

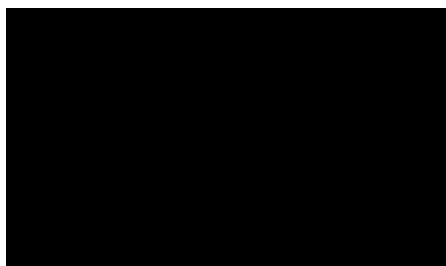


Section 16 Planning Application

Temporary Open Storage of
Construction Materials and Machineries
and Associated Filling of Land for a
Period of 3 Years

Lot 356 (Part) in D.D. 87, Kong Nga Po,
Sheung Shui, New Territories

Planning Statement



Prepared by
Aikon Development Consultancy Limited

September 2026

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 **Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot 356 (Part) in D.D. 87, 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 applied 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 & Sha Ling Outline Zoning Plan No. S/NE-FTA/18. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-

- (a) the application site is subject to a previous planning approval for the same use, and the current application seeks to continue current use with no change in site configuration and operation;*
- (b) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
- (c) the applied use allows better utilization of land;*
- (d) the applied 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;*
- (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
- (f) the applied use will not set an undesirable precedent as there is a previous planning approval and 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 applied 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」）作擬議臨時露天存放建築材料及機械及相關填土工程（為期三年）（以下簡稱「申請用途」）。該申請涉及的地點位於新界打鼓嶺坪輦丈量約份第 87 約地段第 356 號（部分）（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「大綱圖」），申請地點坐落於「農業」地帶。根據大綱圖的註釋說明，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) 申請地點曾獲批用作相同用途，而該申請旨在維持現行用途，且用地配置及運作方式均無變更；
- (二) 申請用途與周邊土地用途相容，且不會對周邊土地用途和鄰近地區造成不良影響；
- (三) 申請用途有助於更有效地利用土地；
- (四) 申請用途為臨時用途。申請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；
- (五) 預計申請用途不會對交通、景觀、視覺、環境及排水造成不良影響；及
- (六) 考慮到附近已有類似該申請的規劃申請獲批准，申請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申請用途。

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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 **Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years** (hereinafter referred to as “the applied use”) at Lot 356 (Part) in D.D. 87, Kong Nga Po, Sheung Shui, New Territories (hereinafter referred to “the application site”). The application site has an area of about 1,763m². This Planning Statement serves to provide background information and planning justifications in support of the applied use in order to facilitate consideration by the Board. The location of the application site is shown in **Figure 1**. **Figure 2** indicates the private lot 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 & Sha Ling Outline Zoning Plan No. S/NE-FTA/18 (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...”. In this connection, the applicant seeks planning permission from the Board for the applied use on a temporary basis for a period of three years.
- 1.1.3 Prepared on behalf of *Billion Link Properties 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 application site is subject to a previous planning application (No. A/NE-FTA/251) for the same use, which was approved by the Board on 4.10.2024. As the applicant had failed to comply with conditions satisfactorily within the specified period, the planning permission for the subject application had already been revoked. However, the drainage facilities and traffic management measures have been duly implemented, and the current application seeks to continue current use with no change in site configuration and operation.

1.3 Objectives

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

(a) *To fully utilise the land resources falling within “AGR” zone for temporary uses*

- (b) *without hindering the long-term planning intention of “AGR” zone; and*
To induce no additional adverse 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 applied use. A full list of planning justifications is given in **Chapter 5** whilst **Chapter 6** summarises the concluding remarks for the applied use.

2. SITE PROFILE

2.1 Location and Current Conditions of the Application Site

- 2.1.1 The application site is currently vacant, fenced off and hard paved. The application site is accessible from its north via a local track leading to Kong Nga Po Road (**Figure 1** refers).

2.2 Surrounding Land-use and Characteristics

- 2.2.1 The surrounding areas of the application site are of rural character mainly comprising temporary structures, warehouses, open storage, and farmland.

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...*”. In this connection, the applicant wishes to seek planning permission from the Board for the applied use on a temporary basis of three years.

3.2 Previous Application

3.2.1 The application site is subject to a previous application (No. A/NE-FTA/251) for the same use which was approved by the Board on 4.10.2024.

Table 1 Previous Planning Applications

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
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 (4.10.2024)

3.3 Similar Applications

3.3.1 There are similar applications in the vicinity of the application site within “AGR” Zone in the past five years. Details of the similar applications are tabulated in **Table 2** below.

Table 2: Similar Planning Applications in the Past Five Years

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-FTA/213	Renewal of Planning Approval for Temporary Open Storage of Construction Materials for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (24.6.2022)
A/NE-FTA/260	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (19.12.2025)

Application No.	Proposed Use(s)	Zoning(s)	Decisions (Date)
A/NE-FTA/264	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	"AGR"	Approved with condition(s) on a temporary basis (27.2.2026)
A/NE-FTA/269	Proposed Temporary Open Storage of Construction Machinery and Construction Materials and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (6.2.2026)
A/NE-FTA/270	Proposed Temporary Warehouse and Open Storage of Construction Materials and Machinery and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (23.1.2026)
A/NE-FTA/273	Proposed Temporary Open Storage of Containers and Vehicle Repair Workshop with Ancillary Facilities and Associated Filling of Land and Pond for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (13.3.2026)
A/NE-FTA/279	Proposed Temporary Rural Workshop and Open Storage of Recyclable Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (10.7.2026)
A/NE-FTA/281	Proposed Temporary Warehouse and Open Storage of Construction Materials with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	"AGR"	Approved with condition(s) on a temporary basis (24.7.2026)

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 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”.

4. THE DEVELOPMENT PROPOSAL

4.1 Site Configuration and Layout

- 4.1.1 The application site has a total area of about 1,763m² and is accessible from its north via a local track leading to Kong Nga Po Road (**Figure 1** refers).
- 4.1.2 The proposed development is for open storage of construction materials and machineries. One private car parking space and one medium goods vehicle (MGV) loading/unloading space are proposed within the application site. The remaining uncovered area within the application site would be served as circulation/manoeuvring space. Sufficient manoeuvring space will be provided within the application site and no queuing of vehicle on the public road will be allowed. The key development parameters for the applied use are detailed in **Figure 4** and **Table 4**.
- 4.1.3 The proposed open storage is mainly used for storage of construction materials, such as metal pieces, ceramic tiles, piping, etc., and machineries to facilitate construction projects in the North District. The operation hours are from 9:00 a.m. to 6:00p.m. (Mondays to Saturdays) and there will be no operations on Sundays and public holidays. All storage activities will only be confined to within the application site area without affecting the neighbouring uses. As the application site is for open storage use with no shopfront, no visitors are anticipated at the application site.
- 4.1.4 A fenced wall is erected along the application site boundary to minimize any nuisance to the surrounding areas. The entire application site is a paved flat land, and it is intended to regularise any filling of land (about 0.2m in depth) under the current application (**Figure 5** refers).
- 4.1.5 Regarding the implementation of the development proposal, the Applicant stands ready to apply to the Lands Department for the Short-Term Waiver (STW) for and permitting the structures to be erected once the current application is approved.

Table 3: Key Development Parameters

Applied Use	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years
Operation Hours	From 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays
Site Area	1,763m ²
Covered Area	N.A.
Uncovered Area	About 1,763m ² (About 100%)
Open Storage Area	About 660m ²
Ingress/Egress	7.3m-Wide
No. of Parking Spaces Private Car (5m(L) x 2.5m(W))	1
No. of Loading/Unloading (L/UL) Bays MGVs (11m(L) x 3.5m(W))	1 1
Filling of Land Area Depth Materials	About 1,763m ² About 0.2m Concrete

Table 4: Comparison of Development Parameters with the Last Approved Application

Major Parameters/Items	Last Approved Application (No. A/NE-FTA/251)	Current Application	Difference
Applied Use	Proposed Temporary Open Storage of Construction Materials and Machineries for a Period of 3 Years and Associated Filling of Land	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land for a Period of 3 Years	N.A
Site Area	About 1,763m ²	About 1,763m ²	No Change
No. of Parking Spaces	1	1	No Change
No. of Loading and Unloading	1	1	No Change
Operation Hours	From 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays	From 9:00 a.m. to 6:00 p.m. from Mondays to Saturdays, with no operation on Sundays and public holidays	No Change

4.1.6 As presented in **Table 4**, since the current application intends to maintain current use, there will be no change to the overall operation, and development parameters.

4.2 Traffic Considerations

- 4.2.1 The application site can be accessed via local track leading to Kong Nga Po Road, featuring a 7.3m wide ingress/egress point. Within the application site, one parking space for private cars, and one L/UL bay for MGVs are provided. MGV will be utilized for the transportation of construction materials and machinery to and from the application site. A swept path analysis is conducted (**Appendix 1** refers), and adequate space is allocated for goods vehicles to maneuver easily within the application site, entering/ exiting the application site, ensuring that no vehicle needs to reverse onto the local access roads.
- 4.2.2 Since the application site will be designated solely for open storage of construction materials and machineries purposes, advanced arrangement could be made, and only occasional trips are expected. The estimated average traffic generation is one private car and one medium good vehicle per day. Therefore, the traffic generated by the proposed development is minimal, as indicated in **Table 5** below.

Table 5: Estimated Trip Generation/Attraction

Estimated Trip Generation/Attraction					
Time Period	PC		MGV		2-Way Total
	In	Out	In	Out	
Trips at AM peak per hour (09:00 – 10:00)	1	0	1	0	2
Trips at PM peak per hour (17:00 – 18:00)	0	1	0	1	2

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- 4.2.3 Regarding the traffic management for controlling queuing of vehicles outside the application site or at the local access road, the following traffic management measures, are proposed in the previous application and have been duly implemented (**Appendix 2** refers).
- “TS460” and “5KM/H” signs are proposed at the site ingress/egress to ensure pedestrian safety;
 - Sufficient space is provided for vehicles to smoothly maneuver to and from the local track;
 - No vehicles will be allowed to queue back to or reverse onto/from the application site to the public road;
 - Management/control measures to be implemented to ensure no queuing of vehicles outside the subject site include the following: 1. Staff on site will manage vehicles entering and exiting the subject site, 2. There will be no visitors at the site, and all deliveries and pickups to the site will be scheduled ahead of time, 3. Sufficient space will be provided for maneuvering within the site, and departing vehicles will wait inside the application site and give way to vehicles entering the application site;
 - 1 Parking space for private vehicles is provided for staff, and 1 Loading/Unloading space is provided for Medium Goods Vehicle.

4.3 Landscape and Visual Consideration

- 4.3.1 Considering the application site is located in an area of rural character intermixed with warehouse, open storage yards, the proposed development would induce no significant landscape impact and is considered compatible with the surrounding environment. The application site has been fenced off to prevent direct visual contact from outside, hence, it is expected to have no or minimal adverse visual impacts on the surrounding land uses and the overall neighborhood.

4.4 Environmental Consideration

- 4.4.1 No workshop activities and storage of dangerous goods will be carried out at the application site at any time during the planning approval period. The machineries will only be stored at the application site, and no operation of the machineries will be conducted. 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)", during construction and operation stages of the proposal, to minimize adverse environmental impacts and nuisance to the surrounding area. The Applicant will strictly comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all times during the planning approval period.
- 4.4.2 The application site is surrounded by open storage and warehouses with the nearest sensitive receivers approximately more than 100m away to the north of the application site. Vehicular access to the site will come from the west side of the application site and will not pass by the sensitive receivers in the area, thus no environmental nuisance is anticipated.
- 4.4.3 Considering the above and the expected insignificant traffic, the proposed development should not cause adverse environmental nuisance, and no significant adverse environmental impact is anticipated.

4.5 Provision of Drainage Facilities

- 4.5.1 A drainage proposal was prepared during compliance of approval condition of the last planning permission. The submission was considered acceptable by the Drainage Services Department on 10.3.2026 (**Appendix 3** refers). The Applicant has implemented the proposed drainage facilities at the application site (**Appendix 4** refers) and is committed to maintaining the drainage facilities at all times during the approval period.

5. CONCLUSION

- 5.1 This Planning Statement is submitted to the Board in support of the current application for the applied use at the application site. This Planning Statement serves to provide background information and planning justifications in support of the applied use to facilitate consideration by the Board.
- 5.2 The application site falls with an area zoned “AGR” on Current OZP. As detailed throughout this Planning Statement, the applied use is well justified on the grounds that:-
- (a) the application site is subject to a previous planning approval for the same use, and the current application seeks to continue current use with no change in site configuration and operation;*
 - (b) the applied use is considered compatible with the surrounding land uses and has no adverse impacts on the surroundings land uses and neighbourhood;*
 - (c) the applied use allows better utilization of land;*
 - (d) the applied 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;*
 - (e) no adverse traffic, landscape, visual, environmental and drainage impacts arising from the applied use is anticipated; and*
 - (f) the applied use will not set an undesirable precedent as there is a previous planning approval and similar applications are identified in the close vicinity of the application site.*
- 5.3 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 applied use for a temporary period of 3 years.