



INV 創新土地規劃顧問有限公司

**Innovative Land Use Planning Consultancy Co. LTD**

### Executive Summary

(in case of discrepancy between English and Chinese versions, English version shall prevail)

This proposal is submitted to the Town Planning Board (“the Board”) for the proposed filling and excavation of land for the permitted agricultural use at the proposed area in Ting Kok, Tai Po.

The subject Site falls within “Green Belt” (“GB”) zone on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (“the OZP”). The proposed filling and excavation of land under this application is for the permitted agricultural use at the subject Site.

The proposed filling of land under this application involves the upgrading works to facilitate the proposed facilities and to regularize the existing paved footpath within the Site. The proposed excavation of land under this application involves the upgrading works for the proposed septic tanks and the regularization of the existing fish pond.

There are existing storages within the Site to store farming stuff and fish feedstuff as well as farming tools and equipment.

The farm at the Site has been operated for over one decade since 2013. There is no loading and unloading and parking facilities within the Site. Loading/Unloading and parking facilities are available at Lung Mei Beach Public Carpark and Tai Mei Tuk public carpark on Ting Kok Road. The farm is operated from Mondays to Sundays by appointment only.

There is no adverse traffic, environmental, air, noise and drainage impacts arising from the proposed land filling and excavation of land. Also, there is no jeopardize on long term planning intention of “GB”.



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#### 內容摘要

（如中文與其英文版本有差異，則以英文版本為準）

本規劃是向城市規劃委員會（下稱「城規會」）徵求意見作擬議填土及挖掘工程以作已准許的農業用途。擬議地點位於新界大埔汀角。

申請地點現時於《汀角分區計劃大綱核准圖編號 S/NE – TK/19》劃作「綠化地帶」。由於申請地點內的有機農場及養魚場需要填土及挖掘工程以提升現有農場設施，所以有此擬議申請。

相關填土是提供水泥地盤平整工程給擬議的附屬設施（兩個遊客中心，兩個會客中心，及員工宿舍）x 包括使合法化的現有水泥行路徑。相關的挖掘工程包括使合法化的養魚場及擬議化糞池。

在申請地點的個儲存倉，以作儲存農業用品，養魚食糧及用具，和相關物品。

在申請地點近「集合點」也設有擬議 3 個的流動洗手間。會符合食物環境衛生署的要求進行相關清潔及衛生服務。

申請地點作農場及養魚場用途已超過十年以上（自 2013 年起）。申請地點內沒有上落客區及停車場。上落客區及停車場均位於汀角路的龍尾灘公共停車場及大尾篤公共停車場內。

申請地點內的有機農場及養魚場均在星期一至日開放給有預約人士，每次參觀人數最多 20 人（工作人員除外）。

申請地點主要用作農業用途，此用途在「綠化地帶」內是經常的准許用途。而且申請地點內的農場及養魚場是由漁農自然護理署認可，此擬議的填土及挖掘工程以作已准許的農業用途申請是不會影響「綠化地帶」的長遠規劃意向。

申請的用途不會產生任何不良的交通，環境，空氣，噪音以及渠務影響。

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Planning Statement

S.16 Application for the

Proposed Filling and Excavation of Land for the Permitted Agricultural Use

At

Lot 1539,1541,1543,1544,  
Lots 1517(part), 1518(part),1535(part) 1536(part),1538(part),1540(part)  
1542RP (part),1545 (part),1553(part), 1554(part),

1571 s.A(part), 1571 s.B(part),  
1574(part),1575(part),1576(part),1577(part),1578(part),1579(part),  
1580(part),1581(part),1582(part),1584(part),1585(part),1586(part),

1587(part) ,1588(part)

in

D.D 17

and Adjoining Government Land

Ting Kok, Tai Po

New Territories

## **1. Background (Annexes 1 to 6)**

- 1.1 The applicant has been operating an organic farm (including a fish farm) at the subject sites since 2013. She is actively participating at the organic and fish farming activities. Her company is named as Fai Kit Organic Farm and has been granted Organic Crop Production Certificate by the Hong Kong Organic Resource Centre Certification Limited since 2014 (Annex 1). Fai Kit Organic Farm and Fai Kit Organic Fish Farm and Little Bee Farm owned by the applicant, within the subject Site, have been certified by the Director of Agriculture, Fisheries and Conservation Department (AFCD) as an “Agr EnJoy” farms (Annex 2) and Organic Fish Farm (Annex 6). The applicant was also recognized by AFCD in 2017 as an operator of an organic farm in D.D. 17(Annexes 3 and 5). The Fai Kit Organic Farm has won a ‘Merit Award’ for its organic products as granted by the Hong Kong Organic Resource Centre Certification Limited in 2015 (Annex 4).
- 1.2 The applicant is a registered Chinese medicine practitioner. Her goal to run the subject organic and fish farms is to promote and provide organic vegetables/fruits and fishes to the public. The investment for the organic of fish farm at the Sites is huge. In order to make the farm sustainable and viable financially, the applicant would like to add some educational element activities into the existing farms at the Site so that the applicant could collect admission fee from organizing visits from schools and other organizations in order to finance the farms. The number of visitors to the farm will be limited to 20 persons per visit (excluding staff of the farm). It will be operated Mondays to Fridays by appointments from visitors of schools and organizations. Weekend visits will only

be allowed by appointment only. Visitors are welcome to purchase the organic crops, vegetable, fruits, and fishes harvested in the farm.

- 1.3 As demand for local farming with education element has increased in recent years, the applicant would like to upgrade her farm with ancillary facilities including meeting points with 3 mobile toilets, 2 visitors' centers, 2 meeting centers and a living hut (for the stay-in workers) in order to provide a passive farming outlet for visitors in particular the school students to experience organic farming and learn how important is organic food to health.
- 1.4 The subject Site is zoned for "Green Belt" ("GB") on the approved Ting Kok Outline Zoning Plan No. S/NE – TK/19 (the OZP). According to the Notes of the OZP, agriculture use is a Column 1 use which is always permitted. The farms at the subject Site has been recognized by AFCD as an organic and fish farms. Referring to the "Remark" under "Green Belt" zone on the OZP, filling of land/excavation of land including any of specified use in Column 1 and Column 2 shall not be undertaken or continued without the permission from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance. Due to such requirement and the upgrading works as required by the existing organic and fish farms at the site, the subject s.16 application for the proposed filling and excavation of land for the permitted agricultural use at the subject Site is therefore submitted for the consideration of the TPB.

## **2. Planning Context**

- 2.1 The Site is falling within an area zoned for “Green Belt” on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (the OZP) (Plan 1). Agricultural use (i.e. farming) is a Column 1 use under the Notes of the Plan which is always permitted. The proposed upgrading works of the existing farms at the subject Site include the proposed filling of land for the site formation for the 2 visitors’ centers, 2 meeting centers, living huts, and regularize the filling of land for the existing footpath within the subject Site. The proposed excavation works is to regularize the existing fish pond within the subject site and for the proposed septic tanks for above upgrading facilities (including the proposed visitors centres, proposed meeting centres and the proposed living huts). The upgrading works for the existing farm is to promote and develop an educational outlet for visitors to experience and learn farming as well as to sell the organic crops, vegetables fruits and fishes to the public. The proposed upgrading works could enhance the farms for its development sustainably both in financial and farming education.
- 2.2 Approval of the subject planning application for the proposed works will not frustrate the long-term planning intention of the “Green Belt” zone. Indeed, the major use of the Site is for farming.
- 2.3 There is no previous planning application within the Site.

### **3. Subject Site (the Site)**

3.1 The Site comprises several lots in D.D.17 and adjoining Government land in Ting Kok, Tai Po (Plan 2). The Site is located within an area zoned for “Green Belt” on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19.

3.2 The proposed upgrading works comprise the land filling for the following ancillary facilities.

#### Ancillary Facilities (Plan 3)

##### Visitors' Centres

Two proposed visitors' centres with area of about 230m<sup>2</sup> and 170m<sup>2</sup> of less than 4m high respectively will be constructed with temporary building materials near the entrance of the existing farm which will be served as a learning center for visitors from schools and private organizations by appointment only during weekdays. Other visitors are also welcome by appointments only during weekends. Lectures will be organized in the visitors' centers on 'what is organic farm', 'how is it running', 'how to grow crops, vegetables, fruits and 'how to raise fishes' in an organic way', 'how harmful it would be if the crops are using chemical fertilizers/pesticides' and 'how good are organic crops, vegetables, fruits and fishes to health' and etc.

One of the proposed visitors' center will serve as a display room showing drawings/pictures of growing stages of crops/fruits for teaching. Sample of fertilizers (both chemical and organic) and samples of vegetables, fruits and fish feedstuffs will also be

showing/displaying for teaching purpose. There is a small pantry and a toilet in each proposed visitor center.

## Meeting Centers

Two proposed meeting centers with area of 230 m<sup>2</sup> and 170 m<sup>2</sup> of less than 4m high respectively will be constructed with temporary building materials at a higher location of the farm. The meeting rooms also serve as a resting place for visitors after their one-hour actual farming experiences/activities during the farm visiting tour. Q and A session will also be organized in the proposed meeting rooms so that visitors could have the immediate feedbacks from our lecturers after their one-hour actual farming activities. Proposed toilet and a pantry will also be provided within the proposed meeting rooms.

## Living Hut

A proposed living hut of about 36m<sup>2</sup> (with toilet facility) will be constructed with temporary building materials for the living place for the stay-over workers to take care and look after the farm.

## Mobile Toilets

To serve the visitors, there will have 3 proposed mobile toilets (1.5m(L) x 1.2m(W) x 2.3m(H)) to be placed near the meeting point near the entrance of the existing farm at the site. Hygiene and cleaning of the mobile toilets will follow the requirements/rules of the Food and Environmental and Hygiene Department (FEHD).

## Meeting Point

A proposed meeting point is located at the entrance of the farm. Visiting tour will start at the meeting point at the entrance of the farm. The number of visitors per visit is limited to 20 persons excluding tour staff (about 2 to 3) of the farm.



### Existing Fish Pond and the Proposed Septic Tanks

The excavation work under this application is for the excavation work for the proposed septic tanks as well as to regularize the excavation works for the existing fish pond located at the entrance and near the proposed visitor centres.

## **4. The Site and Its Surroundings**

### **4.1 The Site**

The Site has been operated as organic and fish farms with a number of green houses for over 15 years. About two to four on-site workers are staying-over the farm to manage the farm works and the security of the farm.

The Site occupies an area of about 5,952m<sup>2</sup> (Private Land Area of 5,702 m<sup>2</sup> – i.e about 96% with adjoining Government land of 250 m<sup>2</sup> – i.e about 4%) (Plan 2).

### **4.2 Existing Fish Farming Pond**

There is an existing fish farming pond (11m(L) x 4m(W) x 4m(D)) within the Site near the proposed visitor centres. The fish farming is also recognized by the Agriculture, Fisheries and Conservation Department (AFCD) (Annex 6). The excavation works under this application is to regularize the existing fish pond.

### **4.3 Existing Storage**

A number of existing storages is located within the Site for the storage of farming equipment, tools, fertilizers, fish feedstuffs and other

micellaneous goods related to the subject organic and fish farm at the Site. The location of the storages will be changed from time to time.

#### 4.4 Existing Greenhouses

There are 6 nos. of greenhouses located within the farm to facilitate the greenhouse farming. The average size of the greenhouses is about 140m<sup>2</sup>. Location of existing greenhouses will be changed from time to time.

#### 4.5 Existing Paved Footpath (Plan 3)

Existing paved footpath within the subject Site is about 520 sq.m. The Proposed filling of land is to regularize the existing paved footpath within the subject Site.

#### 4.6 Surroundings of the Site

The Site is located west of the Lo Tze Tin Village. It is accessible via footpath from Ting Kok Road with a walking distance of 300m (about 8-minute walking time).

Bus and minibus stops are available on Ting Kok Road near the walking path leading to the farm at the Site. (Plans 4.1 to 4.3)

There are two public carparks (Lung Mei Beach Public Carpark and Tai Mei Tuk Public Carpark with bus terminus) near the walking path leading to the Site (Plan 4.3).

The Site is within Tai Mei Tuk tourist area. Tai Mei Tuk is an area which is a well-known and famous local tourist area where local visitors as well as tourists from overseas and Mainland love to go there for visiting, hiking, eating, cycling, barbecue and farm visits. Majority of the tourists is going there by taxi, bus and minibus. The Lung Mei Beach is also an attraction area particularly in the summer time. Tai Mei Tuk Barbecue

Area is also a well-known and popular place for local visitors.

A few hobby farms with ancillary barbecue activities and parking facilities along Ting Kok Road falling within “Agricultural” “(AGR)” zone were previously approved by the TPB.

## **5. Development Proposal**

### **5.1 The Upgrading Works**

The upgrading works are to facilitate the existing organic and fish farms at the subject site. The operation hour of the proposed farm is from 9:00a.m. to 5p.m during weekdays and weekends. The proposed upgrading works for the existing organic and fish farm at the Site consists of ancillary facilities as mentioned in Paragraph 3.2 above.

### **5.2 Walking Path to the Site**

The Site is less than 300m (8-minute walk) walking distance from Ting Kok Road. The walking path leading to the Site from Ting Kok Road is shown on Plans 1, 4.1 to 4.3)

### **5.3 Existing Toilet and Proposed Mobile Toilets**

Upon approval of the application, the existing toilet near the existing fish pond within the Site will be demolished. Three mobile toilets (1.5m(L)x1.2m(W)x2.3m(H) are proposed to be located at the meeting point to serve the visitors at the entrance of the farm (see Plan 3).

#### 5.4 Loading and Unloading

Loading and unloading activities serving the farm are just occasionally taken place at the entrance of the farm for transporting farm equipment, fertilizers, fish feedstuffs, other heavy materials and harvested crops/vegetables/fruits by small vans. There is no loading and unloading for visitors at the subject Site. Loading and unloading of visitors will be taken place at the public carpark at the Lung Mei Beach or the public carpark at Tai Mei Tuk road.

#### 5.5 No Parking Facility within the Site

No parking facility is provided within the farm. Loading and unloading of visitors by school buses and private minibuses will be carried out at the public carpark at the Lung Mei Beach or the public carpark at Tai Mei Tuk Road. Other visitors by appointment during weekends would either use the public transportation or the parking facilities at the public carpark at the Lung Mei Beach or the public carpark at Tai Mei Tuk Road.

#### 5.6 Visitors Per Visit

The farm is just opened for the public by appointments only. Visitors by appointments will be limited to 20 persons per visit. There is only one session of tour visit in the morning and afternoon respectively during weekdays and weekends. No visitors are welcomed/served without appointment during weekdays and weekends.

#### 5.7 Building Materials

Only temporary building materials will be used for the proposed visitor

centre, meeting center and living huts. The applicant will follow the material requirement of Lands Department or Buildings Department for any building structures proposed within the subject Site.

#### 5.8 Proposed Filling of Land

The existing paved footpath within the Site (about 520m<sup>2</sup>) was paved with depth of filling of concrete of 0.2m. The proposed filling of land for the other facilities within the farm (including visitor centres, meeting centres and living hut is of area of 836m<sup>2</sup> with depth of filling of concrete of 0.2m. The filled of land for the existing fish pond is 44m<sup>2</sup>.

#### 5.9 Excavation of Land

The excavation of land under this application is to regularize the existing fish pond (11m(L)x4m(W)x 4m(D) and the proposed septic tanks (including 4 of 4m(L) x 1.2m(W) x 1.8m(D) for visitor centers and meeting centers and 1 of 3.6m(L)x1.2m(W)x1.8m(D) for living hut.

#### 5.10 Drainage Facilities

Existing drainage facilities are available within the Site. There is no flooding so far within and near the Site. Should drainage facilities within the farm not meet the requirement of Drainage Services Department (DSD), the applicant will submit a drainage proposal upon the approval of the application to the satisfaction of DSD or the TPB.

#### 5.11 Septic Tank

Septic tanks (4 of 4m(L) x 1.2m(W) x 1.8m(D) and 1 of 3.6m(L)x1.2m(W)x1.8m(D)) are proposed for the proposed visitor center, meeting center and the living hut respectively for the provision of toilet

facilities. The applicant will follow the requirements of the Environmental Protection Department (EPD) in the provision of the proposed septic tanks.

#### **5.12 Fire Service Installations**

The applicant will submit a fire service installation proposal upon the approval of the application to the satisfaction of the Fire Services Department (FSD) or of the TPB.

#### **5.13 No Public Announcement System**

During all tour visits, no portable loudspeaker or any form of audio amplification system will be used at any time during the planning approval period.

### **6. Justifications**

6.1 The subject Site has been operated as an organic and fish farms for over one decade since 2013. The proposed upgrading works are to upgrade and regularize the existing organic and fish farm at the subject Site. Educational elements are proposed to be added into the farm with the provisions of the proposed visitor centers and meeting centers. According to the Notes of the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19, farming within “Green Belt” (“GB”) zone is a Column I use which is always permitted by the TPB. It will not jeopardize the planning intention of “GB” use at the Site.

6.2 No traffic impact is anticipated as there is no provision of public/visitor carpark within the subject Site. Visitors from schools or organizations will visit the farm by 24-seat minibuses on appointments only .

Visitors will be loaded and unloaded at the Lung Mei Beach public carpark and the 24 seat minibuses will be parked within the Lung Mei Beach public carpark or the public carpark at Tai Mei Tuk Road. The duration of each visit will be about 2 hours. Number of visits per day during weekdays will be limited to one visit in the morning and one visit in the afternoon. During weekdays, the morning visit will start at 9:00 a.m and end before noon and the afternoon visit will start at 2:00 p.m. and end before 5:00 p.m. During weekends, morning visit will be started at 9:30 a.m and ended before noon at 12:30 p.m and the afternoon visit will be started at 2:30 p.m. and ended before 5. There is no night time visit allowed in the farm. The number of trips generated from weekdays is only two 24-seat minibus per day. Therefore, the traffic impact to Ting Kok Road during weekdays is insignificant. Visitors visiting the farm during weekends will be by public transportation or private cars. They can only access into the farm on 8-minute walk from Ting Kok Road. As there are provisions of public carparks at the Lung Mei Beach public carpark and public carpark at Tai Mei Tuk Road, no adverse traffic impact as generated from the farm during weekends is anticipated.

6.3 No environmental impact is anticipated as the subject Site is far away from the small houses at Lo Tse Tin Village and the small houses north of Ting Kok Road. Notwithstanding this, the farm has been existed at the subject Site for over one decade since 2013. The farm which serves as a farming and educational outlet for visitors is considered as a passive activity. Also, there is no loud speaker allowed during the visit tour, therefore no air and noise impact arising from the farm at the subject Site is anticipated.

6.4 The applicant will submit and implement drainage proposal to the

satisfaction of the Drainage Services Department (DSD) and of the TPB, if upon the approval of the application. So far, there is no flooding and adverse drainage issue found at the subject Site during the operation of the subject farm commencing 2013.

6.5 The applicant will comply with all environmental protection/pollution control ordinances, i.e Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all time during the planning approval period.

6.6 The filling of land under this application is to facilitate the upgrading works (i.e land filling) for the proposed visitor centers, meeting centers and living hut and to regularize the existing paved footpath.

The excavation of works under this application is to regularize the existing fish pond and the proposed septic tanks for toilet facilities under this application.

6.7 Septic tanks are proposed for the Visitor Centers and the Meeting Centers for the provision of the toilet facilities. Applicant will follow the requirements of the Environmental Protection Department (EPD) in the provision of the proposed septic tanks.

## 7. Summary

7.1 The subject site has all along been operated as an organic farm since 2013. Majority of the site (97%) is used for farming purpose. The subject filling of land is to facilitate the upgrading works for the existing paved footpath, and other proposed ancillary facilities to the permitted farm. The excavation of land is to regularize the existing fish pond and the proposed septic tanks within the site. The farm will not create any



adverse environmental, traffic, noise impacts to the surroundings.

- 7.2 The applicant is willing to accept any approval conditions should the TPB approve the subject application.
- 7.3 The youngsters in this generation are lack of knowledge of how crops/vegetables are being grown. The farm acts as education center to give lectures and actual experiences to students/visitors about agricultural farming as well as fish farming in order to introduce them how important is organic food to health. As such the proposed filling and excavation of land to upgrade and regularize the existing and proposed uses within the Site should be supported.
- 7.4 The existing farm with the proposed upgraded facilities will also promote the local tourism industry in Hong Kong. Our Chief Executive has already announced that it is the intention of Hong Kong to enhance different tourist elements in different districts in Hong Kong. The farm could enhance and strengthen the tourism industry for local visitors as well as foreign visitors.
- 7.5 Farming is always permitted under “GB” zone. As such the planning intention of the “GB” use will not be jeopardized.

8. Plans and Annexes

Plan 1 – Location Plan

Plan 2 – Site Plan

Plan 3 – Layout Plan

Plan 4 – Filling and Excavation Plan

Plan 4.1 to 4.3 – Nearest Public Transportation Services

Plan 5.1 to 5.4 – Site photos (view points) and site photos

Annex 1 – Organic Crop Production Certifications to Fai Kit Organic Farm from 2014 -2025

Annex 2 – Fai Kit Organic Farm registered by AFCD as “Agri enJoy” farm

Annex 3 – Letter of AFCD certifying the applicant as operator of an organic crop farm in several lots in D.D. 17

Annex 4 – Organic Farm Award issued by Hong Kong Organic Resource Centre

Annex 5 – Organic Farm as recognized by AFCD

Annex 6 – Organic Fish Farm as recognized by the Hong Kong Organic Resource Centre

Annex 7 – Applicant’s history in operating organic farm in Tai Mei Tuk