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Wilfred Ka Hing CHU/PLAND

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收件者: tpbpd/PLAND
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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.

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) (“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

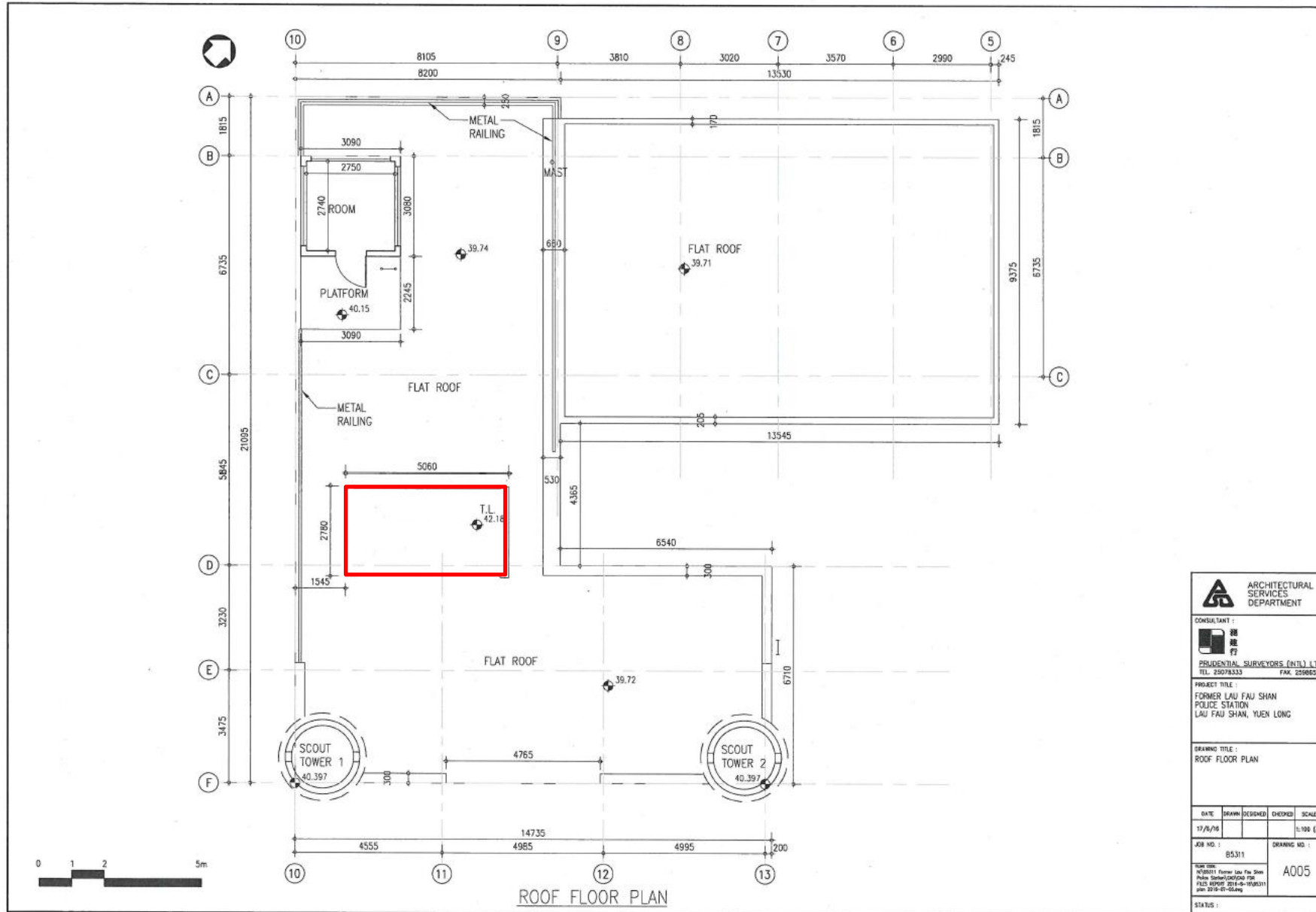
- 7.2.1 The proposed PAWRS will cause negligible environmental impact to the area. The system runs on electrical power and there is minimal noise caused by its operation.



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.