

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input checked="" type="checkbox"/> 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)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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
- 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

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Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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.