



Section 16 Planning Application

Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years

Lot Nos 346, 347 S.A, 347 S.B, 347 RP, 348 RP, 349 RP, 351 RP, 352 S.B RP, 361 RP (Part), 366 RP in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Planning Statement

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EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos 346, 347 S.A, 347 S.B, 347 RP, 348 RP, 349 RP, 351 RP, 352 S.B RP, 361 RP (Part), 366 RP in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories (hereinafter referred to “the application site”). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board.

The application site falls with an area zoned “Agriculture” (“AGR”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18 gazetted on 19.04.2024. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

- (a) the proposed use would facilitate the relocation of brownfield operations affected by the New Development Areas by offering timely relocation solutions, ensuring a smooth transition of brownfield operations at a strategic location;*
- (b) it would capitalize on development opportunities by phasing out pigsty operations, optimizing land use resources in the area, and contributing to the overall upgrade of the locality;*
- (c) the proposed use falls under Category 2 areas as per the Town Planning Board Guidelines (TPB PG-No. 13G);*
- (d) the proposed use is considered compatible with the surrounding land uses;*
- (e) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
- (f) no adverse traffic, drainage, infrastructural or environmental impacts arising from the proposed use is anticipated; and*
- (g) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作擬議臨時貨倉（危險品倉庫除外）及露天存放建築材料、機械連附屬設施及進行相關填土工程（為期 3 年）（以下簡稱「擬議用途」）。該申請涉及的地點位於新界上水缸瓦甫丈量約份第 87 約地段第 346 號、347 號 A 分段、347 號 B 分段、347 號餘段、348 號餘段、349 號餘段、351 號餘段、352 號 B 分段餘段、361 號餘段（部分）、366 號餘段及毗鄰政府土地（以下簡稱「申請地點」）。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途予城規會考慮。

根據 2024 年 4 月 29 日刊憲之虎地坳及沙嶺分區計劃大綱核准圖（編號：S/NE-FTA/18）（以下簡稱為「大綱核准圖」），申請地點坐落於「農業」地帶。根據大綱核准圖的註釋說明，有關用途或發展即使圖則沒有作出規定，城規會仍可批給作不超過三年屬臨時性質的用途。此規劃報告書詳細闡述該申請的規劃理據，當中包括：-

- (一) 擬議用途可為受新發展區影響的棕地作業提供及時的搬遷方案，確保在策略性地點順利過渡；
- (二) 透過淘汰現時養豬場運作，善用區內的土地資源，有助提升區內的整體質素，從而把握發展機遇；
- (三) 根據城市規劃委員會指引(TPB PG-No. 13G)，擬議用途屬於第二類地區；
- (四) 擬議用途與周圍土地用途相容；
- (五) 擬議用途為臨時用途。擬議用途不會妨礙落實大綱核准圖中「農業」地帶的長遠規劃意向，亦不會妨礙申請地點及其附近的任何已規劃的基礎設施發展；
- (六) 擬議用途不會對交通、排水、基建或環境造成不良影響；及
- (七) 考慮到附近已有類似該申請的規劃申請獲批准，擬議用途並不會立下不良先例。

鑑於以上及此規劃報告書所提供的詳細規劃理據，敬希城規會各委員酌情考慮批准該申請作臨時三年擬議用途。

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1. INTRODUCTION

1.1 Purpose

- 1.1.1 Pursuant to section 16 of the Town Planning Ordinance (Cap. 131), this *Planning Statement* is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for **Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the proposed use”) at Lot Nos 346, 347 S.A, 347 S.B, 347 RP, 348 RP, 349 RP, 351 RP, 352 S.B RP, 361 RP (Part), 366 RP in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories (hereinafter referred to “the application site”). The application site has an area of about 16,604m² (including about 6,886m² of Government land). This Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate consideration by the Board. The location of the application site is shown in **Figure 1** whilst **Figure 2** indicates the relevant private lots and Government land in which the application site involves.
- 1.1.2 The application site currently falls within an area zoned “Agriculture” (“AGR”) on the Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18 gazetted on 19.04.2024 (hereinafter referred to as “the Current OZP”) (**Figure 3** refers). As stipulated in the Notes of the Current OZP, “...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...”. The Remarks of “AGR” zone of the Current OZP also stated “...any filling of land shall not be undertaken...without the permission from the Town Planning Board...”. In this connection, a planning permission is wished to be sought from the Board for the proposed use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Brilliant Profit Limited* (hereinafter referred to as “the Applicant”), *Aikon Development Consultancy Limited* has been commissioned to prepare and submit the current application.

1.2 Background

- 1.2.1 The development of the Northern Metropolis is underway, featuring numerous projects in New Development Areas. With land resumption progressing, existing brownfield operations are being impacted. The application site is strategically located in Kong Nga Po, benefiting from the adjoining Kong Nga Po Police Training Facilities and its developed infrastructure. In light of this development opportunity, the applicant has liaised with the existing operator of the pigsty at the application site and entered into a Memorandum of Understanding to cease pigsty operations and

utilize the site for the proposed use (**Appendix I** refers). The current application aims to phase out the existing pigsty operation and transform the application site into an organized, safe venue to support local logistics and construction industry, leveraging its strategic location and infrastructure. Additionally, the current application seeks to optimize land use resources in the area and contribute to the overall upgrade of the locality.

- 1.2.2 By allowing the current application, the applicant could provide timely solutions for relocation options for the affected brownfield operations, facilitating the smooth transition of existing operations. The applicant has been in contact with potential operators and tenants. Upon approval of the current application, suitable tenants will be arranged to utilize the proposed use at the application site for the intended purpose. It is believed that the proposed use, with its substantial site area and strategic location as well as infrastructural support, will be a favorable option for facilitating future relocations of brownfield operations in the New Territories, thus allowing smooth implementation of the New Development Areas whilst ensuring the continuity of local businesses.

1.3 Objectives

- 1.3.1 The current application strives to achieve the following objectives:-

- (a) *To offer timely relocation solutions for brownfield operations affected by the NDAs, ensuring a smooth transition of brownfield operations at a strategic location;*
- (b) *To phase out current incompatible use and optimize land use resources in the area, contributing to the overall upgrade of the locality;*
- (c) *To fully utilise the land resources falling within “AGR” zone for temporary uses that are beneficial to the community, viable in operation, and compatible with the character of the surrounding environment without hindering the long-term planning intention of “AGR” zone; and*
- (d) *To induce no additional adverse traffic, environmental or infrastructural impacts on the surrounding areas.*

1.4 Structure of the Planning Statement

- 1.4.1 This Planning Statement is divided into 6 chapters. **Chapter 1** is the above introduction outlining the purpose and background of the current application. **Chapter 2** gives background details of the application site in terms of the current land-use characteristics and neighbouring developments. Planning context of the application site is reviewed in **Chapter 3** whilst **Chapter 4** provides details of the proposed use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the proposed use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The application site is located at Kong Nga Po and is directly accessible via a local track connecting to Kong Nga Po Road (**Figure 1** refers). **Figure 2** indicates the private lots and government land involved. The application site is mostly hard paved and fenced off. The northern and southern portion of the application site are occupied by pigsties which has ceased operation.

2.2 Surrounding Land-use and Characteristics

- 2.2.1 To the west of the application site is the Kong Nga Po police training facilities. The new facilities, which cover 19 hectares will provide modern and efficacious training facilities for the Hong Kong Police Force. With the commencement of the project, the surrounding infrastructures have been significantly upgraded. The surrounding areas of the application site are intermixed with warehouse, open storages/storage yards, pigsties, temporary domestic structure, fallow agricultural land, vacant land and tree clusters. **Illustration 1-I and 1-II** indicates the current conditions of the application site and its surrounding areas.

3. PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The application site falls within an area zoned “AGR” on the Current OZP (**Figure 3** refers). According to the Notes of the Current OZP, “AGR” zone is intended primarily to ‘*retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purpose*’. It is also intended to “*retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes*”.
- 3.1.2 As stipulated in the Notes of the Current OZP, “*...temporary use or development of any land or building not exceeding a period of three years requires permission from the Town Planning Board. Notwithstanding that the use or development is not provided for in terms of the Plan, the Town Planning Board may grant permission, with or without conditions, for a maximum period of three years...*”. The Remarks of “AGR” zone of the Current OZP also stated “*...any filling of land shall not be undertaken...without the permission from the Town Planning Board...*”. In this connection, the applicant wishes to seek planning permission from the Board for the proposed use on a temporary basis of three years.

3.2 Previous Application

- 3.2.1 There is no previous application for the application site.

3.3 Similar Applications

- 3.3.1 In the past five years, there are similar applications for similar uses within the “AGR” zone(s) on the Fu Tei Au and Sha Ling Outline Zoning Plan. Details of the similar applications are tabulated in **Table 2** below. Approval of the current application will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.

Table 2: Similar Planning Applications in the Past Five Years

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-FTA/199	Temporary Cargo Handling and Forwarding Facility (Logistics Centre) for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (05/02/2021)
A/NE-FTA/220	Proposed Temporary Cold Storage for Poultry and Distribution Centre for a Period of 3 Years and Filling of Land for Site Formation Works	"AGR"	Approved with condition(s) on a temporary basis (10/11/2023)
A/NE-FTA/236	Temporary Logistics Warehouse for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (26/01/2024)
A/NE-FTA/244	Proposed Temporary Open Storage of Construction Materials for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (06/12/2024)
A/NE-FTA/246	Proposed Temporary Open Storage of Construction Material and Machinery for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (25/10/2024)
A/NE-FTA/249	Temporary Cargo Handling and Forwarding Facility for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (06/12/2024)
A/NE-FTA/251	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	"AGR"	Approved with condition(s) on a temporary basis (04/10/2024)

3.4 Town Planning Board Guidelines (TPB PG-No. 13G)

- 3.4.1 The application site entirely falls under Category 2 areas in the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (TPB PG-No. 13G) promulgated by the Board in April 2023.

- 3.4.2 According to the TPB PG-No.13G, “Category 2 are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close to clusters of open storage, port back-up or other types of brownfield sites/ temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years”.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The application site has a total area of about 16,604m² (including about 6,886m² of Government land). The application site consists of six single-storey temporary structures (including 5 nos. of enclosed structures and one open-sided structure), with a maximum height of 15m, providing a gross floor area (GFA) of about 4,927m² for the proposed use. The uncovered land area would be served as open storage purposes and circulation/manoeuvring space as well as provision of 10 parking spaces for private cars, 12 loading and unloading (L/UL) bay for light goods vehicles (LGVs) and 12 L/UL bays for medium/heavy goods vehicles (M/HGVs). The Indicative Layout Plan is shown in **Figure 5** whilst the key development parameters for the proposed use are detailed in **Table 3**.
- 4.1.2 Access to the application site will be provided through an ingress/egress point (in about 11m) located at the northwestern boundary (**Figure 5** refers), which is connected to a local access leading to Kong Nga Po Road (**Figure 1** refers). Should the current application be approved, the existing fencing will be adjusted, and new fencing of about 3m will be erected along the periphery of the application site. The proposed use would make use of the internal circulation road to supports distribution and efficient vehicle maneuvering.
- 4.1.3 A majority part of the application site has been paved to serve the pigsty, and it is proposed to raise the ground level feasible traffic flow and heavy vehicle access. Considering the existing topographic profile of the application site, the current level of the site ranges from about +22.1mPD to about +27.8mPD, with the majority portion being approximately 1 to 4m lower than Kong Nga Po Road the access road to the south. The ground level is proposed to be raised to a level between +24.0mPD to 27.0mPD. The application site will be filled with soil and concrete, covering the entire application site (16,604m²) and with a depth of not more than 3m. (**Figure 4** refers).
- 4.1.4 The western and eastern portions of the application site is currently connected by a platform structure with pipe underneath to maintain streamflow (**Illustration 1-III** refers). According to the applicant, this structure has been in place since the pigsty operation. To facilitate future operation and ensure safety, the structured platform area is proposed to be filled. An 800mm diameter concrete pipe is proposed to replace the existing concrete pile and install underneath a structured platform to ensure no disturbance to the existing drainage performance of the drainage system. (**Appendix III** refers).

4.2 Operation

- 4.2.1 The proposed use (i.e. temporary warehouse (excluding dangerous goods godown) and open storage of construction material and machineries with ancillary facilities)

will provide a well-managed venue for storage of goods and construction materials and machinery.

- 4.2.2 Structure A and Structure C are designated as warehouses of not more than 2-storey for storage of goods. All goods stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. The operation hours of the proposed use are from 8:00a.m. to 6:00p.m. from Mondays to Saturdays and there will be no operations on Sundays and public holidays. Structures B, D and E are designated as ancillary office and storeroom to support the proposed use. Open area with sufficient manoeuvring space will be served as open storage purposes.
- 4.2.3 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Tenancy (STT) and the Short-Term Waiver (STW) for occupying the Government land, and permitting the structures to be erected or to regularise any irregularities on site, once the current application is approved.

Table 3: Key Development Parameters

Proposed Use	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 9:00a.m. to 6:00 p.m. from Mondays to Saturdays (Excluding Sundays and Public Holidays)
Site Area	16,604m ² (including about 6,886m ² of Government land)
Covered Area	About 2,990m ² (About 18%)
Uncovered Area	About 13,614m ² (About 82%)
Temporary Structure No(s). No. of Storey Maximum Height Total Floor Area	6 Not More than 2 Storey Not More than 15m About 4,927m ²
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	10 10
No. of Loading/Unloading (L/UL) Bays HGVs (11m(L) x 3.5m(W)) LGVs (7m(L) x 3.5m(W))	24 12 12
Filling of Land Area of Filling Depth of Filling Type of Filling Materials Existing Ground Level (about) Proposed Ground Level (about)	16,604 m ² Not more than 3 m Soil and Concrete +26.5mPD (Northeast portion) +24.0mPD (Southwest portion) +27.0 mPD (Northeast portion) +24.5 mPD (Southwest portion)

Table 4: Key Development Parameters for the Proposed Structures

Structure	Uses	Roof Area (About)	Floor Area (About)	Building Height
Structure A	Warehouse	737 m ²	1,474 m ²	15m (2 storey)
Structure B	Ancillary Site Office/General Storage Uses	220 m ²	220 m ²	7m (1 storey)
Structure C	Warehouse	1,200 m ²	2,400 m ²	15m (2 storey)
Structure D	Ancillary Site Office/General Storage Uses	220 m ²	220 m ²	7m (1 storey)
Structure E	Ancillary Site Office/General Storage Uses	220 m ²	220 m ²	7m (1 storey)
Structure F	General Storage Uses	393 m ²	393 m ²	7m (1 storey)
	Total	2,990 m ²	4,927 m ²	NA

4.3 Proposed Traffic Arrangement

- 4.3.1 The application site can be accessed via an unnamed access road leading to Kong Nga Po Road. The proposed use features an 11m-wide access point, which is well-suited for the proposed types of vehicles. This entry width supports safe and efficient vehicle maneuvering, minimizing the risk of congestion or accidents. Within the application site, 10 parking spaces for private cars, 12 L/UL bay for LGVs, and 12 L/UL bays for M/HGVs are provided.
- 4.3.2 The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. A traffic impact assessment was conducted (**Appendix II** refers), and it is concluded that, the proposed use, strategically situated near key roadways, its development traffic will not cause adverse traffic impact onto the local road network.
- 4.3.3 To further minimise any potential traffic impact, several operational arrangements have been proposed, including a low-intensity operation model, restricted operating hours, vehicle management measures to schedule operations outside peak times, and safety design features. With the proposed traffic arrangements, the proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting the surrounding road network.

4.4 Landscape and Visual Consideration

- 4.4.1 A majority of the application sites have been paved for previous uses (about 45%) and there is no existing tree within the application site. Most of the area was used as a pigsty and is covered by extensive structures from that previous use. The applicant has very low agricultural value at present and the proposed development would induce no significant landscape impact.
- 4.4.2 It is proposed that the application site will be fenced off to prevent direct visual contact from outside. Compared to the adjoining Police Training Facilities, the scale of the proposed use is considered to be minimal, and not visual intrusive. The proposed use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.5 Environmental Consideration

- 4.5.1 The goods to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. The Applicant will strictly follow Environmental Protection Department (EPD)'s latest "Code of Practice on Handling Environmental Aspects of Temporary Uses and Open Storage Sites (CoP)" and comply with all environmental protection/ pollution control ordinances, during construction and operation stages of the proposal, should the application be approved. As such, no adverse environmental impact and misuse of the proposed use is anticipated.

4.6 Drainage Consideration

- 4.6.1 According to the Drainage Proposal (**Appendix III**), a new drainage system within the subject lots is proposed after the site formation works to raise the ground level to be uniform. The proposed drainage system has been checked to be sufficient to handle stormwater surface runoff within the subject site area and not affecting the adjacent footpath and carriageway to minimize the potential risks of overland flows and flooding by rainfall event. As such, no significant adverse drainage impact is anticipated.

5. PLANNING JUSTIFICATIONS

5.1 Facilitating Relocation of Brownfield Operations

- 5.1.1 The Northern Metropolis is currently under active implementation, with various projects with resumption and clearance underway in New Development Areas. As land resumption continues, many existing brownfield operations are being affected. Notably, significant amount of private land was reverted to the government in April 2024 for Kwu Tung North and Fanling North New Development Area. To continue existing operation, a considerable amount of time is required for the extensive site search process. In addition to identifying and reviewing suitable sites, time and resources may be needed to seek planning approvals and implement suitable land use from virgin sites.
- 5.1.2 The application site is strategically positioned in Kong Nga Po, benefiting from nearby Police Training Facilities and established infrastructure. To capitalize on these development opportunities, the applicant intends to develop the application site to offer timely relocation solutions, ensuring a smooth transition for brownfield operations. The applicant has liaised with potential operators and tenants. Upon approval of the current application, the applicant will arrange suitable tenants to utilize the proposed use at the application site as intended. It is believed that the proposed use, with its substantial site area and strategic location as well as infrastructural support, will be a favorable option for facilitating future relocations of brownfield operations in the New Territories, thus allowing smooth implementation of the New Development Areas whilst ensuring the continuity of local businesses.

5.2 Capitalizing Development Opportunities and Upgrade of the Locality

- 5.2.1 The application previously served as a pigsty. As the area gradually upgrades with more infrastructure and facilities, the pigsty is deemed incompatible due to hygiene concerns. The applicant has liaised with the existing operator of the pigsty at the application site and entered into a Memorandum of Understanding to cease pigsty operations and utilize the site for the proposed use.
- 5.2.2 The proposed use will phase out the existing pigsty operation while transforming the application site into an organized and safe venue to support local logistics and the construction industry with a strategic location and infrastructure support. The current application would also optimize land use resource in the area and contribute to the overall upgrade of the locality.

5.3 Not Contrary to the Town Planning Board Guidelines (TPB PG-No. 13G)

- 5.3.1 The application site falls under Category 2 areas in the TPB PG-No. 13G promulgated by the Board in April 2023. According to the TPB PG-No.13G, Category 2 areas are areas mostly without clear planning intention or fixed development programme; areas to be affected by major upcoming infrastructural projects; areas within or close

to clusters of open storage, port back-up or other types of brownfield sites/temporary uses. In addition, the areas should not be subject to high flooding risk. Technical assessments, where appropriate or if required, should be submitted to demonstrate that the proposed uses would not have adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

- 5.3.2 Considering that the proposed use is well-justified with no adverse impacts on traffic, landscape, visual, drainage, sewerage and environmental aspects in the surrounding areas, the current application is considered not contrary to the TPB PG-No. 13G.

5.4 Compatible with Land Uses of the Surrounding Areas

- 5.4.1 The surrounding areas of the application site are in rural inland plain landscape character and predominately occupied by open storages, warehouses, temporary structures, tree clusters, active/fallow farmlands and vegetated areas. The proposed use is therefore considered to be compatible with the land uses of the surrounding areas. The proposed use is considered to fully commensurate with its local geographical settings and is ideal to attain the utmost land use maximisation without giving rise to detrimental impacts on the surrounding areas.

5.5 Not Jeopardizing the Planning Intention of “AGR” Zone

- 5.5.1 Considering the close proximity of various adjacent open storage and warehouse uses to the application site, the planning intention of “AGR” zone may hardly be materialized in short term until the surrounding characteristics are entirely and compulsorily required to be utilized for agricultural activities again. In contrast, approving the proposed temporary use under the current application would facilitate ongoing and flexible adaptation to meet the changing demands of land use.
- 5.5.2 The temporary nature of the proposed use under the current application will by no means jeopardize the long-term planning intention of the “AGR” zone, considering that the proposed use under the current application is only being applied for a period of 3 years.

5.6 No Adverse Traffic Impact

- 5.6.1 The proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting local traffic. According to the Traffic Impact Assessment (**Appendix II** refers), the proposed use, strategically situated near key roadways, its development traffic will not cause adverse traffic impact onto the local road network.

- 5.6.2 To further minimise any potential traffic impact, several operational arrangements have been proposed, including a low-intensity operation model, restricted operating hours, vehicle management measures to schedule operations outside peak times, and safety design features. With the proposed traffic arrangements, the proposed use is designed to meet regulatory standards and optimise operational efficiency without substantially impacting the surrounding road network.

5.7 No Adverse Visual nor Landscape Impacts

- 5.7.1 The application site has been paved and there is no existing tree within the application site. The application site has very low agricultural value at present and the proposed development would induce no significant landscape impact.
- 5.7.2 It is proposed that the application site will be fenced off to prevent direct visual contact from outside. This design ensures compatibility with the surrounding land uses, which predominantly consists of open storages and warehouses. Compared to the adjoining Police Training Facilities, the scale of the proposed use is considered to be minimal, and not visual intrusive. The proposed use is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

5.8 No Adverse Infrastructural nor Environmental Impacts

- 5.8.1 The goods to be stored within the application site will be non-polluted and non-dangerous in nature and will remain stagnant all the time. The Applicant is committed to implementing good site practices and adhering to the latest “CoP” and comply with all environmental protection/ pollution control ordinances, throughout the construction and operation stages of the proposed development, should the application be approved. It is ensured that the proposed development will not generate any unacceptable environmental impacts (including air quality, noise, water quality and waste management), during both the construction and operation phases. Therefore, no adverse environmental impact or misuse of the proposed use is anticipated.

5.9 No Adverse Drainage Impact

- 5.9.1 According to the Drainage Proposal (**Appendix III**), a new drainage system within the subject lots is proposed after the site formation works to raise the ground level to be uniform. The proposed drainage system has been checked to be sufficient to handle stormwater surface runoff within the subject site area and not affecting the adjacent footpath and carriageway to minimize the potential risks of overland flows and flooding by rainfall event. As such, no significant adverse drainage impact is anticipated.

5.10 Not Setting an Undesirable Precedent

- 5.10.1 Considering the similar applications being approved by the Board on the same OZP

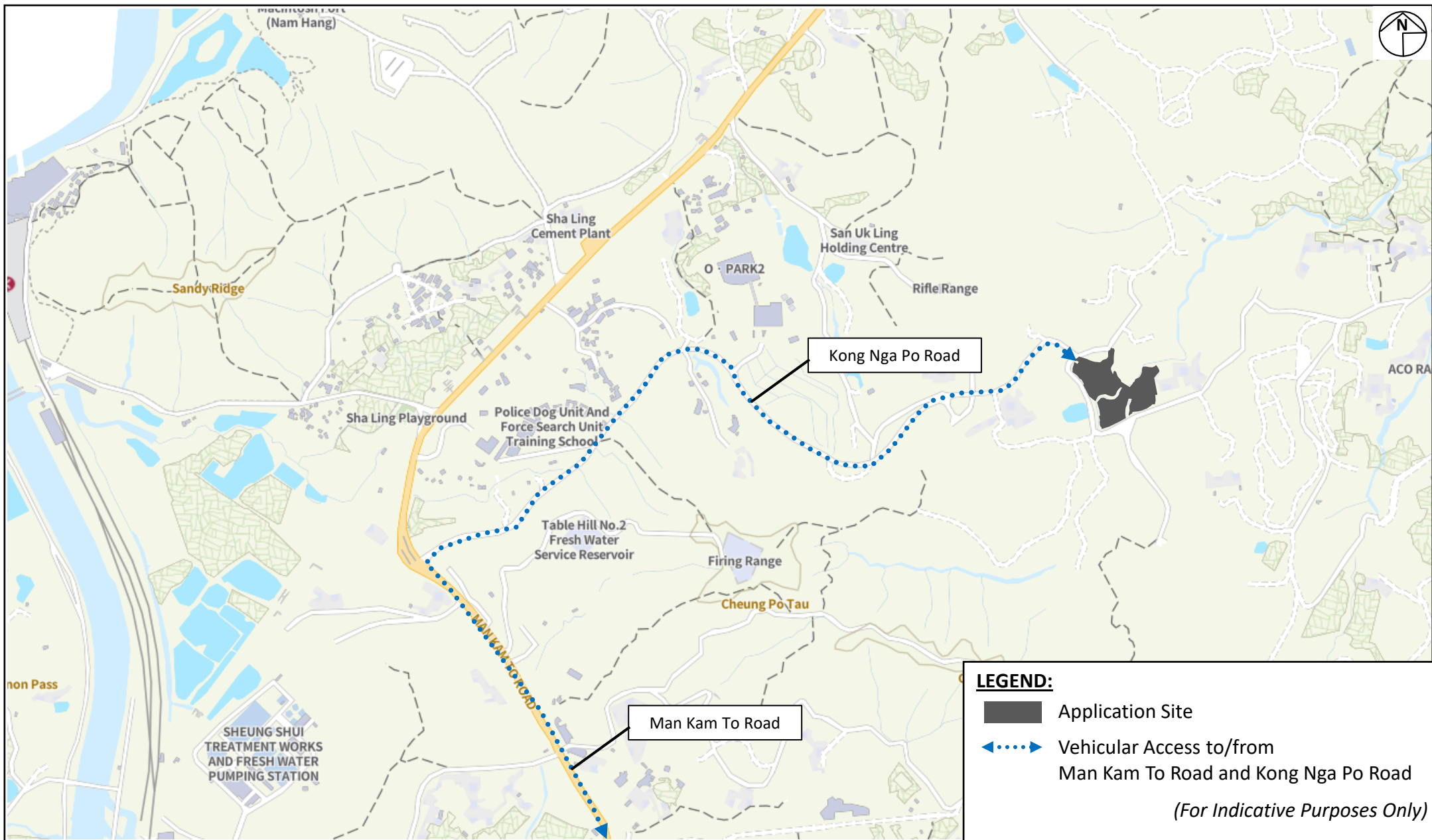
as discussed in **Section 3.3**, no undesirable precedent is expected should the current application be approved.

6. CONCLUSION

- 6.1 This Planning Statement is submitted to the Board in support of the current application for the proposed use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the proposed use to facilitate consideration by the Board.
- 6.2 The application site falls with an area zoned “AGR” on Current OZP. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-
- (a) the proposed use would facilitate the relocation of brownfield operations affected by the New Development Areas by offering timely relocation solutions, ensuring a smooth transition of brownfield operations at a strategic location;*
 - (b) it would capitalize on development opportunities by phasing out pigsty operations, optimizing land use resources in the area, and contributing to the overall upgrade of the locality;*
 - (c) the proposed use falls under Category 2 areas as per the Town Planning Board Guidelines (TPB PG-No. 13G);*
 - (d) the proposed use is considered compatible with the surrounding land uses;*
 - (e) the proposed use is temporary in nature. Approval of the current application would not jeopardise the long-term planning intention of the “AGR” zone or any planned infrastructural developments at the application site and its neighbourhood;*
 - (f) no adverse traffic, drainage, infrastructural or environmental impacts arising from the proposed use is anticipated; and*
 - (g) the proposed use will not set an undesirable precedent as similar applications are identified in the close vicinity of the application site.*
- 6.3 In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application for the proposed use for a temporary period of 3 years.

List of Figures

Figure 1	Location Plan
Figure 2	Extract of Lot Index Plan (No. ags_ S00000141570_0001)
Figure 3	Extract of Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18
Figure 4	Proposed Land Filling
Figure 5	Indicative Layout Plan



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Title:

Location Plan

Figure:

1

Scale:

Not to Scale

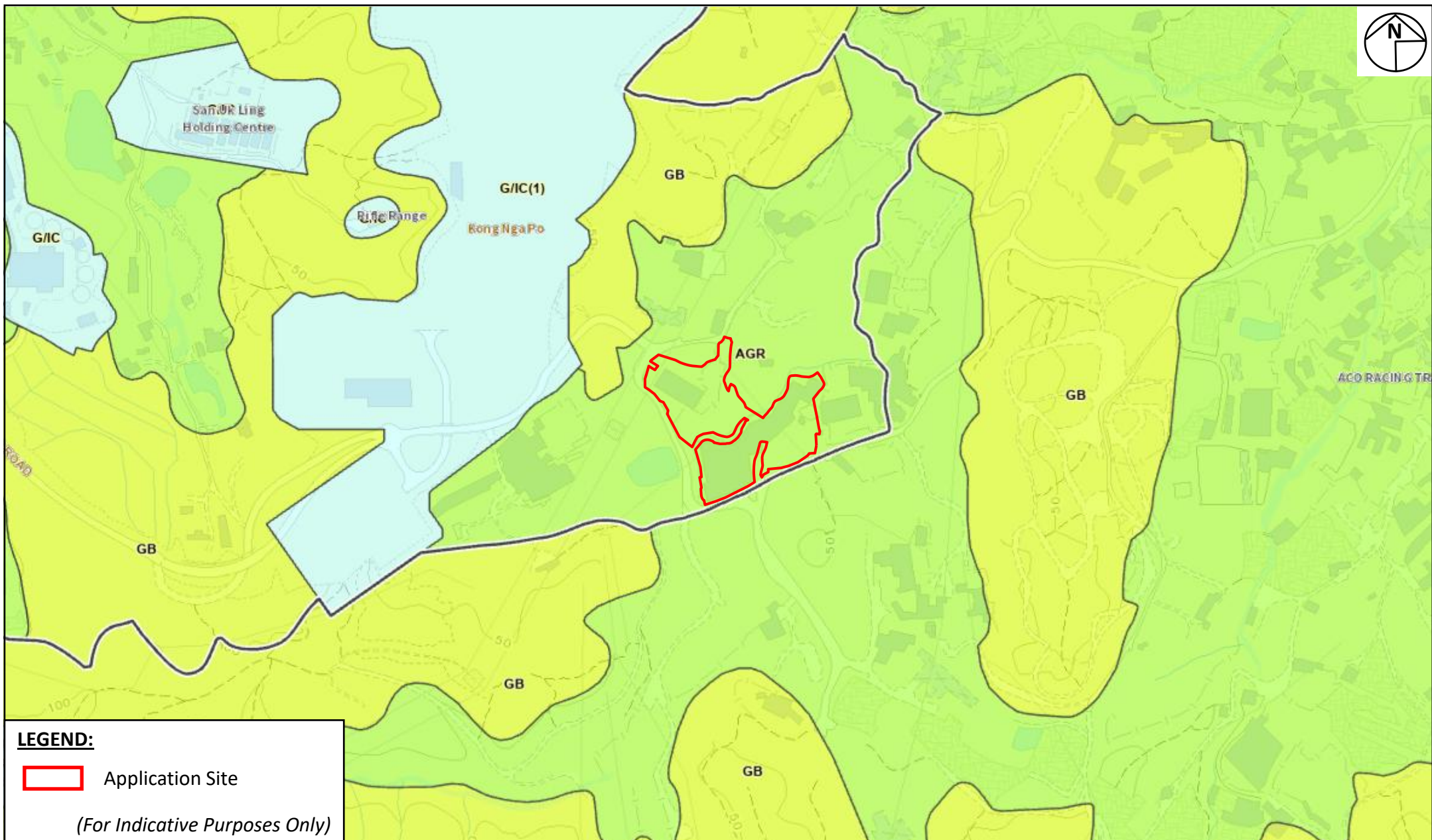
Date:

Jun 2025



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Ref.: ADCL/PLG-10315-R001/F001



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Title:

Extract of Approved Fu Tei Au and Sha Ling Outline Zoning Plan No. S/NE-FTA/18

Ref.: ADCL/PLG-10286-R001/F003

Figure:

3

Scale:

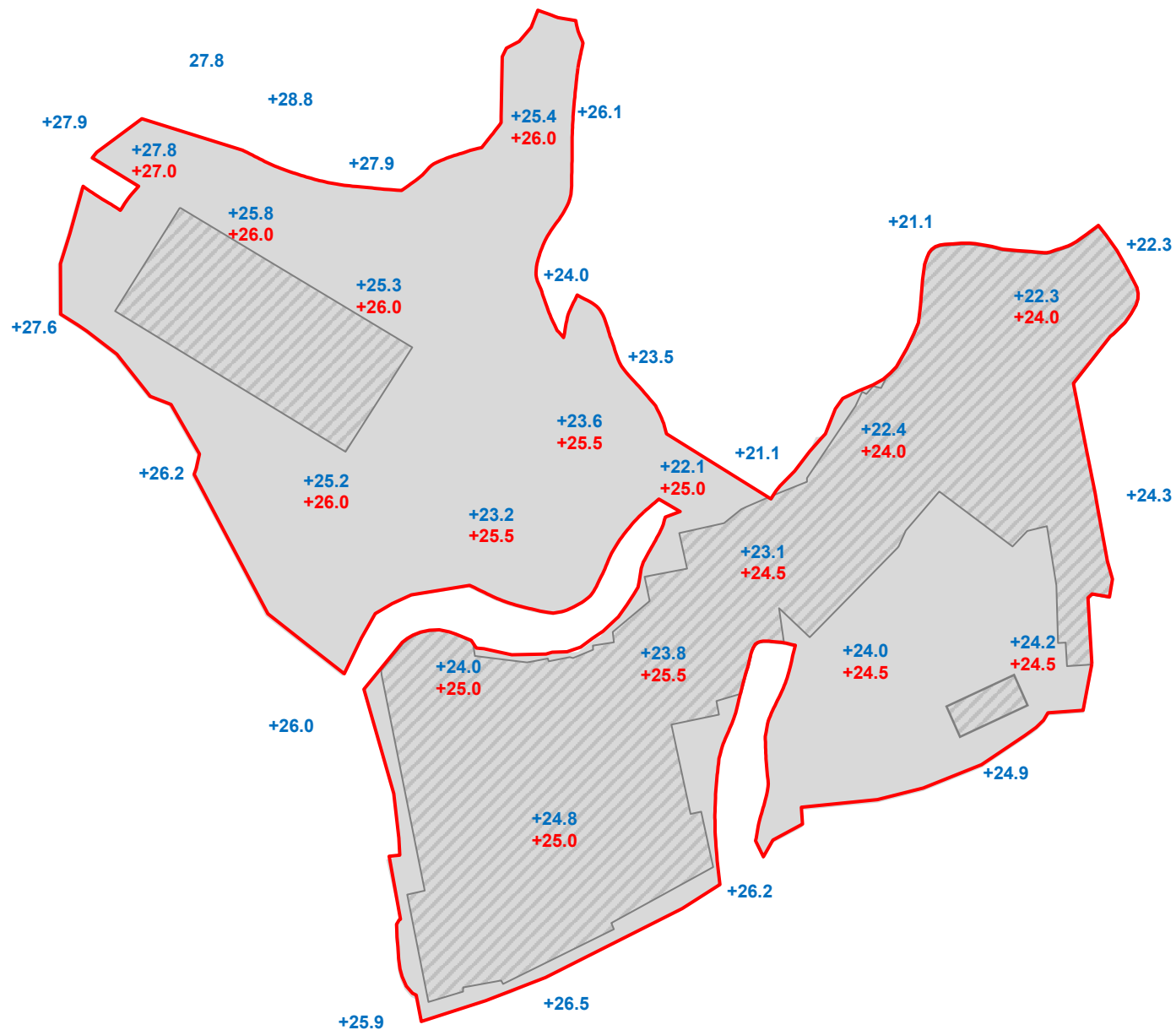
Not to Scale

Date:

Jun 2025



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LEGEND:

- Application Site
- Filling of Land
(Depth: not more than 3m)
(about 16,604m²)
- Existing Paved Area
(about 7,448m²)
- +22.3** Existing Level (about)
- +24.0** Proposed Level (about)

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Title:

Proposed Land Filling

Figure:

4

Scale:

Not to Scale

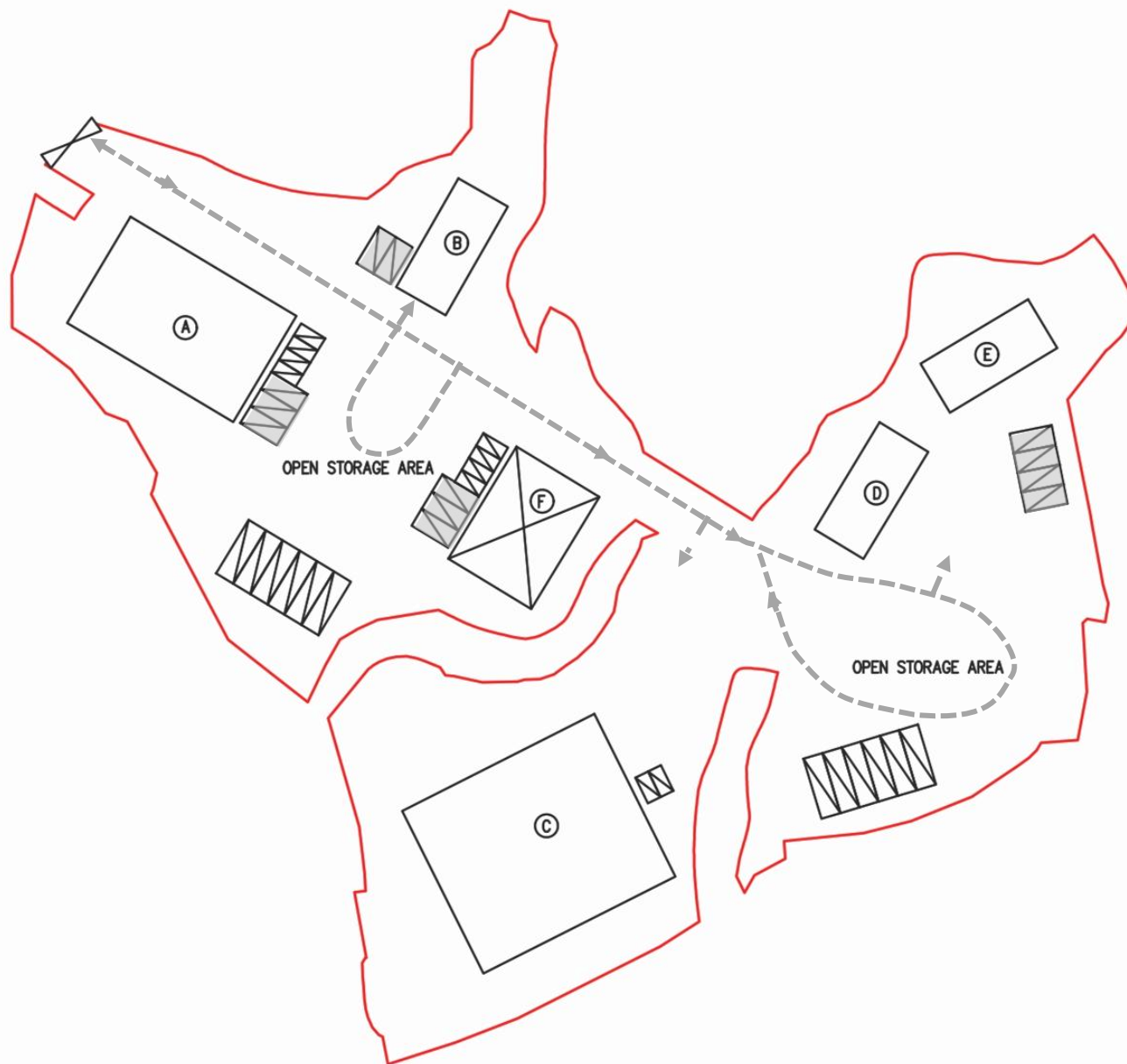
Date:

Jun 2025









Ref.: ADCL/PLG-10315-R001/F004



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LEGEND:

-  Application Site
(About 16,604m²)
-  Structure
A: 1,474 m² (about) (2-storey)
B: 220m² (about) (1-storey)
C: 2,400 m² (about) (2-storey)
D: 220 m² (about) (1-storey)
E: 220 m² (about) (1-storey)
-  Open-Sided Structure
F: 393 m² (about) (1-storey)
-  Loading and Unloading Bay for Heavy Goods Vehicle
(11m(L) x 3.5m(W))
(12 nos.)
-  Loading and Unloading Bay for Light Goods Vehicle
(7m(L) x 3.5m(W))
(12 nos.)
-  Private Car Parking Space
(5m(L) x 2.5m(W))
(10nos.)
-  Ingress/Egress
(About 11m wide)
-  Internal Vehicular Flow

(For Identification Only)

Project:

Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Title:

Indicative Layout Plan

Figure:

5

Scale:

Not to Scale

Date:

Jun 2025

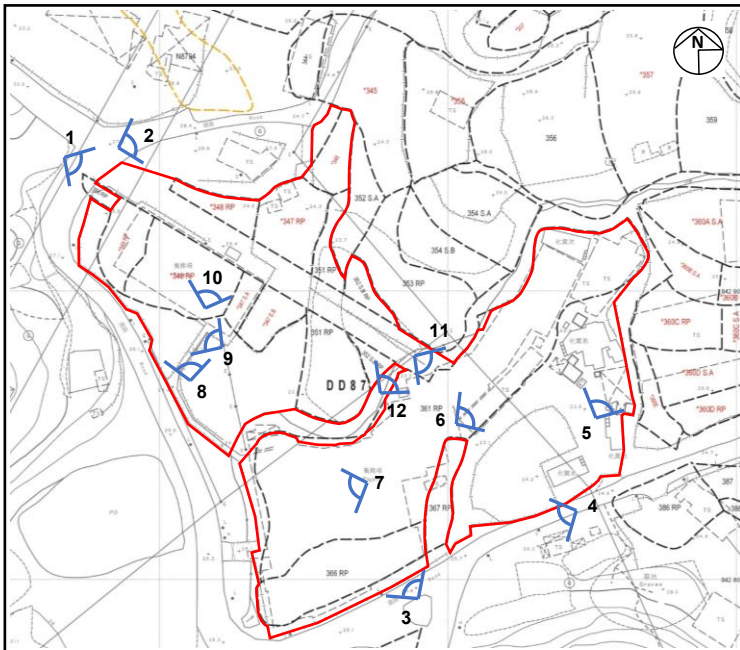
Ref.: ADCL/PLG-10315-R001/F005



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List of Illustration

Illustration 1-I	Existing Condition of the Application Site and the Surrounding Areas
Illustration 1-II	Existing Condition of the Application Site and the Surrounding (Cont'd)
Illustration 1-III	Existing Condition of the Application Site and the Surrounding (Cont'd)



LEGEND:

The Application Site ▲ Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Title:

Existing Condition of the Application Site and the Surrounding Areas

Illustration:

1-I

Scale:

N.A.

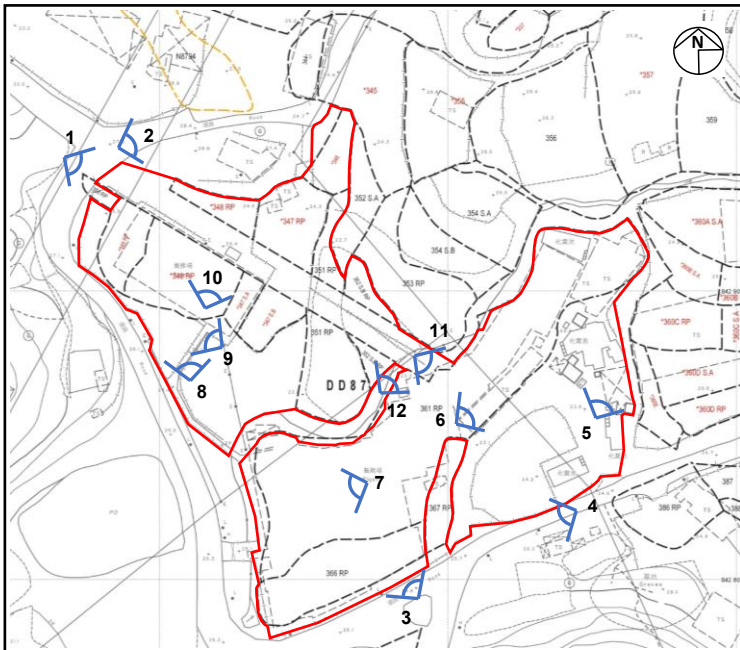
Date:

Jun 2025

Ref.: ADCL/PLG-10315-R001/I001-I



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LEGEND:

The Application Site △ Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Title:

Existing Condition of the Application Site and the Surrounding Areas (Cont'd)

Ref.: ADCL/PLG-10315-R001/I001-II

Illustration:

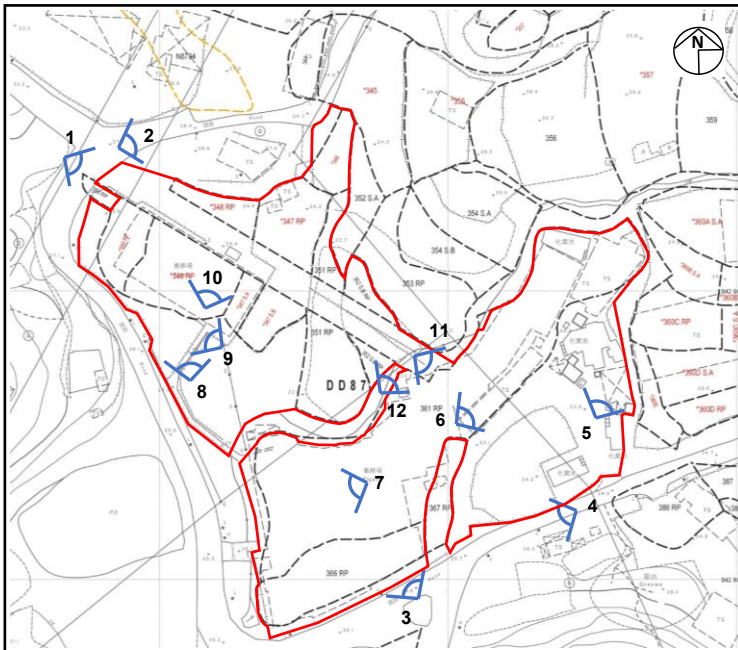
1-II

Scale:
N.A.

Date:
Jun 2025



AIKON DEVELOPMENT CONSULTANCY LTD.



LEGEND:

The Application Site ▲ Viewpoint

(For Identification Only)



Project:

Section 16 Planning Application for Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Material and Machineries with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years at Various Lots in D.D. 87 and Adjoining Government Land, Kong Nga Po, Sheung Shui, New Territories

Title:

Existing Condition of the Application Site and the Surrounding Areas (Cont'd)

Ref.: ADCL/PLG-10315-R001/I001-III

Illustration:

1-III

Scale:

N.A.

Date:

Jun 2025



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List of Appendices

Appendix I	Memorandum of Understanding with the Existing Operator of the Pigsty
Appendix II	Traffic Impact Assessment
Appendix III	Drainage Proposal

Appendix I

Memorandum of Understanding with the Existing Operator of the Pigsty

BRILLIANT PROFIT LIMITED 與 CHARM GRAND LIMITED

共同簽訂的諒解備忘錄

本諒解備忘錄（下稱「備忘錄」）由 BRILLIANT PROFIT LIMITED（下稱「甲方」）與 CHARM GRAND LIMITED（下稱「乙方」）（甲方及乙方以下合稱「雙方」）於 2025 年 5 月 10 日簽訂。

雙方考慮到：

- (一) 甲方為新界上水缸瓦甫丈量約份第 87 約地段第 346 號、347 號 A 分段、347 號 B 分段、347 號餘段、348 號餘段、349 號餘段、351 號餘段、352 號 B 分段餘段、361 號餘段、366 號餘段（下稱「申請地點」）之現行土地擁有人；
- (二) 乙方為按《公眾衛生(動物及禽鳥)(禽畜飼養的發牌)規例》下的飼養禽畜牌照持牌人，獲批准在新界打鼓嶺恐龍坑李屋村第 87 約地段 348 號、349 號餘段、361 號餘段、366 號餘段及政府土地上飼養禽畜。考慮到乙方未來將難以繼續在有關地段飼養禽畜，並有意搬遷至多層的現代化環保養豬場以改善營運模式；以及
- (三) 甲方擬根據《城市規劃條例》（第 131 章）第 16 條提出規劃許可申請（下稱「規劃申請」），擬議在申請地點作擬議臨時貨倉（危險品倉庫除外）及露天存放建築材料、機械連附屬設施（為期 3 年）及進行相關填土工程。

鑑於上述考慮，雙方根據備忘錄達成以下共同協議：

- (四) 甲方同意在取得規劃申請許可後及於規劃許可生效期間，在申請地點作臨時貨倉（危險品倉庫除外）及露天存放建築材料、機械連附屬設施（為期 3 年）及進行相關填土工程；以及
- (五) 乙方同意在甲方取得規劃申請許可後及於規劃許可生效期間，停止現時飼養禽畜處所的營運及搬遷，以協助甲方能盡快進行相關工程。

茲見證備忘錄於文首所註年份日期由雙方妥為簽署並生效。

香港法例第139L章
《公眾衛生(動物及禽鳥)(禽畜飼養的發牌)規例》
Public Health (Animals and Birds)
(Licensing of Livestock Keeping) Regulation, Cap. 139L
飼養禽畜牌照
LIVESTOCK KEEPING LICENCE

持牌人相片
Photo of Licensee

(只適用於個人持牌人)
(For individual licensee
only)

飼養禽畜牌照編號：

Livestock Keeping Licence No.

現批准* 先生/女士

Permission is hereby granted to Mr./Ms.*

香港身份證號碼*(首4個字母連數字)：

Hong Kong Identity Card No.* (First 4 alphanumeric characters)

現批准* CHARM GRAND LIMITED

Permission is hereby granted to *

(公司/機構名稱)

(Name of Company/Organisation)

商業/機構登記號碼(首8位數字)

Business / Organisation Registration No. (First 8 digits)

獲授權代表姓名

Name of Authorised Representative (Mr. / Ms.)

先生/女士

飼養 4000隻

to keep

雞/豬/其他, 請註明:

chickens / pigs / others, please specify

於* 新界打鼓嶺恐龍坑李屋村第87約348, 349RP, 361RP, 366RP號地段及政府土地

at*

獲批採用的禽畜廢物處理系統為 濕處理法

The approved livestock waste treatment system is

隨附的農場圖則塗上紅色處為獲批給牌照用以飼養禽畜的處所(獲批處所)**。持牌人照片貼於右上角。

The premises licensed for livestock keeping (the Approved Premises)** are coloured red on the farm plan attached. A photograph of the licensee is attached at the top right hand corner.

本牌照乃根據香港法例第139L章《公眾衛生(動物及禽鳥)(禽畜飼養的發牌)規例》發出,持牌人必須遵守隨附的牌照條件。
This licence is issued in accordance with the Public Health (Animals and Birds) (Licensing of Livestock Keeping) Regulation, Cap. 139L and the licensee shall comply with the licence conditions attached.

牌費: \$

Licence Fee

除遭署長撤銷外,本牌照有效期至: 31/3/2028

Unless revoked by the Director, this licence will remain valid until

付款收據編號:

Payment Receipt No.

發出日期: 1/4/2025

Issue date



(MA Wai-chung, Peter)

漁農自然護理署署長(馬惠忠 代行)
for Director of Agriculture, Fisheries and Conservation

*如持牌人的姓名/名稱或身份證號碼/商業/機構登記號碼或獲授權代表有變,必須在72小時內以郵寄方式(地址:新界上水粉錦公路蓮塘尾大龍實驗農場)或傳真方式(傳真號碼:2461 4649)通知禽畜農場牌照組。

* If there is any change in the name or the identity card number / business / organisation registration number or the authorised representative of the licensee, the Livestock Farm Licensing Section should be notified of the change within 72 hours by post to Tai Lung Experimental Station, Lin Tong Mei, Fan Kam Road, Sheung Shui, New Territories or by fax on 2461 4649.

**本牌照不得視為更改獲批處所或其所在土地的用途的批准或准許。持牌人必須確保為在獲批處所和其所在土地飼養禽畜取得有關方面給予同意、批准或准許。

** This licence shall not be taken as an approval or permission to change the use of the Approved Premises or the land where it stands/they stand. The licensee should ensure that the relevant consent, approval or permission is obtained for the use of the Approved Premises and the land it stands/they stand for the purpose of livestock keeping.

職員專用
For official use only

牌照修訂記錄
Licence Amendment Record

日期 Date	修訂事項 Amended items	辦理人員姓名、職位 及簽署 Action Officer's name, post and signature

農場圖則

農場編號 : LK 148
持牌公司 : Charm Grand Limited
農場地址 : 新界打鼓嶺龍坑李屋村第87約348RP, 349RP, 361RP, 366RP地段及政府土地
測量圖編號 : 3-NW-22A / 22B

序號	農用構築物編號	用途	尺寸
1	* Nil	豬屋	6.10 米 x 17.15 米
2	* Nil	豬屋	6.80 米 x 27.90 米
3	* Nil	豬屋	7.50 米 x 27.90 米
4	* Nil	豬屋	10.50 平方米
5	* Nil	豬屋	290.00 平方米
6	* Nil	豬屋	12.60 米 x 13.50 米
7	* Nil	豬屋	49.25 平方米
8	* Nil	豬屋	12.60 米 x 13.40 米
9	* Nil	豬屋	20.00 米 x 7.60 米
10	* Nil	豬屋	73.24 平方米
11	* Nil	豬屋	7.25 米 x 31.15 米
12	* Nil	豬屋	7.25 米 x 23.60 米
13	* Nil	豬屋	126.38 平方米
14	* Nil	豬屋	6.15 米 x 14.40 米
15	* Nil	豬屋	7.25 米 x 15.10 米
16	* Nil	豬屋	95.84 平方米
17	* Nil	豬屋	7.40 米 x 14.95 米
18	* Nil	豬屋	7.40 米 x 15.60 米
19	* Nil	豬屋	7.50 米 x 14.95 米
20	* Nil	豬屋	7.50 米 x 15.60 米
21	* Nil	豬屋	7.45 米 x 18.20 米
22	* Nil	豬屋	7.45 米 x 15.60 米
23	* Nil	豬屋	7.55 米 x 18.20 米
24	* Nil	豬屋	7.55 米 x 18.25 米
25	* Nil	豬屋	151.72 平方米
26	* Nil	豬屋	2.50 米 x 5.00 米
27	* Nil	豬屋	10.67 米 x 42.68 米
28	* Nil	豬屋	10.67 米 x 40.24 米
29	* Nil	豬屋	6.10 米 x 19.52 米
30	* Nil	農用貯物室	2.90 米 x 2.95 米
31	* Nil	農用貯物室	6.95 米 x 24.40 米
32	* Nil	豬屋	104.00 平方米
33	* Nil	豬屋	286.00 平方米

編號	廢物處理設施	尺寸
A	收集池	4.85 米 x 1.90 米 x 1.00 米
B	固液分離機	1台
C	廢物貯藏所	110.67 平方米 x 4.00 米
D	凝聚池	3.83 米 x 3.70 米 x 2.50 米
E	凝聚池	3.83 米 x 3.70 米 x 2.50 米
F	兼氣池	3.83 米 x 3.70 米 x 2.50 米
G	兼氣池	5.00 米 x 3.03 米 x 2.50 米
H	兼氣池	5.00 米 x 3.03 米 x 2.50 米
I	兼氣池	5.00 米 x 3.03 米 x 2.50 米
J	兼氣池	3.83 米 x 3.70 米 x 2.50 米
K	調節池	16.08 平方米 x 2.50 米
L	調節池	16.08 平方米 x 2.50 米
M	曝氣池	13.40 米 x 5.30 米 x 5.00 米
N	曝氣池	4.52 米 x 3.70 米 x 4.94 米
O	曝氣池	4.52 米 x 3.70 米 x 4.94 米
P	曝氣池	11.35 米 x 2.30 米 x 5.44 米
Q	凝聚池	9.69 平方米 x 2.50 米
R	凝聚池	9.69 平方米 x 2.50 米

說明：
 飼養禽畜農用構築物
 非飼養禽畜之農用構築物
 廢物處理設施
 管道
 排放點
 農場邊界

* 未獲政府批准而搭建的農舍，將來仍可能會被政府有關部門清拆

授權批准人：
漁農自然護理署署長
(馬惠忠代行)