

ONE Northern Metropolis Development Limited

Our Ref.: DD80 Lot 87 RP & VL

Your Ref.: TPB/A/NE-TKLN/142

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road,
North Point, Hong Kong

By Email

27 August 2026

Dear Sir,

Supplementary Information

**Proposed Temporary Food Industrial Park with Ancillary Facilities and
Associated Diversion of Stream for a Period of 3 Years in “Recreation” Zone,
Lot 350 RP (Part) in D.D. 78 and Various Lots in D.D. 80 and
Adjoining Government Land, Heung Yuen Wai, New Territories**

(S.16 Planning Application No. A/NE-TKLN/142)

The applicant clarifies the applied use of the captioned application as ‘*Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years*’.

The following documents are enclosed herewith as Supplementary Information to supersede the original submission made by the applicant to the Town Planning Board on 20.08.2026:

- revised pages of the application form (**Form No. S16-III**);
- revised Planning Statement;
- revised Plans and Drawings (**Plans 1 to 4**); and
- Traffic Impact Assessment and Drainage Impact Assessment (**Appendices I and II**).

Should you require more information, please contact us at [REDACTED]. Thank you for your kind attention.

Yours faithfully,

One Northern Metropolis Development Limited

cc DPO/STN, PlanD

(Attn.: Mr. Timothy WU

email: twpwu@pland.gov.hk)



6. Type(s) of Application 申請類別																															
(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas or Regulated Areas 位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展 (For Renewal of Permission for Temporary Use or Development in Rural Areas or Regulated Areas, please proceed to Part (B)) (如屬位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期，請填寫(B)部分)																															
(a) Proposed use(s)/development 擬議用途/發展	Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years (Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)																														
(b) Effective period of permission applied for 申請的許可有效期	☒ year(s) 年 3 ☐ month(s) 個月																														
(c) Development Schedule 發展細節表																															
Proposed uncovered land area 擬議露天土地面積	10,613sq.m ☒ About 約																														
Proposed covered land area 擬議有上蓋土地面積	4,757sq.m ☒ About 約																														
Proposed number of buildings/structures 擬議建築物／構築物數目	4																														
Proposed domestic floor area 擬議住用樓面面積	N/Asq.m ☐ About 約																														
Proposed non-domestic floor area 擬議非住用樓面面積	8,702sq.m ☒ About 約																														
Proposed gross floor area 擬議總樓面面積	8,702sq.m ☒ About 約																														
Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">STRUCTURE</th> <th style="width: 30%;">USE</th> <th style="width: 15%;">COVERED AREA</th> <th style="width: 15%;">GROSS FLOOR AREA</th> <th style="width: 30%;">BUILDING HEIGHT</th> </tr> </thead> <tbody> <tr> <td>B1</td> <td>FOOD INDUSTRIAL CENTRE</td> <td>2,719 m² (ABOUT)¹</td> <td>4,984 m² (ABOUT)</td> <td>15 m (ABOUT)(2-STOREY)</td> </tr> <tr> <td>B2</td> <td>FOOD INDUSTRIAL CENTRE</td> <td>2,016 m² (ABOUT)²</td> <td>3,696 m² (ABOUT)</td> <td>15 m (ABOUT)(2-STOREY)</td> </tr> <tr> <td>B3</td> <td>GUARDHOUSE</td> <td>4 m² (ABOUT)</td> <td>4 m² (ABOUT)</td> <td>3 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td>B4</td> <td>METER ROOM</td> <td>18 m² (ABOUT)</td> <td>18 m² (ABOUT)</td> <td>3 m (ABOUT)(1-STOREY)</td> </tr> <tr> <td colspan="2" style="text-align: center;">TOTAL</td> <td>4,757 m² (ABOUT)</td> <td>8,702 m² (ABOUT)</td> <td></td> </tr> </tbody> </table>	STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT	B1	FOOD INDUSTRIAL CENTRE	2,719 m ² (ABOUT) ¹	4,984 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)	B2	FOOD INDUSTRIAL CENTRE	2,016 m ² (ABOUT) ²	3,696 m ² (ABOUT)	15 m (ABOUT)(2-STOREY)	B3	GUARDHOUSE	4 m ² (ABOUT)	4 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	B4	METER ROOM	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)	TOTAL		4,757 m² (ABOUT)	8,702 m² (ABOUT)		
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Proposed number of car parking spaces by types 不同種類停車位的擬議數目																															
Private Car Parking Spaces 私家車車位	18																														
Motorcycle Parking Spaces 電單車車位	N/A																														
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	3																														
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	N/A																														
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	N/A																														
Others (Please Specify) 其他 (請列明)	Container Vehicle Parking Spaces 2																														
Proposed number of loading/unloading spaces 上落客貨車位的擬議數目																															
Taxi Spaces 的士車位	N/A																														
Coach Spaces 旅遊巴士車位	N/A																														
Light Goods Vehicle Spaces 輕型貨車車位	20																														
Medium Goods Vehicle Spaces 中型貨車車位	N/A																														
Heavy Goods Vehicle Spaces 重型貨車車位	N/A																														
Others (Please Specify) 其他 (請列明)	Container Vehicle Spaces 12																														

Proposed operating hours 擬議營運時間 24-hour daily, including Sunday and public holidays.			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	☒ There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) <u>Accessible from Lin Ma Hang Road via a local access.</u>	
	No 否	☐ There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) ☐	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	☐ Please provide details 請提供詳情 	
	No 否	☒	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	☒ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) ☒ Diversion of stream 河道改道 ☐ Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 ☐ About 約 Depth of filling 填塘深度 m 米 ☐ About 約 ☐ Filling of land 填土 Area of filling 填土面積 sq.m 平方米 ☐ About 約 Depth of filling 填土厚度 m 米 ☐ About 約 ☐ Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 ☐ About 約 Depth of excavation 挖土深度m 米 ☐ About 約	
	No 否	☐	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境	Yes 會 ☐	No 不會 ☒
	On traffic 對交通	Yes 會 ☐	No 不會 ☒
	On water supply 對供水	Yes 會 ☐	No 不會 ☒
	On drainage 對排水	Yes 會 ☐	No 不會 ☒
	On slopes 對斜坡	Yes 會 ☐	No 不會 ☒
	Affected by slopes 受斜坡影響	Yes 會 ☐	No 不會 ☒
	Landscape Impact 構成景觀影響	Yes 會 ☐	No 不會 ☒
	Tree Felling 砍伐樹木	Yes 會 ☐	No 不會 ☒
	Visual Impact 構成視覺影響	Yes 會 ☐	No 不會 ☒
	Others (Please Specify) 其他 (請列明)	Yes 會 ☐	No 不會 ☒

Gist of Application 申請摘要 (Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	Lot 350 RP (Part) in D.D. 78 and Lots 85 RP (Part), 86 RP (Part), 87 RP, 88 RP (Part), 90 (Part), 91 (Part), 92 (Part), 93, 94, 95, 97 RP and 144 RP (Part) in D.D. 80 and adjoining Government Land, Heung Yuen Wai, New Territories
Site area 地盤面積	15,370 sq. m 平方米 ☒ About 約 (includes Government land of 包括政府土地 573 sq. m 平方米 ☒ About 約)
Plan 圖則	Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2
Zoning 地帶	"Recreation" Zone
Type of Application 申請類別	☒ Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區的臨時用途/發展為期 ☒ Year(s) 年 <u>3</u> ☐ Month(s) 月 _____ ☐ Renewal of Planning Approval for Temporary Use/Development in Rural Areas or Regulated Areas for a Period of 位於鄉郊地區或受規管地區臨時用途/發展的規劃許可續期為期 ☐ Year(s) 年 _____ ☐ Month(s) 月 _____
Applied use/development 申請用途/發展	Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☒
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☐
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☒
<u>Plans showing location/zoning/land status of the Site.</u>		
<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	☐	☒
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☐
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☒
Sewerage impact assessment 排污影響評估	☐	☐
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。