

**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.

Previous Application

Approved Application

Application No.	Proposed Use(s) / Development(s)	Date of Consideration
A/NE-TK/840	Filling and Excavation of Land for Permitted Agricultural Use	19.9.2025

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) prior planning permission should have been obtained before commencing filling and excavation of land at the Site;
- (c) 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 they 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;
 - (iii) according to the information and site photos provided by the applicant, several temporary structures not covered by Modification of Tenancy, Letter of Approval, STW and Squatter Control Surveyed Record straddling on Lots 1517, 1518, 1538, 1541, 1542 RP, 1576, 1577, 1578, 1579, 1580 and 1581 all in D.D. 17 (subject to survey) are detected. The Government reserves the right to take appropriate actions if the registered owner(s) of Lots 1517, 1518, 1538, 1541, 1542 RP, 1576, 1577, 1578, 1579, 1580 and 1581 all in D.D. 17 fail to compile the conditions of the land lease; and
 - (iv) there are unauthorized building works and/or uses on the lots 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;
- (d) 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 farms:
 - (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 the Food and Environmental Hygiene Department on whether Places of Public Entertainment Licence is required or not; and
 - (iii) if the applicant plans to erect any agricultural structures for organising the ancillary activities, he/she should obtain prior approval from LandsD;
- (e) 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 crown and root 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;

- (f) to note the comments of the Commissioner for Transport (C for T) that the village access road and village areas are not under the Transport Department's management. It is suggested 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;
- (g) to note the comments of the Chief Highway Engineer/New Territories East, Highways Department (CHE/NTE, HyD) that:
 - (i) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains; and
 - (ii) the access road connecting the Site with Ting Kok Road is not and will not be maintained by his office. His Office should not be responsible for maintaining any access connecting the Site with Ting Kok Road;
- (h) to note the comments of the Director of Environmental Protection (DEP) that:
 - (i) the applicant is reminded to implement suitable mitigation measures and good site practice to minimise any potential environmental nuisance during construction and to strictly comply with relevant environmental protection/pollution control ordinances; and
 - (ii) the design, construction, operation and maintenance of septic tank and soakaway system should meet Professional Persons Environmental Consultative Committee Practice Notes (ProPECC PN) 1/23 requirements. In particular, the applicant's attention is drawn to the Percolation Test and Minimum Clearance requirements stated in ProPECC PN 1/23, which should be fully complied with before being signed off by the Consulting Engineer and certified by the Authorised Person;
- (i) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that:
 - (i) there is no existing DSD maintained public drain available for connection in the area. The applicant should have his own stormwater collection and discharge system 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 rectify 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;
 - (ii) there are existing public sewers in the vicinity of the Site. The drainage record plan is at **Attachment 1** for ease of reference;

- (iii) 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; and
- (iv) comments on the stormwater drainage proposal are at **Attachment 2**;
- (j) 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 3** 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;
 - (iii) if diversion is not required, the following conditions shall apply:
 - (1) existing water main are affected as indicated on the MRP 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 (D of WS) for approval prior to commencement of works;
 - (3) no structures shall be built or materials stored within 1.5m from the centre line of water main shown on the MRP. Free access shall be made available at all times for staff of D of WS 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 D of WS. Rigid root barriers may be required if the clear distance between any 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 D of WS considers that there is any likelihood of damage being caused to water mains; and
 - (iv) besides, noting that the proposed development is for agricultural use, attention shall be drawn that fresh water from government mains shall not be used for watering purpose;
- (k) 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) (Cap. 123), detailed fire service

requirements will be formulated upon receipt of formal submission of general building plans;

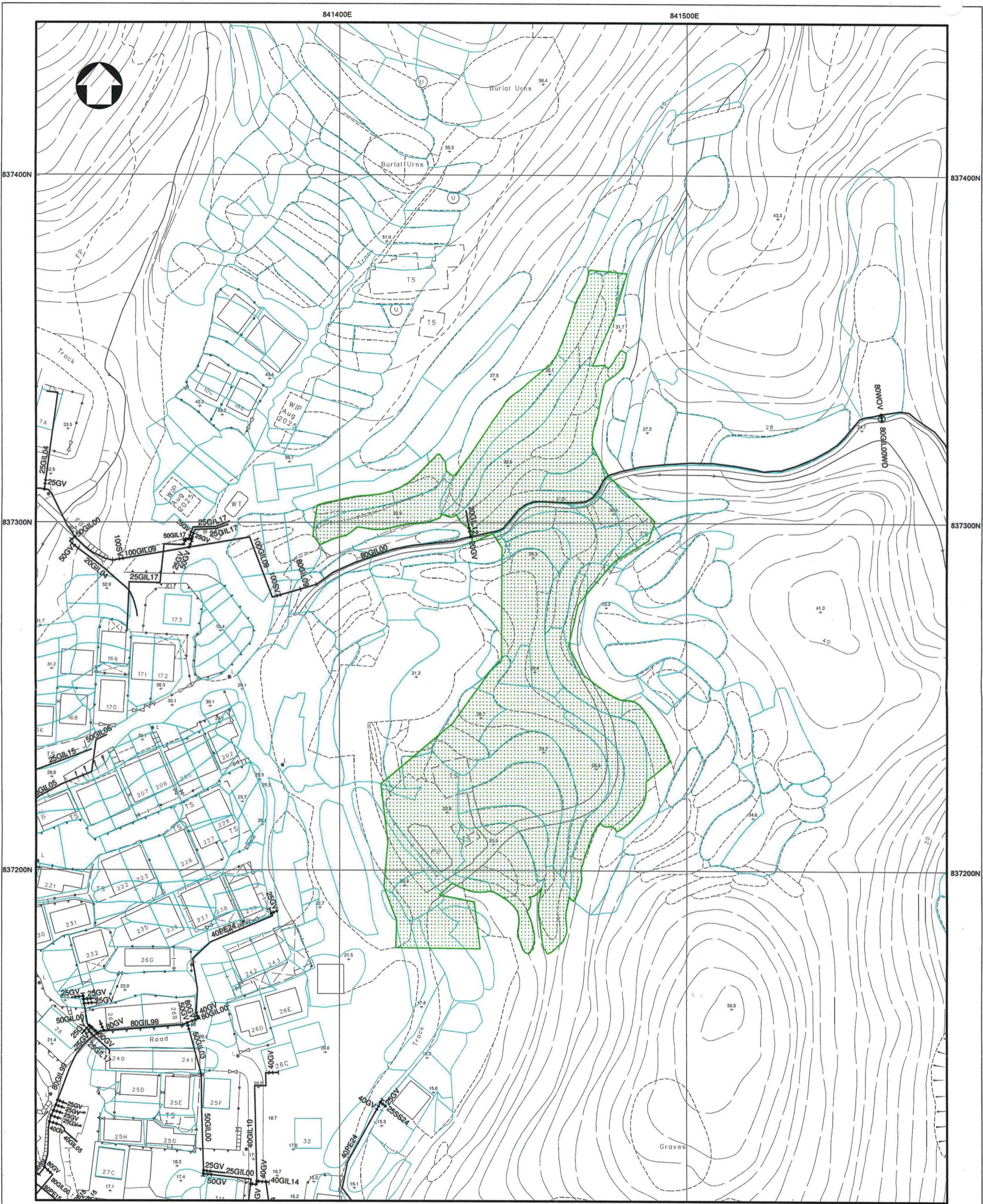
- (l) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
 - (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
 - (ii) if the Site does not abut a specified street of not less than 4.5m wide, its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
 - (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority, they are unauthorized building works (UBW) under the Building Ordinance (BO) and should not be designated for any use under the application;
 - (iv) for 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 construed as an acceptance of any existing building works or UBW on the Site under the BO;
 - (v) the headroom (4m) of proposed living hut is considered excessive. It should be justified upon formal plan submission to BD;
 - (vi) for proposed living hut, prescribed windows should be provided in accordance with Regulations 30 and 31 of the B(P)R. Moreover, the open space provision for proposed living hut should not be less than the requirements as stipulated in the Second Schedule of B(P)R;
 - (vii) 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;
 - (viii) 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; and
 - (ix) detailed checking under the BO will be carried out at the building plan submission stage; and
- (m) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organising and supervising any activity near the underground cable under the application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the Site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the "Code of Practice on Working near Electricity Supply Lines" established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

**Chief Engineer/Mainland North of Drainage Services Department's
Comments on Stormwater Drainage Proposal**



- (a) Photos showing the ground condition of outside catchment areas 1 and 3 should be provided to justify the use of runoff coefficient of 0.25.
- (b) Surface channels should be provided along the perimeter of the application site (the Site) to collect all the runoff generated from the Site or passing through the Site.
- (c) For Note No. 2 of Drawing No. D01, reference should be made to the Civil Engineering and Development Stand Drawings for details of catchpit and u-channel.
- (d) Ground levels of the area at the west of the Site should be provided.
- (e) Projection year up to the end of 21st century for rainfall increase and extreme sea level rise plus design allowance should be considered in the design calculation.
- (f) Invert level at the outlet of CP17 is lower than the invert level at the inlet of Ex. CPI, which should be reviewed.
- (g) Design calculations should be provided to demonstrate that the existing stormwater drainage systems proposed to collect and discharge the runoff from the application are hydraulically adequate.
- (h) A minimum soil cover of 450mm and 900mm should be provided for the connection pipe constructed under footpath and carriageway respectively.
- (i) Sufficient site photos showing the details of the existing stormwater drainage systems proposed to collect and discharge the runoff from the Site should be provided.
- (j) It is noted that part(s) of the proposed stormwater drainage system is/are within Government land (GL) near the Site. The applicant shall seek the Lands Department (LandsD)'s permission for laying such newly proposed sewers/drains/channels and/or modifying/upgrading existing ones on GL outside the Site;
- (k) The existing stormwater drainage system proposed for discharge of runoff from the Site is not maintained by the Drainage Services Department (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.
- (l) The drainage flow path from the drainage facilities within the Site to the public drainage system/streamcourse/sea/any recognized drainage facilities shown in LandsD map should be provided in association with supporting site photos.
- (m) The drainage flow path from the rooftop of the structure to the public drainage system/streamcourse/sea/any recognized drainage facilities shown in LandsD map should

be provided in association with supporting site photos.

- (n) Furthermore, the applicant's attention is drawn to the following general cements/requirements:
- (i) the proposed drainage works, whether within or outside the Site, should be constructed and maintained by the applicant at his expense;
 - (ii) the applicant should rectify/modify the existing drainage system if it is found to be inadequate or ineffective during operation. The applicant shall also be liable for and shall indemnify the Government against claims and demands arising out of damage or nuisance caused by failure of the system;
 - (iii) DSD noticed that the proposed drainage connection(s) to the surrounding/downstream area(s) will run through GL and/or other private lot(s). The applicant shall demonstrate that the proposed drainage construction/improvement/modification works and the operation of the drainage can be practicably implemented on site;
 - (iv) the domestic wastewater, such as wastewater from washing machine, kitchen, bathroom, toilet and washbasin are prohibited to discharge into stormwater drainage system;
 - (v) the applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the Site. In the event of any damage to the existing drainage facilities, the applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom; and
 - (vi) the limited desk-top checking by the Government on the drainage proposal covers only the fundamental aspects of the drainage design which will by no means relieve his obligations to ensure that (i) the proposed drainage works will not cause any adverse drainage or environmental impacts in the vicinity; and (ii) the proposed drainage works and the downstream drainage systems have the adequate capacity and are in good conditions to receive the flows collected from the Site.



- 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: (14) IN WSD/M/SP 3051/445/189S/10 PT.1
 REF. CODE: 17W26M SHEET 1 OF 1 SCALE 1:1000



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

參考編號
Reference Number: 260501-232156-11872

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 01/05/2026 23:21:56

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss LAU

意見詳情
Details of the Comment :

I am a teacher at secondary school in Sha Tin. I am also responsible for the outreach program for students. This kind of education center (organic farm) is welcomed as our students can have variety of exposures to understand the nature.

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

參考編號
Reference Number: 260506-222546-70681

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 06/05/2026 22:25:46

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. kwan

意見詳情
Details of the Comment :

I need fresh organic vegetables. Those in the market are toxic. This organic farm is supported. I would like to buy vegetables from this organic farm

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

參考編號
Reference Number: 260506-222856-60179

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 06/05/2026 22:28:56

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. TANG carmen

意見詳情
Details of the Comment :

Glad to have this farm nearby. I love to buy vegetable from it. The education center is supported

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

參考編號
Reference Number: 260506-223127-18378

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 06/05/2026 22:31:27

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Simon

意見詳情
Details of the Comment :

My daughter is studying at Primary school. She has been visited a farm in China. She enjoyed it so much. It is good to have this education center to introduce what is organic farming to student s. I talked to my friends, they all said they love to go there to visit during weekends.

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

參考編號
Reference Number: 260506-224225-76757

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 06/05/2026 22:42:25

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Tang Ying Bing

意見詳情
Details of the Comment :

本人當然贊成有幾農莊
亦歡迎有有機農莊的教育機構可以教下一代什麼是有機
現在食的食物全部都是化學東西
起碼給小朋友知道什麼事最安全的食物他們能夠有選擇所以非常支持

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

參考編號
Reference Number: 260506-224513-06647

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 06/05/2026 22:45:13

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. 葉太

意見詳情
Details of the Comment :

以往我有到過這個農莊購買有機農作物
農莊的主人採用所有都是天然肥料
這些農莊根本不賺錢
他們對社會的貢獻
是值得非常支持

6

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

參考編號
Reference Number: 260506-224845-87729

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 06/05/2026 22:48:45

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss 江小姐

意見詳情
Details of the Comment :

本人住在大尾篤,知道有這樣的農莊,又會有興趣到這裏遊玩一天,相信香港的下一代也有機會接觸有機農場,也增加了香港的旅遊業吸引力,下一代要知道食物健康的重.

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

參考編號
Reference Number: 260507-134812-90496

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 13:48:12

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. Poon

意見詳情
Details of the Comment :

Organic Farm is supported. The proposed is for the organic farm. I therefore support this application.

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

參考編號
Reference Number: 260507-135225-27632

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 13:52:25

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHOI

意見詳情
Details of the Comment :

I personally know the operator. I know how serious they are in doing their organic farm. They bought organic fertilizer and also self made organic fertilizer by composing the vegetables wastes to rich the soil for planting.
Our city should appreciate such farming. All farm products they grow are very healthy. They never use pesticide. It is so safe to eat their crops.

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

參考編號
Reference Number: 260507-135905-03767

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 07/05/2026 13:59:05

有關的規劃申請編號
The application no. to which the comment relates: A/NE-TK/854

「提意見人」姓名/名稱
Name of person making this comment: 夫人 Mrs. LEE

意見詳情
Details of the Comment :

I am a cancer patient. Starting from my sickness, I never buy any inorganic vegetables. All fruits and vegetables I buy now are all organic. Actually, organic farm produces products which save our life. People running the organic farm is so hard. I appreciate their hard work and provide us healthy food.

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月08日星期五 21:41
收件者: tpbpd/PLAND
主旨: A/NE-TK/854 DD 17 Ting Kok Fai Kit Organic Farm GB
類別: Internet Email

A/NE-TK/854 Fai Kit Organic Farm

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),1
585(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

Site area: About 8,093sq.m Includes Government Land of about 250sq.m

Zoning: "Green Belt"

Applied use: Filling and Excavation of Land for Permitted Agricultural Use / 1 Vehicle Parking

Dear TPB Members,

840 approved 19 Sept 2025 and now back for a much larger site.

Members should question how come the farm has operated for over a decade without the need for adding so much concrete and paths?

22% of the site to be filled in. Excessive for a 'green' operation.

And why septic tanks. A genuine organic farm would employ one of the many processes that converts human waste into manure. It is not that long ago that HK depended on the night soil collection for this purpose.

No mention of installing sponge city tank to collect the abundant rainwater that flows down from what is left of the Green Belt?

Unfortunately, many green operations in this city are big on green wash instead of ensuring that they explore every avenue to save water, energy, etc.

It is high time that members engage in a more critical evaluation of applications instead of taking the facts presented at face value.

Mary Mulvihill

Urgent Return receipt Expand Group Restricted Prevent Copy

Approved 19 Sept:

the Site is currently occupied by two existing farms with certifications related to organic farm/crop production and “**Agri enJoy**” Scheme. The proposed upgrading works are intended to facilitate farming education by allowing visitors from school and private organisations to visit by appointment;

From: [REDACTED]

To: tpbpd <tpbpd@pland.gov.hk>

Date: Saturday, 23 August 2025 4:52 AM HKT

Subject: A/NE-TK/840 DD 17 Ting Kok Fai Kit Organic Farm GB

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.

Urgent Return receipt Expand Group Restricted Prevent Copy

230 + 170 + 230 + 170 + 752 + 139 + 520 + 36 = 2.247sq.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.

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

The application cannot be approved.

Mary Mulvihill