

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

02 October 2026

Dear Sir,

Further 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)

We write to submit Further Information in response to departmental comments on the captioned application.

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)

(Attn.: Mr. Adrian TAM

email: athtam@pland.gov.hk)



Response-to-Comment (RtC)

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(i) An RtC table:

Comments		Responses
1. Comments of the District Planning Officer/Shia Tin, Tai Po and North, Planning Department (DPO/STN, PlanD)		
(a)	While the operation hours mentioned in para. 2.2.2 of the submitted TIA are ‘Monday to Saturday from 23:00 to 8:00 and no operations on Sunday and public holiday’, it is noted that the operation hours mentioned in the Application Form are ‘24 hours daily, including public holidays’. Please clarify.	The proposed development will be 24-hour daily. Whilst staff involving in the distribution operation would mainly work between 23:00 and 08:00 on the next day, the distribution operation i.e. the receipt/distribution of cross-boundary fresh food will be conducted between 03:00 and 06:00 (Section 5.5 of the Planning Statement refers). During the remaining period of time, staff will station to work at the proposed development for other food processing procedures (Section 5.4 of the Planning Statement refers).
(b)	According to para. 2.2.3 of the submitted TIA and para 1.1.1 of the submitted DIA, it is noted that the name of proposed use is different from the Application Form (i.e. ‘Food Industrial Park with ancillary distribution centre and other facilities for storage and distribution of agricultural produce’ and ‘proposed temporary warehouse for agricultural produce with ancillary distribution centre and facilities’). Please clarify.	The applied use of the proposed development shall read ‘ <i>Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years</i> ’.

Comments		Responses
2. Comments of the Director for Environmental Protection (DEP)		
(a)	It is noted from the SI that the proposed temporary use involves diversion of stream. No detailed information related to the above was provided. On the above basis, please ask the applicant to provide details of the proposed diversion (including plans showing the sections of streams to be diverted and final scheme, the width of the concerned sections), whether it involves dredging works and the dredging methods and review whether there is any EIAO implication, in particular item C and item I of Schedule 2 to the EIAO.	With reference to the lot index plan prepared by the Lands Department (Plan 3 of the original submission refers), a watercourse appears to have intersected the application site (the Site). The associated diversion of stream, as applied for under the current application, is solely served to fulfil the requirement under the Town Planning Ordinance (the Ordinance), under which diversion of stream requires planning permission under Section 16 of the Ordinance. According to the recent site investigation conducted by the applicant, no watercourse/ stream has been identified therein. As such, no dredging work is proposed under the current application. However, subject to the approval from the Drainage Authority, the applicant will construct periphery u-channels therewithin and along the site boundary to alleviate the potential drainage impacts that would have arisen from the proposed development.