Force (“HKPF”) propose to install Radio Base Stations (the “RBS”) at Government land, near Lin Ma Hang Road, Nga Yiu, New Territories (the “Application Site”).

The Application Site is on government land near Lamp Pole Nos.375 and 535, which is within an area zoned as “Green Belt” in Man Kam To Outline Zoning Plan No. S/NE-MKT/4 (“OZP”).

RBS is classified as “Public Utility Installation” use under the OZPs which is a Column 2 use in the Green Belt zone.

The proposed RBS will significantly enhance the mobile phone signal in the local area and the user experience of locals and HKPF, especially in case of emergency.

2. Proposed Radio Base Station and Antennas

The proposal includes a total Application Site area of around 4.84 s.m. The maximum height of the equipment is around 1.6m above ground level. Please refer to *Appendix 1* for the proposed location.

Details of the proposed installation are listed below for easy reference:-

<u>Item</u>	<u>Equipment Type (no.)</u>	<u>Dimension (each)</u>	<u>Area (s.m.)</u>
(1)	Equipment Set A on Concrete Plinth	2m (W) x 0.55m (L) x 1.35m (H) (rectangular shaped)	1.1
(2)	Equipment Set B on Concrete Plinth	1.6m (W) x 0.55m (L) x 1.35m (H) (rectangular shaped)	0.88

(3)	Meter Kiosk	1.15m (W) x 0.7m (L) x 1.6m (H) (rectangular shaped)	0.805
(4)	Underground Pipe	0.5m (W) x 4.1m (L) x 0.6m (depth) (excavation of land)	2.05
Total Area:			4.84 (rounded)

Please refer to **Appendices 2 & 3** for the installation layout and existing site photos.

Antennas (dimension : 0.419m (W) x 0.203m (L) x 1.64m (H) each) for the RBS are proposed to be installed on the existing lamp poles adjoining to the equipment, Lamp Pole No.375. As the antennas are attached to existing structure (i.e. lamp poles), they are considered as “telecommunication radio base station” which is always permitted use according to the covering notes of the OZPs. Therefore, the antennas shown on the layout plan are not included in the subject application and is for information only.

Apart from the SMT, if required by Office of the Communications Authority, the subject RBS will be shared to other local telecommunication operators.

For the proposed of laying underground cable, excavation of land of 2.05 s.m. with 0.6m depth is required.