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

08 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 (**enclosed**).

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)

[redacted]

Response-to-Comment (RtC)

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

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(i) The applicant provides the following revised document:

- a revised page of the Planning Statement to clarify the floor area of the canopy area of Structure B2 (**Annex 1**). The floor area of the canopy area of Structure B2 should read 336 m^2 (about).

(ii) An RtC table:

	Comments	Responses
1.	**Comments of the Director of Agriculture, Fisheries and Conservation (DAFC)**	
(a)	*From nature conservation perspective* According to our previous field observations, the application site was mostly covered by common or exotic herbaceous plants. A minor watercourse covered by dense plants was observed at the site, and there was limited water in the watercourse. While we have no strong view on the application from nature conservation perspective, the applicant should implement good site practices and measures to avoid adverse impacts on the nearby environment as far as practicable.	With reference to historical aerial photos, it was noted that the western part of the application site (the Site) had previously been intersected by a tiny watercourse. According to the site investigation conducted by the applicant, whilst common/exotic herbaceous plants were recorded therewithin, the area where the watercourse had once existed, has been dried up. Should the captioned application be approved, the applicant will strictly follow the good practices stated in the latest relevant guidelines to minimise all possible environmental impacts to the surrounding areas.
(b)	*From agricultural perspective* We have no comment on the application from agricultural perspective.	Noted.

Comments		Responses
2. Comments of the District Planning Officer/Sha Tin, Tai Po and North, Planning Department (DPO/STN, PlanD)		
(a)	In view of AFCD's comment above regarding the watercourse within the application site, please supplement details of the proposed diversion of stream and advise the potential impacts on ecology within the application site as well as on nearby watercourse.	Although the watercourse, once existed and intersected the Site, have been dried up, the applicant has submitted a drainage impact assessment (DIA) report with a view to alleviating the potential drainage impacts to the surroundings. Vide the mitigation measures identified in the DIA report, any streamflow from upstream of the pre-existed watercourse would be diverted to the proposed drainage system of the proposed development via CP 1.01, and ultimately be discharged to the existing 8 m trapezoidal channel to the south of the Site via CP1.03. The Site currently falls within an area zoned "Recreation" and is predominantly covered with common and exotic herbaceous plant. No trees, including old and valuable trees, have been identified thereon. Moreover, the Site is not in close proximity to any ecologically important stream and sites of conservation importance. It is anticipated that the potential ecological impacts to the Site and its surroundings is rather low. In view of the fact that sufficient drainage facilities have been proposed to divert the streamflow from upstream of the pre-existed watercourse, and the operation of the proposed development will be strictly confined within the site boundary, the potential adverse impacts on ecology within the Site as well as on nearby watercourse are not envisaged.
(b)	In view of the village clusters of Heung Yuen Wai and Tsung Yuen Ha are located near the application site, please advise if there is any measure on mitigating potential environmental nuisance (i.e. noise) brought by the proposed use as well as the attracted traffic.	With regard to the Traffic Impact Assessment report submitted in the Further Information dated 7.10.2026, it is estimated that the proposed development would induce not more than 2 nos. of trip on an hourly basis with container vehicle during nighttime (between 20:00 to 22:00 and 03:00 to 06:00). To mitigate the potential noise impact to the surroundings brought by the operation, all food

		processing procedures will be conducted within the enclosed structures. 2.5 m-high fencing will also be erected along the site boundary. To mitigate the potential noise impact to the surroundings brought by the traffic, no horning by vehicles will be allowed within the Site and along the local access leading to Lin Ma Hang Road. All vehicles will be required to turn off the engine whilst stationed at the Site. With the proper implementation of the above measures, it is envisaged that the potential environmental impacts arising from the proposed development would be minimal.
(c)	Please advise if the canopy area of B1 and B2 are included in the total floor area.	The gross floor area of Structures B1 and B2 as indicated on the layout plan has included the floor area of their respective canopy areas.

Annex 1

Revised page of the Planning Statement

5. DEVELOPMENT PROPOSAL

Development details

5.1 The Site consists of an area of 15,370 m^2 (about), including GL of about 573 m^2 (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 - *Domestic GFA* - *Non-domestic GFA*	8,702 m^2 (about) *Not applicable* *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 m^2 (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 m^2 (about)**	**8,702 m^2 (about)**	**-**

[3] *The canopy area of 454 m^2 (about) and 336 m^2 (about) are proposed on G/F of Structures B1 & B2 respectively to facilitate the L/UL activities.*