

SECTION 16 PLANNING APPLICATION

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 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

PLANNING STATEMENT

ONE NORTHERN METROPOLIS DEVELOPMENT LIMITED

AUGUST 2026
VERSION 1.0

FILE CONTROL

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APPLICANT	: <i>Upper Shiny Investment Limited</i>
TYPE OF APPLICATION	: <i>S.16 Planning Application</i>
PROPOSED USE	: <i>Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years</i>
SITE LOCATION	: <i>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 GL, Heung Yuen Wai, New Territories</i>

AMENDMENT RECORD

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EXECUTIVE SUMMARY

- The applicant seeks planning permission from the Town Planning Board (the Board) under Section (S.) 16 of the Town Planning Ordinance (Cap. 131) to use *Various Lots in D.D. 78 and 80 and adjoining Government Land (GL), Heung Yuen Wai, New Territories* (the Site) for **'Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years'** (the proposed development).
- The Site falls within an area zoned "Recreation" ("REC") on the Approved Ta Kwu Ling North Outline Zoning Plan (OZP) No. S/NE-TKLN/2. The Site occupies an area of 15,370 m² (about), including GL of 573 m² (about). 4 nos. of structure are proposed for food industrial centre, guardhouse, meter room, office and washroom with total gross floor area (GFA) of 8,702 m² (about). The remaining area is reserved for area for road widening of the existing local access, and area for vehicle parking, loading/unloading (L/UL), waiting and circulation spaces.
- The Site is accessible from Lin Ma Hang Road via a local access. The operation hours of the proposed development are 24-hour daily, including Sunday and public holidays.
- Justifications for the proposed development are as follows:
 - it ensures the stable supply, food safety and quality of fresh food in Hong Kong;
 - it echoes with Government policies in achieving synergy effect with the planned Food Control Facilities near Heung Yuen Wai Boundary Control Point (BCP);
 - it contributes to the transformation, upgrading, modernisation, as well as the sustainable development of the industry;
 - it is considered not incompatible with surrounding land uses; and
 - it is only on a temporary basis, approval of the application will not frustrate the long-term planning intentions of the "REC" zone.
- Details of development parameters are as follows:

Site area	15,370 m ² (about), including 573 m ² of GL (about)
Covered area	4,757 m ² (about)
Uncovered area	10,613 m ² (about)
Plot ratio	0.57 (about)
Site coverage	31% (about)
No. of structure	4
Total GFA	8,702 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	8,702 m ² (about)
Building height	3 m to 15 m (about)
No. of storey	1 to 2 storeys

行政摘要（內文如與英文版本有任何差異，應以英文版本為準）

- 申請人現根據《城市規劃條例》（第 131 章）第 16 條，向城市規劃委員會提交有關新界香園圍丈量約份第 78 約及第 80 約多個地段的規劃申請，於上述地點和毗連政府土地作「**擬議臨時食品產業園連附屬設施和相關河道改道（為期三年）**」（擬議發展）。
- 申請地點所在的地區在《打鼓嶺北分區計劃大綱核准圖編號 S/NE-TKLN/2》上劃為「康樂」地帶。申請地盤面積為約 15,370 平方米，包括約 573 平方米的政府土地。申請地點將設四座構築物作食品產業中心、保安更亭、電錶房、辦公室和洗手間用途，總樓面面積合共為約 8,702 平方米，其餘地方將預留作地區道路擴闊和車輛停泊、上落貨、等候及流轉空間。
- 申請地點可從蓮麻坑路經一條地區道路前往。擬議發展的作業時間為每日二十四小時，包括星期日及公眾假期。
- 擬議發展的申請理據如下：
 - 擬議發展能保障本地食品的穩定供應及質量安全；
 - 擬議發展旨在響應政府政策，與香園圍管制站附近已規劃的食物管制設施產生協同效應；
 - 擬議發展有助業界轉型、邁升級、邁向現代化，以及可持續發展；
 - 擬議發展與周邊地方的用途並非不協調；及
 - 擬議發展只屬臨時性質，批出規劃許可不會影響「康樂」地帶的長遠規劃意向。

- 擬議發展的詳情發展參數如下：

申請地盤面積：	15,370 平方米（約），包括 573 平方米（約）的政府土地
上蓋面積：	4,757 平方米（約）
露天面積：	10,613 平方米（約）
地積比率：	0.57（約）
上蓋覆蓋率：	31%（約）
構築物數目：	4 座
總樓面面積	8,702 平方米（約）
- 住用總樓面面積：	不適用
- 非住用總樓面面積：	8,702 平方米（約）
構築物高度：	3 米至 15 米（約）
構築物層數：	1 至 2 層

1. INTRODUCTION

Background

- 1.1 **One Northern Metropolis Development Limited** has been commissioned by **Upper Shiny Investment Limited** (the applicant) to make submission on their behalf to the Board under S.16 of the Ordinance in respect to *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 GL, Heung Yuen Wai, New Territories (Plans 1 to 4).*
- 1.2 The applicant intends to use the Site for '**Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years**'. The Site falls within an area zoned "REC" on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1 nor 2 use within the "REC" zone, which requires planning permission from the Board.
- 1.3 In support of the application, a set of indicative development plans and drawings (**Plans 1 to 4**) are provided with the Planning Statement. Relevant assessments, including a Traffic Impact Assessment (TIA) (**Appendix I**) and a Drainage Impact Assessment (DIA) (**Appendix II**), to mitigate the potential adverse impacts are submitted for the consideration of relevant Government Bureaux/Departments and members of the Board.

2. JUSTIFICATIONS

To ensure the stable supply, food safety and quality of fresh food in Hong Kong

- 2.1 The food supply in Hong Kong relies mainly on import, particularly in the categories of fresh provisions. Currently, most fresh food on sale in Hong Kong are imported from the Chinese Mainland. According to figures published by the Agriculture, Fisheries and Conservation Department (AFCD) on fresh food supply, the quantity of vegetables supplied to Hong Kong on a single day in January 2025 was about 2,700 tonnes¹, whereas the volume of vegetables sold through the wholesale food markets of AFCD and the Vegetable Marketing Organisation was about 600 to 700 tonnes on a daily basis. Apart from vegetables, the AFCD wholesale food markets also processed an average of 4 million nos. of imported egg on a daily basis in May 2026².
- 2.2 The proposed development is intended to meet the long-term demand for having a proper large-scale site to handle the importation of cross-boundary fresh food and packaged food for the daily consumption in Hong Kong. It provides specialised storage facilities with thermal and humidity control to maintain the quality, safety, and hygiene for fresh food like vegetables, grains, fruits, eggs, meat, etc. It also provides facilities for the bulk-breaking and packaging of imported fresh food and the distribution of fresh food from farmers to local consumers. The food industrial park and its ancillary facilities allow a more efficient supply chain to ensuring that the fresh food can be treated properly, remain safe to consume, and meet market demands.
- 2.3 The facilities provide necessary storage, including dry storage for grains, cold and chilled storage for fresh produce, and controlled atmosphere storage to extend the shelf life of imported fresh food. They also facilitate the cross-boundary flow of goods from production areas to urban markets, playing a vital role in ensuring a steady and reliable supply of high-quality food to the local populations.

To echo with Government policies in achieving synergy effect with the planned food control facilities near Heung Yuen Wai BCP

- 2.4 The Site of the proposed development is situated at a strategic location where there is a convenient road network connecting the existing food control facilities in Man Kam To, which is about 4.6 km from the Site. Vehicles carrying foodstuffs across the boundary will be inspected at the food control facilities before entering Hong Kong.
- 2.5 With reference to the Government’s “Northern Metropolis Action Agenda” published in October 2023, the Government will reserve land near the Heung Yuen Wai BCP to provide large-scale facilities related to the food supply chain, including relocating the existing boundary-crossing and inspection facilities for fresh food and live food animals at the

¹ https://www.afcd.gov.hk/tc_chi/agriculture/agr_fresh/files/01_2025_food_supply_chi15.pdf

² https://www.afcd.gov.hk/tc_chi/agriculture/agr_fresh/files/Fresh_Food_Supply_Consumption_20260528--20260610.pdf

Man Kam To BCP, thereby unleashing the development potential of the land nearby. The Chief Executive has also expressed in the 2025 Policy Address to promote the food industry, including wholesale, processing and trading with the reserved land near the Heung Yuen Wai BCP.

- 2.6 The Site of the proposed development is at a strategic location in close proximity to the existing food control facilities in Man Kam To, as well as the future food control facilities near Heung Yuen Wai BCP. The imported fresh food can also be easily transported to local retailers via Heung Yuen Wai Highway, which provides an expressway connection to most part of the territory.

To contribute to the transformation, upgrading, modernisation, as well as the sustainable development of the industry

- 2.7 A newly-designed and constructed food industrial park with ancillary facilities is capable of implementing low-carbon and innovative handling processes. Relevant measures include the exploration of the usage of renewable energy and new technologies for the daily operation, dust prevention and sound insulation. These initiatives could enhance the environmental, social and governance performance and promote technological development of the industry, which echo with the Chief Executive’s 2022 Policy Address on the promotion of upgrading and transformation, modernisation and sustainable development of the industry.
- 2.8 The proposed development applied for under the current application will serve as a pilot scheme with a view to upgrading and modernising the food processing facilities in Hong Kong. Should the scheme be considered successful, the applicant is envisaged to expand the operation model in a second phase development, which would mainly focus on other fresh food including vegetables, fruits and meat, so as to ensure the steady supply of a wide range of fresh food for local consumer.

The approval would not frustrate the long-term planning intention

- 2.9 Although the Site situates in an area zoned “REC”, the Site is currently vacant without any known long-term programme for recreation development. Therefore, approval of the current application on a temporary basis would not frustrate the long-term planning intention of the “REC” zone and would better utilise deserted land in the New Territories.
- 2.10 Despite the fact that the proposed development is not in line with the planning intention of the “REC” zone, the special nature of the current application in support of the local food supply should be considered on its individual merit, of which the approval of the current application would not set an undesirable precedent for the “REC” zone.

The proposed development is not incompatible with surrounding area

- 2.11 The proposed development situates in a relatively remote area, which is far away from sensitive receivers. The surrounding area is considered to be predominately semi-rural and comprises vacant and/or unused land, public vehicle parks, and some village houses. The proposed development is considered not incompatible with surrounding land uses. Upon approval of the current application, the applicant will make effort in complying with planning conditions in relation to various aspects such as traffic, fire services and drainage etc., so as to minimise the potential adverse impacts arising from the proposed development.

3. SITE CONTEXT

Site location

- 3.1 The Site is located approximately 2.2 km east of Heung Yuen Wai BCP; 4.6 km northeast of Man Kam To BCP; and 9.2 km northeast of Sheung Shui MTR Station.

Accessibility

- 3.2 The Site is accessible from Lin Ma Hang Road via a local access (**Plan 1**).

Existing site condition

- 3.3 The Site is generally flat and partially covered with overgrown grass and vegetation (**Plans 1 and 3**).

Surrounding area

- 3.4 The Site and its surroundings are predominately semi-rural in character, mainly comprising unused and/or vacant land, public vehicle parks, and some village houses (**Plans 1 and 3**).
- 3.5 To its north is a local access, across which is unused and/or vacant land covered with vegetation.
- 3.6 To its east is unused and/or vacant land covered with vegetation. To its further east is the village proper of Ha Heung Yuen and Heung Yuen Wai.
- 3.7 To its south is an existing river channel, across which are some cultivated land, unused and/or vacant land scattered with vegetation and temporary structures.
- 3.8 To its west is unused and/or vacant land. To its further west are the sites of some approved planning applications (Nos. A/NE-TKLN/53, 55, 58, 67, 68, 70, 75 and 80) for 'Public Vehicle Parks' and/or 'Shop and Services'.

4. PLANNING CONTEXT

Zoning

- 4.1 The Site falls within an area zoned “REC” on the Approved Ta Kwu Ling North OZP No. S/NE-TKLN/2 (**Plan 2**). According to the Notes of the OZP, the applied use is neither Columns 1/2 use within the “REC” zone, which requires planning permission from the Board.

Planning intention

- 4.2 The planning intention of the “REC” zone is *primarily for low-density recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the low-density recreational developments may be permitted subject to planning permission.*

Restriction on diversion of stream

- 4.3 According to the Remarks of the “REC” zone, any ***diversion of streams***, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft development permission area plan without the permission from the Board under S.16 of the Ordinance.

Previous and similar applications

- 4.4 The Site is not subject of any previous planning application. There is no similar approval for the applied use within the same “REC” zone.

Land status

- 4.5 The Site consists of 13 nos. of private lot held under company/individuals or Tso/Tong, i.e. 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, with private land area of 14,797 m² (about) of Old Schedule Lots held under Block Government Lease. Apart from the above private lots, the Site also consists of 573 m² (about) of GL (**Plan 3**). Details of the land ownership of the private lots within the Site are shown at **Table 1** below.

Table 1 – Land ownership of the private lots within the Site

Lot No.	Type of ownership
D.D. 78 Lot 350 RP	Company/Individual
D.D. 80 Lot 85 RP	Tso/Tong
D.D. 80 Lot 86 RP	Company/Individual
D.D. 80 Lot 87 RP	Company/Individual
D.D. 80 Lot 88 RP	Tso/Tong
D.D. 80 Lot 90	Tso/Tong
D.D. 80 Lot 91	Company/Individual
D.D. 80 Lot 92	Company/Individual
D.D. 80 Lot 93	Company/Individual
D.D. 80 Lot 94	Company/Individual
D.D. 80 Lot 95	Company/Individual
D.D. 80 Lot 97 RP	Company/Individual
D.D. 80 Lot 144 RP	Tso/Tong

- 4.6 Given that there is restriction on the erection of structures without prior approval from the Government, the applicant will submit applications for Short Term Waiver (STW) and Short Term Tenancy (STT) to the District Lands Officer/North, Lands Department (DLO/N, LandsD) to make way for the erection of the proposed structures and the occupation of GL at the Site respectively, after planning permission has been obtained from the Board. No structure is proposed for domestic use.

5. DEVELOPMENT PROPOSAL

Development details

- 5.1 The Site consists of an area of 15,370 m² (about), including GL of about 573 m² (about). Details of the development parameters are shown at **Table 2** below.

Table 2 – Development parameters

Site area	15,370 m ² (about), including GL of about 573 m ² (about)
Covered area	4,757 m ² (about)
Uncovered area	10,613 m ² (about)
Plot ratio	0.57 (about)
Site coverage	31% (about)
No. of structure	4
Total GFA	8,702 m ² (about)
- Domestic GFA	Not applicable
- Non-domestic GFA	8,702 m ² (about)
Building height	3 m to 15 m (about)
No. of storey	1 to 2 storeys

- 5.2 4 nos. of structures are proposed for food industrial centre, guardhouse, meter room, office and washroom with total GFA of 8,702 m² (about). The remaining open area will be reserved for vehicle parking, L/UL, waiting and circulation spaces, as well as area for road widening of the existing local access (**Plan 4**). Details of the proposed structure are shown at **Table 3** below.

Table 3 – Details of the proposed structures

Structure	Use	Covered area	GFA	Building height
B1	Food industrial centre ³ , ancillary office and washroom	2,719 m ²	4,984 m ²	15 m (about) (2-storey)
B2		2,016 m ²	3,696 m ²	15 m (about) (2-storey)
B3	Guardhouse	4 m ²	4 m ²	3 m (about) (1-storey)
B4	Meter room	18 m ²	18 m ²	3 m (about) (1-storey)
Total		4,757 m² (about)	8,702 m² (about)	-

³ The canopy area of 454 m² (about) and 120 m² (about) are proposed on G/F of Structures B1 & B2 respectively to facilitate the L/UL activities.

Operation mode

- 5.3 The Site will be used as a food industrial park for the provision of specialised storage and processing facilities with thermal and humidity control to maintain the quality, safety, and hygiene for fresh food. The proposed development provides facilities for the processing of fresh foods, among which are mainly vegetables, fruits and grains. Other categories of fresh foods, such as eggs and meat, will also be processed.
- 5.4 Cross-boundary fresh food will be transported to the proposed development via government food control facilities at the border, which will then be properly stored therewithin ensuring that the fresh food remains safe, treated properly, and meets market demands. Various food processing procedures, such as bulk-breaking, sorting, sanitising, washing, and packaging of fresh foods will be carried out at the facilities to divide large shipments of fresh foods into clean, smaller, and accessible consumer units before distribution.
- 5.5 The proposed development will open 24 hours daily, including Sundays and public holidays. The distribution operation i.e. the receipt and distribution of cross-boundary fresh food will mainly be conducted between 03:00 and 06:00. It is estimated that the proposed development would accommodate about 20 to 30 nos. of staff, among those working in the distribution operation would mainly work between 23:00 and 08:00 on the next day. Given that the proposed development is solely for the applied use without any shopfront and retailing activities, no visitor will be anticipated.
- 5.6 Vehicles carrying foodstuffs across the boundary will be inspected at the existing food control facilities near Man Kam To BCP, which will then be driven to the proposed development via Man Kam To Road and Lin Ma Hang Road. In the future, should the new food control facilities near Heung Yuen Wai BCP be commenced operation, vehicles carrying foodstuffs across the boundary will be inspected therewithin and be driven to the proposed development via Lin Ma Hang Road.
- 5.7 The applicant commits to comply with relevant ordinances and regulations, and obtain relevant licence(s) before commencing operation of the proposed development.

Minimal traffic impact

- 5.8 The Site is accessible from Lin Ma Hang Road via a local access (**Plan 1**). A 20 m-wide (about) vehicular ingress/egress is proposed at the northern part of the Site. 55 nos. of parking and L/UL space will be provided at the proposed development (**Plan 4**). Details of the parking and L/UL provision are shown at **Table 4** below.

Table 4 – Provision of the parking and L/UL spaces

Type of parking space	No. of space
Parking spaces for private car (PC) - 2.5 m (W) x 5 m (L)	18
Parking spaces for light goods vehicle (LGV) - 3.5 m (W) x 7 m (L)	3
Parking spaces for container vehicle (CV) - 3.5 m (W) x 16 m (L)	2
Type of L/UL space	No. of space
L/UL spaces for LGV - 3.5 m (W) x 7 m (L)	20
L/UL spaces for CV - 3.5 m (W) x 16 m (L)	12

- 5.9 LGV and CV will be deployed for the transportation of goods into/out of the Site. A TIA has been conducted to assess the potential traffic impact induced by the proposed development on nearby road network during the construction and operational stages (**Appendix I**). The assessment result has indicated that all critical junctions and road links perform satisfactorily for both the reference and design scenarios during peak hours on a normal weekday in the assessment year of 2030. The TIA has concluded that no adverse traffic impact arising from the proposed development is anticipated.

Minimal environmental impact

- 5.10 The applicant will strictly follow the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites' ("CoP") issued by the Environmental Protection Department (EPD) to minimise the adverse environmental impacts and nuisance to the surrounding areas. The applicant will also 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.
- 5.11 During the construction stage, the applicant will follow the good practices stated in *Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 2/24* to minimise the potential impact on nearby watercourses. Surface run-off from the construction phase will be discharged into storm drains through appropriately designed sand/silt removal facilities such as sand traps, silt traps, and sediment basins. Silt removal facilities, channels, and manholes will be maintained, and the deposited silt and grit will be removed regularly at the start and end of each rain season, to ensure that these facilities are always operational.
- 5.12 The applicant will implement the good practices under *ProPECC PN 1/23* when designing and providing on-site drainage system at the Site. Besides, the applicant proposes to provide septic tank and soakaway system to collect the sewage generated

from the proposed development. Noting that the Site is in close proximity to a drainage channel to its south, the design and construction of the septic tank and soakaway system will strictly follow the requirements as stipulated in *ProPECC PN 1/23*.

- 5.13 2.5 m-high (about) solid metal fencing will be erected along the site boundary to minimise noise and visual nuisance to the surrounding area. The boundary wall will be installed properly by a licensed contractor to prevent misalignment of walls, to ensure that there is no gap or slit on the boundary wall. Maintenance will be conducted on a regular basis.

Minimal landscape impact

- 5.14 The Site is mainly covered with overgrown grass. No tree as defined under the *Lands Administration Office (LAO) Practice Note (PN) No. 6/2023*⁴ has been identified within the site boundary. No dead, old, or valuable tree has been found thereon. In view of the operation of the proposed development and the provision of vehicle parking, L/UL, waiting and circulation spaces, the majority of the Site will be disturbed. As such, it is not proposed to retain any of the existing vegetation.

Minimal drainage impact

- 5.15 A watercourse was identified to have existed within the site boundary with reference to the Lot Index Plan (**Plan 3**). The applicant has submitted a DIA report to review the drainage arrangements for the proposed development (**Appendix II**). The potential increase in surface runoff generated by the proposed development is estimated to be minimal. A series of perimeter surface drains with sand traps/catch pits are proposed to collect the cumulative runoff, which will finally connect to the proposed discharge points at the existing 8 m width trapezoidal channel to the south of the Site. The DIA has concluded that no unacceptable drainage impact is envisaged.

Fire safety aspect

- 5.16 After obtaining relevant planning permission from the Board, the applicant will submit a fire service installations proposal for the consideration of the Director of Fire Services to enhance fire safety of the proposed development. Upon receiving the STW and STT approvals from DLO/N, LandsD as discussed in Section 4.5 above, and the General Building Plan approval from the Buildings Department for the erection of structures, the applicant will construct the proposed structures and implement the fire service installations therewithin in accordance with the accepted proposal.

⁴ With reference to LAO PN No. 6/2023, a plant is considered to be a tree if its trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level.

6. CONCLUSION

- 6.1 The proposed development provides facilities for the proper storage, processing and delivery of imported cross-boundary fresh food. Echoing with the Chief Executive’s 2025 Policy Address and the “Northern Metropolis Action Agenda” published in 2023, the proximity of the proposed development to the existing food control facilities in Man Kam To and the planned food control facilities in Heung Yuen Wai can achieve a synergy effect to the stable supply, food safety and quality of fresh food in Hong Kong.
- 6.2 In response to the Chief Executive’s 2022 Policy Address on the promotion of upgrading and transformation, modernisation and sustainable development of the industry, a newly-designed and constructed food industrial park with ancillary facilities will enhance the environmental, social and governance performance and promote technological development of the industry.
- 6.3 Although the proposed development is not in line with the long-term planning intention of the “REC” zone, the Site is currently vacant without any known long-term plan for recreation development. Hence, approval of the application on a temporary basis for a period of 3 years would not frustrate the long-term planning intention of the “REC” zone and better utilise deserted land in the New Territories.
- 6.4 The Site and its surroundings are predominately semi-rural in character, mainly surrounded by vacant/unused land, public vehicle parks, and some village houses. The proposed development is considered not incompatible with the surrounding areas. Approval of the current application would not set an undesirable precedent within the “REC” zone, and should be considered on its own merits.
- 6.5 The proposed development is not anticipated to create significant nuisance to the surrounding areas. Technical assessments including the TIA and DIA reports have been provided to demonstrate that adverse traffic and drainage impacts arising from the proposed development are not envisaged. The applicant will also strictly follow the latest ‘CoP’ and *ProPECC PNs*, as well as other relevant guidelines issued by EPD to minimise all possible environmental impacts.
- 6.6 In view of the above, the Board is hereby respectfully recommended to approve the subject application for **‘Proposed Temporary Food Industrial Park with Ancillary Facilities and Associated Diversion of Stream for a Period of 3 Years’**.

One Northern Metropolis Development Limited

August 2026

LIST OF PLANS

Plan 1	Location plan
Plan 2	Zoning plan
Plan 3	Land status plan
Plan 4	Layout plan

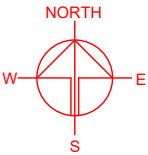


LOCATION OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,370 m² (ABOUT)

VEHICULAR ACCESS

ACCESSIBLE FROM LIN MA HANG ROAD VIA A LOCAL ACCESS



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

ACCESSIBLE FROM LIN MA
HANG ROAD VIA A LOCAL
ACCESS

APPLICATION SITE

LEGEND

APPLICATION SITE

PROJECT
PROPOSED TEMPORARY FOOD
INDUSTRIAL PARK WITH
ANCILLARY FACILITIES AND
ASSOCIATED DIVERSION OF
STREAM FOR A PERIOD OF 3
YEARS

SITE LOCATION
VARIOUS LOTS IN D.D. 78 AND
D.D. 80 AND ADJOINING
GOVERNMENT LAND, HEUNG
YUEN WAI, NEW TERRITORIES

SCALE
1: 10000 @ A4

DRAWN BY
MN 27.8.2026

REVISED BY
DATE

APPROVED BY
DATE

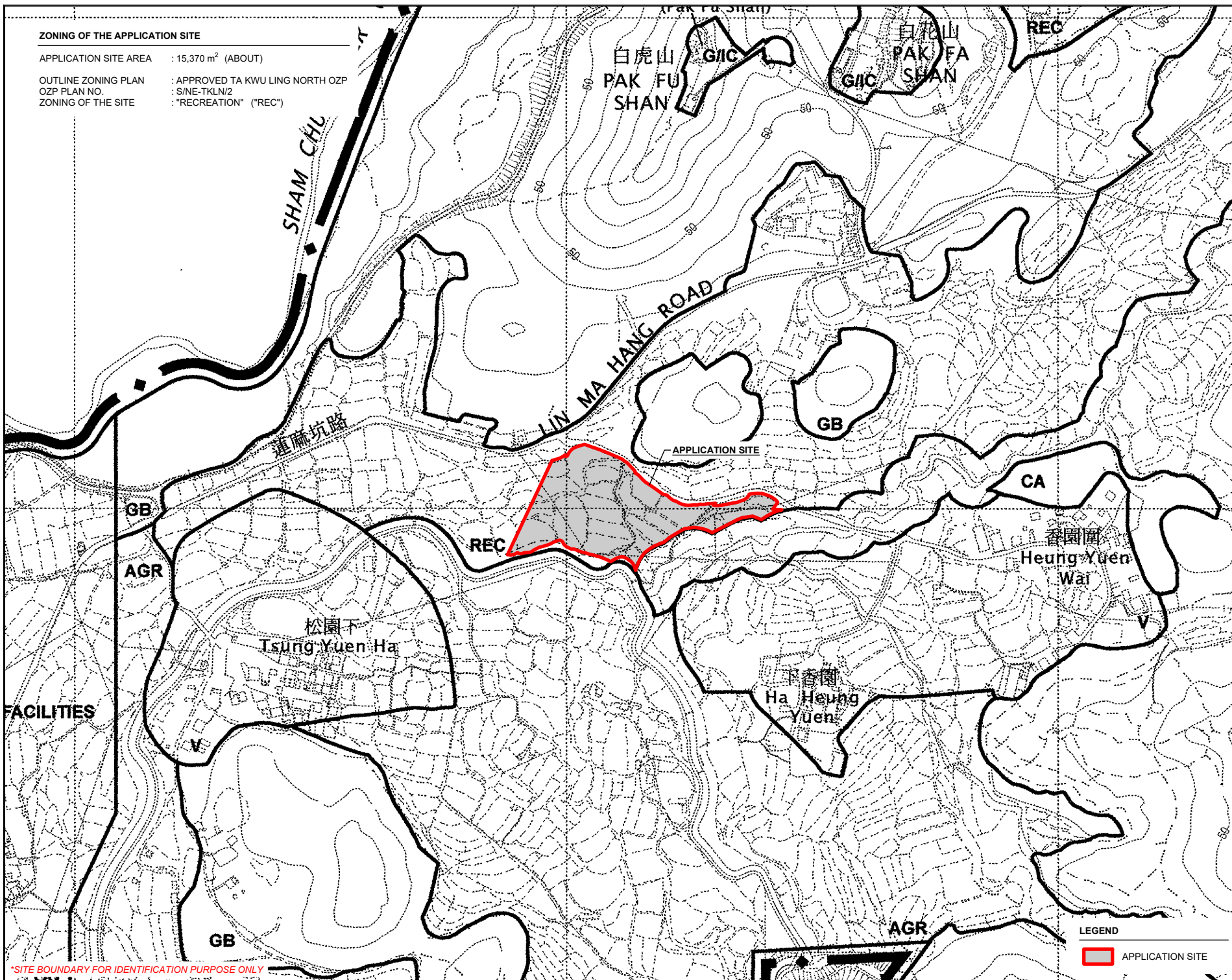
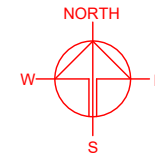
DWG. TITLE
LOCATION PLAN

DWG NO.
PLAN 1

VER.
002

ZONING OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,370 m² (ABOUT)
 OUTLINE ZONING PLAN : APPROVED TA KWU LING NORTH OZP
 OZP PLAN NO. : S/NE-TKLN/2
 ZONING OF THE SITE : "RECREATION" ("REC")



*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LEGEND
 APPLICATION SITE

PROJECT
 PROPOSED TEMPORARY FOOD INDUSTRIAL PARK WITH ANCILLARY FACILITIES AND ASSOCIATED DIVERSION OF STREAM FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 78 AND D.D. 80 AND ADJOINING GOVERNMENT LAND, HEUNG YUEN WAI, NEW TERRITORIES

SCALE
 1 : 5000 @ A4

DRAWN BY
 MN 27.8.2026

REVISED BY
 DATE

APPROVED BY
 DATE

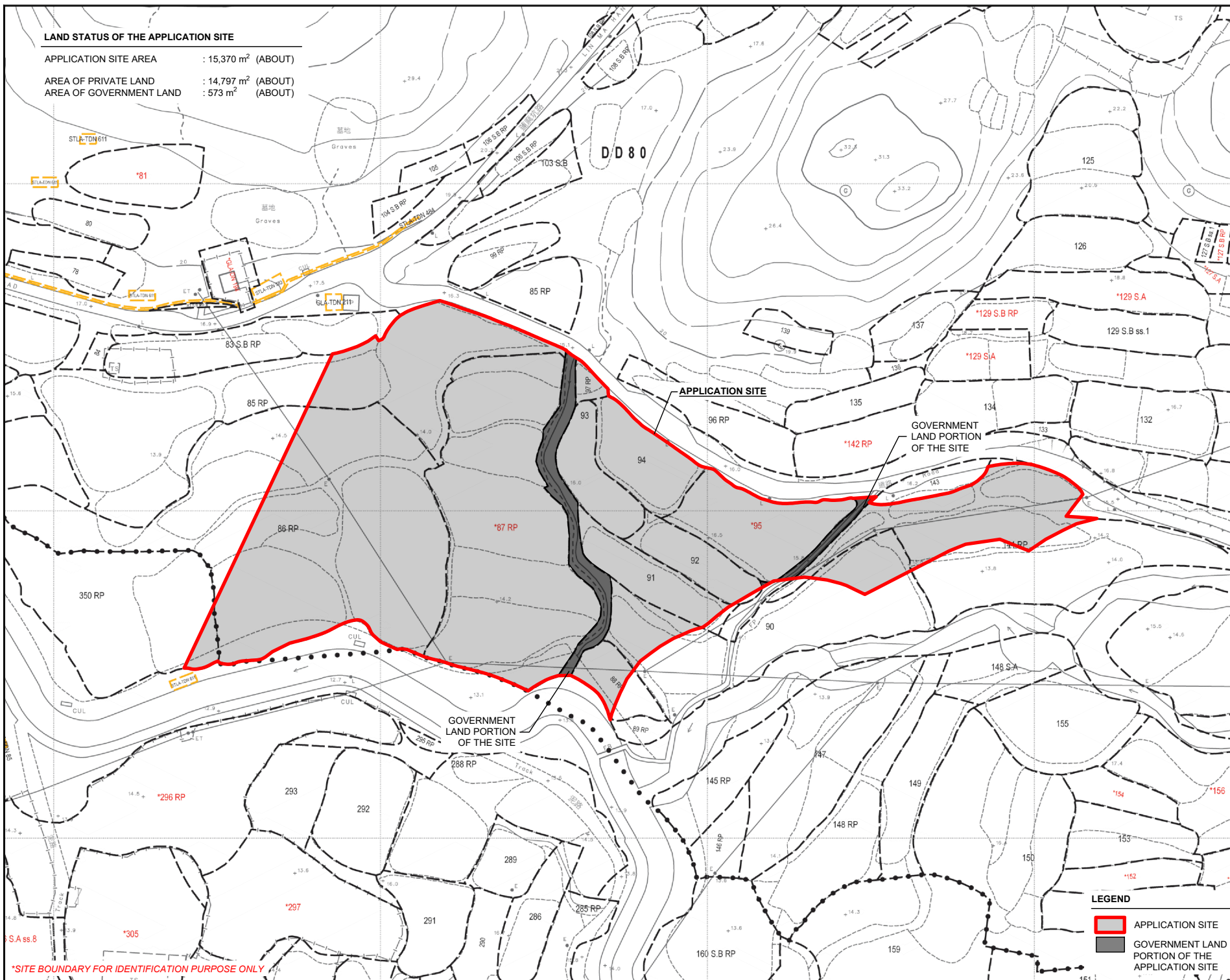
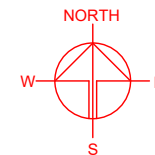
DWG. TITLE
 ZONING OF THE SITE

DWG NO.
 PLAN 2

VER.
 002

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 15,370 m² (ABOUT)
 AREA OF PRIVATE LAND : 14,797 m² (ABOUT)
 AREA OF GOVERNMENT LAND : 573 m² (ABOUT)



PROJECT
 PROPOSED TEMPORARY FOOD INDUSTRIAL PARK WITH ANCILLARY FACILITIES AND ASSOCIATED DIVERSION OF STREAM FOR A PERIOD OF 3 YEARS

SITE LOCATION
 VARIOUS LOTS IN D.D. 78 AND D.D. 80 AND ADJOINING GOVERNMENT LAND, HEUNG YUEN WAI, NEW TERRITORIES

SCALE
 1: 1500 @ A4

DRAWN BY
 MN

DATE
 27.8.2026

REVISED BY
 DATE

APPROVED BY
 DATE

DWG. TITLE
 LAND STATUS OF THE SITE

DWG NO.
 PLAN 3

VER.
 002

LEGEND

- APPLICATION SITE
- GOVERNMENT LAND PORTION OF THE APPLICATION SITE

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

DEVELOPMENT PARAMETERS

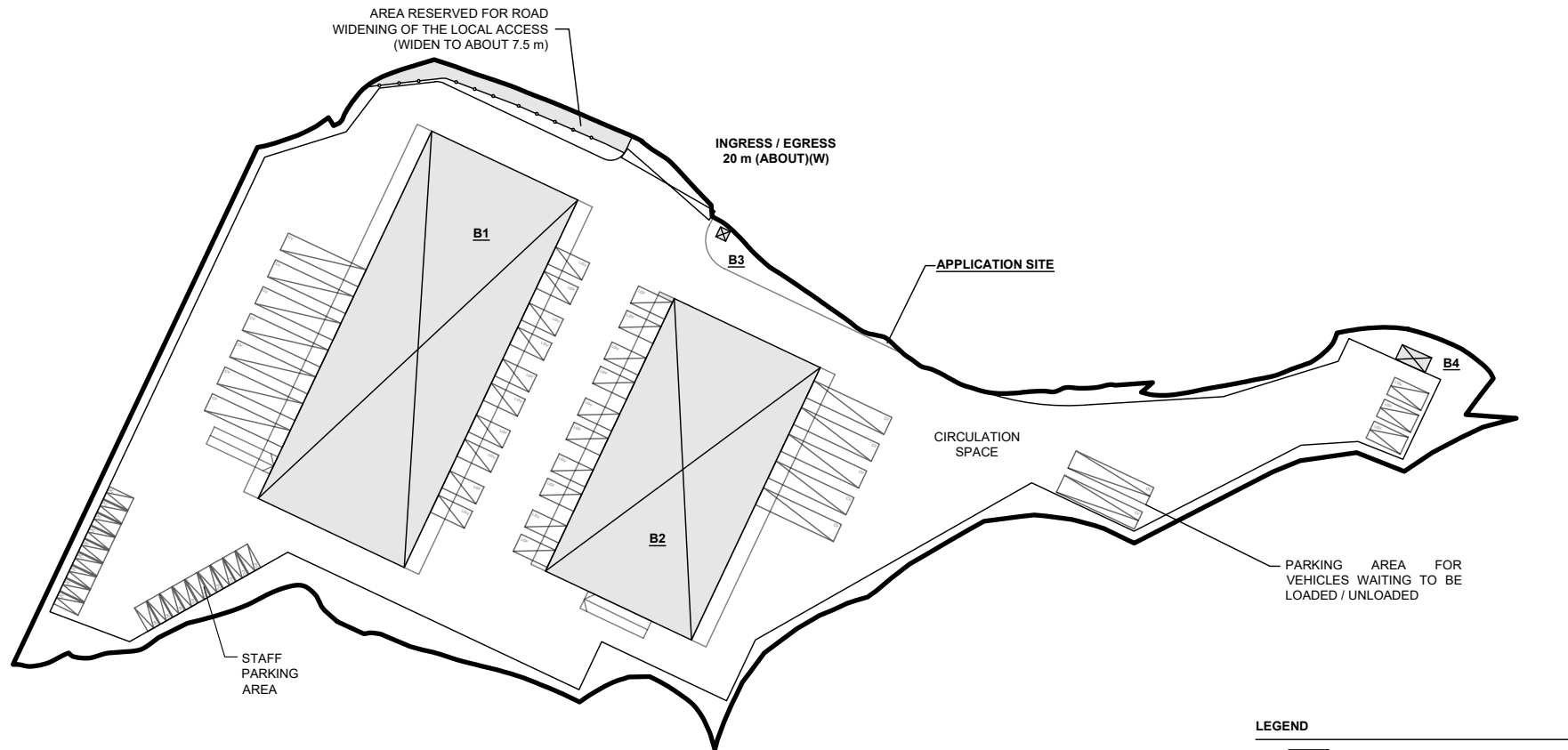
APPLICATION SITE AREA	: 15,370 m ²	(ABOUT)
COVERED AREA	: 4,757 m ²	(ABOUT)
UNCOVERED AREA	: 10,613 m ²	(ABOUT)
PLOT RATIO	: 0.57	(ABOUT)
SITE COVERAGE	: 31 %	(ABOUT)
NO. OF STRUCTURE	: 4	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 8,702 m ²	(ABOUT)
TOTAL GFA	: 8,702 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 15 m	(ABOUT)
NO. OF STOREY	: 1 - 2	

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 m ² (ABOUT)	8,702 m ² (ABOUT)	

ANCILLARY OFFICE AND WASHROOM ARE PROVIDED AT STRUCTURES B1 AND B2

¹ STRUCTURE B1 - 454 m² OF CANOPY IS PROVIDED AT G/F FOR L/UL ACTIVITIES

² STRUCTURE B2 - 336 m² OF CANOPY IS PROVIDED AT G/F FOR L/UL ACTIVITIES



PARKING PROVISIONS

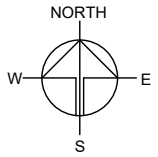
NO. OF PRIVATE CAR (PC) PARKING SPACE	: 18
DIMENSION OF PARKING SPACE	: 2.5 m (W) x 5 m (L)
NO. OF LIGHT GOODS VEHICLE (LGV) PARKING SPACE	: 3
DIMENSION OF PARKING SPACE	: 3.5 m (W) x 7 m (L)
NO. OF CONTAINER VEHICLE (CV) PARKING SPACE	: 2
DIMENSION OF PARKING SPACE	: 3.5 m (W) x 16 m (L)

LOADING / UNLOADING PROVISIONS

NO. OF L/UL SPACE FOR LGV	: 20
DIMENSION OF L/UL SPACE	: 3.5 m (W) x 7 m (L)
NO. OF L/UL SPACE FOR CV	: 12
DIMENSION OF L/UL SPACE	: 3.6 m (W) x 16 m (L)

LEGEND

	APPLICATION SITE
	STRUCTURE (ENCLOSED)
	STRUCTURE (CANOPY)
	RAMP TO STRUCTURE
	PARKING SPACE (PC)
	PARKING SPACE (LGV)
	PARKING SPACE (CV)
	LOADING / UNLOADING SPACE (LGV)
	LOADING / UNLOADING SPACE (CV)
	INGRESS / EGRESS



PROJECT

PROPOSED TEMPORARY FOOD INDUSTRIAL PARK WITH ANCILLARY FACILITIES AND ASSOCIATED DIVERSION OF STREAM FOR A PERIOD OF 3 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 78 AND D.D. 80 AND ADJOINING GOVERNMENT LAND, HEUNG YUEN WAI, NEW TERRITORIES

SCALE

1 : 1250 @ A4

DRAWN BY	DATE
MN	27.8.2026
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
LAYOUT PLAN

DWG NO.	VER.
PLAN 4	002

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

LIST OF APPENDICES

Appendix I	Traffic Impact Assessment
Appendix II	Drainage Impact Assessment

