Section 16 Planning Application

Proposed Filling of Land/Pond for Site Formation Works for Permitted Agricultural Use

Planning Statement

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 application") for the **Proposed Filling of Land/Pond for Site Formation Works for Permitted Agricultural Use** (hereinafter referred to as "the proposed land/pond filling") at a site designated as "KTN-2" at Kwu Tung North, Sheung Shui, New Territories (hereinafter referred to as "the Application Site"). The Planning Statement serves to provide background information and planning justifications in support of the proposed land/pond filling in order to facilitate the consideration by the Board.

The Government has been taking forward various projects with a view to pressing ahead with the development of the Northern Metropolis. With the increasing number of projects being implemented, there is a rising number of livestock farms being affected. With the policy of the Environment and Ecology Bureau to maintain a steady number of livestock supply in Hong Kong, there is a need to ensure the continuous operation of existing livestock farms affected by the development of the Northern Metropolis. In order to provide a proper site for subsequent development of livestock farms, site formation works will have to be carried out involving land/pond filling at the Application Site of an area of approximately 12 400 m^2 with a filling depth ranging from about 0m to 5.8m.

The Application Site falls within an area zoned "Agriculture (1)" ("AGR (1)"), "Open Space" ("O"), and area shown as "Road" on the approved Kwu Tung North Outline Zoning Plan No. S/KTN/4 ("KTN OZP"). The future development of the multi-storey livestock farm will only fall within the "AGR (1)" zone where "Agricultural use" is always permitted. Yet, according to the Notes of the OZP, land/pond filling requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed land/pond filling is well justified on the grounds that:-

a) The proposed land/pond filling is supportive to the Government's policy intention to facilitate the relocation of the livestock farms affected by the Government's development projects;

b) The proposed fill depth has been optimised;

c) No adverse impacts on geotechnical, traffic, environment, ecological, drainage, sewerage, water supply, tree and landscape aspects are envisaged at the Application Site and its surrounding areas of the proposed land/pond filling activity by providing adequate protection and mitigation measures; and

d) Policy support has been obtained for carrying out technical assessments and detailed designs for the proposed land/pond filling.

To enable the Government to timely implement proposed developments at the sites of the existing affected livestock farms, it is targeted to commence the site formation works at the Application Site in 2024 Q3 for completion in 2025/2026 to be followed by immediate handover of the formed site to Agriculture, Fisheries and Conservation Department for follow-up with the livestock farm trade to provide livestock farms therein for the relocation.

EXECUTIVE SUMMARY (Cont'd)

In view of the above and the list of detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approve the current application for the proposed land/pond filling.

行政摘要

（如英文和中文版本有差異，以英文版本為準）

此規劃報告書提交給城市規劃委員會（以下簡稱「城規會」），以支持在新界上水古洞北涉及指定地點「KTN-2」（以下簡稱「申請地點」）提出的擬議填土或填塘以作土地平整工程作准許的農業用途（以下簡稱「擬議的填土或填塘」）的規劃申請（以下簡稱「當前申請」）。此規劃報告書旨在提供背景信息和規劃理據，以支持擬議工程，以便城規會進行考慮。

政府一直在推行各項項目，以推動北部都會區的發展。隨著實施項目數量的增加，受影響的禽畜農場數量也在增加。根據環境及生態局的政策，為了維持香港禽畜供應的穩定，必須確保北部都會區的發展不會影響現有禽畜農場的運作。為了禽畜農場的發展提供適當的土地，本規劃需要在涉及面積約 12 400 平方米的申請地點進行填土或填塘工程，填土或填塘深度約為 0 至 5.8 米。

申請地點位於古洞北分區計劃大綱核准圖編號 S/KTN/4 （下稱「大綱圖」)上劃定為「農業（1）」、「休憩用地」和「道路」的區域內。未來發展的禽畜農場將僅限於「農業（1）」區域內，而「農業用途」屬經常准許的用途。然而，根據「大綱圖」的說明，填土或填塘工程需要城規會的規劃許可。擬議的填土或填塘工程在以下幾個方面得到了充分的理據支持：

一. 擬議的填土或填塘工程支持政府促進受政府發展項目影響的禽畜農場遷移的政策意圖;

二. 所擬議的填土或填塘深度已獲最優化;

三. 通過提供足夠的保護及緩解措施，工程不會對土力、交通、環境、生態、排水、排污、供水、樹木和園境方面產生不良影響;以及

四. 就當前申請所提出的填土或填塘工程所進行的技術評估和詳細設計已獲得政策支持。

為了使政府能夠及時在現有受影響的禽畜農場地點發展，當前申請計劃在 2024 年第三季度開始在申請地點進行土地平整工程，預計於 2025/2026 年完成，然後將平整後的土地交給漁農自然護理署與禽畜業界作跟進，以供禽畜農場遷移之用。

鑒於上述及本規劃報告書中的詳細規劃理據，誠摯希望城規會成員能就批准當前申請的填土或填塘工程給予積極考慮。

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1. INTRODUCTION

1.1 Purpose

1.1.1 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 the Proposed Land/Pond Filling for Site Formation Works for Permitted Agricultural Use (hereinafter referred to as "the proposed land/pond filling") at a government land, designated as "KTN-2", at Kwu Tung North, Sheung Shui, New Territories (hereinafter referred to as "the Application Site"). The Planning Statement serves to provide background information and planning justifications in support of the proposed land/pond filling in order to facilitate the consideration by the Board. The Application Site has a total area of approximately 12 400 m^2 with a filling depth ranging from about 0m to 5.8m. **Appendix A** indicates the location and layout of the Application Site as well as the zoning of the local area in which the Application Site is located. The Application Site is generally covered by vegetation and, in the centre of the southern area of the Application Site, there appears to be a dried-up pond beneath the vegetation. However, a desk-top review suggests that no surface water has been present since 1999 and the dried-up pond has been obscured by vegetation since 2002, making it difficult to ascertain its precise dimensions or extent.

1.1.2 The Application Site falls within an area zoned "Agriculture (1)" ("AGR (1)"), "Open Space" ("O"), and area shown as "Road" on the approved Kwu Tung North Outline Zoning Plan ("KTN OZP") No. S/KTN/4 (please refer to **Appendix A** for the zoning). According to the Notes of the KTN OZP, permission from the Board is required for land/pond filling in "AGR(1)" zone. Therefore, this Section 16 planning application is submitted. Whilst the proposed land/pond filling involves three zones such as "AGR(1)", "O" and area shown as "Road", the future development of the multi-storey livestock farm will only fall within the "AGR(1)" zone.

1.1.3 The purpose of this planning application is to seek approval from the Board under Section 16 of the Town Planning Ordinance (Cap. 131) to allow the proposed land/pond filling at the Application Site.

1.2 Background

1.2.1 The Government has been taking forward various projects with a view to pressing ahead with the development of the Northern Metropolis. With the increasing number of projects being implemented, there is a rising number of livestock farms being affected. With the policy of the Environment and Ecology Bureau ("EEB") to maintain a steady number of livestock supply in Hong Kong, there is a need to ensure the continuous operation of existing livestock farms. As committed publicly, Development Bureau ("DEVB"), EEB, Agriculture, Fisheries and Conservation Department of Hong Kong ("AFCD") and the relevant departments formed an inter-departmental working group ("WG") in 2022 to, *inter alia*, formulate measures to facilitate the relocation of livestock farms concerned. The WG decided that the government should assist the affected livestock farmers by identifying suitable government sites and making them ready with provision of basic infrastructure such as site formation, water supply, electricity supply, road access and sewerage, etc. for relocation of livestock farms.

1.2.2 The Policy Address 2023 announced that the EEB, in collaboration with the trade, would publish the Blueprint for the Sustainable Development of Agriculture and Fisheries ("the Blueprint") by the end of 2023. The Blueprint was published in December 2023, of which a target was to embrace the opportunities arising from the development of the Northern Metropolis and encourage all local livestock farms to switch completely to modernised operation in multi-storey buildings with a view to producing quality branded livestock products.

1.2.3 The Application Site, situated in close proximity to Ho Sheung Heung Road ("HSH Road"), is considered suitable[1] as one of the relocation sites ("RS") to be taken forward to facilitate relocation of livestock farms to be displaced in the form of multi-storey livestock farm in light of EEB's policy initiative to switch livestock farms to modernised operation in multi-storey settings.

1.2.4 DEVB invited Civil Engineering and Development Department ("CEDD") as works agent for carrying out the technical assessments to support the s16 application for the proposed land/pond filling at the Application Site. CEDD will also be responsible for the subsequent design and construction of the proposed land /pond filling and associated site formation works for the Application Site. Upon completion of the site formation works, the site will be handed over to the AFCD for follow-up with the livestock industry on the development of the multi-storey livestock farm. AFCD will invite relevant Government departments to include various appropriate requirements in the tenancy agreement for the future tenant to ensure proper control and management of the future development of the multi-storey livestock farm.

[1] The Application Site is suitable for the multi-storey livestock farm development for the following points:

i. within the Livestock Waste Control Area stipulated in Cap. 354;
ii. within land use zoning where "Agricultural Use" is a permitted use;
iii. no sensitive uses in the buffer distance stated in the Hong Kong Planning Standards and Guidelines;
iv. no development pressure foreseen in the next 20 years or more;
v. with adequate road access, electrical and water infrastructure, and potential connection to the existing (or planned) public sewerage system; and
vi. no other livestock farms within 500 m buffer distance for animal health and biosecurity reasons.

1.2.5 The proposed multi-storey pig farm tentatively consists of a six-storey high livestock farming building. The proposed building has a height of 22.5m, with each floor being 3.7m high. The total gross floor area ("GFA") is around 21,473 m^2, with a plot ratio of 2.361. The maximum number of animals that can be housed is approximately 18,385 pigs. In terms of staff and vehicles, due to the shift system for employees and the use of fully automated processes in certain farm operations, there will be no more than 10 people present at any one time and 26 vehicles movements per day.

1.2.6 Among the 26 vehicles traveling to and from the site, 9 are light vans, 5 are medium trucks, 2 are heavy goods vehicles, and the rest are private cars of the staff. Also, the farm will take steps to streamline the transport process to avoid peak hours, meal times and overnight periods. Furthermore, the trucks transporting the animals will be leak-proof, enclosed, and thoroughly cleansed when entering and leaving the farm. Therefore, the frequency and number of vehicles entering and leaving the site and the transport of animals will not cause any significant nuisance to neighbouring facilities.

1.2.7 As for the permitted multi-storey livestock farm use, with its indicative scheme for illustrative purpose at **Appendix B**, the final design of the multi-storey livestock farm would be subject to review by the relevant Government Departments at a later stage through a variety of means including, but not limited to, conditions imposed by the relevant Government Departments to be included in the tenancy agreement and funding agreement, and licence conditions to be imposed in relation to livestock keeping, public health and environmental protection. According to AFCD, it is tentatively tended to provide six storeys for the multi-storey livestock farm for the following reason:

> "*A six-storey building height is most suitable for the vertical farm project in KTN-2, as it can meet the anticipated production needs envisioned. At the same time, when considering construction and operational costs, the six-storey design has been proven to be more cost-effective than a three-storey design. This design allows for the utilization of vertical space to increase yield, while still maintaining structural stability and manageability, which is crucial for long-term maintenance.*"

1.2.8 It is worth noting that the multi-storey livestock farm development does not form any part of this Section 16 planning application which relates to the proposed land/pond filling only. All information about the multi-storey livestock farm development mentioned in this Planning Statement are indicative, non-binding and subject to change in the detailed design stage.

1.3 Objectives

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

a) The support the Government's policy intention to facilitate the relocation of the livestock farms affected by the Government's development projects;

b) To induce no adverse geotechnical, traffic, environmental, ecological, drainage, water supply, drainage, sewerage, tree and landscape impacts to the Application Site and its surrounding areas of the proposed land/pond filling activity by providing adequate protection and mitigation measures.

1.4 Structure of the Planning Statement

1.4.1 This Planning Statement is divided into 5 chapters. **Chapter 1** is the above introduction outlining the purpose, background and objectives of the current application. **Chapter 2** gives details of the Application Site in terms of current condition, land status, zoning and surrounding land-use characteristics. **Chapter 3** provides details of the current application as well as the design and technical assessments for the proposed land/pond filling whilst planning justifications are given in **Chapter 4**. **Chapter 5** summarizes the concluding remarks for the proposed land/pond filling.

2. SITE PROFILE

2.1 Location

2.1.1 The Application Site located between the east of Lo Wu Correctional Institution and the west of Sheung Yue River, has a total site area of approximately 12 400 m^2. It consists of two sites aligning north and south, separated by an unnamed road connecting to HSH Road. Some registered and unregistered fill slopes are present within the site boundaries. The location and extent of the Application Site is shown in **Appendix A**.

2.2 Current Condition of the Application Site

2.2.1 The Application Site, currently vacant, is mostly covered in vegetation. In the northern part, there is an electricity pole and overhead power lines. These conditions within the Application Site are shown in the layout plan at **Appendix C**.

2.2.2 About 15 meters away from the southern boundary of the Application Site, towards the south, there is a pylon and overhead power lines. Laying of watermains is currently taking place on the road between the southern and northern parts of the Application Site and at two locations to the southwest of the Application Site. These characteristics outside the Application Site are shown in the layout plan at **Appendix C**.

2.2.3 The Application Site is wholly on government land. A layout plan showing the land status around the Application Site is at **Appendix D**.

2.2.4 In operation phase, the prospective multi-storey livestock farm at the location of the Application Site KTN-2 will be accessible to vehicular traffic commuting to and from Fanling Highway. One of such vehicular traffic routes is shown in **Appendix E**.

2.2.5 The northern part (Site A) of the Application Site is gently sloping towards northwest and the existing ground level slightly drops from +8mPD to +4mPD approximately. The southern part (Site B) of the Application Site is a slightly depressed area. The existing ground level varies from approximately +6mPD to -2mPD. A layout plan showing the existing levels of the Application Site is at **Appendix F**.

2.3 The Current OZP

2.3.1 The site falls within an area zoned "Agriculture (1)" ("AGR (1)"), "Open Space" ("O") and area shown as "Road" on the approved KTN OZP No. S/KTN/4 (the aforesaid zoning in shown in A**ppendix A**). Whilst the proposed land/pond filling involves three zones such as "AGR(1)", "O" and area shown as "Road", the future development of the multi-storey livestock farm will only fall within the "AGR(1)" zone. According to the Notes of the KTN OZP, permission from the Board is required for land/pond filling. Therefore, this Section 16 planning application is submitted.

2.4 Surrounding Land-use Characteristics

2.4.1 The area to the east of the Application Site is designated as “Open Space” ("O"), as indicated in the approved KTN OZP No. S/KTN/4. The area to the north of the Application Site is designated as a “Green Belt” ("GB") zone, as specified in the approved Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan (“MTLHHW OZP”) No. S/NE-MTL/3. The area to the south of the Application Site is designated as a “Green Belt” (“GB”) zone, as specified in the approved MTLHHW OZP. The area to the west of the Application Site is designated as a “Government, Institution or Community” (“G/IC(1)”) zone, as specified in the approved MTLHHW OZP, where the Lo Wu Correctional Institution is located. These zonings are shown in **Appendix A**.

3. THE LAND/POND FILLING PROPOSAL

3.1 Site Configuration

3.1.1 The Application Site has a total site area of approximately 12 400 m^2 and the proposed land/pond filling under this application is to provide a formed platform at a level of approximately +7.8mPD with a filling depth ranging from about 0m to 5.8m for the multi-storey livestock farm to be developed. The proposed level of approximately +7.8mPD for the proposed land/pond filling can avoid flooding at the Application Site (see para. xx for further details). Moreover, the said proposed level matches the existing road level immediately outside the proposed ingress/egress for the future development in the Application Site so that the land within the Application Site can be utilised efficiently. A layout plan showing the formation levels of the proposed land/pond filling is at **Appendix G**. It is planned to allocate the land of the site, upon completion of the site formation works therein, to AFCD, who will make suitable arrangements for the livestock farm trade to develop the multi-storey livestock farm thereon.

3.1.2 To accommodate the level differences between the formed platform and the adjoining ground outside the site at some locations, part of the formed platform will be laterally supported by retaining walls at locations where the adjoining ground outside the site is below +7.8mPD in level.

3.1.3 The estimation of long-term settlement is carried out based on the available ground information. The total settlement is estimated to be 195.62mm in 50 years of design life. Moreover, the time required for primary consolidation is approximately 3.7 months. In view of the result of settlement assessment, removal of that thin layer of soft material was proposed to be carried out to minimize the long-term settlement.

3.1.4 From the layout plans in **Appendices F** and **G**, the key parameters of the proposed land/pond filling are summarised in **Table 1**:

Table 1: Key Parameters of the Proposed Land/Pond Filling (subject to detailed design)

Key Parameters (Proposed Land/Pond Filling for Site Formation)		
	Northern Portion	Southern Portion
Area of Filling (m^2)	1800	10,600
Depth of Filling (m)	0 - 3.8	1.8 - 5.8
Type of Filling Materials	Compact fill	Compact fill
Existing Ground Level (mPD)	+4.0 - +8.0	+2.0 - +6.0 (locally down to -2mPD)
Proposal Ground Level (mPD)	+7.8	+7.8

3.2 Geotechnical Aspect

3.2.1 The proposed land/pond filling works would have interface with two existing slopes, or registered man-made features nos. 2SE-B/F103 and 2SE-B/FR106. A Geotechnical Planning Review ("GPR") for the proposed land/pond filling has been conducted with details presented in the GPR Report in **Appendix H**. In gist, the GPR Report concludes that the proposed land/pond filling under this planning application is feasible from the geotechnical perspective.

3.3 Construction Traffic Aspect

3.3.1 To avoid over-congestion of traffic during peak hour, the number of construction vehicles will be restricted and such vehicles will be operated at day-time off-peak [i.e. 10:00 am to 4:00 pm (Mondays to Saturdays)] only. A total volume of construction vehicle of 5 MGV/hr/direction (or 10 pcu/hr/direction) is anticipated during the peak construction period.

3.3.2 Swept path analysis has been conducted to ensure safe and smooth manoeuvring of construction trucks to the site from HSH Road during construction stage, as shown in **Appendix I**.

3.3.3 As safety precaution measures, "slow" traffic sign, revolving lanterns and banksman will be provided near the site access to ensure pedestrian safety at the local access near the site.

3.3.4 Given the insignificant volume of construction vehicles and pedestrian demand of the existing HSH Road, potential conflict between vehicular and pedestrian traffics will be minimal.

3.3.5 The HSH Road is a single-2-way carriageway where there is a short section of single track access road at the end of the HSH Road near the Application Site. Given the minimal volume of construction vehicle (i.e. 5MGV/hr/direction during construction of the proposed land/pond filling) plus the capacity of a single track road of accommodating 2-way traffic flows of 100 vehicles per hour based on TPDM Volume 2 Chapter 3.11, no capacity issue is anticipated at the critical section of the access road.

3.3.6 Given the above, the construction traffic impact of the proposed land/ pond filling is insignificant and upgrading works at HSH Road is not necessary.

3.4 Environmental and Ecological Aspects

3.4.1 An Environmental Assessment and Ecological Impact Assessment ("EA&EcoIA") has been carried out to examine the potential impacts associated with the proposed land/pond filling. Potential environmental impacts including water quality and ecology have been assessed. The details are presented in the EA&EcoIA Report in **Appendix J**. The findings of the EA&EcoIA are summarised in the ensuing paragraphs.

3.4.2 As far as water quality is concerned, potential impacts from general construction activities, construction site runoff, construction works near watercourses, removal /

filling of wet area, accidental spillage and sewage from construction workforce are identified. Given the ordinary nature and minor scale of the proposed land/pond filling works, with the adoption of recommended mitigation measures (e.g. good site practices, Best Management Practices, provision of proper drainage facilities, etc.) during the course of the proposed land/pond filling works, no adverse water quality impact to the identified water sensitive receiver is anticipated.

3.4.3 As far as ecological impact is concerned, potential direct impacts arising from the proposed land/pond filling works may include loss of habitats within recognised sites of conservation importance and key ecological resource (i.e. LVHSH Priority Site and IBA), habitat loss in marsh / reed, plantation and developed area / wasteland habitats, and potential direct harm to the recorded species of conservation importance of lower mobility (i.e. Taiwan Kukri Snake), within the site KTN-2. A detailed fauna survey to ascertain the presence of the species of conservation importance within the Application Site would be conducted before commencement of works, and appropriate mitigation measures would be proposed, approved and implemented if individuals of the species are recorded during the survey. On the other hand, indirect impacts arising from the proposed land/pond filling works may include disturbance impacts (i.e. glare, noise, air / dust) and water quality impact on habitats in vicinity and the associated wildlife. However, given that the majority of recorded habitats are developed area or plantation, and recorded species within the assessment area are generalist species which are habituated to disturbed habitats, the disturbance impact is considered as minor to moderate. Nonetheless, good site practices and appropriate mitigation measures according to relevant guidelines including provision of screening and use of quality powered mechanical equipment ("QPME") would be implemented as appropriate to minimise the disturbance impacts. Hence, no adverse indirect impacts would be anticipated.

3.4.4 Precautionary and mitigation measures such as pre-construction egretry and night roost surveys, monthly egretry monitoring, good site practices, proper scheduling of construction activities as far as practicable and provision of screening, etc. would be implemented. With the adoption of the recommended precautionary and mitigation measures, no adverse ecological impact would be anticipated to arise from the proposed site formation works at Site KTN-2.

3.4.5 As far as air and noise impacts are concerned, given the ordinary nature and minor scale of the proposed land/pond filling works, with the implementation of general good sites practices and appropriate mitigation measures according to relevant guidelines including provision of screening and use of QPME, no adverse air quality and noise impact from the proposed works will be anticipated.

3.5 Drainage Aspect

3.5.1 A Drainage Impact Assessment ("DIA") has been conducted, with details presented in **Appendix K**. In gist, the DIA concludes that the proposed land/pond filling will not cause adverse drainage impact by causing additional runoff.

3.5.2 The DIA has reviewed the water levels and the existing drainage system near the proposed livestock farm. Having regard to the adverse drainage effect due to climate change at the end of the 21st century, a minimum site formation level of +7.44 mPD is suggested for the Application Site from flood prevention point of view. The proposed formation level of the proposed land/pond filling at the Application Site is +7.80 mPD, which is above the minimum flood prevention level of +7.44 mPD.

3.6 Sewerage Aspect

3.6.1 No sewerage demand will be generated by the proposed land/pond filling. Therefore, there is no sewerage impact arising from the proposed land/pond filling.

3.7 Water Supply Aspect

3.7.1 No water supply demand will be generated by the proposed land/pond filling. Therefore, there is no water supply impact arising from the proposed land/pond filling

3.8 Tree Survey and Landscape Review

3.8.1 A landscape review, including a tree survey, relating to the proposed land/pond filling have been conducted with findings presented in landscape review report at **Appendix L**.

3.8.2 No old and valuable tree or protected species have been identified in the Application Site. A total of approximately 239 trees within the Application Site have been surveyed, including 190 nos. of undesirable species – *Leucaena leucocephala* (銀合歡). 1 no. of tree of particular interest (*Ficus microcarpa* (細葉榕), DBH>1000mm) is identified within the Application Site, which would be retained together with 4 other trees. The rest of the trees, which would be inevitably affected by the construction works and not suitable for transplantation, are of common species and would be felled and compensated in a ratio of 1:1 in terms of number. Given that the whole area of the Application Site would be almost fully occupied by the multi-storey development, the majority of the compensatory trees will be planted in an area near the Application Site as shown in the layout plan at **Appendix M**.

4. PLANNING JUSTIFICATIONS

4.1 The proposed land/pond filling is supportive to Government's Policy Intention

4.1.1 The Government has been taking forward various projects with a view to pressing ahead with the development of the Northern Metropolis. With the increasing number of projects being implemented, there is a rising number of livestock farms being affected. With the policy of the EEB to maintain a steady number of livestock supply in Hong Kong, there is a need to ensure the continuous operation of existing livestock farms. As committed publicly, DEVB, EEB, AFCD and the relevant departments formed an inter-departmental WG in 2022 to, *inter alia*, formulate measures to facilitate the relocation of livestock farms concerned. The WG decided that the government should assist the affected livestock farmers by identifying suitable government sites and making them ready with provision of basic infrastructure such as site formation, water supply, electricity supply, road access and sewerage, etc. for relocation of livestock farms. Therefore, the proposed land/pond filling is supportive to the Government's policy intention to facilitate the relocation of the livestock farms concerned and to assist the livestock farmers affected by the Government's development projects. The proposed livestock farm in the form of multi-storey building, will adopt modernised, and environmentally friendly operation for livestock rearing, with enhanced farming efficiency and biosecurity levels. This initiative is highlighted as one of the policy initiatives in the Government's "Blueprint for the Sustainable Development of Agriculture and Fisheries" published in December 2023 and announced in the Policy Address 2023.

4.2 Fill Depth Optimised

4.2.1 The proposed land/pond filling is essential solely to facilitate permitted uses and to accommodate livestock farms affected by Government projects. The proposed fill depth has been optimised having regard to flood prevention and site utilisation efficiency as supported by the outcomes of technical assessments.

4.3 Technical Assessments Demonstration of No Adverse Impacts in terms of Geotechnical, Traffic, Environment, Ecology, Water Supply, Sewerage, Drainage, Tree and Landscape

4.3.1 Various technical assessments are conducted, including Geotechnical Planning Review, Traffic Impact Assessment*, Environmental Assessment and Ecological Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment*, Water Supply Impact Assessment*, and Landscape Review including tree survey, in support of this application. From the findings of the assessments, it has been concluded that the proposed arrangements abovementioned have addressed key technical concerns and the proposed land/pond filling is sustainable with no adverse impacts. Government projects would still be subject to scrutiny of concerned ordinances/regulations in case relevant technical assessments do not form part of this s.16 application.

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*Assessments that are not included in this submission. However, the findings have been summarized in Chapter 3 of this planning statement.

4.4 Policy Support

4.4.1 Policy support has been obtained from DEVB in consultation with EEB and AFCD for carrying out technical assessments and detailed designs for the proposed land/pond filling.

5. CONCLUSION

5.1 This Planning Statement is submitted to the Board in support of the application for the proposed land/pond filling at the Application Site KTN-2 in Kwu Tung North. The Planning Statement serves to provide background information and planning justifications in support of the proposed land/pond filling in order to facilitate the consideration by the Board.

5.2 The Application Site is of an area of approximately 12 400 m^2. This Application Site is intended to serve as a relocation site for livestock farms located within or on the periphery of the boundaries of New Development Areas, Potential Development Areas, and new lands under the Northern Metropolis. These farms are expected to be progressively affected by land clearance over the next 20 years.

5.3 The Application Site falls within an area zoned AGR (1), O and area shown as "Road" on the approved KTN OZP. Yet, according to the Notes of the OZP, land/pond filling requires planning permission from the Board. As detailed throughout this Planning Statement, the proposed use is well justified on the grounds that:-

a) The proposed land/pond filling is supportive to the Government's policy intention to facilitate the relocation of the livestock farms concerned and to assist the livestock farmers affected by the Government's developments;

b) The proposed fill depth has been optimised;

c) No adverse impacts on geotechnical, traffic, environment, ecology, drainage, sewerage, water supply, tree and landscape aspects are envisaged at the Application Site and its surrounding areas as revealed by technical assessments. Government projects would still be subject to scrutiny of concerned ordinances/regulations in case relevant technical assessments do not form part of this s.16 application; and

d) Policy support has been obtained for carrying out technical assessments and detailed designs for the proposed land/pond filling.

5.4 In view of the above and the detailed planning justifications in the Planning Statement, it is sincerely hoped that members of the Board will give favourable consideration to approving the proposed land/pond filling at the Application Site KTN-2 in Kwu Tung North.