



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 Site 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 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 for visitors 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”.



## INV 創新土地規劃顧問有限公司

### Innovative Land Use Planning Consultancy Co. LTD

#### 內容摘要

(如中文與其英文版本有差異，則以英文版本為準)

本規劃申請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」。由於申請地點內的現有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，員工宿舍及行路徑）。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。

INV 創新土地規劃顧問有限公司

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

Planning Statement

S.16 Application for the

Proposed Filling and Excavation of Land for the Permitted Agricultural Use  
At

Lots 1517(part),1525(part),1535(part),1536(part),1538(part),  
1540(part),1545(part),1553(part),1554(part),1575(part),1576(part),  
1581(part),1582(part),1584(part),1585(part),1586(part),  
1587(part),1588(part) and

Whole Lot of Lots 1518, 1526, 1539, 1541,  
1542RP, 1543, 1544, 1571s.A, 1571s.B,  
1572, 1574, 1577, 1578, 1579, 1580

in

D.D.17

and Adjoining Government Land

Ting Kok, Tai Po

New Territories

## 1. Background (Annexes 1 to 8)

- 1.1 Similar and previous application (No. A/NE-TK/840) for the proposed filling and excavation of land for the permitted agricultural use, with similar site boundary as the current application, was approved by the Town Planning Board on 19.9.2025 with conditions as attached in Annex 8.
- 1.2 Upon approval of previous application (No. A/NE-TK/840), the applicant then undertakes a detailed topographic survey within the site boundary of Application No. A/NE-TK/840. The amended layout under the current application (i.e. change of disposition of structures, facilities and footpath design) is to reflect the findings of the topographical survey within the Site of the previous application. The proposed site boundary under current application is enlarged as compared to the approved planning application No. A/NE-TK/840 so as to include lots under the registered farm area and the extended area (i.e. additional lots of Lot 1525 (part) and 1526) which to be included in the registered farm area under separate application to Agriculture, Fisheries and Conservation Department (AFCD). Details of the justifications will be illustrated in Paragraph 7.
- 1.3 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 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).

- 1.4 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 farm at the Site 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.
- 1.5 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, 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.
- 1.6 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 have been recognized by AFCD as an organic and fish farm. 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.

- 1.7 Due to findings of the topographic survey, the intended inclusion of lots under registered farm, and the proposed extended area at Lot 1525 (part) and 1526 in DD 17 to be applied to AFCD for the inclusion onto the registered farm (Plan 2.1), these arise the change of layout, disposition of structures and the boundary of the application site. The comparison table showing the differences of planning parameters of the approved application (No. A/NE-TK/840) and the current application is illustrated in Paragraph 6. The change of disposition of structures, layout of farm facilities and footpath is shown on Plan 3.1.

## **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 hut, and 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 hut). 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 Similar and previous planning application (No. A/NE-TK/840) with similar site boundary submitted by the same applicant was approved by the Town Planning Board on 19.9.2025.

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

- 3.1 The Site is located within an area zoned for “Green Belt” on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (Plan 1). The Site comprises several lots in D.D.17 and adjoining Government land in Ting Kok, Tai Po (Plan 2).

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

## Ancillary Facilities (Plan 3)

### Proposed Visitor Centres

Two proposed visitor centres with area of about 200m<sup>2</sup> each with not more than 4m high will be constructed and located at the middle of the subject Site. These two proposed visitor centres 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 and 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 visitor centre 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. A small pantry and toilets (men and women) will also be provided in the proposed visitor center. Internal layout of the proposed visitor centre is shown on Plan 3.

## Proposed Meeting Centers

Two proposed meeting centers with area of 200m<sup>2</sup> each of less than 4m high will be constructed and located at a higher location of the farm (Plan 3). 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. A small pantry and toilets (men and women) will also be provided in each proposed meeting center (1 and 2). Internal layout of the proposed meeting centre is shown on Plan 3.

## Proposed Living Hut

A proposed living hut of about 36m<sup>2</sup> (with toilet facility and septic tank) will be constructed and located at the east of Lot 1526. This living hut is for the stay-over workers to take care and look after the farm (Plans 2, 3 and 4).

## Proposed 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 of the existing farm (Plan 3). Hygiene and cleaning of the mobile toilets will follow the requirements/rules of the Food and Environmental and Hygiene Department (FEHD).

## Proposed Meeting Point

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

## 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 of the farm (Plan 3).

## Proposed Footpath

A proposed footpath (461 m<sup>2</sup>) (3m wide) leading the entrance to the farm is illustrated on Plan 3.

## Existing Footpath

The existing footpath (i.e. 65m<sup>2</sup>) is a footpath branching off from the proposed footpath, leading to the proposed visitor centres (Plan 3).

Total area of proposed and existing footpath is 526m<sup>2</sup>.

## **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 8,093m<sup>2</sup> (Private Land Area of 7,843 m<sup>2</sup> – i.e about 97% with adjoining Government land of 250 m<sup>2</sup> – i.e about 3%) (Plan 2).

## 4.2 Existing Fish Farming Pond (Plan 3)

There is an existing fish farming pond (11m(L) x 4m(W) x 4m(D)) within the Site near the entrance of the farm. The fish farming is also recognized by the 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 (GFA: about 139 m<sup>2</sup>) is located within the Site for the storage of farming equipment, tools, fertilizers, fish feedstuffs and other miscellaneous goods related to the subject organic and fish farm at the Site. The location of the storage containers will be changed from time to time. The location of the storage containers is tentatively planned to be located at the area as shown on Plan 4. All existing containers currently used for storage purpose will be removed and replaced with new storage containers.

## 4.4 Existing Greenhouses

A number of existing greenhouses (GFA: about 752 m<sup>2</sup>) is located within the farm to facilitate farming. The average size of the greenhouses is about 94m<sup>2</sup>. Location of existing greenhouses will be changed from time to time. The location of the greenhouses is tentatively planned to be located at the area as shown on Plan 4.

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

The proposed paved footpath (461m<sup>2</sup>) of 3m wide and existing paved footpath within the subject Site is about 65m<sup>2</sup> (Total footpath area of 526 m<sup>2</sup>). However, due to the change of the layout of the farm design, only portion of existing paved footpath(65m<sup>2</sup>), branching off from the proposed main footpath, to the proposed visitor centres remains (Plan 3). The area of the proposed footpath and the existing footpath (to be

remained) is of total area of 526 m<sup>2</sup> which is almost the same as the previous approved application (No. A/NE-TK/840) (i.e. about 520 m<sup>2</sup>).

The other existing paved footpath not within the design layout under the current application will be removed.

#### 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 near 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 (Plan 3). 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 (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 Plan Submission

The applicant will submit the building plan submission covering the proposed visitor centres, meeting centres and living huts for the approval of Buildings Authority.

## 5.8 Proposed Filling of Land and Filled 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 proposed footpath (526m<sup>2</sup>), visitor centres (400m<sup>2</sup>), meeting centres (400m<sup>2</sup>) and living hut (36m<sup>2</sup>) is of area of 1,362m<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> with depth of filling of concrete of 0.2m.



### 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 5m(L) x 5(W) x 1m(D) for visitor centers and meeting centers and 1 of 5m(L)x2.5m(W)x1m(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. The proposed drainage proposal is attached for the consideration of the TPB at Annex 9.

### 5.11 Septic Tank

Septic tanks (4 of 5m(L) x 5m(W) x 1(D) and 1 of 5m(L)x2.5m(W)x1m(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. Comparison of Planning Parameters of the approved application (No. A/NE-TK/840) and the current application is as follows:**

	A/NE-TK/840 (a)	Current Application (b)	Difference (b) – (a)
Site Area (m <sup>2</sup> )	5,952 (about)	8,093(about)	+2,141(about)
Proposed Filling of Land (m <sup>2</sup> )	1400(about)	1406(about)	+6
Existing Excavation of Land (m <sup>2</sup> )	44(about)	44(about)	-
Proposed Excavation of Land (m <sup>2</sup> )	23.52 (about)	112.5 (about) <sup>Note 1</sup>	+89(about) <sup>Note 2</sup>
Site Coverage	30%	22% (not more than)	-8%
GFA(m <sup>2</sup> )	Domestic: 36	Domestic: 36	-
	Non-Dom: 1696.4	Non-Dom: 1696.4	-
Plot Ratio	Domestic: 0.0060	Domestic: 0.0045	-0.0015

	Non-Dom: 0.28(about)	Non-Dom: 0.21(about)	-0.07
Building Height	Not more than 4m	Not more than 4m	-
No. of Storey	1	1	-

Note 1: Dimension of septic tank

Approved application: 4 nos. of 4m x1.2m x1.8m + 1 no of 3.6m x1.2m x1.8m =23.52m<sup>2</sup>

Current application: 4 nos. of 5m x 5m x1m + 1 no. of 5m x 2.5m x1m = 112.5m<sup>2</sup>

Note 2: Differences are due to the change of dimension of septic tank to meet the requirement of BD and EPD

## 7. Justifications

7.1 The current application is the improvement of the approved scheme (Application No. A/NE-TK/840). The increase in site area under the current application is to reflect the findings of the topographical survey after the said approved scheme. The change in disposition of the structures is to minimize the impact of site formation works within the farm area. Also, the inclusion of lots which are already covered by registered farm as recognized by AFCD should be considered reasonable. As Lots1525 (part) and 1526 in DD 17 is located on the highest position of the farm, this will enable the farm workers (who live in the living hut) be able to watch the whole farm for security purpose both during the day and at night. These two lots will be included as part of the permitted farm through separate application to AFCD.

7.2 The increase of the proposed excavation of land is only due to the enlargement of the septic tank to cater for the need of the number of visitors to the farm. Note 1 of Paragraph 6 has illustrated the dimension of the septic tank under current application.

7.3 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.

7.4 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 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.

7.5 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 noise impact from the farm is anticipated.

7.6 The applicant has also submitted the drainage proposal to support the current application (Annex 9). It is anticipated that there should not have adverse drainage impact arising from the farm to its surrounding. So far, there is no flooding and adverse drainage issue found at the subject Site during the operation of the subject farm since 2013.

7.7 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.

7.8 The filling of land under current application is to facilitate the upgrading works (i.e. land filling) of the farm to facilitate the proposed visitor centers and meeting centers, proposed footpath and living hut. Portion of the existing paved footpath as mentioned in paragraph 4.5 above would be regularized accordingly through the current application.

7.9 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.

7.10 Septic tanks are proposed for the Visitor Centers, the Meeting Centers and living hut 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.

## **8. Summary**

8.1 The current application is an improvement scheme to the approved application (No. A/NE-TK/840). The enlargement of site area is mainly due to the findings of the topographical survey to minimize the impact of site formation works within the farm. The inclusion of lots which form part of the permitted farm as recognized by AFCD into the application boundary should be supported by AFCD. The living hut as located at Lot1526 is having the security advantage for workers who are able to watch the whole farm both during the day and at night. Separate application to AFCD to include Lots 1525 and 1526 into the permitted farm area will be submitted upon approval of the application.

8.2 The subject site has all along been operated as an organic farm since 2013. Majority of the site is used for farming purpose. The subject filling of land is to facilitate the upgrading works for 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.

8.3 The applicant is willing to accept any approval conditions should the TPB approve the subject application.

- 8.4 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.
- 8.4 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.
- 8.5 Farming is always permitted under “GB” zone. As such the planning intention of the “GB” use will not be jeopardized.

## **9. Plans and Annexes**

Plan 1 – Location Plan

Plan 2 – Site Plan

Plan 2.1 – Site Plan (Additional Site Area)

Plan 3 – Layout Plan

Plan 3.1 – Layout Plan (Comparison)

Plan 4 – Land Filling and Excavation Plan

Plan 4.1 to 4.3 – Nearest Public Transportation Services

Plan 5.1 to 5.2 – 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

Annex 8 – Approval Conditions of the previous approved application (No. A/NE-TK/840)

Annex 9 – Drainage Report

---

END