

2025年 7月 2 9日

此文件在 收到・城市規劃委員會
只會在 所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 29 JUL 2025
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP. 131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及:**

- (i) **Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」;**
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in
rural areas or Regulated Areas; and
位於鄉郊地區或受規管地區土地上及/或建築物內進行為期不超過三年的臨時
用途/發展;及**
- (iii) **Renewal of permission for temporary use or development in rural areas or
Regulated Areas
位於鄉郊地區或受規管地區的臨時用途或發展的許可續期**

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.tpb.gov.hk/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知,以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟,請瀏覽以下網址有關在指定的報章刊登通知:
https://www.tpb.gov.hk/tc/plan_application/apply.html

**General Note and Annotation for the Form
填寫表格的一般指引及註解**

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期,其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足,請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/840
	Date Received 收到日期	29 JUL 2025

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.tpb.gov.hk/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.tpb.gov.hk/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☒ Ms. 女士 / ☐ Company 公司 / ☐ Organisation 機構)

Ting Tze Yan 丁子殷

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Innovative Land Use Planning Consultancy Co. Ltd.

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Lots 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), 1571s.A(part), 1571s.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) and adjoining Government Land in D.D 17 Ting Kok Tai Po
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 5952 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1732.4 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) 250 sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19
(e) Land use zone(s) involved 涉及的土地用途地帶	Green Belt
(f) Current use(s) 現時用途	Organic Farm (including a fish farm) (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. “Current Land Owner” of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole “current land owner”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☒ is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of ... “current land owner(s)”[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of “current land owner(s)”[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of “current land owner(s)” [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼／處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]

- ☒ posted notice in a prominent position on or near application site/premises on
04.06.2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]

- ☒ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 02.06.2025 (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道		
	<input type="checkbox"/> Filling of pond 填塘		
	Area of filling 填塘面積	sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填塘深度	m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土		
	Area of filling 填土面積	1400 sq.m 平方米	<input type="checkbox"/> About 約
	Depth of filling 填土厚度	0.2 m 米	<input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Excavation of land 挖土		
	Area of excavation 挖土面積	67 sq.m 平方米	<input checked="" type="checkbox"/> About 約
	Depth of excavation 挖土深度	Existing Fish Pond 4 Proposed septic tank 1.8 m 米	<input checked="" type="checkbox"/> About 約
(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍))			
(b) Intended use/development 有意進行的用途/發展	Proposed Filling and Excavation of Land for the Permitted Agricultural Use		

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input type="checkbox"/> Public utility installation 公用事業設施裝置												
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置												
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度												
	<table border="1"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)									
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米) (長 x 闊 x 高)										
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)													

(iv) For Type (iv) application 供第(iv)類申請

- (a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –
請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至 %
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed
use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約
 number of Units 單位數目
 average unit size 單位平均面積 sq. m 平方米 ☐ About 約
 estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約
☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities (please specify the use(s) and concerned land
 政府、機構或社區設施 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ other(s) 其他 (please specify the use(s) and concerned land
 area(s)/GFA(s) 請註明用途及有關的地面面積／總
 樓面面積)

.....

☐ Open space 休憩用地 (please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例：2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

December 2025

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行车通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/></p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位？</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示)</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p><u>loading and unloading of visitors is at the carpark of the beach along</u> <u>Tin Kok Road</u> _____</p> <p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																				
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/></p>																				
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table border="0"> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																					
Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																					

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

See attached Planning Statement

11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署



☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Ms. Elaine SO

Town Planner

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 / ☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 / ☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 / ☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

Innovative Land Use Planning Consultancy Co. Ltd.

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

19.06.2025

(DD/MM/YYYY 日/月/年)

**Remark 備註**

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches

在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該骨灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	新界大埔汀角丈量約份第17約地段第1539,1541,1543,1544, 1517(部分),1518(部分), 1535(部分), 1536(部分),1538(部分),1540(部分), 1542餘段(部分),1545(部分),1553(部分), 1554(部分), 1571 A分段(部分),1571 B分段(部分), 1574(部分), 1575(部分),1576(部分),1577(部分),1578(部分),1579(部分), 1580(部分),1581(部分), 1582(部分),1584(部分), 1585(部分), 1586(部分),1587(部分), 1588(部分)及毗鄰政府土地		
Site area 地盤面積	5952	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地 250	sq. m 平方米	<input checked="" type="checkbox"/> About 約)
Plan 圖則	汀角分區計劃大綱核准圖編號 S/NE - TK/19		
Zoning 地帶	綠化地帶		
Applied use/ development 申請用途／發展	擬議填土及挖掘工程以作已准許的農業用途		
(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	36 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.006 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	1696.4 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.28 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of blocks 幢數	Domestic 住用	1	
	Non-domestic 非住用	22	
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	3 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	30 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) <hr/>	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) <hr/>	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Location Plan, Site Plan, Nearest Public Transportation Services Plan, Site Photos		
<hr/>		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)		
<hr/>		

Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Charlotte Tsz Wing WUN/PLAND

寄件者: INNOVATIVE LAND USE PLANNING
寄件日期: 2025年07月31日星期四 20:06
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Ting Kok Planning Application A/NE-TK/840
附件: application form ting kok p.15 amendment page.pdf; Planning Statement-Ting Kok p.9.pdf

類別: Internet Email

Dear Ms. WUN,
As spoken, please find the attached for your follow up action. Thanks.
Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co. Ltd

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	3.8 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	4 m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		1 Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	30 % <input checked="" type="checkbox"/> About 約	
(v) No. of units 單位數目		
(vi) Open space 休憩用地	Private 私人	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於



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。

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

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 230m² and 170m² 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 m² and 170 m² 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 36m² (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 5,952m² (Private Land Area of 5,702 m² – i.e about 96% with adjoining Government land of 250 m² – 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 140m². 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)x3m(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 520m²) 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 836m² with depth of filling of concrete of 0.2m. The filled of land for the existing fish pond is 44m².

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

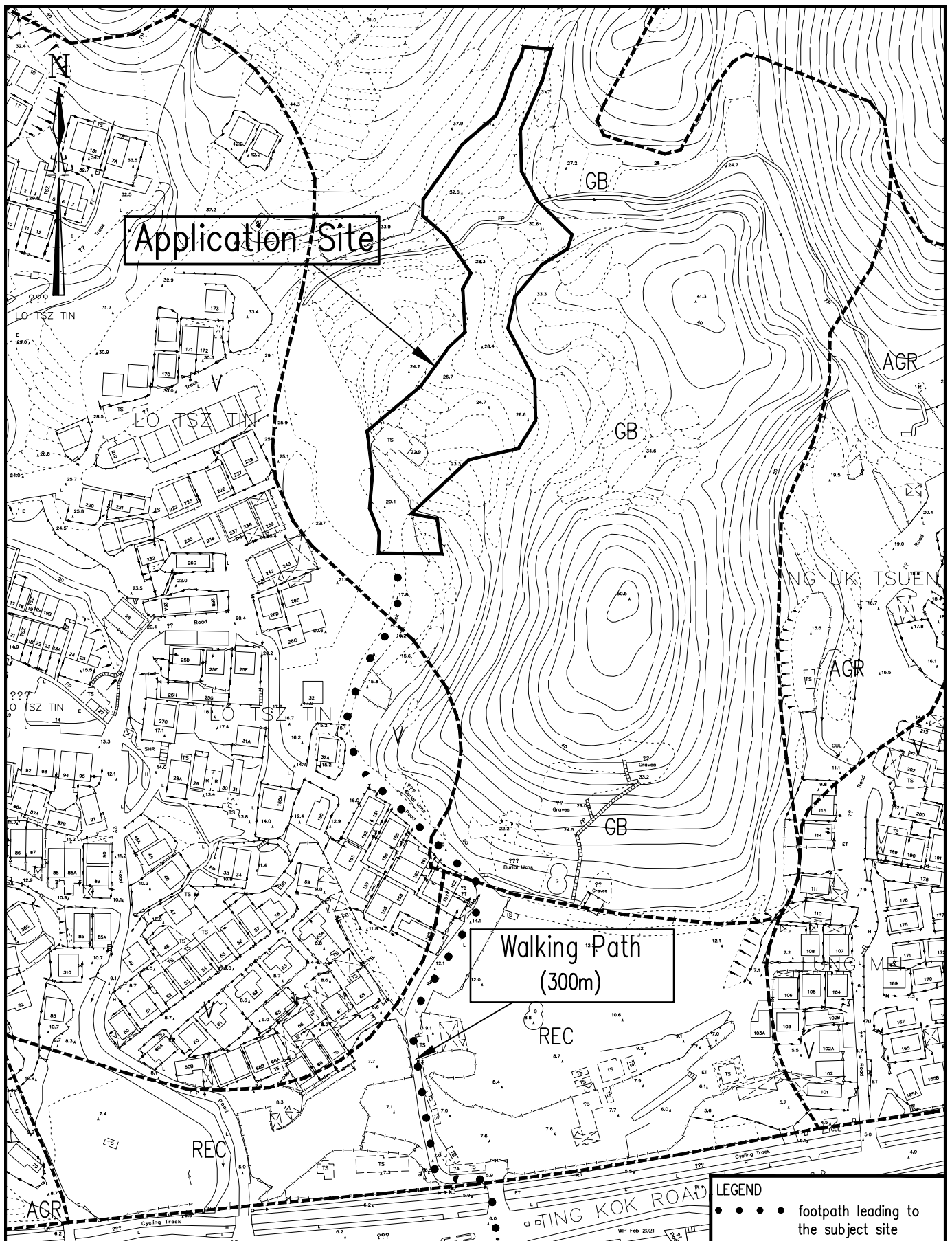
Annex 3 – Letter of AFCD certifying the applicant as operator of an organic crop farm in several lots in D.D. 17

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

Annex 5 – Organic Farm as recognized by AFCD

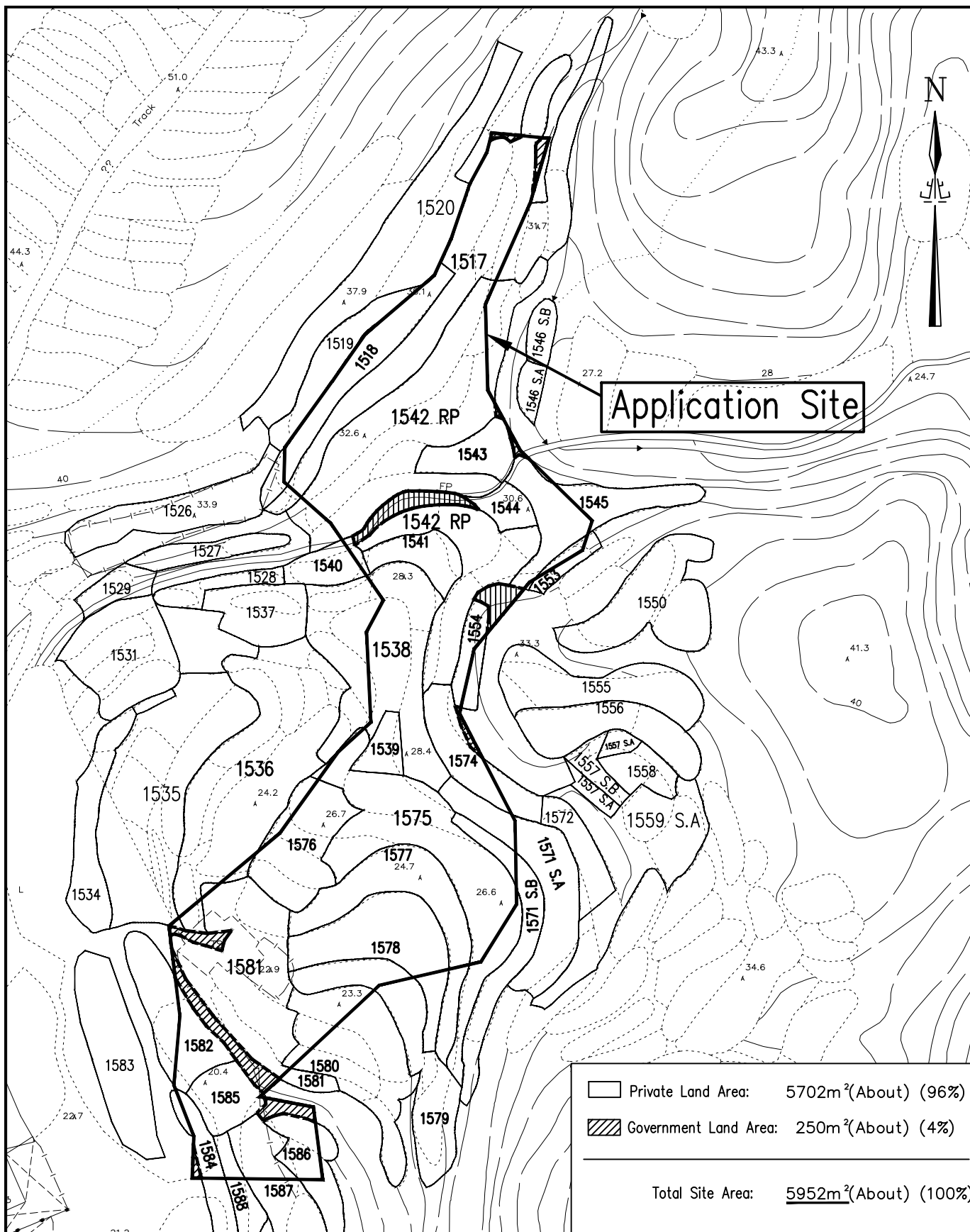
Annex 6 – Organic Fish Farm as recognized by the Hong Kong Organic Resource Centre

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



Extracted from Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19

1:2000	<p align="center">Location Plan Proposed Filling and Excavation of Land for the Permitted Agricultural use</p> <p>Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP, 1545, 1553, 1554, 1571 S.A, 1571 S.B, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588. Whole Lot of Lots 1539, 1541, 1543, 1544 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories</p>	HELICON MA SURVEYING LIMITED
April 2025		Plan 1 (P 240403)



1:1000	<p align="center">Site Plan</p> <p align="center">Proposed Filling and Excavation of Land for the Permitted Agricultural use</p> <p>Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP, 1545, 1553, 1554, 1571 S.A, 1571 S.B, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588. Whole Lot of Lots 1539, 1541, 1543, 1544 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories</p>	HELICON MA SURVEYING LIMITED
April 2025		Plan 2 (P 240403)

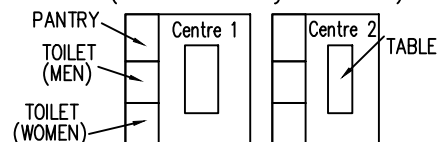


Total existing footpath area: 520 sq.m
Total green house area: 752 sq.m
Total storage area: 139 sq.m

LEGEND

Existing Green House	Living Hut
Existing Storage	Meeting point
Farm Entrance	Septic tank
Existing Footpath	Mobile Toilet

PROPOSED MEETING CENTRE (Internal Layout Plan)



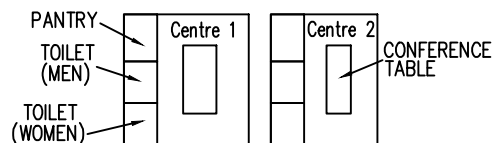
Centre 1: 22.0m(L) x 10.5m(W) x 3.8m(H)
Centre Area: 230 sq.m(About)
Centre 2: 22.0m(L) x 7.7m(W) x 3.8m(H)
Centre Area: 170 sq.m(About)

PROPOSED LIVING HUT

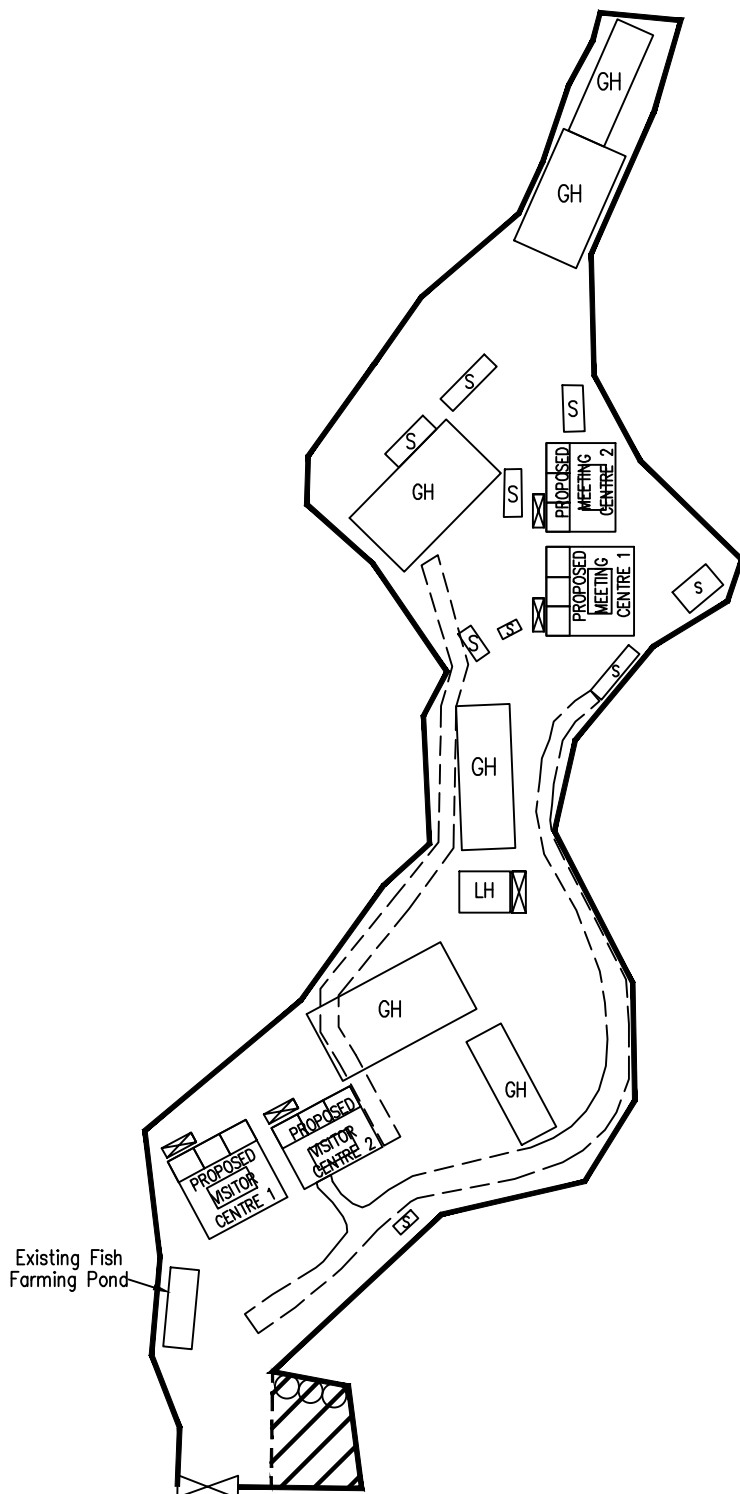


10.5m(L) x 3.5m(W) x 3.8m(H)
Area: 36 sq.m(About)

PROPOSED VISITOR CENTRE (Internal Layout Plan)



Centre 1: 22.0m(L) x 10.5m(W) x 3.8m(H)
Centre Area: 230 sq.m(About)
Centre 2: 22.0m(L) x 7.7m(W) x 3.8m(H)
Centre Area: 170 sq.m(About)



Site Area: 5952m²(About)

Not to Scale

Layout Plan

**Proposed Filling and Excavation
of Land for the Permitted Agricultural use**

**Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
1545, 1553, 1554, 1571 S.A, 1571 S.B, 1574, 1575, 1576, 1577,
1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
Whole Lot of Lots 1539, 1541, 1543, 1544 in D.D.17 and
Adjoining Government Land, Ting Kok, Tai Po, New Territories**

HELICON MA
SURVEYING LIMITED

April 2025

Plan 3
(P 240403)

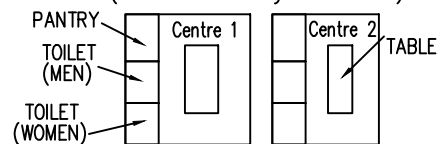


Application Site

LEGEND

- Existing Filled Land (520 sq.m (About))
- Proposed Filling of Land (836 sq.m(About))
- Existing Excavated land (44 sq.m(About))
- Proposed Excavation of Land (23.52 sq.m(About))
- 4x Septic Tank (4m x 1.2m x 1.8m)
- 1x Septic Tank (3.6m x 1.2m x 1.8m)
- Existing Green House
- Living Hut
- Existing Storage
- Meeting point
- Farm Entrance
- Septic tank
- Existing Footpath
- Mobile Toilet

PROPOSED MEETING CENTRE (Internal Layout Plan)



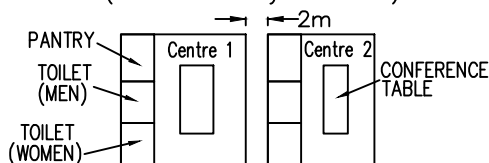
Centre 1: 22.0m(L) x 10.5m(W) x 3.8m(H)
Centre Area: 230 sq.m(About)
Centre 2: 22.0m(L) x 7.7m(W) x 3.8m(H)
Centre Area: 170 sq.m(About)

PROPOSED LIVING HUT

LH

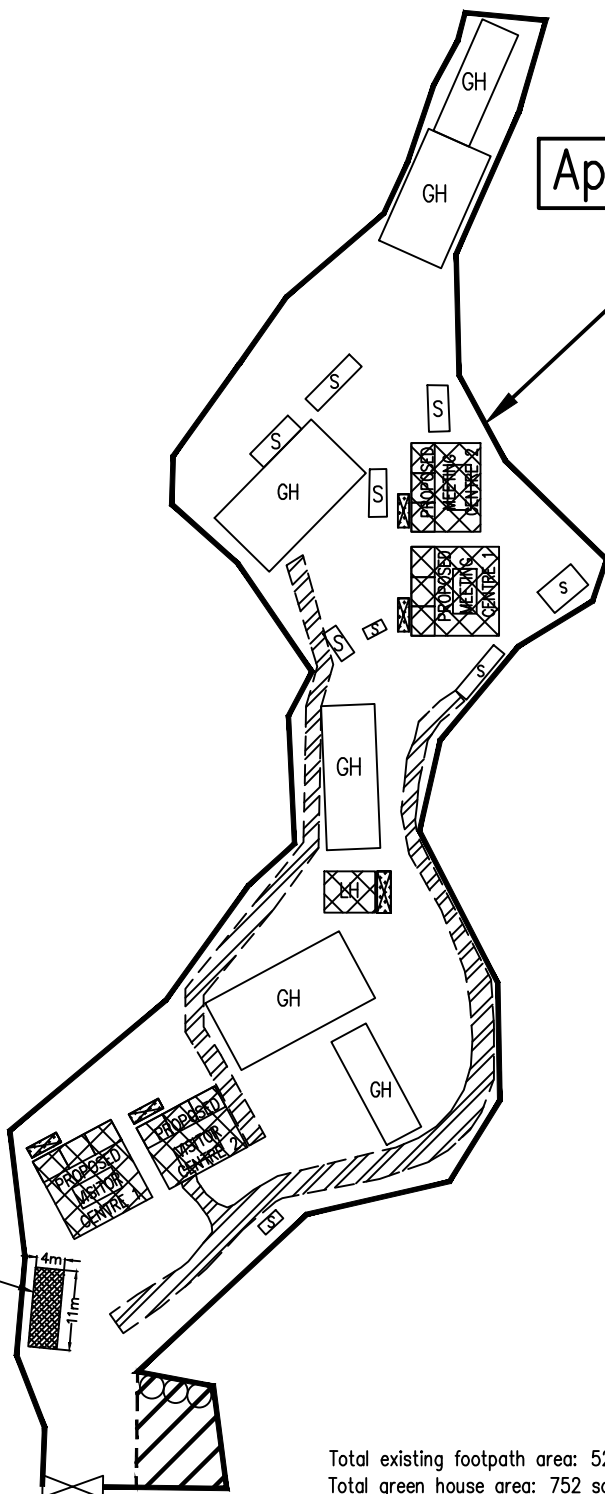
10.5m(L) x 3.5m(W) x 3.8m(H)
Area: 36 sq.m(About)

PROPOSED VISITOR CENTRE (Internal Layout Plan)



Centre 1: 22.0m(L) x 10.5m(W) x 3.8m(H)
Centre Area: 230 sq.m(About)
Centre 2: 22.0m(L) x 7.7m(W) x 3.8m(H)
Centre Area: 170 sq.m(About)

Existing Fish Farming Pond



Total existing footpath area: 520 sq.m
Total green house area: 752 sq.m
Total storage area: 139 sq.m

Site Area: 5952m²(About)

Not to Scale

Land Filling and Excavation Plan

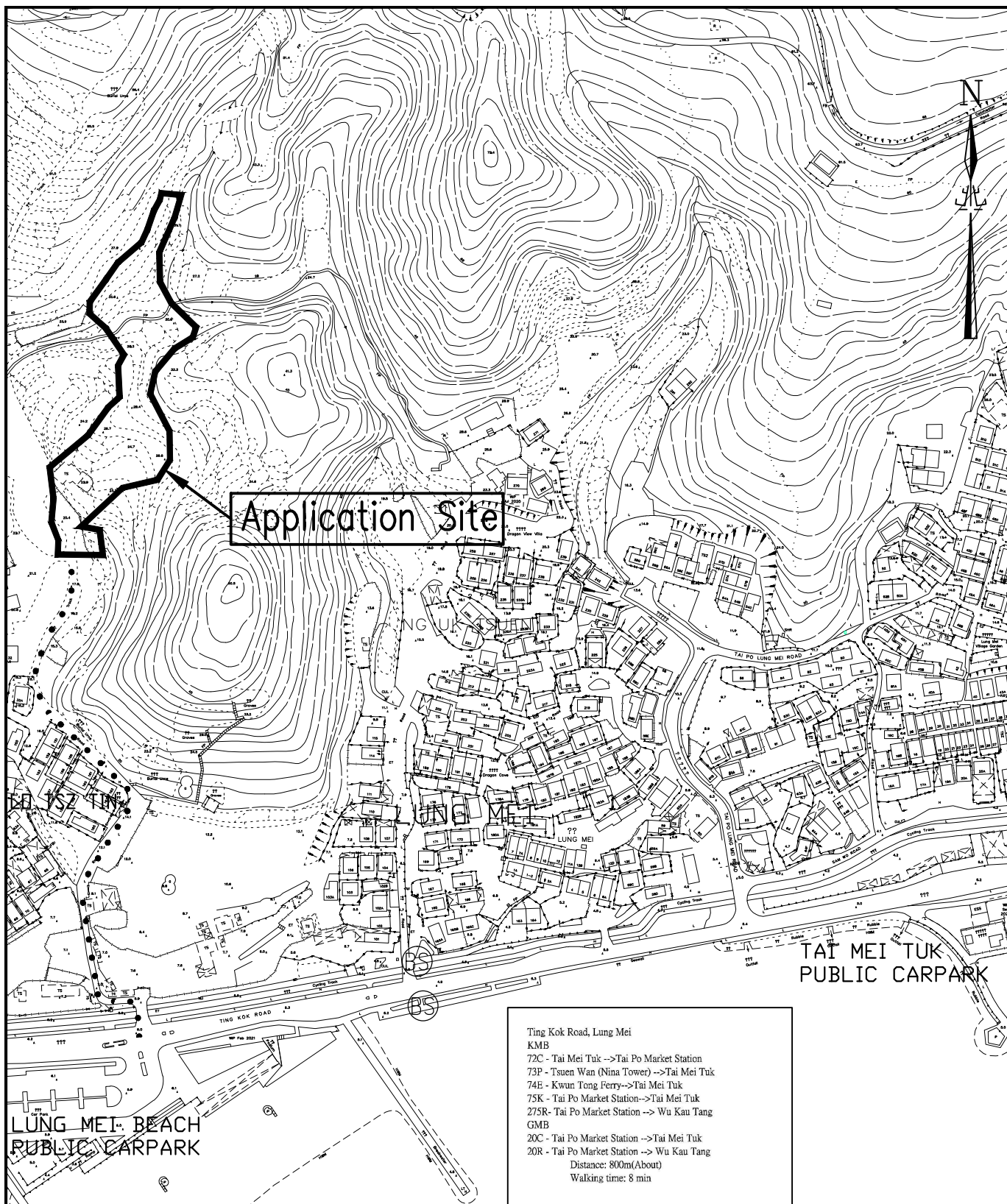
Proposed Filling and Excavation
of Land for the Permitted Agricultural use

Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
1545, 1553, 1554, 1571 S.A, 1571 S.B, 1574, 1575, 1576, 1577,
1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
Whole Lot of Lots 1539, 1541, 1543, 1544 in D.D.17 and
Adjoining Government Land, Ting Kok, Tai Po, New Territories

HELICON MA
SURVEYING LIMITED

April 2025

Plan 4
(P 240403)



Not to Scale

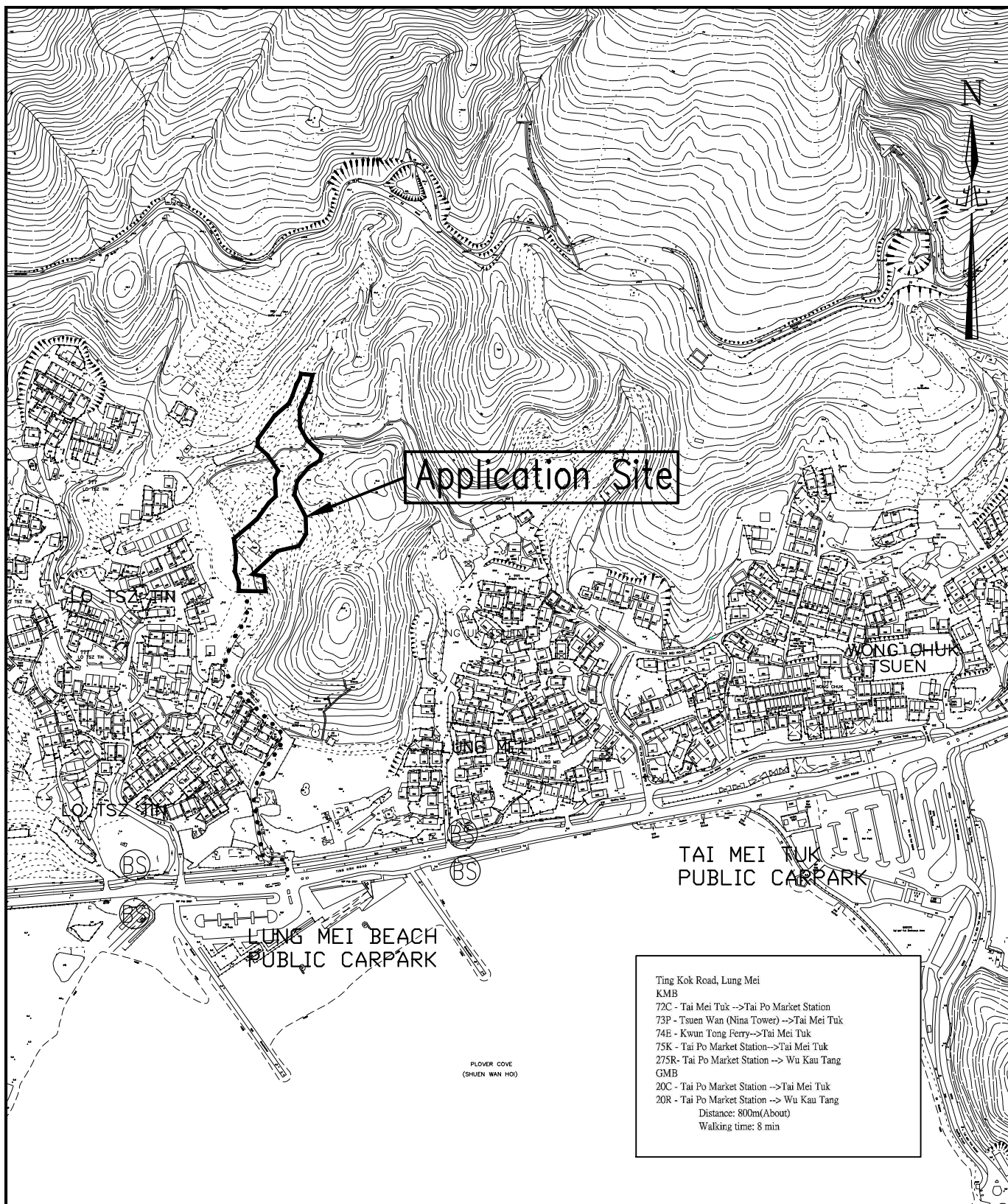
April 2025

Nearest Public Transportation Services
Proposed Temporary Filling and Excavation
of Land for the Permitted Agricultural use (3 years)

**Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
 1545, 1553, 1554, 1571 S.A, 1571 S.B, 1574, 1575, 1576, 1577,
 1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
 Whole Lot of Lots 1539, 1541, 1543, 1544 in D.D.17 and
 Adjoining Government Land, Ting Kok, Tai Po, New Territories**

HELICON MA
 SURVEYING LIMITED

Plan 4.2
 (P 240403)



Ting Kok Road, Lung Mei
 KMB
 72C - Tai Mei Tuk --> Tai Po Market Station
 73P - Tsuen Wan (Nina Tower) --> Tai Mei Tuk
 74E - Kwun Tong Ferry --> Tai Mei Tuk
 75K - Tai Po Market Station --> Tai Mei Tuk
 275R - Tai Po Market Station --> Wu Kau Tang
 GMB
 20C - Tai Po Market Station --> Tai Mei Tuk
 20R - Tai Po Market Station --> Wu Kau Tang
 Distance: 800m(About)
 Walking time: 8 min

LEGEND	
.....	Walking path
(BS)	Bus stop

Not to Scale

April 2025

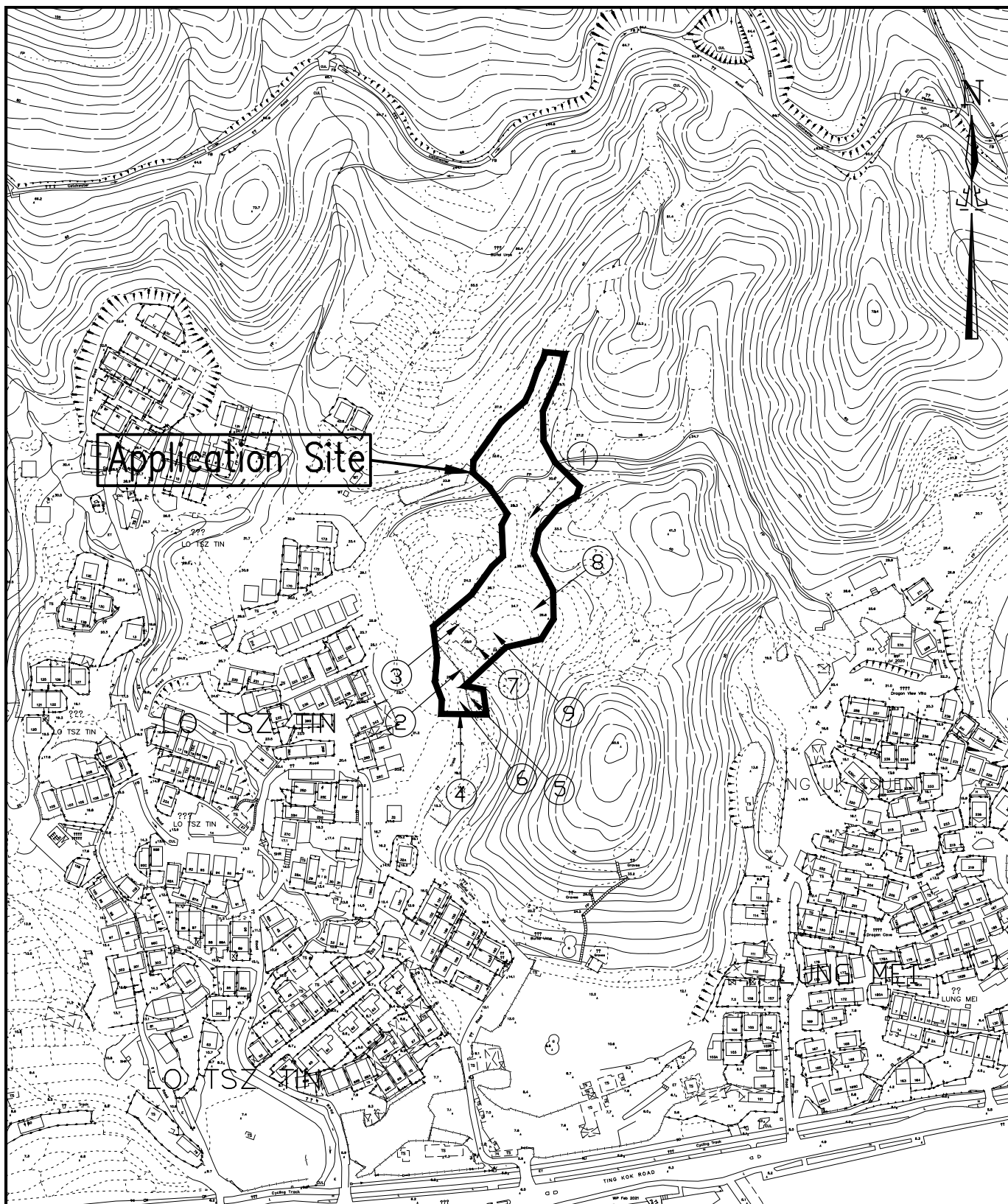
Nearest Public Transportation Services

**Proposed Filling and Excavation
 of Land for the Permitted Agricultural use**

**Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
 1545, 1553, 1554, 1571 S.A, 1571 S.B, 1574, 1575, 1576, 1577,
 1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
 Whole Lot of Lots 1539, 1541, 1543, 1544 in D.D.17 and
 Adjoining Government Land, Ting Kok, Tai Po, New Territories**

HELICON MA
 SURVEYING LIMITED

Plan 4.3
 (P 240403)



LEGEND

② Photo No. 2 view point

Not to Scale

April 2025

Site Photo (view points)

Proposed Filling and Excavation
of Land for the Permitted Agricultural use

Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
1545, 1553, 1554, 1571 S.A, 1571 S.B, 1574, 1575, 1576, 1577,
1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
Whole Lot of Lots 1539, 1541, 1543, 1544 in D.D.17 and
Adjoining Government Land, Ting Kok, Tai Po, New Territories

HELICON MA
SURVEYING LIMITED

Plan 5.1
(P 240403)



Photo (1)



Photo (2)



Photo (3)



Photo (4)



Photo (1)



Photo (2)



Photo (3)



Photo (4)



Photo (5)



Photo (6)



Photo (7)



Photo (8)



Photo (9)



香港有機資源中心認證有限公司
HONG KONG ORGANIC RESOURCE CENTRE CERTIFICATION LTD

有機作物生產認證

茲證明

has granted Organic Crop Production Certification to

暉傑有機農場

丁子殷 / 新界大埔蘆慈田 DD17 Lot 1517, 1518, 1537- 1542RP, 1544, 1556, 1571,
1572, 1574 及 1575

Fai Kit Organic Farm

Lot 1517, 1518, 1537- 1542RP, 1544, 1556, 1571, 1572, 1574 & 1575 in DD17, Lo Tsz
Tin, Tai Po, N.T.

已符合由本公司所制定的

有機作物生產、水產養殖、加工處理及投入物料標準2024 (IFOAM認可版)

This is to certify that the production of the above unit complied with the HKORC-Cert Ltd
Organic Production, Aquaculture, Processing and Input Manufacturing 2024 (IFOAM Accredited Version)

有機認證編號：
Organic Certification No. :

C13020

認證有效日期：
Valid Until. :

05/03/2025 - 04/03/2026

認證作物：
Certified Crop(s) :

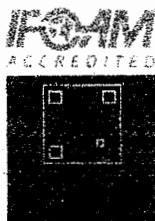
水果、蔬菜及香草
(以網上更新為準)
Fruits, Vegetables and Herbs (List online shall prevail)

證書允許使用點：
Authorized certificate display channel :

農場
Farm



有機產品
Organic



21/02/2025

發出日期
Issuance Date



認證委員會主席
Chairperson of Certification Board

此證書之簽發乃符合由IOAS頒發的ISO17065產品認證認可範圍，登記編號67。

This certificate is issued within the scope of the accreditation for ISO17065 product certification issued by the IOAS. Registration number. 67.

九龍尖沙咀東新東海中心2樓209室 Unit 209, 2/F, New East Ocean Centre, No.9 Science Museum Road, Tsim Sha Tsui East, Kowloon

Tel: (852) 3156 2280

Fax: (852) 3905 7928

Email: enq@hkorc.org

Website: www.hkorc-cert.org



「農＋樂」農場計劃 “Agri enjoy” Scheme

茲證明

This is to certify that

小蜜蜂有機農場

Little Bee Farm

農場地址 Farm Address : 大埔蘆慈田
DD 17 Lot 1575, 1576, 1577, 1578,
1579, 1580, 1581(part), 1586, 1587

已登記成為漁農自然護理署之「農＋樂」農場。
has been registered with
the Agriculture, Fisheries and Conservation Department
as an “Agri enjoy” farm.



漁農自然護理署署長(馬惠忠 代行)
For Director of Agriculture, Fisheries and Conservation

登記編號 Registration Number : AGRI0049

簽發日期 Issuance Date : 23/12/2024

「農＋樂」農場
“Agri enjoy” Farm



漁農自然護理署

九龍長沙灣道三零三號
長沙灣政府合署六樓

AGRICULTURE, FISHERIES AND
CONSERVATION DEPARTMENT

Cheung Sha Wan Government Offices
303 Cheung Sha Wan Road
6th floor
Kowloon, Hong Kong

本署檔號 OUR REF.: () in AF AGD 07/4 Pt. 18

來函檔號 YOUR REF.:

電話 TEL NO.: 2476 9662

電郵地址 E-mail Address: wu_tip_ming@afcd.gov.hk

圖文傳真 Faxline No.: 2479 3242

19th January 2017

To Whom It May Concern

This is to certify that Ms. TING, Tze-yan Betty (丁子殷), holder of Identity Card No. [REDACTED], is operating an organic crop farm in an area of 16 d.c. in DD 17, Lots 1512, 1513, 1517, 1521 SA, 1521 SB, 1522, 1534, 1537, 1538, 1542 RP, 1544, 1548, 1552, 1553, 1554, 1555, 1557 SA, 1557 SB, 1558, 1560, 1562, 1564, 1569, 1570, 1571 SA, 1572, 1574, 1575, 1576, 1577, 1578, 1580, 1581, 1585, 1586, 1588, 1597 in Lo Tsz Tin, Tai Po, N T., where there are 7 d.c. crop field, 5 d.c. fallow and 4 d.c. trees.

Should you have any questions, please feel free to contact me at 2476 9662.


(WU Tip Ming)

for Director of Agriculture, Fisheries and Conservation

主辦單位

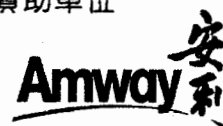


香港浸會大學
HONG KONG BAPTIST UNIVERSITY



香港有機資源中心
HONG KONG ORGANIC RESOURCE CENTRE

贊助單位



獎狀

香港有機資源中心

主辦

Amway 優秀認證有機農場比賽 2015

茲證明

暉傑農場

榮獲

認證有機農場新秀優異獎



香港有機資源中心

中心總監 黃煥忠教授 MH JP

二零一五年三月一日

暉傑有機農場

Fai Kit Organic Farm

負責人：[REDACTED] Ms. Ting
聯絡電話：[REDACTED]

主辦機構： 漁農自然護理署
Agriculture, Fisheries and
Conservation Department

協辦機構： 蔬菜統營處
Vegetable Marketing
Organization

 菜聯社
FVMCS

 菜聯社有機種植社群辦公室
FVMCS Community Grower Group Office



香港有機資源中心認證有限公司
HONG KONG ORGANIC RESOURCE CENTRE CERTIFICATION LTD

有機水產養殖認證

茲證明

has granted Organic Aquaculture Certification to

暉傑有機漁場

丁道德 / 新界大埔蘆慈田 DD 17 Lot 1581, 1535 & 1536

Fai Kit Organic Fish Farm

Lot 1581, 1535 & 1536 in DD 17 Lo Tsz Tin Village, Tai Po

已符合由本公司所制定的

有機作物生產、水產養殖及加工處理標準 2017 (IFOAM認可版)

This is to certify that the production of the above unit complied with the HKORC-Cert Ltd. Organic Production, Aquaculture and Processing Standard 2017 (IFOAM Accredited Version)

有機認證編號:

Organic Certification No.: A19001

認證有效日期:

Valid Until: 10/06/2024 - 09/06/2025

認證水生動物品種:

Certified Aquatic Animal(s):

淡水魚

(以網上更新為準)

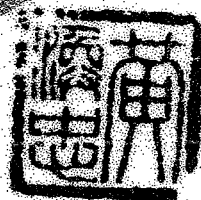
Fresh Water Fish (List online shall prevail)

證書允許經銷點:

Authorized certificate display channel:

養殖場及其流動銷售點

Fish Farm and Mobile Point of Sale



22/3/2024

發出日期
Issuance Date

認證委員會主席
Chairperson of Certification Board

此證書之簽發乃符合由IOAS頒發的ISO17065產品認證認可範圍，登記編號67。

This certificate is issued within the scope of the accreditation for ISO17065 product certification issued by the IOAS. Registration number: 67.

九龍尖沙咀東東海中心2樓209室 Unit 209, 2/F, New East Ocean Centre, No.9 Science Museum Road, Tsim Sha Tsui East, Kowloon

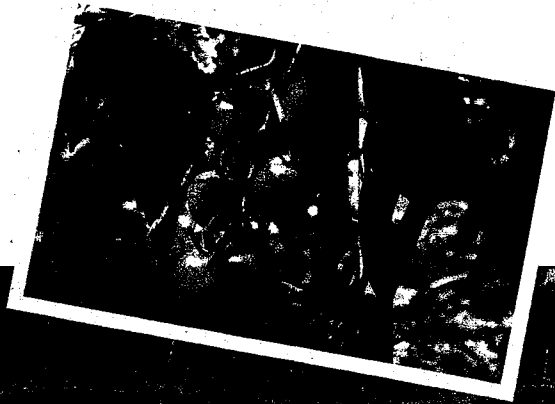
Tel: (852) 3156 2280

Fax: (852) 3995 7928

Email: org@hkorc.org

Website: www.hkorc-cert.org

沿大埔汀角路轉入小徑，一個綠意盎然的農場座落在山下僻靜之處，鮮豔欲滴的番茄掛滿藤蔓，蝴蝶在野花與農作物之間翩然起舞，猶如世外桃源。總是面帶笑容的婦人在田間不分晝夜地工作，鄰舍都稱她為「丁醫師」。暉傑有機農場的負責人丁子殷女士是註冊中醫師，因為健康理念而毅然投身有機農業，決心要為家人及顧客提供最佳的有機食療。



丁醫師自幼習醫，後來更成為一名註冊中醫師，她從十多年前開始便留意到愈來愈多向她求醫的病人身患癌症，身為一個醫者，她深信預防勝於治療，良好的飲食是預防疾病的一大要素，這個理念促使她租下一塊農田，由零開始耕作，堅持絕不添加化學肥料及農藥，為自己及家人種植健康有營的蔬果。由於工時長且工作性質勞苦，起初家人非常反對丁醫師務農，直至有一天丁醫師將自家種植的蘿蔔入饌，女兒嚐過之後發現母親種植的蘿蔔味道清甜、口感結實，與坊間買到的常規蘿蔔大為不同，丁醫師解釋由於自己不使用化學肥料培育作物，讓其自然生長，才能產出最具原味的蔬菜，一切開胃、健脾助消化的結晶，從此家人便支持她繼續種植。

作為一種「雜草」，牛筋草自然生長於形形色色的中草地，除了有蚌花、蔓荳蔻、馬鞭草、紫花、龍眼木等植物外，還有黃草等。牛筋草之多，甚至令到有些地區有別稱，如常見的瓜里律（即牛車水）因牛筋草太多而得得不甚起眼的別名稱為「唔識牛筋草」，識就知係「周身寶」，說罷便在田野邊採下牛筋草煮食，其味清甜，入口清而不膩，原來這種長在路邊野花的野草竟能入藥，且所有植物均可入藥，這真解人不少。一如「萬應靈丹」。

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: INNOVATIVE LAND USE PLANNING
寄件日期: 2025年07月31日星期四 20:06
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Ting Kok Planning Application A/NE-TK/840
附件: application form ting kok p.15 amendment page.pdf; Planning Statement-Ting Kok p.9.pdf

類別: Internet Email

Dear Ms. WUN,
As spoken, please find the attached for your follow up action. Thanks.
Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co. Ltd

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).

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: INNOVATIVE LAND USE PLANNING

Sent: 2025-08-11 星期一 16:43:11

Subject: Re: Planning Application No. A/NE-TK/840 - Departmental
Comments

Attachment: Responses to Departmental Comments (TD).pdf

Dear Ms. WUN,

I refer to your mail today regarding the comments of TD. Please find our enclosed R to C for your follow up action. Thanks.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co. Ltd

Responses to Departmental Comments (A/NE-TK/840):

Department's Comments	Applicant's responses
<p data-bbox="204 329 766 409">Transport Department (contact person: Mr. Issac CHAN; tel: 2399 2406)</p> <p data-bbox="256 461 778 638">The loading and unloading activities serving the farm shall be within the site in order not to affect the traffic at the village access.</p>	<p data-bbox="809 472 1385 882">The traffic at the village access will not be affected as the loading/unloading activities for visitors will only be taken place at the public carpark at the Lung Mei Beach or the public carpark at Tai Mei Tuk Road. Visitors are only visiting the farm on foot. You may like to refer to the walking path as shown on Plans 4.1 and 4.2</p>

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: INNOVATIVE LAND USE PLANNING

Sent: Tuesday, August 26, 2025 4:12 PM

To: Charlotte Tsz Wing WUN/PLAND

Subject: Re: Planning Application No. A/NE-TK/840 - Departmental Comments

Dear Miss WU,

As spoken a few minutes earlier, please find the attached R to C for your follow up action. Thanks.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co. Ltd

Responses to Departmental Comments (A/NE-TK/840):


Department's Comments	Applicant's responses
<p>Transport Department (contact person: Mr. Issac CHAN; tel: 2399 2406)</p> <p>Our previous comment is referring the para. 5.4 of the Planning Statement regarding the loading and unloading activities serving the farm, but not the boarding and alighting of their visitors.</p>	<p>This is to confirm that the loading/unloading of farming stuff will be carried out within the farm boundary (i.e. the subject Site). The loading/unloading area within the Site is indicated at the attached plan for TD's information.</p>
<p>Urban Design and Landscape Section of Planning Department (contact person: Mr. Martin CHUI; tel: 3565 3947)</p> <p>No tree information, proposed tree treatment and mitigation measure(s) has been provided in the application. Please supplement.</p>	<p>The subject application is to enhance the existing farm at the Site. No tree felling is proposed. All trees within the subject Site will be retained. The proposed land filling/excavation of land will not affect any existing trees.</p>
<p>Drainage Services Department (Contact Person: Ms. Karen HO; tel: 2300 1364)</p> <p>(a) I have reservation on the subject application as there are landfilling works to be carried out at the application site which may cause adverse drainage impact to the surrounding lands and premises.</p> <p>(b) As such, the applicant is required to provide further information to demonstrate that the development will not cause adverse drainage impact to the adjacent areas.</p>	<p>The drainage proposal will be submitted to Plan D on 1.9.2025 for the follow up action with DSD.</p>

Geotechnical Engineering Office, Civil Engineering and Development Department (contact person: Mr. MOK Sui Chuen; tel: 2762 5390)

In order to ensure that the proposed development would not affect or be affected by adjacent fill slope(s), it is considered necessary to conduct an investigation to delineate the scale and extent of the slope works and to implement necessary remedial works. Hence, approval conditions requiring the applicant to submit a geotechnical investigation report and the implementation of the necessary geotechnical remedial works identified therein are recommended.

We met your engineer at the subject site this morning. We were told the requirement of the geotechnical investigation report in relation to the subject application. The applicant has accepted to submit the geotechnical report to the satisfaction of CEDD upon the approval of the subject application.



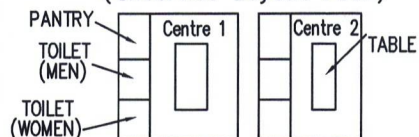
LEGEND:
 Loading/unloading Area within the site
Van Dimension: 6m (L) x 2m (W) x 2.6m (H)

Total existing footpath area: 520 sq.m
Total green house area: 752 sq.m
Total storage area: 139 sq.m

LEGEND

- | | |
|--|---|
|  Existing Green House |  Living Hut |
|  Existing Storage |  Meeting point |
|  Farm Entrance |  Septic tank |
|  Existing Footpath |  Mobile Toilet |

**PROPOSED MEETING CENTRE
(Internal Layout Plan)**



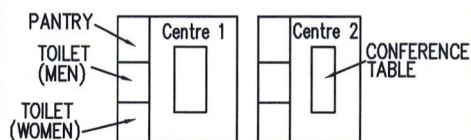
Centre 1: 22.0m(L) x 10.5m(W) x 3.8m(H)
Centre Area: 230 sq.m(About)
Centre 2: 22.0m(L) x 7.7m(W) x 3.8m(H)
Centre Area: 170 sq.m(About)

PROPOSED LIVING HUT

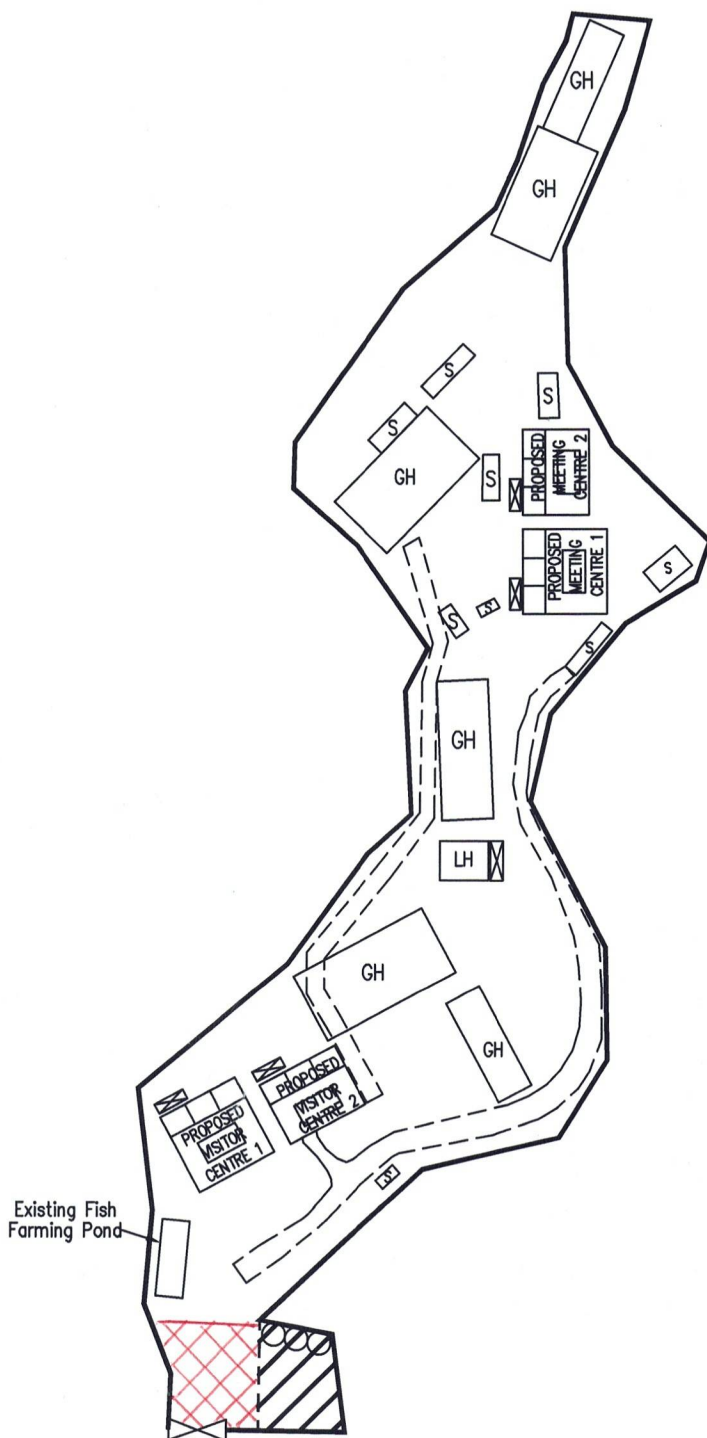


10.5m(L) x 3.5m(W) x 3.8m(H)
Area: 36 sq.m(About)

**PROPOSED VISITOR CENTRE
(Internal Layout Plan)**



Centre 1: 22.0m(L) x 10.5m(W) x 3.8m(H)
Centre Area: 230 sq.m(About)
Centre 2: 22.0m(L) x 7.7m(W) x 3.8m(H)
Centre Area: 170 sq.m(About)



Site Area: 5952m²(About)

Not to Scale

Loading/unloading Area within the site
**Proposed Filling and Excavation
of Land for the Permitted Agricultural use**

HELICON MA
SURVEYING LIMITED

April 2025

Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
1545, 1553, 1554, 1571 SA, 1571 SB, 1574, 1575, 1576, 1577,
1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
Whole Lot of Lots 1539, 1541, 1543, 1544 in DD17 and
Adjoining Government Land, Ting Kok, Tai Po, New Territories

For TD's Information Plan.
(P 240403)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

From: INNOVATIVE LAND USE PLANNING

Sent: Wednesday, August 27, 2025 4:23 PM

To: Charlotte Tsz Wing WUN/PLAND

Subject: Re: Planning Application No. A/NE-TK/840 - Departmental Comments

Dear Miss WU,

Please find the attached table to replace the R to C (LandsD and WSD) via my earlier e mail at 3:30 today.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co Ltd.

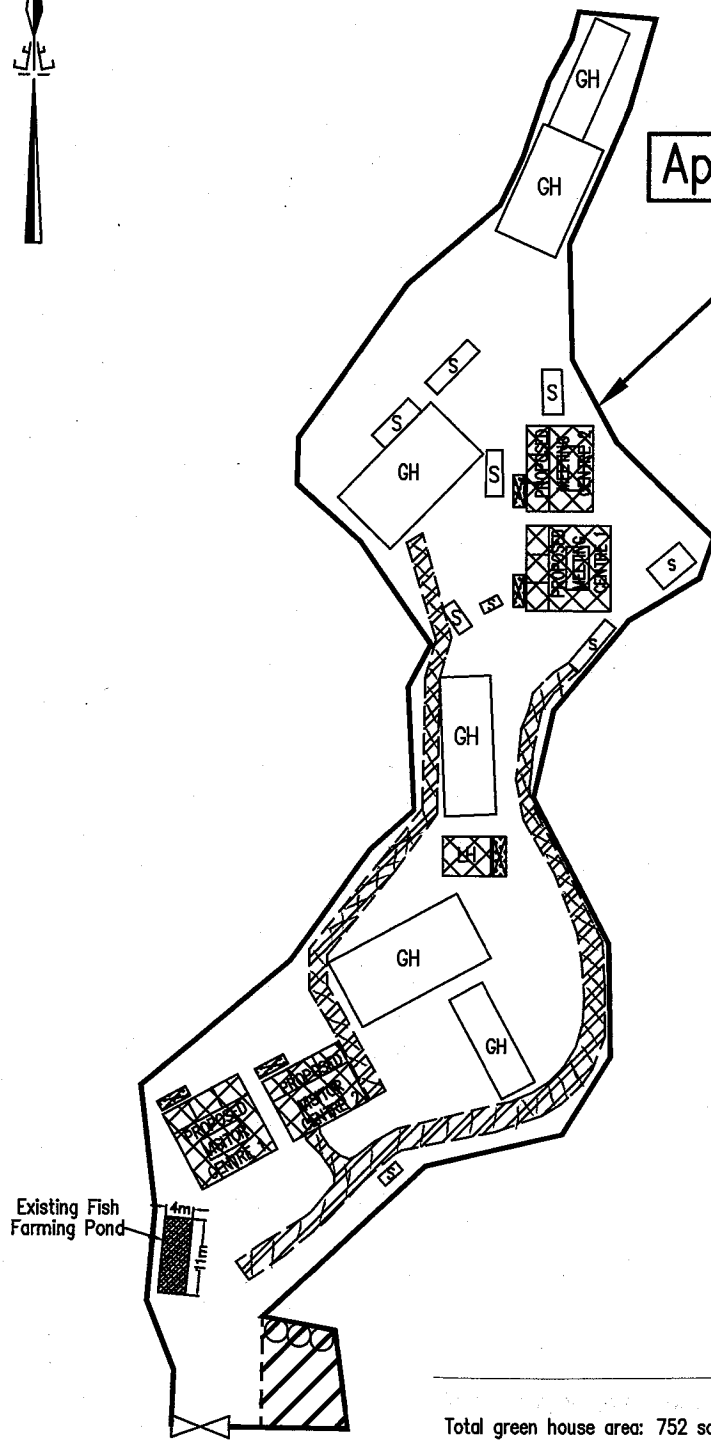
Responses to Departmental Comments (A/NE-TK/840):

Department's Comments	Applicant's responses
<p>Lands Department (contact person: Ms. Kathy HO; tel: 2654 1177)</p> <p>No Letter of Approval (L of A) has been granted to the Site.</p> <p>According to the information provided by the applicant and site inspection record, several temporary structures not covered by Modification of Tenancy, Letter of Approval, Short Term Waiver and Squatter Control Surveyed Record straddling on Lots Nos. 1517, 1518, 1542RP, 1543, 1544 and adjoining Government Land, 1541, 1538, 1574, 1539, 1574, 1577, 1576, 1578, 1579, 1580, 1554 and adjoining Government Land all in D.D. 17 (subject to survey) are detected. The Government reserves the right to take appropriate actions if the registered owners) of Lots Nos. 1517, 1518, 1542RP, 1543, 1544, 1541, 1538, 1574, 1539, 1574, 1577, 1576, 1578, 1579, 1580 and 1554 all in D.D. 17 fail to comply with the conditions of the land lease. The applicant is required to clarify this issue.</p>	<p>Noted.</p> <p>All existing structures which do not tally with the scheme/application will be removed. STW will be applied to Lands Department for all proposed structures under this scheme/application upon approval of this application.</p>

<p>LandsD has reservation on the planning application since there are unauthorized building works and/or uses on the lot(s) which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD</p>	<p>Noted.</p>
<p>Water Supplies Department (contact person: Ms. Victoria Suen; tel: 2152 5752)</p> <p>No objection to the application.</p> <p>Existing water mains inside the proposed site as shown in the MRP may be affected. The applicant is required to either divert or protect the water mains found on site.</p> <p>If diversion is required, existing water mains inside the proposed site areas are needed to be diverted outside the site boundary of the proposed site to lie in Government land. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence.</p>	<p>Noted.</p> <p>Subject to detail land survey, all water mains, if affected by the proposed structures within the subject site, will be diverted prior to the agreement of and to the satisfaction of WSD.</p> <p>The requirement of diversion is noted.</p>

<p>If diversion is not required, the following conditions shall apply:</p> <p>(a) Existing water mains are affected as indicated on the site plan and no development which requires resiting of water mains will be allowed.</p> <p>(b) Details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works.</p> <p>(c) No structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the plan. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works.</p> <p>(d) No trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the plan. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe.</p>	<p>All requirements are noted.</p>
--	------------------------------------

<p>(e) No planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet.</p> <p>(f) Tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains.</p>	
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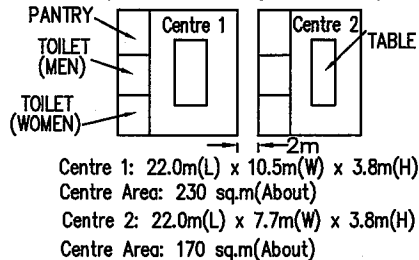


Application Site

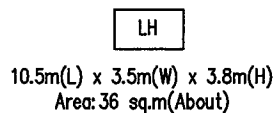
LEGEND

- Proposed Filling of Land 1356 sq.m(About))
- Existing Excavated land (44 sq.m(About))
- Proposed Excavation of Land (23.52 sq.m(About))
- 4x Septic Tank (4mx 1.2mx 1.8m)
- 1x Septic Tank (3.6mx 1.2mx 1.8m)
- GH Existing Green House
- S Existing Storage
- Farm Entrance
- Existing Footpath
- LH Living Hut
- Meeting point
- Septic tank
- Mobile Toilet

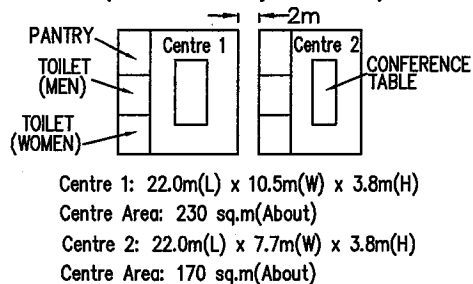
PROPOSED MEETING CENTRE (Internal Layout Plan)



PROPOSED LIVING HUT



PROPOSED VISITOR CENTRE (Internal Layout Plan)



Total green house area: 752 sq.m
Total storage area: 139 sq.m

Site Area: 5952m²(About)

Not to Scale

Land Filling and Excavation Plan

Proposed Filling and Excavation
of Land for the Permitted Agricultural use

Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
1545, 1553, 1554, 1571 SA, 1571 SB, 1574, 1575, 1576, 1577,
1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
Whole Lot of Lots 1539, 1541, 1543, 1544 in DD17 and
Adjoining Government Land, Ting Kok, Tai Po, New Territories

HELICON MA
SURVEYING LIMITED

April 2025

Plan 4
(P 240403)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Charlotte Tsz Wing WUN/PLAND

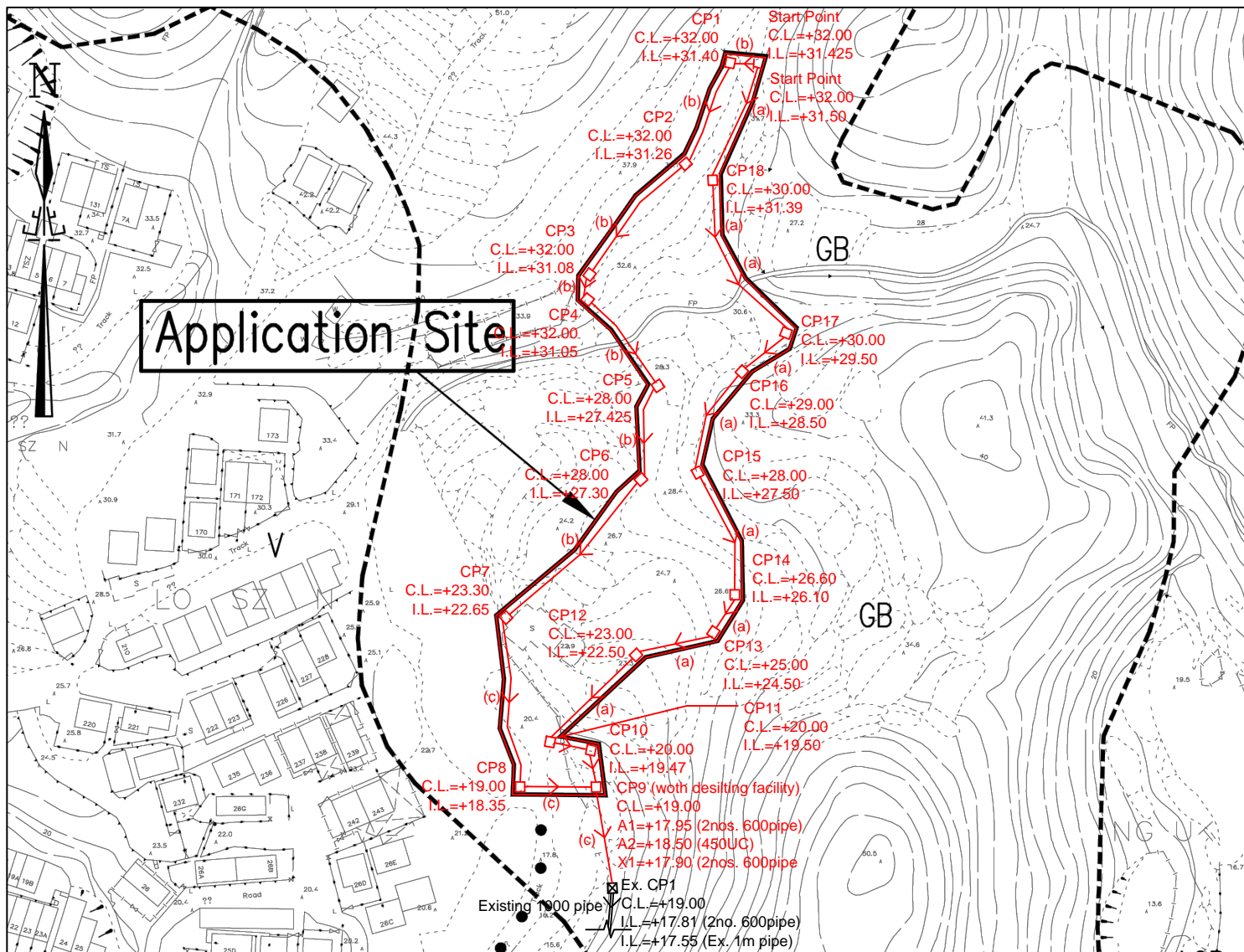
寄件者: INNOVATIVE LAND USE PLANNING
寄件日期: 2025年08月30日星期六 19:26
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Re: Planning Application No. A/NE-TK/840 - Departmental Comments
附件: Ting Kok Drainage Proposal 30-8-2025.pdf

類別: Internet Email

Dear Miss WU,

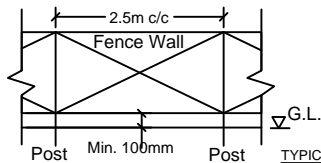
As requested, the drainage proposal for the subject site is submitted herewith for your follow up action with Ms. Karen HO of DSD. Thanks.

Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co Ltd



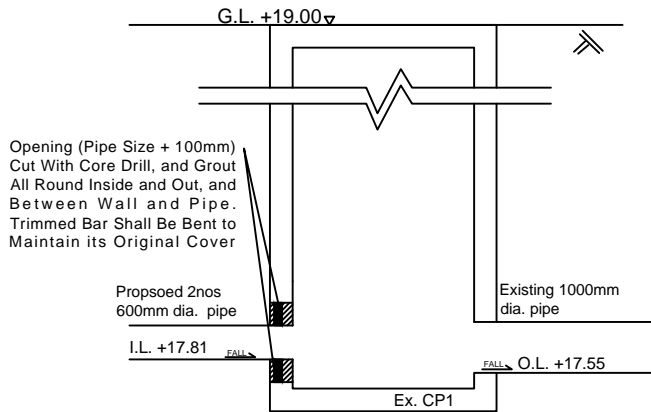
Note:

- Catchpits (CP9) with desilting facility shall follow CEDD standard drawing No. C2406I.
- Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
- Open-bottom type Fence Wall to be erected.
- No site formation works/ massive land filling works to be carried out. Minor filling works to be carried to leveling the site.



TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL

- ☐ CP Proposed CatchPit
- ☒ CP Existing CatchPit
- (a) Proposed 450UC (1:100) with Cast Iron Cover
- (b) Proposed 525mm dia. concrete pipe (1:70)
- (c) Proposed 2nos. 600mm dia. concrete pipe (1:100)
- Existing 1000 pipe



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

Proposed Filling and Excavation of Land for the Permitted Agricultural Use at Lot 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), 1539, 1541, 1543, 1544 in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

(Application No.:)

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

30-8-2025

Check by:

DM

Scale:

Outside Catchment Area 1, Area	=	8582	m ²	(C= 0.25)
Outside Catchment Area 2, Area	=	2214	m ²	(C= 0.25)
THE SITE, Area	=	5952	m ²	(C= 0.95)

Calculation of Design Runoff of the Proposed Development,

For the design of drains at the western boundary of the site, Outside Catchment Area 2+ The Site

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 2214+5952 && \text{m}^2 \\ &= 8166 \\ &= 0.008166 && \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L1/ H^{0.2} A^{0.1} \\ &= 0.14465*72/1^{0.2}*8166^{0.1} \\ &= 4.231 && \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.16*a/(t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16*505.5/(4.29+3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 286.5 && \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.25*286.5*0.002214+0.278*0.95*286.5*0.005952 \\ &= 0.6653 && \text{m}^3/\text{sec} \\ &= \mathbf{39917} && \text{lit/min} \end{aligned}$$

Provide 525UC (1:70) is OK

Calculation of Design Runoff of the Proposed Development,

For the design of drains at the eastern boundary of the site, Outside Catchment Area 1

$$\Sigma Q = \Sigma 0.278 C i A$$

$$\begin{aligned} A &= 8582 && \text{m}^2 \\ &= 8582 \\ &= 0.008582 && \text{km}^2 \end{aligned}$$

$$\begin{aligned} t &= 0.14465 L2/ H^{0.2} A^{0.1} \\ &= 0.14465*73/1^{0.2}*8582^{0.1} \\ &= 4.269 && \text{min} \end{aligned}$$

$$\begin{aligned} i &= 1.16*a/(t+b)^c && (50 \text{ yrs return period, Table 3a, Corrigendum 2024,} \\ &= 1.16*505.5/(4.269+3.29)^{0.355} && \text{SDM) and (11.1\% increase due to climate change)} \\ &= 286.0 && \text{mm/hr} \end{aligned}$$

$$\begin{aligned} \text{Therefore, } Q &= 0.278*0.25*286.0*0.008582 \\ &= 0.1706 && \text{m}^3/\text{sec} \\ &= \mathbf{10234} && \text{lit/min} \end{aligned}$$

Provide 450UC (1:100) is OK

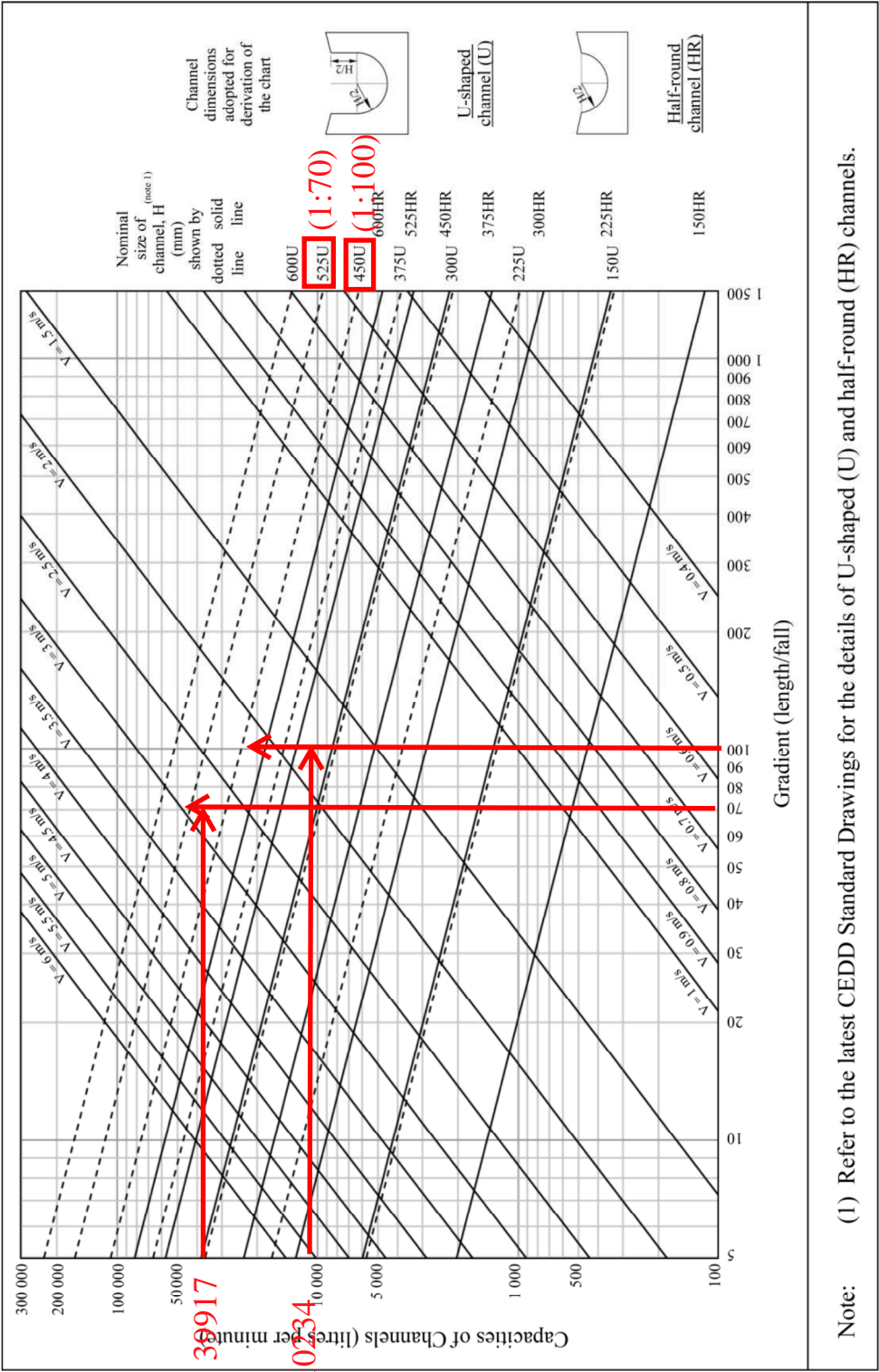
For Outfall

$$\begin{aligned} \Sigma Q &= 39917 && + && 10234 \\ &= \mathbf{50151} && && \text{lit/min} \end{aligned}$$

GEO Technical Guidance Note No. 43 (TGN 43)
Guidelines on Hydraulic Design of U-shaped and Half-round Channels on Slopes

Issue No.: 1	Revision: -	Date: 05.06.2014	Page: 3 of 3
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Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



Check 2nos. 600mm dia. Pipes by Colebrook-White Equation

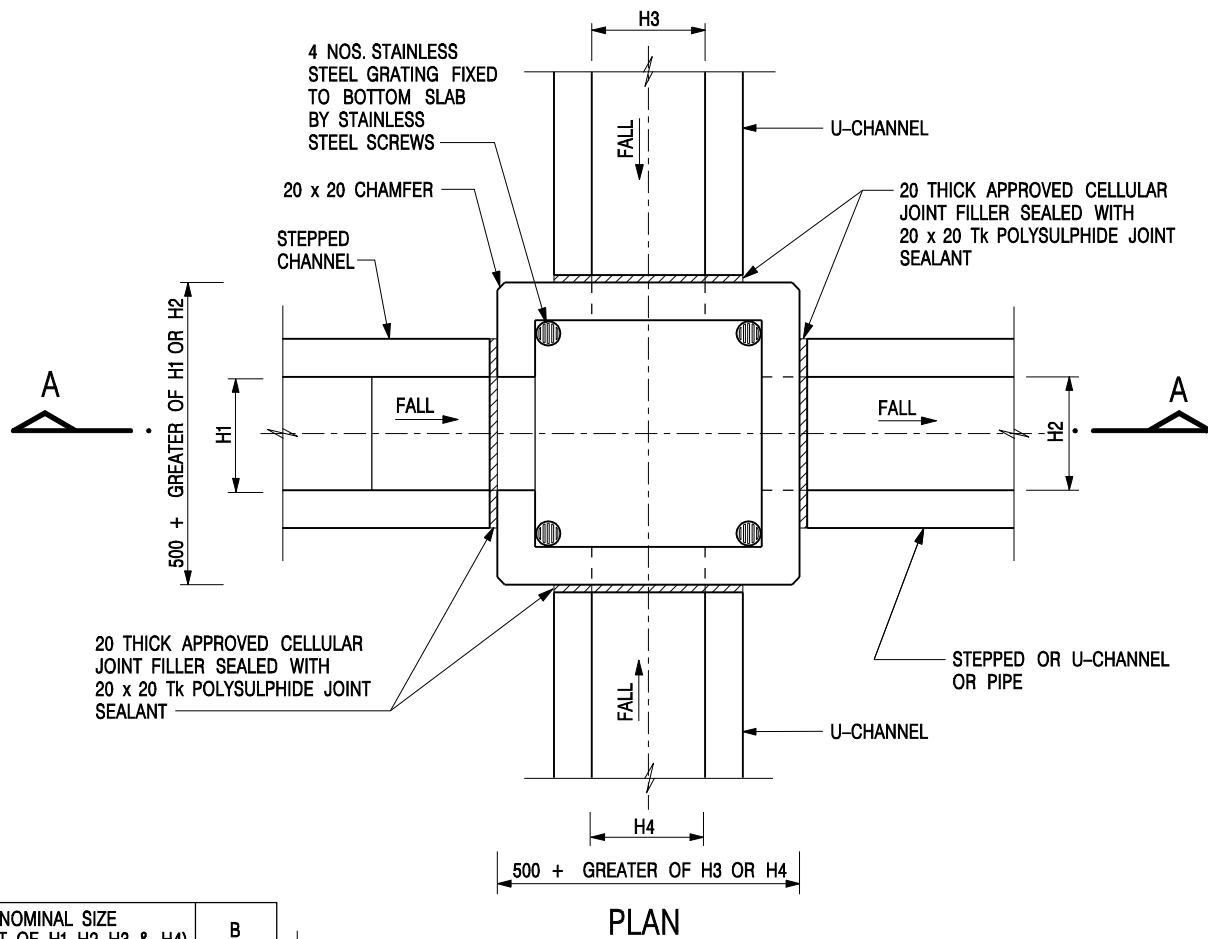
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

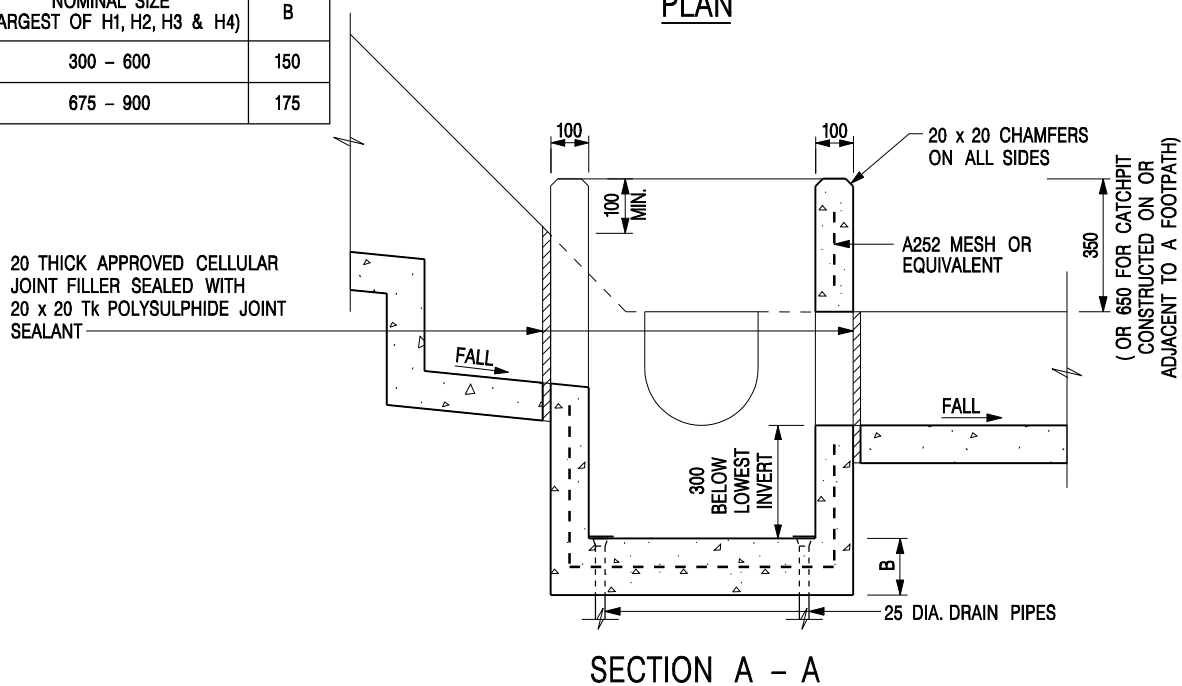
V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.6	m internal pipe diameter (m)
ks	=	0.00015	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01	hydraulic gradient

Therefore, design V of pipe capacity = 2.8059 m/s

$$\begin{aligned}
 Q &= 2 \times 0.8VA && (0.8 \text{ factor for sedimentation}) \\
 &= 1.269 && \text{m}^3/\text{s} \\
 &= 76162 && \text{lit/min} \\
 &> 50151 && \text{lit/min} \quad \text{Ok}
 \end{aligned}$$



NOMINAL SIZE (LARGEST OF H1, H2, H3 & H4)	B
300 - 600	150
675 - 900	175



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. REFER TO SHEET 2 FOR OTHER NOTES.

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE



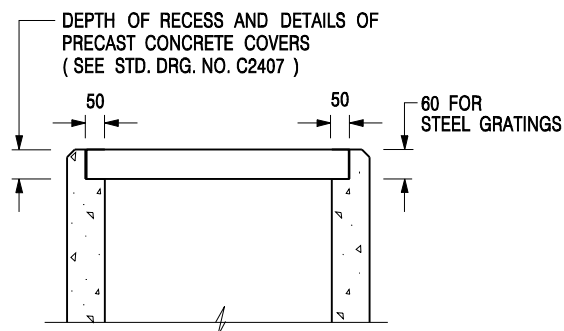
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /1



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DATE JAN 1991

DRAWING NO.

C2406 /2A

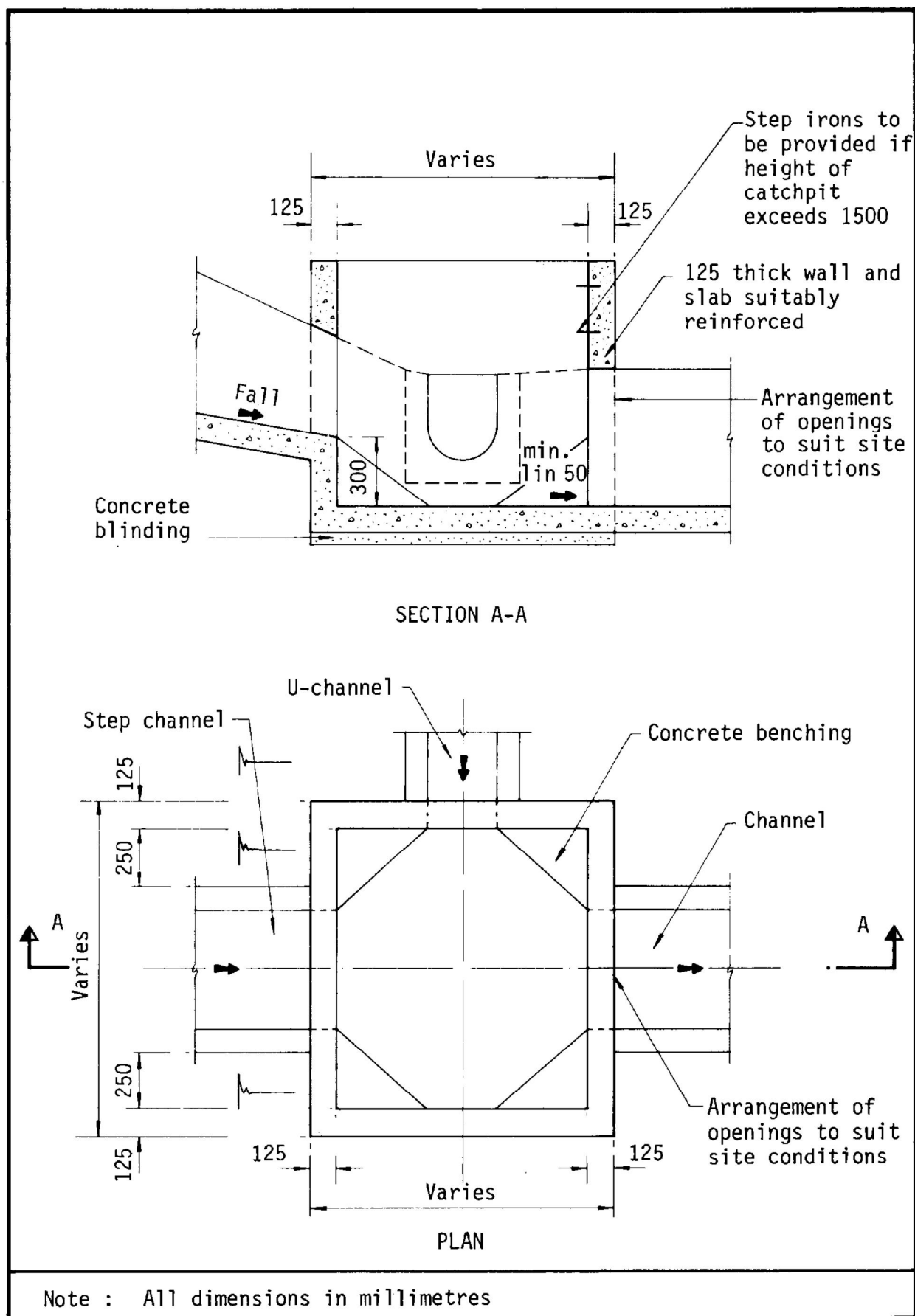
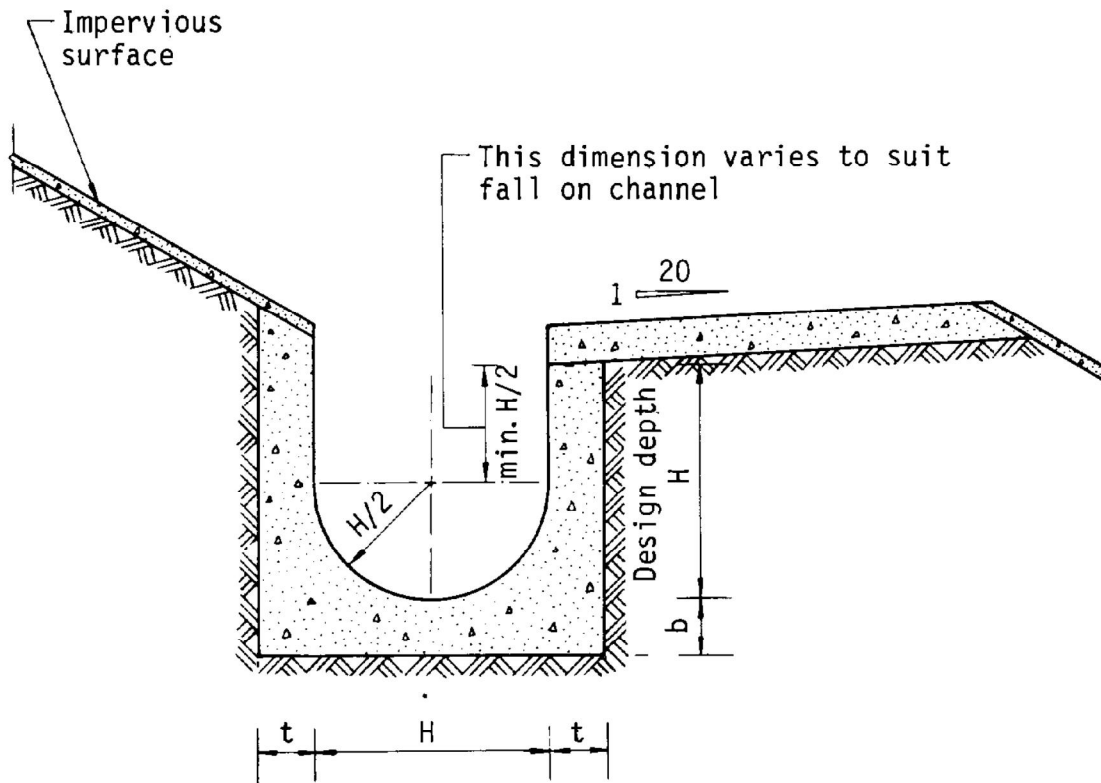


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

Nominal size of channel H (mm)	Thickness t (mm)	Thickness b (mm)
225 to 600	150	150
675 to 1200	175	225

Figure 8.11 - Typical U-channel Details

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

主旨: Re: Planning Application No. A/NE-TK/840 - Departmental Comments

From: INNOVATIVE LAND USE PLANNING

Sent: Friday, September 5, 2025 6:01 PM

To: Charlotte Tsz Wing WUN/PLAND

Subject: Re: Planning Application No. A/NE-TK/840 - Departmental Comments

Dear Miss WUN,

As spoken and advised, please find the attached Plan 3 and 4 for your follow up action. The attached Plan 3 and Plan 4 supersede my earlier plans via email at 4:16 today. Thanks.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co. Ltd

On Fri, Sep 5, 2025 at 4:16 PM INNOVATIVE LAND USE PLANNING
wrote:

Dear Miss WUN,

As spoken, please find the enclosed amended Plan 3 and Plan 4 for your follow up action.

Elaine SO



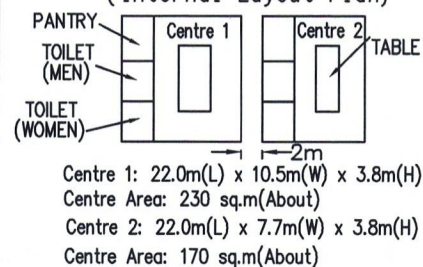
Application Site

Total existing footpath area: 520 sq.m
Total green house area: 752 sq.m
Total storage area: 139 sq.m

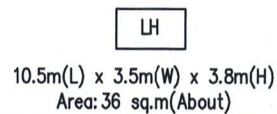
LEGEND

GH	Green House	LH	Living Hut
S	Storage		Meeting point
	Farm Entrance		Septic tank
	Existing Footpath		Mobile Toilet
	Loading/Unloading (Van: 6.0m(L) x 2.0m(W) x 2.6m(H))		

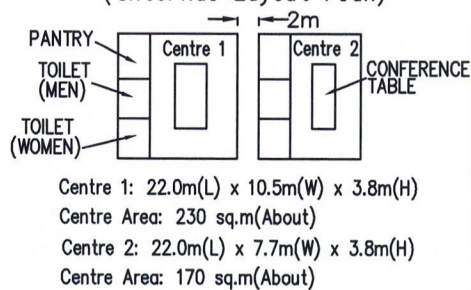
PROPOSED MEETING CENTRE (Internal Layout Plan)



PROPOSED LIVING HUT



PROPOSED VISITOR CENTRE (Internal Layout Plan)



Site Area: 5952m²(About)

Existing Fish Farming Pond

Not to Scale

Layout Plan

**Proposed Filling and Excavation
of Land for the Permitted Agricultural use**

Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
1545, 1553, 1554, 1571 SA, 1571 SB, 1574, 1575, 1576, 1577,
1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
Whole Lot of Lots 1539, 1541, 1543, 1544 in DD17 and
Adjoining Government Land, Ting Kok, Tai Po, New Territories

HELICON MA
SURVEYING LIMITED

April 2025

Plan 3
(P 240403)

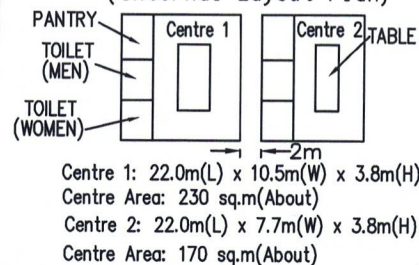


Application Site

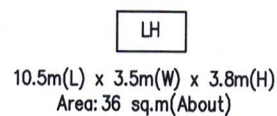
LEGEND

- Proposed Filling of Land (1356 sq.m(About))
- Existing Excavated land (44 sq.m(About))
- Proposed Excavation of Land (23.52 sq.m(About))
4x Septic Tank (4mx 1.2mx 1.8m)
1x Septic Tank (3.6mx 1.2mx 1.8m)
- Green House
- Living Hut
- Storage
- Meeting point
- Farm Entrance
- Septic tank
- Existing Footpath
- Mobile Toilet
- Loading/Unloading
(Van: 6.0m(L) x 2.0m(W) x 2.6m(H))

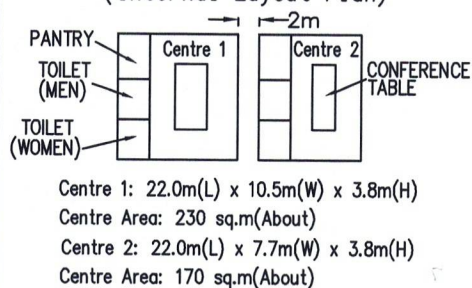
PROPOSED MEETING CENTRE (Internal Layout Plan)



PROPOSED LIVING HUT



PROPOSED VISITOR CENTRE (Internal Layout Plan)



Existing Fish
Farming Pond

Total green house area: 752 sq.m
Total storage area: 139 sq.m

Site Area: 5952m²(About)

Not to Scale

Land Filling and Excavation Plan Proposed Filling and Excavation of Land for the Permitted Agricultural use

Part of Lots 1517, 1518, 1535, 1536, 1538, 1540, 1542 RP,
1545, 1553, 1554, 1571 SA, 1571 SB, 1574, 1575, 1576, 1577,
1578, 1579, 1580, 1581, 1582, 1584, 1585, 1586, 1587 AND 1588.
Whole Lot of Lots 1539, 1541, 1543, 1544 in DD17 and
Adjoining Government Land, Ting Kok, Tai Po, New Territories

HELICON MA
SURVEYING LIMITED

April 2025

Plan 4
(P 240403)

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

主旨: Re: Planning Application No. A/NE-TK/840 - Departmental Comments

From: INNOVATIVE LAND USE PLANNING

Sent: Thursday, September 11, 2025 10:35 PM

To: Charlotte Tsz Wing WUN/PLAND

Subject: Re: Planning Application No. A/NE-TK/840 - Departmental Comments

Dear Miss WUN,

Please be informed that the applicant of the captioned application will apply for the letter of approval as well as short term waiver from Lands Department for all her proposed structures of the captioned application. Upon approval of the application, all existing structures will be demolished.

Elaine SO

Town Planner

Innovative Land Use Planning Consultancy Co Ltd

**Relevant Extracts of Town Planning Board Guidelines for
Application for Development within Green Belt Zone
under Section 16 of the Town Planning Ordinance
(TPB-PG No. 10)**

- (a) there is a general presumption against development (other than redevelopment) in a “Green Belt” (“GB”) zone;
- (b) an application for new development in “GB” zone will only be considered in exceptional circumstances and must be justified with very strong planning grounds. The scale and intensity of the proposed development including the plot ratio, site coverage and building height should be compatible with the character of surrounding areas;
- (c) the design and layout of any proposed development should be compatible with the surrounding area. The development should not involve extensive clearance of existing natural vegetation, affect the existing natural landscape, or cause any adverse visual impact on the surrounding environment;
- (d) the vehicular access road and parking provision proposed should be appropriate to the scale of the development and comply with relevant standards. Access and parking should not adversely affect existing trees or other natural landscape features. Tree preservation and landscaping proposals should be provided.
- (e) the proposed development should not overstrain the capacity of existing and planned infrastructure such as sewerage, roads and water supply. It should not adversely affect drainage or aggravate flooding in the area;
- (f) the proposed development should not overstrain the overall provision of government, institution and community facilities in the general area;
- (g) the proposed development should not be susceptible to adverse environmental effects from pollution sources nearby such as traffic noise, unless adequate mitigating measures are provided, and it should not itself be the source of pollution; and
- (h) any proposed development on a slope or hillside should not adversely affect slope stability.

Recommended Advisory Clauses

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site (the Site);
- (b) to note the comments of the District Lands Officer/Tai Po, Lands Department (DLO/TP, LandsD) that:
 - (i) there is no guarantee to the grant of a right of access to the private lots under lease;
 - (ii) if structures to be erected on Government Land (GL) and private land on the Site, applications for Short Term Tenancy (STT) or Short Term Waiver (STW) would be requested and it will be considered by the Government in its capacity as a landlord and there is no guarantee that they will be approved. The STT and STW, if approved, will be subject to such terms and conditions including the payment of rent and waiver fee and administrative fee as considered appropriate to be imposed by LandsD. Only erection of temporary structures will be considered; and
 - (iii) there are unauthorized building works and/or uses on the lot(s) which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD;
- (c) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that the applicant is reminded to observe the following requirements when incorporating the proposed ancillary facilities/activities at the farm:
 - (i) if the applicant plans to organise any ancillary activities which have not yet been endorsed by DAFC, he/she should obtain planning permission from the Town Planning Board;
 - (ii) if the applicant plans to organise lectures and exhibitions, he/she should consult Food and Environmental Hygiene Department on whether Places of Public Entertainment Licence is required; and
 - (iii) if the applicant plans to erect any agricultural structures for organising the ancillary activities, he/she should obtain prior approval from LandsD;
- (d) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (e) to note the comments of the Commissioner for Transport (C for T) that the land status, management and maintenance responsibilities of the areas should be clarified with the relevant lands and maintenance authorities accordingly in order avoid potential land disputes;
- (f) to note the comments of the Director of Environmental Protection (DEP) that the applicant is reminded to meet the statutory requirements under relevant pollution control ordinances;

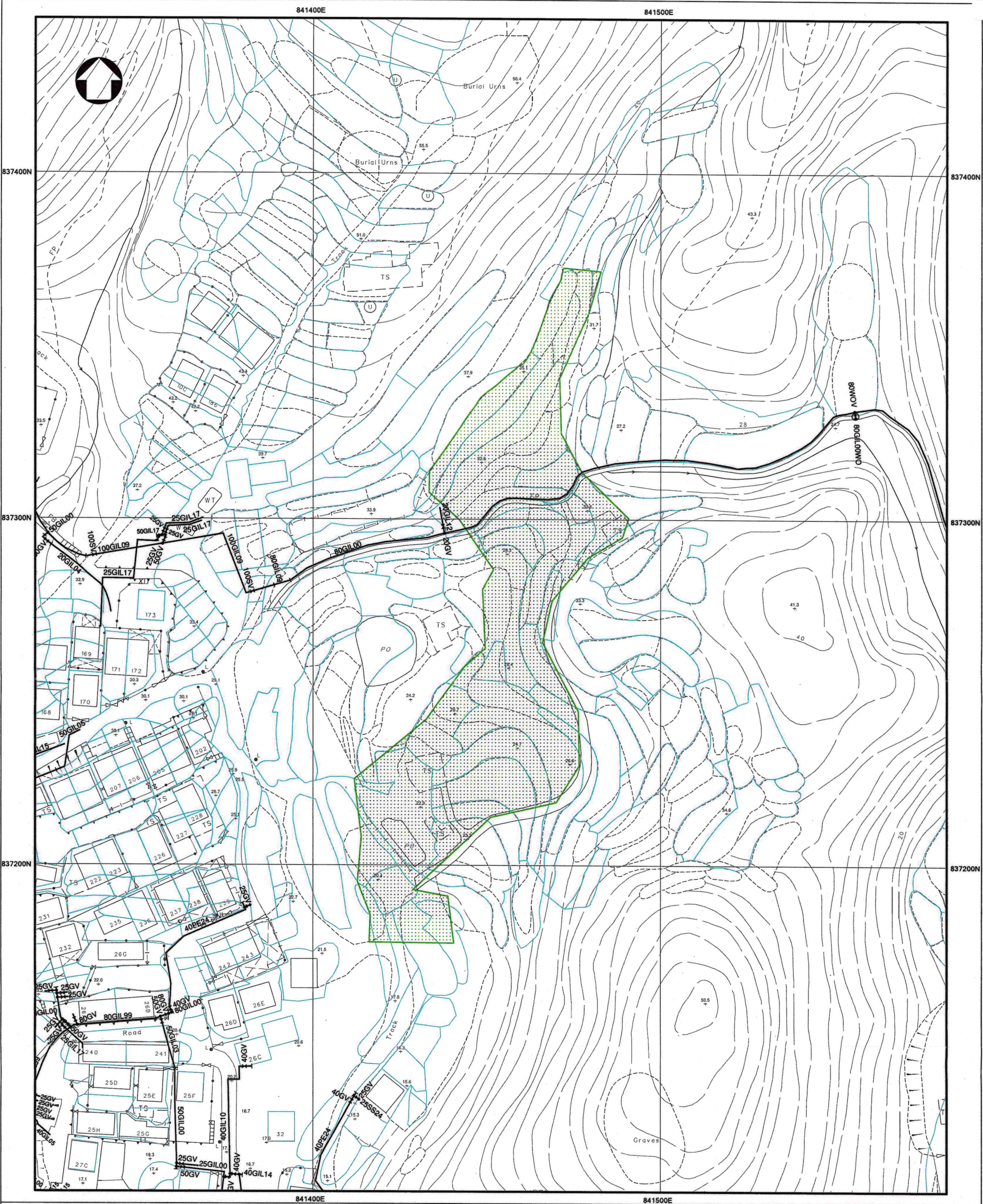
- (g) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
- (i) the following comments on the drainage proposal should be addressed when the applicant submit the revised drainage proposal:
- (1) please provide photos showing the ground condition of outside catchment areas 1 and 3 to justify the use of runoff coefficient of 0.25;
 - (2) please clarify if 525UC or 525mm dia. concrete pipes will be used between “Start Point” and CP7;
 - (3) please specify the size of surface channels to be provided between CP11 and CP9;
 - (4) surface channels should be provided along the perimeter of the Site (between CP7 and CP9);
 - (5) please assign a catchpit number for the proposed catchpit at “Start Point”;
 - (6) reduction in flow area in accordance with Section 9.3 of Stormwater Drainage Manual should be taken into account for the channels and pipes hydraulic calculations;
 - (7) please refer to Civil Engineering and Development Department Standard Drawings for details of catchpit and UC;
 - (8) the existing stormwater drainage system proposed for discharge of runoff from the Site is not maintained by DSD. The applicant shall resolve any conflict / disagreement arisen for discharging runoff from the Site to the proposed discharge point. Moreover, the applicant should ensure that this drainage system and the existing downstream drains/channels/streams have adequate capacity to convey the additional runoff from the Site. Regular maintenance should be carried out by the applicant to avoid blockage of the system;
 - (9) the drainage flow path from the drainage facilities within the Site to the public drainage system/streamcourse/sea/any recognised drainage facilities shown in LandsD map should be provided in association with supporting site photos; and
 - (10) the drainage flow path from the rooftop of the structure to the public drainage system/streamcourse/sea/any recognised drainage facilities shown in LandsD map should be provided in association with supporting site photos;
- (ii) there is no existing DSD maintained public drain available for connection in the area. The applicant should demonstrate he/she already had/will provide its stormwater collection and discharge system to nearby established drainage system or existing streamcourses having adequate flow capacity to cater for the runoff generated within the Site and overland flow from surrounding of the Site, e.g. surface channel of sufficient size along the perimeter of the Site; sufficient openings should be provided at the bottom of the boundary wall/fence to allow surface runoff to pass through the Site if any boundary wall/fence are to be erected. Any existing flow path affected should be re-provided. The applicant should neither obstruct overland flow nor adversely affect the existing natural streams, village drains, ditches and the adjacent areas. The applicant is required to maintain the drainage systems properly and modify the systems if they are found to be inadequate or ineffective during

operation. The applicant shall also be liable for and shall indemnify claims and demands arising out of damage or nuisance caused by failure of the systems;

- (iii) public sewerage are not available near the Site; and
 - (iv) the applicant shall resolve any conflict/disagreement with relevant lot owner(s) and seek LandsD's permission for laying new drains/channels and/or modifying/upgrading existing ones in other private lots or on GL (where required) outside the Site;
- (h) to note the comments of the Chief Engineer/Construction, Water Supplies Department (CE/C, WSD) that:
- (i) existing water mains inside the Site as shown in the Mains Record Plan (MRP) at **Attachment 1** may be affected. The applicant is required to either divert or protect the water mains found on site;
 - (ii) if diversion is required, existing water mains inside the Site are needed to be diverted outside the site boundary of the Site to lie in GL. A strip of land of minimum 1.5m in width should be provided for the diversion of existing water mains. The cost of diversion of existing water mains upon request will have to be borne by the applicant; and the applicant shall submit all the relevant proposal to WSD for consideration and agreement before the works commence; and
 - (iii) if diversion is not required, the following conditions shall apply:
 - (1) existing water mains are affected as indicated on the layout plan and no development which requires resiting of water mains will be allowed;
 - (2) details of site formation works shall be submitted to the Director of Water Supplies for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5m from the centre line(s) of water main(s) shown on the MRP. Free access shall be made available at all times for staff of the Director of Water Supplies or their contractor to carry out construction, inspection, operation, maintenance and repair works;
 - (4) no trees or shrubs with penetrating roots may be planted within the Water Works Reserve or in the vicinity of the water main(s) shown on the MRP. No change of existing site condition may be undertaken within the aforesaid area without the prior agreement of the Director of Water Supplies. Rigid root barriers may be required if the clear distance between the proposed tree and the pipe is 2.5m or less, and the barrier must extend below the invert level of the pipe;
 - (5) no planting or obstruction of any kind except turfing shall be permitted within the space of 1.5m around the cover of any valve or within a distance of 1m from any hydrant outlet; and
 - (6) tree planting may be prohibited in the event that the Director of Water Supplies considers that there is any likelihood of damage being caused to water mains;
- (i) to note the comments of the Director of Fire Services (D of FS) that if the proposed structures are required to comply with the Buildings Ordinance (BO) and require any applications under land

administration, detailed fire safety requirements will be formulated upon receipt of the formal submissions of general building plans and under land administration; and

- (j) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) the Site does not abut a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) for unauthorized building works (UBW) erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBW as and when necessary. The granting of any planning approval should not be constructed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (iv) any temporary shelters or converted container for office, storage, washroom or other uses are considered as temporary buildings are subject to control of Part VII of the B(P)R;
 - (v) the applicant's attention is also drawn to the provision under regulations 40, 41 and Part V of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water and requirements of septic tanks respectively; and
 - (vi) detailed checking under the BO will be carried out at the building plan submission stage.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
 3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
 4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS SEE SKETCH NO. 3988.
 5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
 6. NO PROPOSED WATER MAINS IN THE VICINITY OF THE SITE.
 7. NO EXISTING WSD CABLE IN THE VICINITY OF THE SITE.
 8. NO PROPOSED WSD CABLE IN THE VICINITY OF THE SITE.
 9. THE SITE IS NOT WITHIN WSD GATHERING GROUNDS.
 10. NO WSD LAND ALLOCATION / WWR WITHIN THE SITE AREA.
 11. NO WSD SLOPES ARE AFFECTED IN THE VICINITY OF THE SITE.

SUBJECT SITE
PRIVATE LOT
BOUNDARY
(FOR REF. ONLY)

PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/3-SE-18D & 23B

FILE REF: (10) IN WSD/M/SP 3051/445/189S/10 PT.1

REF. CODE: 32W25M	SHEET 1 OF 1	SCALE 1:1000
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 水務署
Water Supplies Department

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250812-155219-46560

提交限期

Deadline for submission:

26/08/2025

提交日期及時間

Date and time of submission:

12/08/2025 15:52:19

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/840

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Huang

意見詳情

Details of the Comment :

I am a hiker. I support all farming activities in Hong Kong. I know this farm long time ago since 2016. The owner of the farm is so active in contributing organic food to the public. I appreciate their efforts. Indeed, running an organic farm is not easy both in operation and finance. I therefore support this application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250812-154746-53989

提交限期

Deadline for submission:

26/08/2025

提交日期及時間

Date and time of submission:

12/08/2025 15:47:46

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/840

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. chan

意見詳情

Details of the Comment :

I love Tai Mei Tuk Area. It is a good place to visit in Hong Kong. I noticed this application is facilitate and upgrade the existing farm. I support organic farm. I therefore support this application.

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250812-160029-10848

提交限期

Deadline for submission:

26/08/2025

提交日期及時間

Date and time of submission:

12/08/2025 16:00:29

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/840

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. chung

意見詳情

Details of the Comment :

本人居住於露慈田，見到近日張貼的告示，於是上網查核申請細節，所以希望在此發表意見。

這個地點屬於綠化地帶，最適宜是用作農耕用途。在我家的窗外看到這個農場已經存在多時，並沒有發出任何噪音及空氣污染。鑑於香港已對於農耕的傳承失去興趣，眼見這個農場運作也不容易，所以也支持這個申請，有了城規會的加持，相信農場主人可以把農場辦得更加有聲有色，造福人群。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

250812-160731-50127

提交限期

Deadline for submission:

26/08/2025

提交日期及時間

Date and time of submission:

12/08/2025 16:07:31

有關的規劃申請編號

The application no. to which the comment relates:

A/NE-TK/840

「提意見人」姓名/名稱

Name of person making this comment:

夫人 Mrs. Tong

意見詳情

Details of the Comment :

這個申請本人並不反對。在城規會網上得知，參觀者是步行到農莊的。這個安排本人覺得是雙贏。又可利用綠化地帶作耕種用途，又可以種植一些有機農作物，又沒有負荷交通。香港需要多元化及政府的支持，我們才能夠生產香港的有機食物。本人支持這個申請。

4

From:
Sent: 2025-08-23 星期六 04:52:35
To: tpbpd/PLAND <tpbpd@pland.gov.hk>
Subject: A/NE-TK/840 DD 17 Ting Kok Fai Kit Organic Farm GB

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A/NE-TK/840 Fai Kit Organic Farm

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

Site area: About 5,952sq.m Includes Government Land of about 250sq.m

Zoning: "Green Belt"

Applied use: Filling and Excavation of Land for Permitted Agricultural Use

Dear TPB Members,

Strongest Objections. It is quite clear that extensive excavation and filling of land has already been carried out without approval.

The number and size of buildings on GB is also unacceptable.

Two proposed visitors' centres with area of about 230m2 and 170m2

Two proposed meeting centers with area of 230 m2 and 170 m2

6 nos. of greenhouses located within the farm. 752sq.m

Storage 139sq.m

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.

Living hut of about 36m2. About two to four on-site workers are staying-over the farm to manage the farm works and the security of the farm.

$230 + 170 + 230 + 170 + 752 + 139 + 520 + 36 = 2.247\text{sq.m}$

Looking at the plan it is clear that very little land is actually devoted to actual farming.

In addition, people are living on the site. This raises questions of legality and hygiene. Is there a water supply? Has no government dept inspected this site, part of it after all is GL.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

No indication as to how the septic tanks would be serviced when there is no vehicular access.

The application cannot be approved.

Mary Mulvihill

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