

2026年 4月 8 日

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

Form No. S16-I  
表格第 S16-I 號

This document is received on - 8 APR 2026  
The Town Planning Board will formally acknowledge  
the date of receipt of the application only upon receipt  
of all the required information and documents.

## 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](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](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

2600704

19/13

by Post  
Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/NE-TK/854
	Date Received 收到日期	- 8 APR 2026

- 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)	Part of Lots 1517, 1525, 1535, 1536, 1538, 1540, 1545, 1553, 1554, 1575, 1576, 1581, 1582, 1584, 1585, 1586, 1587 and 1588. Whole Lot of Lots 1518, 1526, 1539, 1541, 1542RP, 1543, 1544, 1571S.A, 1571S.B, 1572, 1574, 1577, 1578, 1579, 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories
(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 8093 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1732.4 .....sq.m 平方米 <input checked="" 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 checked="" 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"<sup>#&</sup> (please proceed to Part 6 and attach documentary proof of ownership).  
是唯一的「現行土地擁有人」<sup>#&</sup> (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"<sup>#&</sup> (please attach documentary proof of ownership).  
是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。
- is not a "current land owner"<sup>#</sup>.  
並不是「現行土地擁有人」<sup>#</sup>。
- 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)"<sup>#</sup>.  
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」<sup>#</sup>。

(b) The applicant 申請人 –

- has obtained consent(s) of ..... "current land owner(s)"<sup>#</sup>.  
已取得 ..... 名「現行土地擁有人」<sup>#</sup>的同意。

Details of consent of "current land owner(s)" <sup>#</sup> obtained 取得「現行土地擁有人」 <sup>#</sup> 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)”<sup>#</sup>  
已通知 ..... 名「現行土地擁有人」<sup>#</sup>。

Details of the “current land owner(s)” <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup> 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)<sup>#&</sup>  
於 \_\_\_\_\_ (日/月/年)向每一名「現行土地擁有人」<sup>#</sup>郵遞要求同意書<sup>&</sup>

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)<sup>&</sup>  
於 \_\_\_\_\_ (日/月/年)在指定報章就申請刊登一次通知<sup>&</sup>

- posted notice in a prominent position on or near application site/premises on  
18/01/2026 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/03/2026 (DD/MM/YYYY)<sup>&</sup>  
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<sup>&</sup>

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	
<input type="checkbox"/>	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
<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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
<input type="checkbox"/>	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

<b>(ii) For Type (ii) application 供第(ii)類申請</b>	
(a) Operation involved 涉及工程	<div style="margin-bottom: 10px;"> <input type="checkbox"/> Diversion of stream 河道改道                 </div> <div style="margin-bottom: 10px;"> <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                 </div> <div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Filling of land 填土                      Area of filling 填土面積 .....1406..... sq.m 平方米      <input checked="" type="checkbox"/>About 約                      Depth of filling 填土厚度 .....0.2..... m 米                      <input checked="" type="checkbox"/>About 約                 </div> <div style="margin-bottom: 10px;"> <input checked="" type="checkbox"/> Excavation of land 挖土                      Area of excavation 挖土面積 .....156.5..... sq.m 平方米      <input checked="" type="checkbox"/>About 約                      Depth of excavation 挖土深度 .....1..... m 米                      <input checked="" type="checkbox"/>About 約                 </div> <p style="font-size: small; margin-top: 10px;">(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))</p>
(b) Intended use/development 有意進行的用途/發展	Proposed Filling and Excavation of Land for the Permitted Agricultural Use

<b>(iii) For Type (iii) application 供第(iii)類申請</b>													
(a) Nature and scale 性質及規模	<div style="margin-bottom: 10px;"> <input type="checkbox"/> Public utility installation 公用事業設施裝置                 </div> <div style="margin-bottom: 10px;"> <input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置                 </div> <p style="font-size: small; margin-bottom: 10px;">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</p> <table border="1" style="width:100%; border-collapse: collapse; margin-bottom: 10px;"> <thead> <tr> <th style="width: 30%; font-size: x-small;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%; font-size: x-small;">Number of provision 數量</th> <th style="width: 55%; font-size: x-small;">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 style="height: 40px;"> </td><td> </td><td> </td></tr> <tr><td style="height: 40px;"> </td><td> </td><td> </td></tr> <tr><td style="height: 40px;"> </td><td> </td><td> </td></tr> </tbody> </table> <p style="font-size: x-small; margin-top: 10px;">(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	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)											

**(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 地積比率限制 From 由 ..... to 至 .....
- Gross floor area restriction 總樓面面積限制 From 由 .....sq. m 平方米 to 至 .....sq. m 平方米
- Site coverage restriction 上蓋面積限制 From 由 .....% to 至 ..... %
- Building height restriction 建築物高度限制  
From 由 .....m 米 to 至 ..... m 米  
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 非建築用地限制 From 由 .....m to 至 ..... m
- 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 GFA 總樓面面積

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 2026  
.....  
.....  
.....  
.....  
.....

### 8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行車通道安排

<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          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)) ..... <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          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) 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) _____ _____ _____</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          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) 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) _____ <u>Loading/unloading of visitors is at the carpark of the Lung Mei Beach at Ting Kok Road.</u> _____</p> <p><input checked="" type="checkbox"/></p>






**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 ..... MCIP (International).....



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

20/03/2026

(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<sup>@</sup>

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

<sup>@</sup> 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1518, 1526, 1539, 1541, 1542餘段, 1543, 1544, 1571 A分段, 1571 B分段, 1572, 1574, 1577, 1578, 1579, 1580, 1517(部分), 1525(部分), 1535(部分), 1536(部分), 1538(部分), 1540(部分), 1545(部分), 1553(部分), 1554(部分), 1575(部分), 1576(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	8093	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	0.0045 <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	0.21 <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	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)	
	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	22	%	<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)  _____	
	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)  _____	

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
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, Site Plan (Additional Site Area), Layout Plan, Layout Plan (Comparison), Land Filling and Excavation Plan, Nearest Public Transportation Services, Site Photo (view points), Site Photos		
<b><u>Reports 報告書</u></b>		
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 checked="" 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)	<input type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
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。

此為空白頁。

This is a blank page.

Application Form p.2 (Section 3)

Gross Floor Area breakdown is as follow:

Visitor centers (**400m<sup>2</sup>**) + Meeting Centers (**400 m<sup>2</sup>**)+Storage (**139 m<sup>2</sup>**) + Green House (**752 m<sup>2</sup>**) + 3 mobile toilets (1.5m(L)x1.2m(W)x2.3m(H) (**5.4 m<sup>2</sup>**) + Living Hut (**36 m<sup>2</sup>**)  
**=1732.4 m<sup>2</sup>**

Gist of Application p.14

(i) Non Domestic GFA =  $400\text{ m}^2+400\text{ m}^2+139\text{ m}^2+752\text{ m}^2+5.4\text{ m}^2$   
 $=1696.4\text{ m}^2$

Application Form p.6 (ii)

Filling of land = Existing filled land-paved footpath (**526 m<sup>2</sup>**)+ Proposed filling of land for visitor centers and meeting centers ( $400\text{ m}^2+400\text{ m}^2=$ **800 m<sup>2</sup>**) + Propose living hut (**36 m<sup>2</sup>**)+ existing paved fish pond (11m(L) x 4m(L) x 4m(D) (**44 m<sup>2</sup>**)=**1406 m<sup>2</sup>**

Excavation of Land = Existing excavated land (existing fish pond)(**44 m<sup>2</sup>**)+ proposed 4 septic tanks (5mx5mx1m) x4 (**100 m<sup>2</sup>**) for visitor centers and meeting centers + 1 septic tank (5mx2.5mx1m) (**12.5 m<sup>2</sup>**) for living hut  
**=156.5 m<sup>2</sup>( about)**

Depth of Excavation:

Existing Fish Pond: 4m (max.)

Proposed Septic tanks: 1m (about)



INV 創新土地規劃顧問有限公司

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

### Executive Summary

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

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

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

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

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

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

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



## INV 創新土地規劃顧問有限公司

### Innovative Land Use Planning Consultancy Co. LTD

#### 內容摘要

(如中文與其英文版本有差異，則以英文版本為準)

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

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

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

在申請地點的儲存倉，以作儲存農業用品，養魚食糧及用具，和相關物品。

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

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

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

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

申請的用途不會產生任何不良的交通，環境，空氣，噪音以及渠務影響。



INV 創新土地規劃顧問有限公司

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

### Executive Summary

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

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

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

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

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

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

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



## INV 創新土地規劃顧問有限公司

### Innovative Land Use Planning Consultancy Co. LTD

#### 內容摘要

(如中文與其英文版本有差異，則以英文版本為準)

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

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

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

在申請地點的儲存倉，以作儲存農業用品，養魚食糧及用具，和相關物品。

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

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

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

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

申請的用途不會產生任何不良的交通，環境，空氣，噪音以及渠務影響。

INV 創新土地規劃顧問有限公司

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

Planning Statement

S.16 Application for the

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

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

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

in

D.D.17

and Adjoining Government Land

Ting Kok, Tai Po

New Territories

## 1. Background (Annexes 1 to 8)

- 1.1 Similar and previous application (No. A/NE-TK/840) for the proposed filling and excavation of land for the permitted agricultural use, with similar site boundary as the current application, was approved by the Town Planning Board on 19.9.2025 with conditions as attached in Annex 8.
- 1.2 Upon approval of previous application (No. A/NE-TK/840), the applicant then undertakes a detailed topographic survey within the site boundary of Application No. A/NE-TK/840. The amended layout under the current application (i.e. change of disposition of structures, facilities and footpath design) is to reflect the findings of the topographical survey within the Site of the previous application. The proposed site boundary under current application is enlarged as compared to the approved planning application No. A/NE-TK/840 so as to include lots under the registered farm area and the extended area (i.e. additional lots of Lot 1525 (part) and 1526) which to be included in the registered farm area under separate application to Agriculture, Fisheries and Conservation Department (AFCD). Details of the justifications will be illustrated in Paragraph 7.
- 1.3 The applicant has been operating an organic farm (including a fish farm) at the subject sites since 2013. She is actively participating at the organic and fish farming activities. Her company is named as Fai Kit Organic Farm and has been granted Organic Crop Production Certificate by the Hong Kong Organic Resource Centre Certification Limited since 2014 (Annex 1). Fai Kit Organic Farm and Fai Kit Organic Fish Farm and Little Bee Farm owned by the applicant, within the subject Site, have been certified by the AFCD

as an “Agr EnJoy” farms (Annex 2) and Organic Fish Farm (Annex 6). The applicant was also recognized by AFCD in 2017 as an operator of an organic farm in D.D. 17(Annexes 3 and 5). The Fai Kit Organic Farm has won a ‘Merit Award’ for its organic products as granted by the Hong Kong Organic Resource Centre Certification Limited in 2015 (Annex 4).

- 1.4 The applicant is a registered Chinese medicine practitioner. Her goal to run the subject organic and fish farms is to promote and provide organic vegetables/fruits and fishes to the public. The investment for the organic farm at the Site is huge. In order to make the farm sustainable and viable financially, the applicant would like to add some educational element activities into the existing farms at the Site so that the applicant could collect admission fee from organizing visits from schools and other organizations in order to finance the farms. The number of visitors to the farm will be limited to 20 persons per visit (excluding staff of the farm). It will be operated Mondays to Fridays by appointments from visitors of schools and organizations. Weekend visits will only be allowed by appointment only. Visitors are welcome to purchase the organic crops, vegetable, fruits, and fishes harvested in the farm.
- 1.5 As demand for local farming with education element has increased in recent years, the applicant would like to upgrade her farm with ancillary facilities including meeting points, 3 mobile toilets, 2 visitors’ centers, 2 meeting centers and a living hut (for the stay-in workers) in order to provide a passive farming outlet for visitors in particular the school students to experience organic farming and learn how important is organic food to health.
- 1.6 The subject Site is zoned for “Green Belt” (“GB”) on the approved

Ting Kok Outline Zoning Plan No. S/NE-TK/19 (the OZP). According to the Notes of the OZP, agriculture use is a Column 1 use which is always permitted. The farms at the subject Site have been recognized by AFCD as an organic and fish farm. Referring to the “Remark” under “Green Belt” zone on the OZP, filling of land/excavation of land including any of specified use in Column 1 and Column 2 shall not be undertaken or continued without the permission from the Town Planning Board (TPB) under Section 16 of the Town Planning Ordinance.

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

## **2. Planning Context**

- 2.1 The Site is falling within an area zoned for “Green Belt” on the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19 (the OZP) (Plan 1). Agricultural use (i.e. farming) is a Column 1 use under the Notes of the Plan which is always permitted. The proposed upgrading works of the existing farms at the subject Site include the proposed filling of land for the site formation for the 2 visitors’ centers, 2 meeting centers, living hut, and footpath within the subject

Site. The proposed excavation works is to regularize the existing fish pond within the subject site and for the proposed septic tanks for above upgrading facilities (including the proposed visitors centres, proposed meeting centres and the proposed living hut). The upgrading works for the existing farm is to promote and develop an educational outlet for visitors to experience and learn farming as well as to sell the organic crops, vegetables fruits and fishes to the public. The proposed upgrading works could enhance the farms for its development sustainably both in financial and farming education.

- 2.2 Approval of the subject planning application for the proposed works will not frustrate the long-term planning intention of the “Green Belt” zone. Indeed, the major use of the Site is for farming.
- 2.3 Similar and previous planning application (No. A/NE-TK/840) with similar site boundary submitted by the same applicant was approved by the Town Planning Board on 19.9.2025.

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

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

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

## Ancillary Facilities (Plan 3)

### Proposed Visitor Centres

Two proposed visitor centres with area of about 200m<sup>2</sup> each with not more than 4m high will be constructed and located at the middle of the subject Site. These two proposed visitor centres will be served as a learning center for visitors from schools and private organizations by appointment only during weekdays. Other visitors are also welcome by appointments only during weekends. Lectures will be organized in the visitors' centers on 'what is organic farm', 'how is it running', 'how to grow crops, vegetables and fruits' and 'how to raise fishes in an organic way', 'how harmful it would be if the crops are using chemical fertilizers/pesticides' and 'how good are organic crops, vegetables, fruits and fishes to health' and etc.

One of the proposed visitor centre will serve as a display room showing drawings/pictures of growing stages of crops/fruits for teaching. Sample of fertilizers (both chemical and organic) and samples of vegetables, fruits and fish feedstuffs will also be showing/displaying for teaching purpose. A small pantry and toilets (men and women) will also be provided in the proposed visitor center. Internal layout of the proposed visitor centre is shown on Plan 3.

## Proposed Meeting Centers

Two proposed meeting centers with area of 200m<sup>2</sup> each of less than 4m high will be constructed and located at a higher location of the farm (Plan 3). The meeting rooms also serve as a resting place for visitors after their one-hour actual farming experiences/activities during the farm visiting tour. Q and A session will also be organized in the proposed meeting rooms so that visitors could have the immediate feedbacks from our lecturers after their one-hour actual farming activities. A small pantry and toilets (men and women) will also be provided in each proposed meeting center (1 and 2). Internal layout of the proposed meeting centre is shown on Plan 3.

## Proposed Living Hut

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

## Proposed Mobile Toilets

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

## Proposed Meeting Point

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

## Existing Fish Pond and the Proposed Septic Tanks

The excavation work under this application is for the excavation work for the proposed septic tanks as well as to regularize the excavation works for the existing fish pond located at the entrance of the farm (Plan 3).

## Proposed Footpath

A proposed footpath (3m wide) leading the entrance to the farm is illustrated on Plan 3 with total area of 526 m<sup>2</sup>.

## Existing Footpath

The existing footpath is a footpath branching off from the proposed footpath, leading to the proposed visitor centres (Plan 3).

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

### **4.1 The Site**

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

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

## 4.2 Existing Fish Farming Pond (Plan 3)

There is an existing fish farming pond (11m(L) x 4m(W) x 4m(D)) within the Site near the entrance of the farm. The fish farming is also recognized by the AFCD (Annex 6). The excavation works under this application is to regularize the existing fish pond.

## 4.3 Existing Storage

A number of existing storages (GFA: about 139 m<sup>2</sup>) is located within the Site for the storage of farming equipment, tools, fertilizers, fish feedstuffs and other miscellaneous goods related to the subject organic and fish farm at the Site. The location of the storage containers will be changed from time to time. The location of the storage containers is tentatively planned to be located at the area as shown on Plan 4. All existing containers currently used for storage purpose will be removed and replaced with new storage containers.

## 4.4 Existing Greenhouses

A number of existing greenhouses (GFA: about 752 m<sup>2</sup>) is located within the farm to facilitate farming. The average size of the greenhouses is about 140m<sup>2</sup>. Location of existing greenhouses will be changed from time to time. The location of the greenhouses is tentatively planned to be located at the area as shown on Plan 4.

## 4.5 Existing Paved Footpath (Plan 3)

Existing paved footpath within the subject Site is about 520 m<sup>2</sup>. However, due to the change of the layout of the farm design, only portion of existing paved footpath, branching off from the proposed main footpath, to the proposed visitor centres remains (Plan 3). The area of the proposed footpath and the existing footpath (to be remained) is of total area of 526 m<sup>2</sup> which is almost the same as the previous approved application (No. A/NE-TK/840) (i.e. about 520 m<sup>2</sup>).

## 4.6 Surroundings of the Site

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

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

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

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

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

## 5. Development Proposal

### 5.1 The Upgrading Works

The upgrading works are to facilitate the existing organic and fish farms at the subject site. The operation hour of the proposed farm is from 9:00a.m. to 5p.m during weekdays and weekends. The proposed upgrading works for the existing organic and fish farm at the Site

consists of ancillary facilities as mentioned in Paragraph 3.2 above.

## 5.2 Walking Path to the Site

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

## 5.3 Existing Toilet and Proposed Mobile Toilets

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

## 5.4 Loading and Unloading

Loading and unloading activities serving the farm are just occasionally taken place at the entrance of the farm for transporting farm equipment, fertilizers, fish feedstuffs, other heavy materials and harvested crops/vegetables/fruits by small vans (Plan 3). There is no loading and unloading for visitors at the subject Site. Loading and unloading of visitors will be taken place at the public carpark at the Lung Mei Beach or the public carpark at Tai Mei Tuk Road.

## 5.5 No Parking Facility within the Site

No parking facility is provided within the farm. Loading and unloading of visitors (school buses and private minibuses) will be carried out at the public carpark at the Lung Mei Beach or the public carpark at Tai

Mei Tuk Road. Other visitors by appointment during weekends would either use the public transportation or the parking facilities at the public carpark at the Lung Mei Beach or the public carpark at Tai Mei Tuk Road.

## 5.6 Visitors Per Visit

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

## 5.7 Building Plan Submission

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

## 5.8 Proposed Filling of Land and Filled of land

The existing paved footpath within the Site (about 520m<sup>2</sup>) was paved with depth of filling of concrete of 0.2m. The proposed filling of land for proposed footpath (526m<sup>2</sup>), visitor centres (400m<sup>2</sup>), meeting centres (400m<sup>2</sup>) and living hut (36m<sup>2</sup>) is of area of 1,362m<sup>2</sup> with depth of filling of concrete of 0.2m. The filled of land for the existing fish pond is 44m<sup>2</sup>.

## 5.9 Excavation of Land

The excavation of land under this application is to regularize the existing fish pond (11m(L)x4m(W)x 4m(D)) and the proposed septic



tanks (including 4 of 5m(L) x 5(W) x 1m(D) for visitor centers and meeting centers and 1 of 5m(L)x2.5m(W)x1m(D) for living hut.

#### 5.10 Drainage Facilities

Existing drainage facilities are available within the Site. There is no flooding so far within and near the Site. The proposed drainage proposal is attached for the consideration of the TPB at Annex 9.

#### 5.11 Septic Tank

Septic tanks (4 of 5m(L) x 5m(W) x 1(D) and 1 of 5m(L)x2.5m(W)x1m(D)) are proposed for the proposed visitor center, meeting center and the living hut respectively for the provision of toilet facilities. The applicant will follow the requirements of the Environmental Protection Department (EPD) in the provision of the proposed septic tanks.

#### 5.12 Fire Service Installations

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

#### 5.13 No Public Announcement System

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

**6. Comparison of Planning Parameters of the approved application (No. A/NE-TK/840) and the current application is as follows:**

	A/NE-TK/840 (a)	Current Application (b)	Difference (b) – (a)
Site Area (m <sup>2</sup> )	5,952 (about)	8,093(about)	+2,141(about)
Proposed Filling of Land (m <sup>2</sup> )	1400(about)	1406(about)	+6
Existing Excavation of Land (m <sup>2</sup> )	44(about)	44(about)	-
Proposed Excavation of Land (m <sup>2</sup> )	23.52 (about)	112.5 (about) <sup>Note 1</sup>	+89(about) <sup>Note 2</sup>
Site Coverage	30%	22% (not more than)	-8%
GFA(m <sup>2</sup> )	Domestic: 36	Domestic: 36	-
	Non-Dom: 1696.4	Non-Dom: 1696.4	-
Plot Ratio	Domestic: 0.0060	Domestic: 0.0045	-0.0015
	Non-Dom: 0.28(about)	Non-Dom: 0.21(about)	-0.07
Building Height	Not more than 4m	Not more than 4m	-
No. of Storey	1	1	-

Note 1: Dimension of septic tank

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

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

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

## **7. Justifications**

7.1 The current application is the improvement of the approved scheme (Application No. A/NE-TK/840). The increase in site area under the current application is to reflect the findings of the topographical survey after the said approved scheme. The change in disposition of the structures is to minimize the impact of site formation works within the farm area. Also, the inclusion of lots which are already covered by registered farm as recognized by AFCD should be considered reasonable. As Lots 1525 (part) and 1526 in DD 17 is located on the highest position of the farm, this will enable the farm workers (who live in the living hut) be able to watch the whole farm for security purpose both during the day and at night. These two lots will be included as part of the permitted farm through separate application to AFCD.

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

7.3 The subject Site has been operated as an organic and fish farms for over one decade since 2013. The proposed upgrading works are to upgrade and regularize the existing organic and fish farm at the subject Site. Educational elements are proposed to be added into the farm with the provisions of the proposed visitor centers and meeting centers.

According to the Notes of the approved Ting Kok Outline Zoning Plan No. S/NE-TK/19, farming within “Green Belt” (“GB”) zone is a Column I use which is always permitted by the TPB. It will not jeopardize the planning intention of “GB” use at the Site.

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

7.5 No environmental impact is anticipated as the subject Site is far away from the small houses at Lo Tse Tin Village and the small houses north of Ting Kok Road. Notwithstanding this, the farm has been existed at the subject Site for over one decade since 2013. The farm which



serves as a farming and educational outlet for visitors is considered as a passive activity. Also, there is no loud speaker allowed during the visit tour, therefore no noise impact from the farm is anticipated.

- 7.6 The applicant has also submitted the drainage proposal to support the current application (Annex 9). It is anticipated that there should not have adverse drainage impact arising from the farm to its surrounding. So far, there is no flooding and adverse drainage issue found at the subject Site during the operation of the subject farm since 2013.
- 7.7 The applicant will comply with all environmental protection/pollution control ordinances, i.e. Water Pollution Control Ordinance, Air Pollution Control Ordinance, Noise Control Ordinance etc. at all time during the planning approval period.
- 7.8 The filling of land under current application is to facilitate the upgrading works (i.e. land filling) of the farm to facilitate the proposed visitor centers and meeting centers, proposed footpath and living hut. Portion of the existing paved footpath as mentioned in paragraph 4.5 above would be regularized accordingly through the current application.
- 7.9 The excavation of works under this application is to regularize the existing fish pond and the proposed septic tanks for toilet facilities under this application.
- 7.10 Septic tanks are proposed for the Visitor Centers, the Meeting Centers and living hut for the provision of the toilet facilities. Applicant will follow the requirements of the Environmental Protection Department (EPD) in the provision of the proposed septic tanks.

## 8. Summary

- 8.1 The current application is an improvement scheme to the approved application (No. A/NE-TK/840). The enlargement of site area is mainly due to the findings of the topographical survey to minimize the impact of site formation works within the farm. The inclusion of lots which form part of the permitted farm as recognized by AFCD into the application boundary should be supported by AFCD. The living hut as located at Lot1526 is having the security advantage for workers who are able to watch the whole farm both during the day and at night. Separate application to AFCD to include Lots 1525 and 1526 into the permitted farm area will be submitted upon approval of the application.
- 8.2 The subject site has all along been operated as an organic farm since 2013. Majority of the site is used for farming purpose. The subject filling of land is to facilitate the upgrading works for the permitted farm. The excavation of land is to regularize the existing fish pond and the proposed septic tanks within the site. The farm will not create any adverse environmental, traffic, noise impacts to the surroundings.
- 8.3 The applicant is willing to accept any approval conditions should the TPB approve the subject application.
- 8.4 The youngsters in this generation are lack of knowledge of how crops/vegetables are being grown. The farm acts as education center to give lectures and actual experiences to students/visitors about agricultural farming as well as fish farming in order to introduce them how important is organic food to health. As such the proposed filling and excavation of land to upgrade and regularize the existing and proposed uses within the Site should be supported.

8.4 The existing farm with the proposed upgraded facilities will also promote the local tourism industry in Hong Kong. Our Chief Executive has already announced that it is the intention of Hong Kong to enhance different tourist elements in different districts in Hong Kong. The farm could enhance and strengthen the tourism industry for local visitors as well as foreign visitors.

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

## **9. Plans and Annexes**

Plan 1 – Location Plan

Plan 2 – Site Plan

Plan 2.1 – Site Plan (Additional Site Area)

Plan 3 – Layout Plan

Plan 3.1 – Layout Plan (Comparison)

Plan 4 – Land Filling and Excavation Plan

Plan 4.1 to 4.3 – Nearest Public Transportation Services

Plan 5.1 to 5.2 – Site photos (view points) and site photos

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

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

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

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

Annex 5 – Organic Farm as recognized by AFCD

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

## Organic Resource Centre

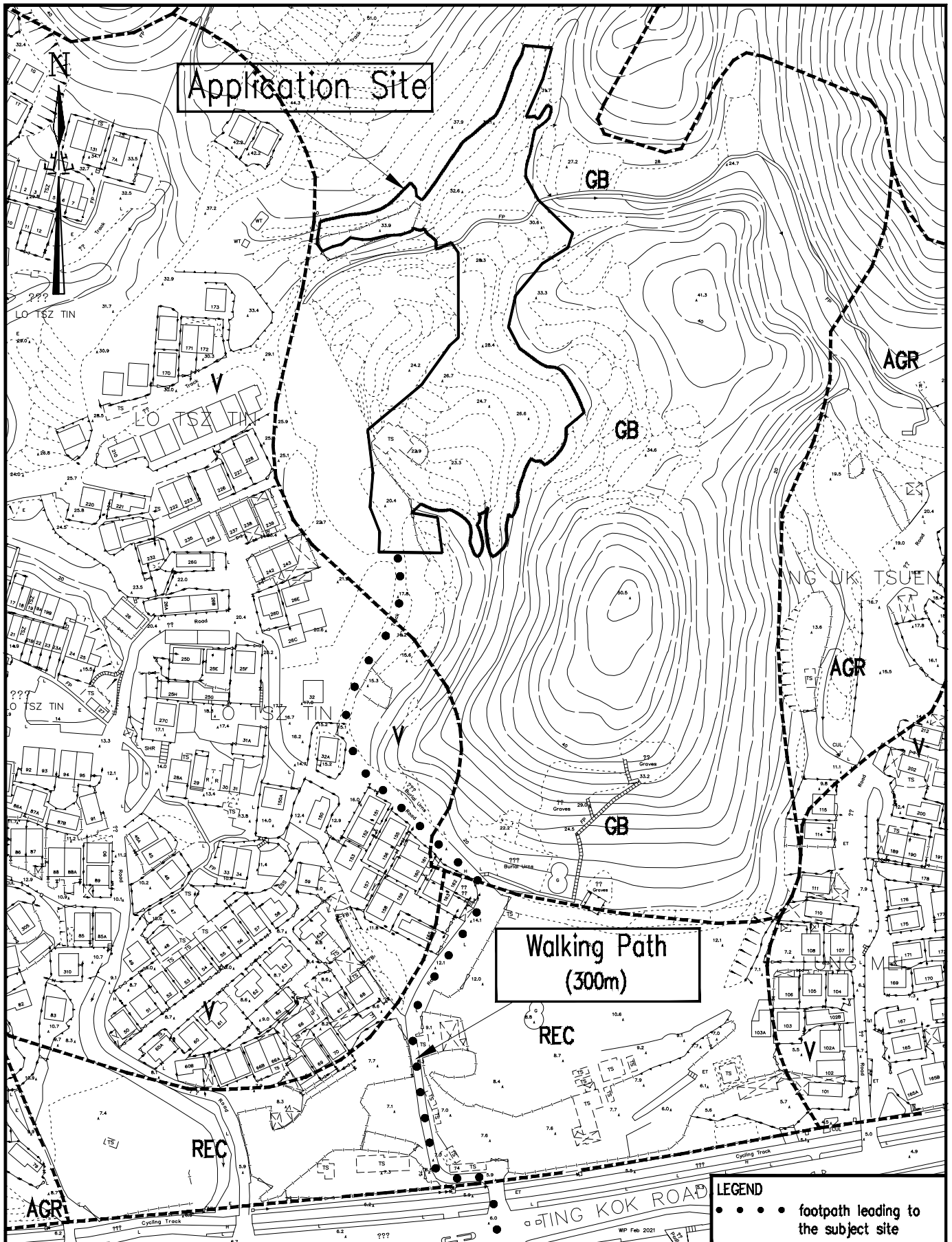
Annex 7 – Applicant’s history in operating organic farm in Tai Mei  
Tuk

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

Annex 9 – Drainage Report

---

END



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

1:2000 @ A4

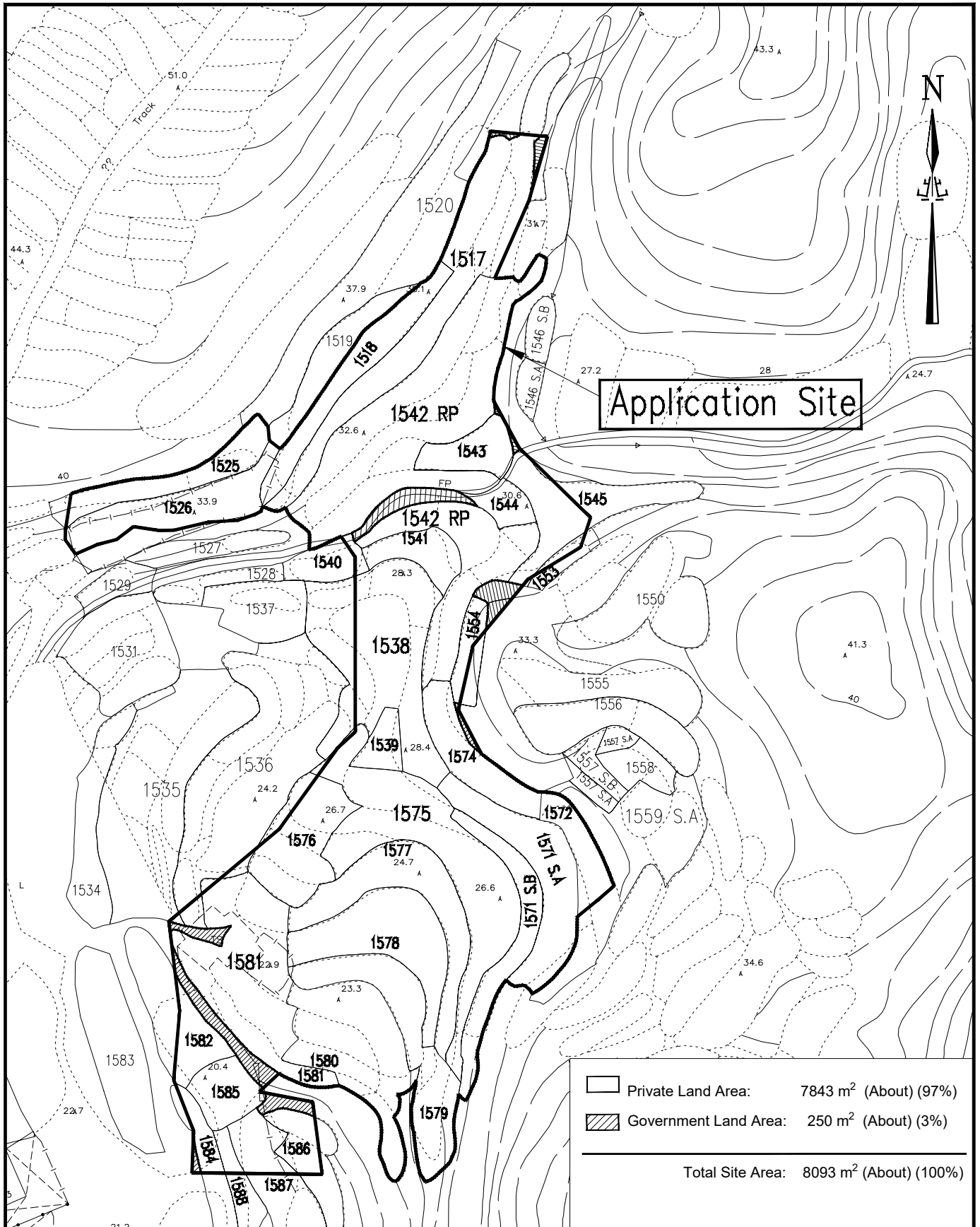
**Location Plan**

Proposed Filling and Excavation  
of Land for the Permitted Agricultural use  
Part of Lots 1517 · 1525 · 1535 · 1536 · 1538 · 1540 · 1545 ·  
1553 · 1554 · 1575 · 1576 · 1581 · 1582 · 1584 · 1585 · 1586 ·  
1587 and 1588. Whole Lot of Lots 1518 · 1526 · 1539 ·  
1541 · 1542RP · 1543 · 1544 · 1571S.A · 1571S.B · 1572 · 1574 ·  
1577 · 1578 · 1579 · 1580 in D.D.17 and Adjoining Government Land,  
Ting Kok, Tai Po, New Territories

**INNOVATIVE LAND USE  
PLANNING  
CONSULTANCY CO.**

**MAR 2026**

**PLAN 1**



1:1000 @ A4

### Site Plan

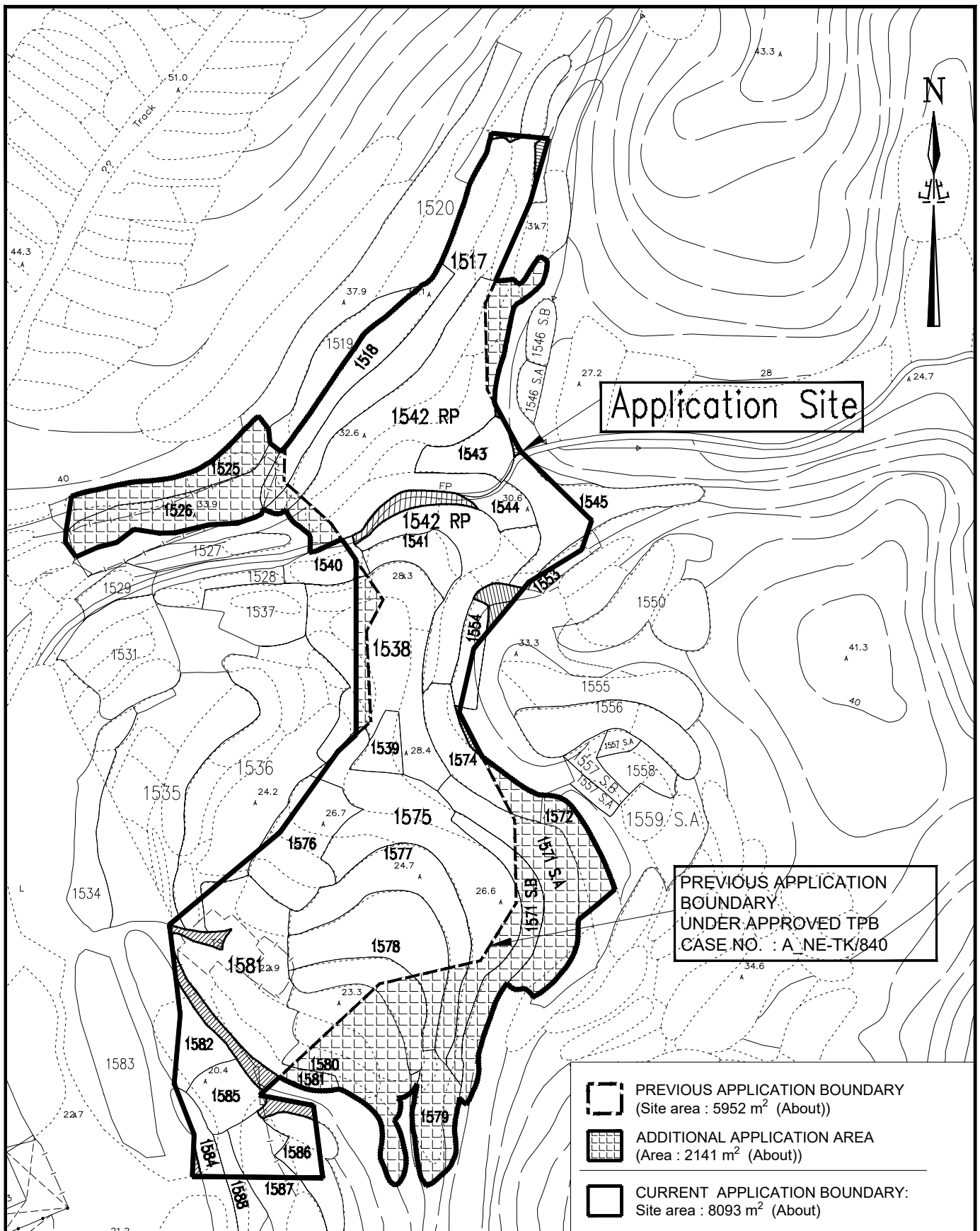
Proposed Filling and Excavation  
of Land for the Permitted Agricultural use

INNOVATIVE LAND USE  
PLANNING  
CONSULTANCY CO.

MAR 2026




Part of Lots 1517, 1525, 1535, 1536, 1538, 1540, 1545, 1553, 1554, 1575, 1576, 1581, 1582, 1584, 1585, 1586, 1587 and 1588. Whole Lot of Lots 1518, 1526, 1539, 1541, 1542RP, 1543, 1544, 1571S.A, 1571S.B, 1572, 1574, 1577, 1578, 1579, 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

PLAN 2



**Application Site**

**PREVIOUS APPLICATION BOUNDARY UNDER APPROVED TPB CASE NO. : A\_NE-TK/840**

-  PREVIOUS APPLICATION BOUNDARY (Site area : 5952 m<sup>2</sup> (About))
-  ADDITIONAL APPLICATION AREA (Area : 2141 m<sup>2</sup> (About))
-  CURRENT APPLICATION BOUNDARY: Site area : 8093 m<sup>2</sup> (About)

**1 :1000 @ A4**

**Site Plan (Additional Site Area)**

Proposed Filling and Excavation of Land for the Permitted Agricultural use

**INNOVATIVE LAND USE PLANNING CONSULTANCY CO.**

**MAR 2026**

Part of Lots 1517 , 1525 , 1535 , 1536 , 1538 , 1540 , 1545 , 1553 , 1554 , 1575 , 1576 , 1581 , 1582 , 1584 , 1585 , 1586 , 1587 and 1588. Whole Lot of Lots 1518 , 1526 , 1539 , 1541 , 1542RP , 1543 , 1544 , 1571S.A , 1571S.B , 1572 , 1574 , 1577 , 1578 , 1579 , 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

**PLAN 2.1**



# Application Site

Total footpath area: 526 sq.m.  
 Total green house area: 752 sq.m.  
 Total storage area: 139 sq.m.

**LEGEND**

Green House	Living Hut
Storage	Meeting point
Farm Entrance	Septic tank
Footpath	
Mobile Toilet 1.5m(L) x 1.2m(W) x 2.3m(H)	
Loading/unloading (Van: 6.0m(L) x 2.0m(W) x 2.6m(H))	

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

Centre 1                      Centre 2

TOILET (MEN)  
TOILET (WOMEN)  
TABLE  
PANTRY  
TOILET (MEN)  
TOILET (WOMEN)

Centre 1: 4 m(H)  
Centre Area: 200 sq.m(About)  
Centre 2: 4 m(H)  
Centre Area: 200 sq.m(About)

**PROPOSED LIVING HUT**

LH

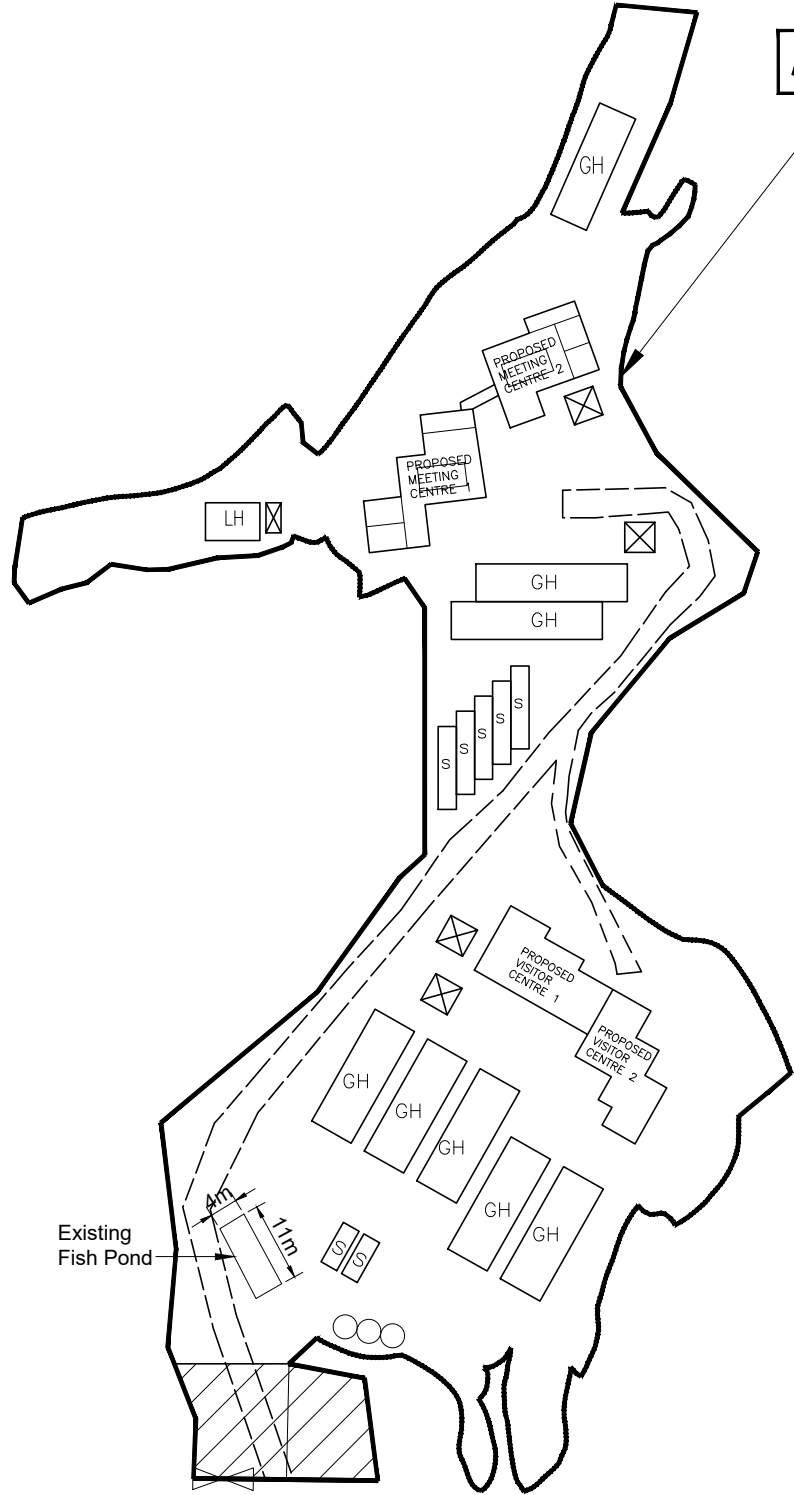
7.2m(L) x 5m(W) x 4m(H)  
Area: 36 sq.m(About)

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

Centre 1                      Centre 2

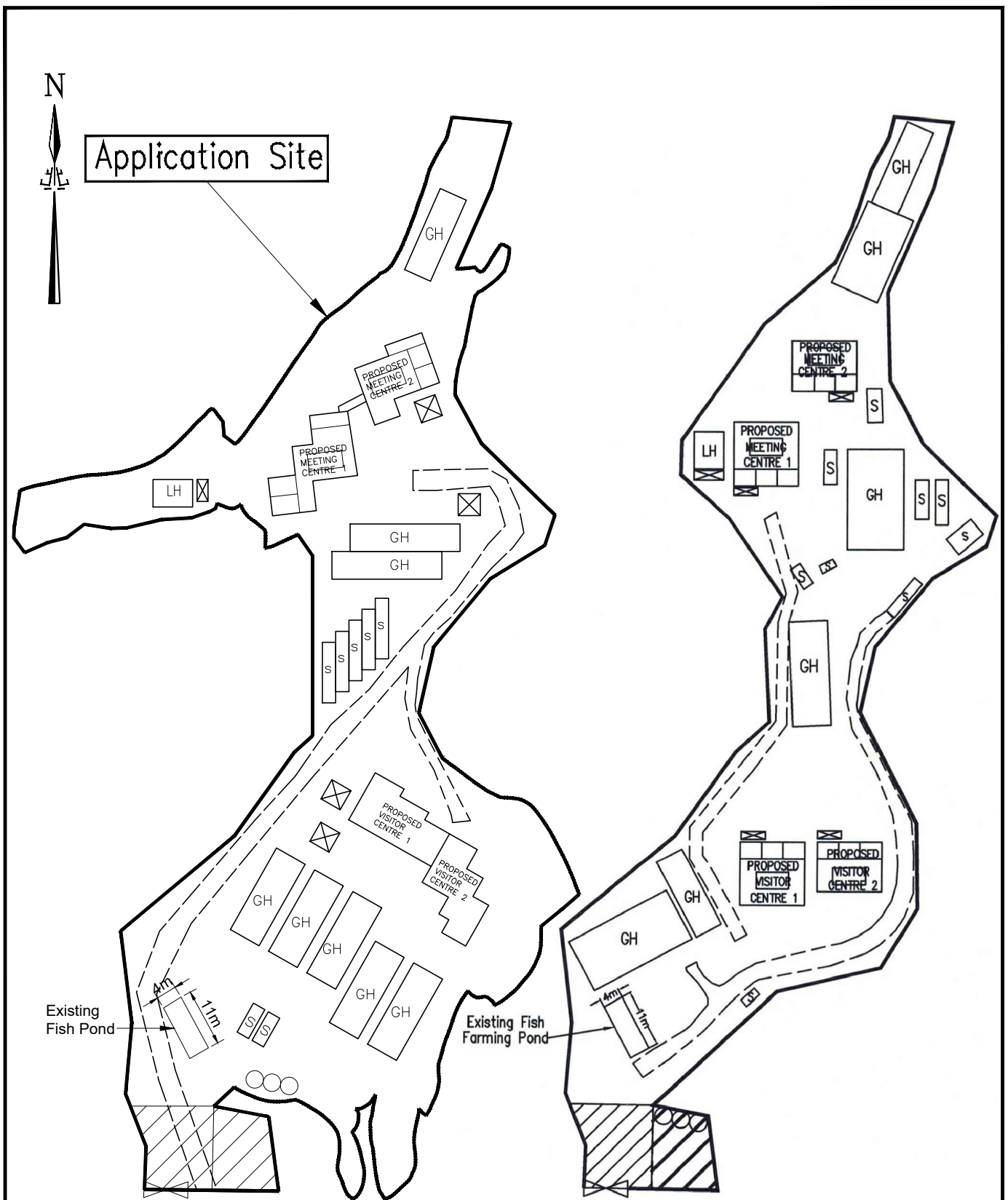
10  
22  
CONFERENCE TABLE  
16  
21  
PANTRY  
TOILET (MEN)  
TOILET (WOMEN)

Centre 1: 4 m(H)  
Centre Area: 200 sq.m(About)  
Centre 2: 4 m(H)  
Centre Area: 200 sq.m(About)



Site Area: 8093 sq.m. (About)

<p>Not to Scale</p>	<p><b>Layout Plan</b></p> <p>Proposed Filling and Excavation of Land for the Permitted Agricultural use</p>	<p>INNOVATIVE LAND USE PLANNING CONSULTANCY CO.</p>
<p>MAR 2026</p>	<p>Part of Lots 1517 , 1525 , 1535 , 1536 , 1538 , 1540 , 1545 , 1553 , 1554 , 1575 , 1576 , 1581 , 1582 , 1584 , 1585 , 1586 , 1587 and 1588. Whole Lot of Lots 1518 , 1526 , 1539 , 1541 , 1542RP , 1543 , 1544 , 1571S.A , 1571S.B , 1572 , 1574 , 1577 , 1578 , 1579 , 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories</p>	<p>PLAN 3</p>



CURRENT PROPOSED LAYOUT PLAN

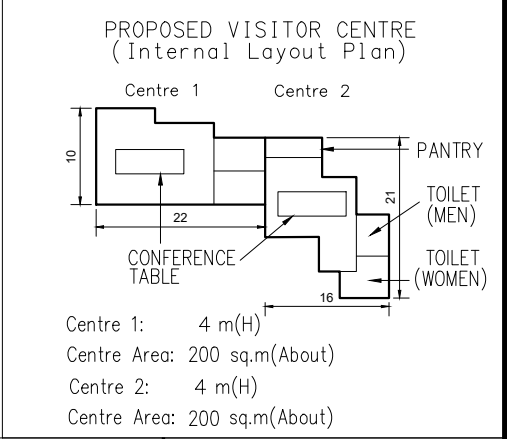
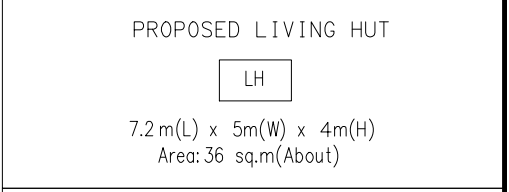
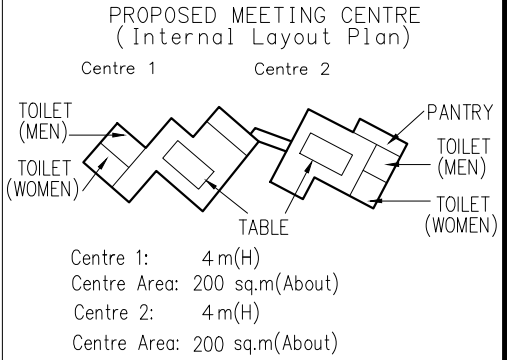
PREVIOUS APPROVED LAYOUT PLAN  
( UNDER APPROVED TPB CASE NO. : A\_NE-TK/840 )

<p>Not to Scale</p>	<p><b>Layout Plan (Comparison)</b></p> <p>Proposed Filling and Excavation of Land for the Permitted Agricultural use</p>	<p>INNOVATIVE LAND USE PLANNING CONSULTANCY CO.</p>
<p>MAR 2026</p>	<p>Part of Lots 1517 · 1525 · 1535 · 1536 · 1538 · 1540 · 1545 · 1553 · 1554 · 1575 · 1576 · 1581 · 1582 · 1584 · 1585 · 1586 · 1587 and 1588. Whole Lot of Lots 1518 · 1526 · 1539 · 1541 · 1542RP · 1543 · 1544 · 1571S.A · 1571S.B · 1572 · 1574 · 1577 · 1578 · 1579 · 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories</p>	<p>PLAN 3.1</p>



# Application Site

- LEGEND**
- Proposed Filling of Land (1362 sq.m.(About))
  - Existing Filling of Land(fish pond)(44 sq.m.(About))
  - Existing Excavated Land (44 sq.m.(About))
  - Proposed Excavation of Land (112.5 sq.m.(About))
    - 4x Septic Tank (5m x 5m x 1 m)
    - 1x Septic Tank (5m x 2.5 m x 1 m)
  - Green House
  - Living Hut
  - Storage
  - Meeting point
  - Farm Entrance
  - Septic tank
  - Footpath
  - Mobile Toilet  
1.5m(L) x 1.2m(W) x 2.3m(H)
  - Loading/unloading  
(Van: 6.0m(L) x 2.0m(W) x 2.6m(H))



Total meeting centre area: 400 sq.m.  
Total visitor centre area: 400 sq.m.  
Total living hut area: 36 sq.m.  
Total mobile toilet area: 5.4 sq.m.  
Total green house area: 752 sq.m.  
Total Storage area: 139 sq.m.  
**Site Area: 8093 sq.m. (About)**

Existing Fish Pond

Not to Scale

## Land Filling and Excavation Plan

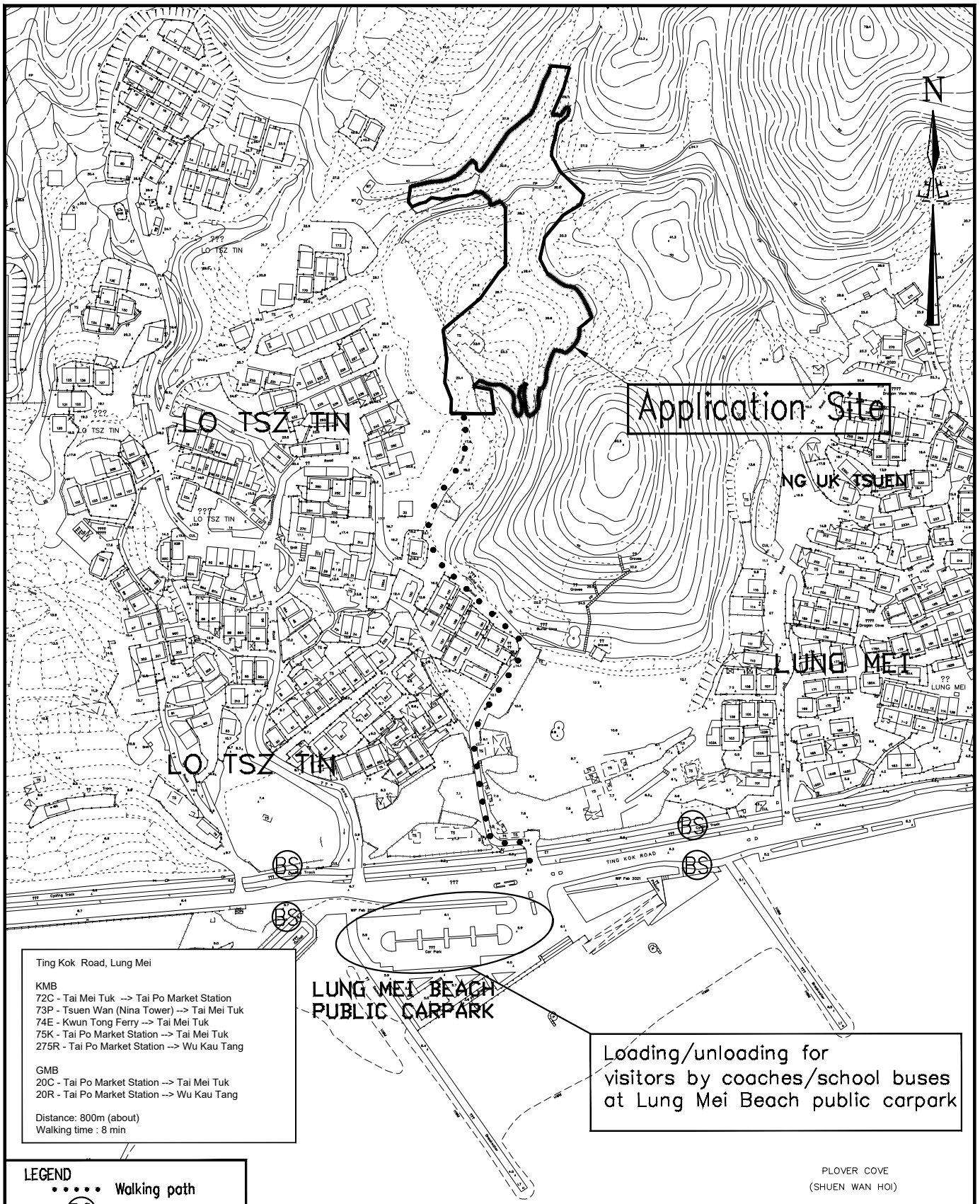
Proposed Filling and Excavation  
of Land for the Permitted Agricultural use

**INNOVATIVE LAND USE  
PLANNING  
CONSULTANCY CO.**

MAR 2026

Part of Lots 1517 , 1525 , 1535 , 1536 , 1538 , 1540 , 1545 ,  
1553 , 1554 , 1575 , 1576 , 1581 , 1582 , 1584 , 1585 , 1586 ,  
1587 and 1588. Whole Lot of Lots 1518 , 1526 , 1539 ,  
1541 , 1542RP , 1543 , 1544 , 1571S.A , 1571S.B , 1572 , 1574 ,  
1577 , 1578 , 1579 , 1580 in D.D.17 and Adjoining Government  
Land, Ting Kok, Tai Po, New Territories

**PLAN 4**



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

Loading/unloading for visitors by coaches/school buses at Lung Mei Beach public carpark

PLOVER COVE (SHUEN WAN HOI)

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

**Not to Scale**

**Nearest Public Transportation Services**

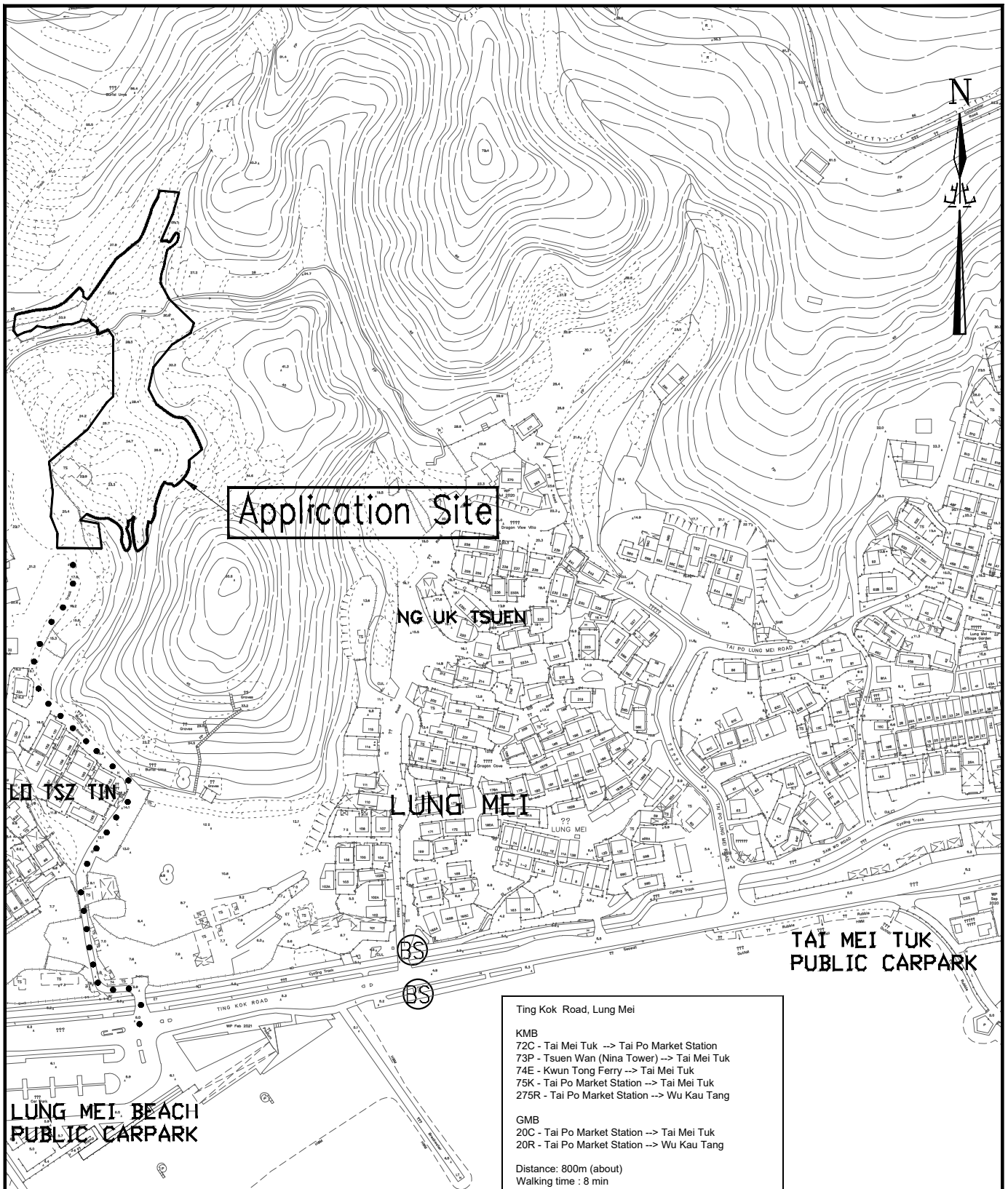
Proposed Filling and Excavation of Land for the Permitted Agricultural use

**INNOVATIVE LAND USE PLANNING CONSULTANCY CO.**

**MAR 2026**

Part of Lots 1517, 1525, 1535, 1536, 1538, 1540, 1545, 1553, 1554, 1575, 1576, 1581, 1582, 1584, 1585, 1586, 1587 and 1588. Whole Lot of Lots 1518, 1526, 1539, 1541, 1542RP, 1543, 1544, 1571S.A, 1571S.B, 1572, 1574, 1577, 1578, 1579, 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

**PLAN 4.1**



Application Site

NG UK TSUEN

LUNG MEI

TAI MEI TUK PUBLIC CARPARK

LO TSZ TIN

LUNG MEI BEACH PUBLIC CARPARK

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**

**MAR 2026**

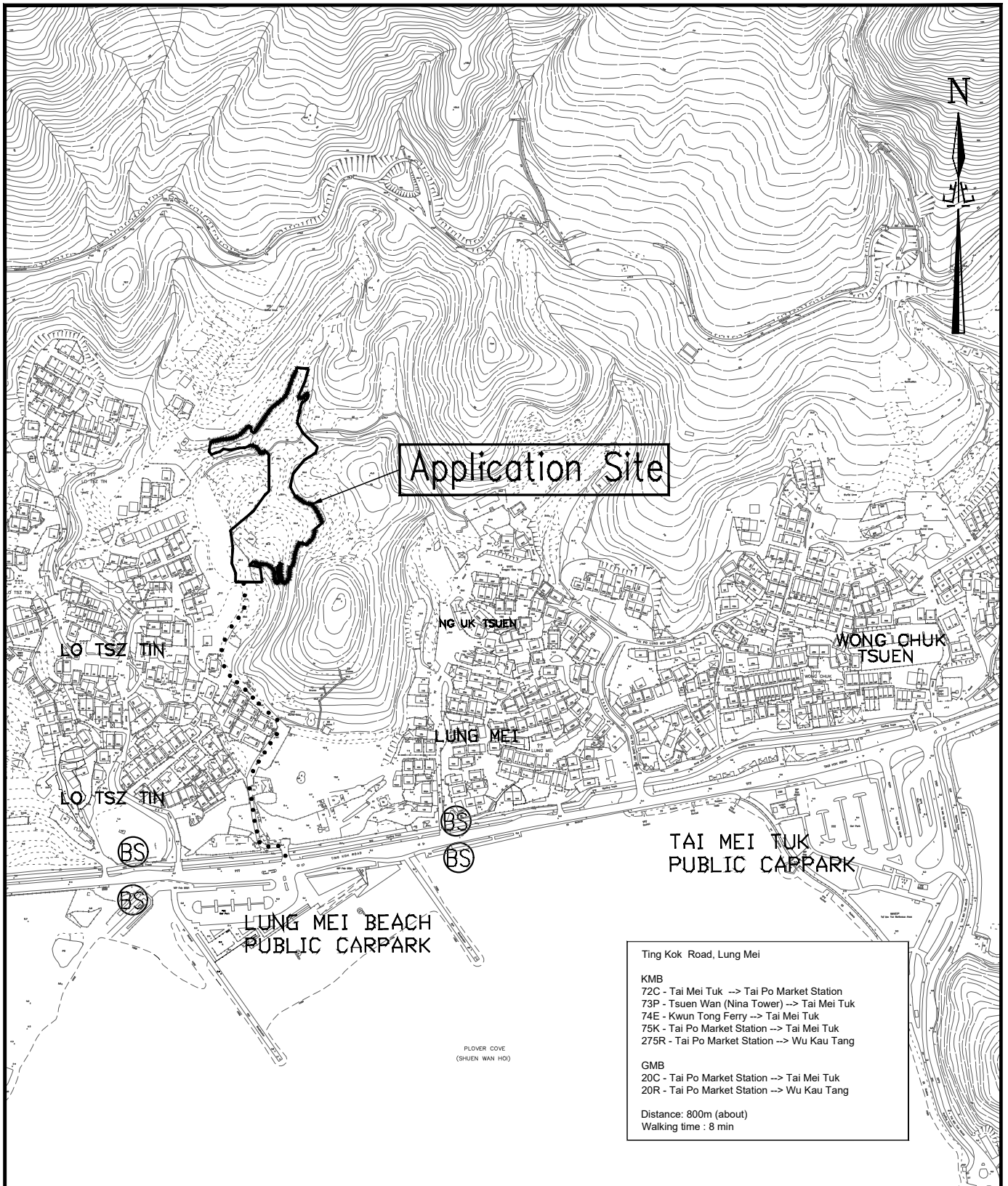
**Nearest Public Transportation Services**

Proposed Filling and Excavation  
 of Land for the Permitted Agricultural use

Part of Lots 1517, 1525, 1535, 1536, 1538, 1540, 1545, 1553, 1554, 1575, 1576, 1581, 1582, 1584, 1585, 1586, 1587 and 1588. Whole Lot of Lots 1518, 1526, 1539, 1541, 1542RP, 1543, 1544, 1571S.A, 1571S.B, 1572, 1574, 1577, 1578, 1579, 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

**INNOVATIVE LAND USE PLANNING CONSULTANCY CO.**

**PLAN 4.2**



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**

**MAR 2026**

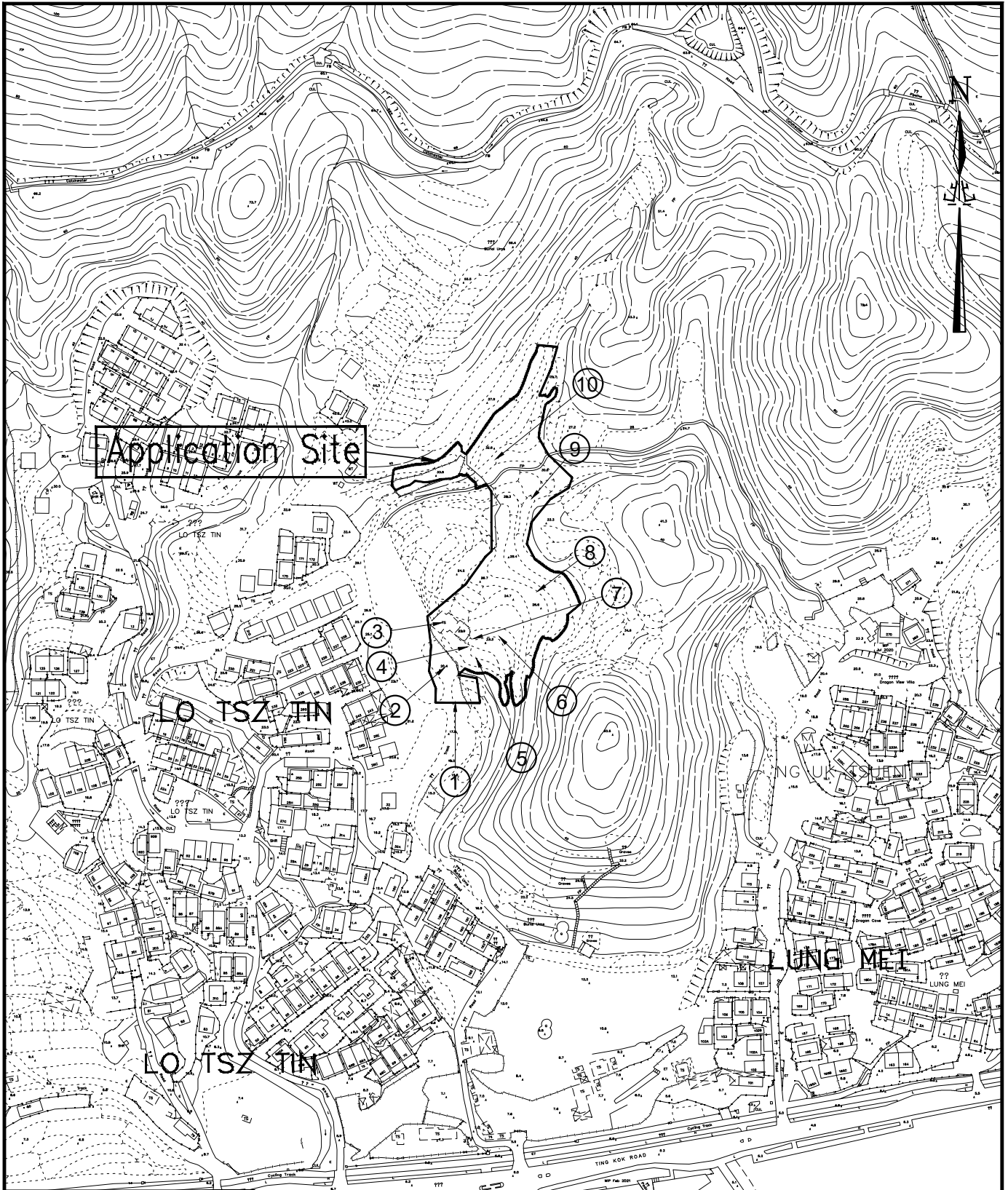
**Nearest Public Transportation Services**

Proposed Filling and Excavation  
 of Land for the Permitted Agricultural use

Part of Lots 1517 , 1525 , 1535 , 1536 , 1538 , 1540 , 1545 ,  
 1553 , 1554 , 1575 , 1576 , 1581 , 1582 , 1584 , 1585 , 1586 ,  
 1587 and 1588. Whole Lot of Lots 1518 , 1526 , 1539 ,  
 1541 , 1542RP , 1543 , 1544 , 1571S.A , 1571S.B , 1572 , 1574 ,  
 1577 , 1578 , 1579 , 1580 in D.D.17 and Adjoining Government  
 Land, Ting Kok, Tai Po, New Territories

**INNOVATIVE LAND USE  
 PLANNING  
 CONSULTANCY CO.**

**PLAN 4.3**



**LEGEND**

② Photo No. 2 view point

**Not to Scale**

**MAR 2026**

**Site Photo (view points)**

Proposed Filling and Excavation  
of Land for the Permitted Agricultural use

Part of Lots 1517, 1525, 1535, 1536, 1538, 1540, 1545, 1553, 1554, 1575, 1576, 1581, 1582, 1584, 1585, 1586, 1587 and 1588. Whole Lot of Lots 1518, 1526, 1539, 1541, 1542RP, 1543, 1544, 1571S.A, 1571S.B, 1572, 1574, 1577, 1578, 1579, 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

**INNOVATIVE LAND USE  
PLANNING  
CONSULTANCY CO.**

**PLAN 5.1**



Photo (1)



Photo (2)



Photo (3)



Photo (4)

Site Photos– Proposed Filling and Excavation of Land for the Permitted Agricultural use Part of Lots 1517 , 1525 , 1535 , 1536 , 1538 , 1540 , 1545 , 1553 , 1554 , 1575 , 1576 , 1581 , 1582 , 1584 , 1585 , 1586 , 1587 and 1588. Whole Lot of Lots 1518 , 1526 , 1539 , 1541 , 1542RP , 1543 , 1544 , 1571S.A , 1571S.B , 1572 , 1574 , 1577 , 1578 , 1579 , 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories



Photo (5)



Photo (6)



Photo (7)



Photo (8)

Site Photos– Proposed Filling and Excavation of Land for the Permitted Agricultural use Part of Lots 1517 , 1525 , 1535 , 1536 , 1538 , 1540 , 1545 , 1553 , 1554 , 1575 , 1576 , 1581 , 1582 , 1584 , 1585 , 1586 , 1587 and 1588. Whole Lot of Lots 1518 , 1526 , 1539 , 1541 , 1542RP , 1543 , 1544 , 1571S.A , 1571S.B , 1572 , 1574 , 1577 , 1578 , 1579 , 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories



Photo (9)



Photo (10)

Site Photos– Proposed Filling and Excavation of Land for the Permitted Agricultural use Part of Lots 1517 , 1525 , 1535 , 1536 , 1538 , 1540 , 1545 , 1553 , 1554 , 1575 , 1576 , 1581 , 1582 , 1584 , 1585 , 1586 , 1587 and 1588. Whole Lot of Lots 1518 , 1526 , 1539 , 1541 , 1542RP , 1543 , 1544 , 1571S.A , 1571S.B , 1572 , 1574 , 1577 , 1578 , 1579 , 1580 in D.D.17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories



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：

C13020

認證有效日期：

05/03/2025 - 04/03/2026

Organic Certification No. :

Valid Until. :

認證作物：

水果、蔬菜及香草

Certified Crop(s) :

(以網上更新為準)

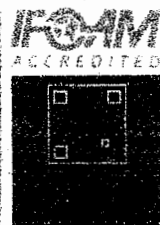
Fruits, Vegetables and Herbs (List online shall prevail)

證書允許使用處：

農場

Authorized certificate display channel :

Farm



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07。

This certificate is issued within the scope of the accreditation for ISO17065 product certification issued by the IOAS. Registration number. 07.

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**

九龍長沙灣道二零三號  
長沙灣政府合署六樓

**AGRICULTURE, FISHERIES AND  
CONSERVATION DEPARTMENT**

Cheung Sha Wan Government Offices  
303 Cheung Sha Wan Road  
6<sup>th</sup> 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

19<sup>th</sup> 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

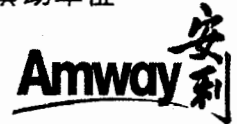


香港浸會大學  
HONG KONG BAPTIST UNIVERSITY



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]



漁農自然護理署

Agriculture, Fisheries and Conservation Department



蔬菜統營處

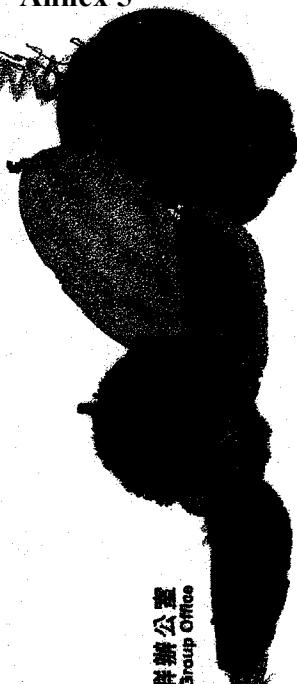
Vegetable Marketing Organization



菜聯社  
FVMCS



菜聯社有機種植社聯辦公室  
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)

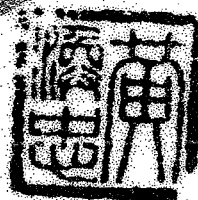
Fresh Water Fish (List online shall prevail)

證書允許使用渠道:

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

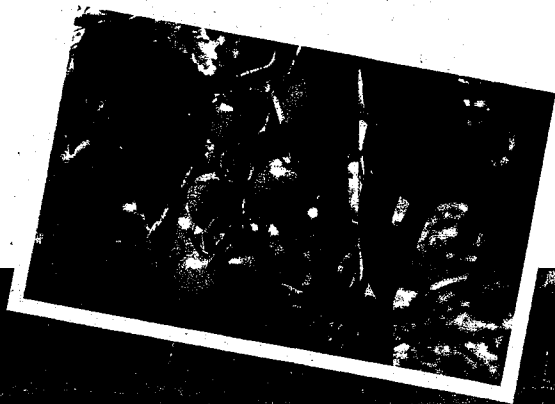
認證委員會主席  
Chairperson of Certification Board

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) 3158-2280 Fax: (852) 3905-7928 Email: enq@hkorc.org Website: www.hkorc-cert.org

# 從中醫到農夫

## 養生之道始於有機

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。



### ■ 中醫搖身變成有機農夫

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機的蔬果。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及農藥，讓其自然生長才能產出最具原味的蔬菜，一切則來自健康肥沃的土壤，從此家人便支持她繼續種植。

作為一名中醫師，丁醫師當然懂得形形色色的中藥材，其中有蚌花、憂遁草、龍眼花、龍眼草、龍眼草、龍眼草等，其中不少中藥材，有別於常見的瓜果蔬菜，雖然外觀不甚亮麗，卻得不甚起眼，卻能為「唔識食嘢」的中藥材，識就期許能補身養性，說罷便在田間種植，收穫的龍眼草，入口清而不膩，原來這味長汀東路過荷花田裏，而龍眼草的根莖均可入藥，能滋陰補腎，一如中藥材。

## Annex 8

### Approval Conditions of Previous Application

(Application No. A/NE-TK/840)

- (a) the submission of a revised drainage proposal before commencement of the land filling and excavation works on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (b) in relation to (a) above, the implementation of the revised drainage proposal upon completion of the land filling and excavation works on the Site to the satisfaction of the Director of Drainage Services or of the Town Planning Board;
- (c) the submission of a geotechnical investigation report before commencement of the land filling and excavation works on the Site to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board;
- (d) in relation to (c) above, the implementation of necessary geotechnical remedial works identified therein upon completion of the land filling and excavation works on the Site to the satisfaction of the Head of the Geotechnical Engineering Office, Civil Engineering and Development Department or of the Town Planning Board;
- (e) if any of the above planning condition (a) or (c) is not complied with before commencement of the land filling and excavation works on the Site, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (f) if any of the above planning condition (b) or (d) is not complied with upon completion of the land filling and excavation works on the Site, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice.