

Urgent Return receipt Expand Group Restricted Prevent Copy Confidential

Charlotte Tsz Wing WUN/PLAND

寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]
寄件日期: 2026年04月14日星期二 22:33
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Application No. A/NE-TK/854
附件: Annex 9- Drainage Report.pdf; application formA-NE_TK-854.pdf; breakdown figure 13.4.2026.pdf; plan 3, 3.1 and 4 (replacement).pdf; Planning Statement-Ting Kok A-NE-TK-854.pdf

類別: Internet Email

Dear Charlotte,
Please find the followings:

1. Annex 9 - Drainage Report as attached for the captioned application.
2. Amendments on p.6,p.9,p.16 of the attached completed application form
- 3.The amended breakdown figures as attached regarding the proposed footpath and the existing footpath.

4. Amended Plans 3, 3.1 and 4

Amended Planning Statement (Completed set attached)

5. p.8- Amended content regarding Proposed Footpath and Existing Footpath,
6. p.9 -Amended Para. 4.4 and 4.5
- 7.p.12 - Amended Para. 5.8,

Please also update the amended submission to the TPB secretariat. Thank you.

Ms Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co Ltd

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

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

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

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

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

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

General Note and Annotation for the Form

填寫表格的一般指引及註解

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

& Please attach documentary proof 請夾附證明文件

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

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

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

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

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- 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
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input checked="" type="checkbox"/> Ms. 女士 / <input type="checkbox"/> Company 公司 / <input type="checkbox"/> 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)
(<input type="checkbox"/> Mr. 先生 / <input type="checkbox"/> Mrs. 夫人 / <input type="checkbox"/> Miss 小姐 / <input type="checkbox"/> Ms. 女士 / <input checked="" type="checkbox"/> Company 公司 / <input type="checkbox"/> 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 8093sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1732.4sq.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”^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- is one of the “current land owners”^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- is not a “current land owner”[#].
並不是「現行土地擁有人」[#]。

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

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

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

(b) The applicant 申請人 –

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

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

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

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

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

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

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

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

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

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

- published notices in local newspapers on _____ (DD/MM/YYYY)&
於_____ (日/月/年)在指定報章就申請刊登一次通知&
- posted notice in a prominent position on or near application site/premises on
18/01/2026 (DD/MM/YYYY)&
於_____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知&
- sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on 18/03/2026 (DD/MM/YYYY)&
於_____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會&

Others 其他

- others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

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

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

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

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

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

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

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

(ii) For Type (ii) application 供第(ii)類申請	
(a) Operation involved 涉及工程	<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 1m (Proposed septic tank), 4m (Existing fish pond) m 米 <input checked="" type="checkbox"/> About 約 </div> <p style="font-size: small; margin-top: 5px;">(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	

(iii) For Type (iii) application 供第(iii)類申請													
(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-top: 5px;">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-top: 5px;"> <thead> <tr> <th style="width: 30%; font-size: small;">Name/type of installation 裝置名稱/種類</th> <th style="width: 15%; font-size: small;">Number of provision 數量</th> <th style="width: 55%; font-size: 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: small; margin-top: 5px;">(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
- 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

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.....

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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) <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 checked="" 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 1 _____ 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 type="checkbox"/></p>

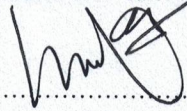
9. Impacts of Development Proposal 擬議發展計劃的影響																															
<p>If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。</p>																															
Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 <input type="checkbox"/> Please provide details 請提供詳情 No 否 <input checked="" type="checkbox"/>																														
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 <input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積..... sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度m 米 <input type="checkbox"/> About 約 No 否 <input type="checkbox"/>																														
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">On environment 對環境</td> <td style="width: 10%;">Yes 會 <input type="checkbox"/></td> <td style="width: 10%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table> <hr/> <hr/> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																													

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[@]

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

在龕位內最多可安放骨灰的數量

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

在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

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

就靈灰安置所而言，骨灰安放容量指：

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

Gist of Application 申請摘要

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

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

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	新界大埔汀角丈量約份第17約地段第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) _____	1

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

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Application Form p.2 (Section 3)

Gross Floor Area breakdown is as follow:

Visitor centers (**400m²**) + Meeting Centers (**400 m²**)+Storage (**139 m²**) + Green House (**752 m²**) + 3 mobile toilets (1.5m(L)x1.2m(W)x2.3m(H) (**5.4 m²**) + Living Hut (**36 m²**)
=1732.4 m²

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 = Proposed filling of land (for proposed footpath is 461 m² and Existing filled land-paved footpath is 65 m² (**total: 526 m²**)+ Proposed filling of land for visitor centers and meeting centers ($400\text{ m}^2+400\text{ m}^2=$ **800 m²**) + Propose living hut (**36 m²**)+ existing paved fish pond (11m(L) x 4m(L) x 4m(D) (**44 m²**)=**1406 m²**

Excavation of Land = Existing excavated land (existing fish pond)(**44 m²**)+ proposed 4 septic tanks (5mx5mx1m) x4 (**100 m²**) for visitor centers and meeting centers + 1 septic tank (5mx2.5mx1m) (**12.5 m²**) for living hut
=156.5 m²(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

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 200m² 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 200m² 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 36m² (with toilet facility and septic tank) will be constructed and located at the east of Lot 1526. This living hut is for the stay-over workers to take care and look after the farm (Plans 2, 3 and 4).

Proposed Mobile Toilets

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

Proposed Meeting Point

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

Existing Fish Pond and the Proposed Septic Tanks

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

Proposed Footpath

A proposed footpath (461 m²) (3m wide) leading the entrance to the farm is illustrated on Plan 3.

Existing Footpath

The existing footpath (i.e. 65m²) is a footpath branching off from the proposed footpath, leading to the proposed visitor centres (Plan 3).

Total area of proposed and existing footpath is 526m².

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 8,093m² (Private Land Area of 7,843 m² – i.e about 97% with adjoining Government land of 250 m² – 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 m²) 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 m²) is located within the farm to facilitate farming. The average size of the greenhouses is about 94m². Location of existing greenhouses will be changed from time to time. The location of the greenhouses is tentatively planned to be located at the area as shown on Plan 4.

4.5 Existing and Proposed Paved Footpath (Plan 3)

The proposed paved footpath (461m²) of 3m wide and existing paved footpath within the subject Site is about 65m² (Total footpath area of 526 m²). However, due to the change of the layout of the farm design, only portion of existing paved footpath(65m²), 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 m² which is almost the same as the previous approved application (No. A/NE-TK/840) (i.e. about 520 m²).

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

4.6 Surroundings of the Site

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

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

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

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

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

5. Development Proposal

5.1 The Upgrading Works

The upgrading works are to facilitate the existing organic and fish

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

5.2 Walking Path to the Site

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

5.3 Existing Toilet and Proposed Mobile Toilets

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

5.4 Loading and Unloading

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

5.5 No Parking Facility within the Site

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

5.6 Visitors Per Visit

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

5.7 Building Plan Submission

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

5.8 Proposed Filling of Land and Filled of land

The existing paved footpath within the Site (about 520m²) was paved with depth of filling of concrete of 0.2m. The proposed filling of land for proposed footpath (526m²), visitor centres (400m²), meeting centres (400m²) and living hut (36m²) is of area of 1,362m² with depth of filling of concrete of 0.2m. The filled of land for the existing fish pond is 44m² with depth of filling of concrete of 0.2m.

5.9 Excavation of Land

The excavation of land under this application is to regularize the existing fish pond (11m(L)x4m(W)x 4m(D) and the proposed septic tanks (including 4 of 5m(L) x 5(W) x 1m(D) for visitor centers and meeting centers and 1 of 5m(L)x2.5m(W)x1m(D) for living hut.

5.10 Drainage Facilities

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

5.11 Septic Tank

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

5.12 Fire Service Installations

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

5.13 No Public Announcement System

During all tour visits, no portable loudspeaker or any form of audio

amplification system will be used at any time during the planning approval period.

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

	A/NE-TK/840 (a)	Current Application (b)	Difference (b) – (a)
Site Area (m ²)	5,952 (about)	8,093(about)	+2,141(about)
Proposed Filling of Land (m ²)	1400(about)	1406(about)	+6
Existing Excavation of Land (m ²)	44(about)	44(about)	-
Proposed Excavation of Land (m ²)	23.52 (about)	112.5 (about) ^{Note 1}	+89(about) ^{Note 2}
Site Coverage	30%	22% (not more than)	-8%
GFA(m ²)	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 =23.52m²

Current application: 4 nos. of 5m x 5m x1m + 1 no. of 5m x 2.5m x1m = 112.5m²

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

7. Justifications

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

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

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

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

generated from the farm during weekends is anticipated.

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

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

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

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

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

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

8. Summary

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

8.2 The subject site has all along been operated as an organic farm since 2013. Majority of the site is used for farming purpose. The subject filling of land is to facilitate the upgrading works for the permitted farm. The excavation of land is to regularize the existing fish pond and the proposed septic tanks within the site. The farm will not create any adverse environmental, traffic, noise impacts to the surroundings.

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

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

9. Plans and Annexes

Plan 1 – Location Plan

Plan 2 – Site Plan

Plan 2.1 – Site Plan (Additional Site Area)

Plan 3 – Layout Plan

Plan 3.1 – Layout Plan (Comparison)

Plan 4 – Land Filling and Excavation Plan

Plan 4.1 to 4.3 – Nearest Public Transportation Services

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

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

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

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

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

Annex 5 – Organic Farm as recognized by AFCD

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

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

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

Annex 9 – Drainage Report

END

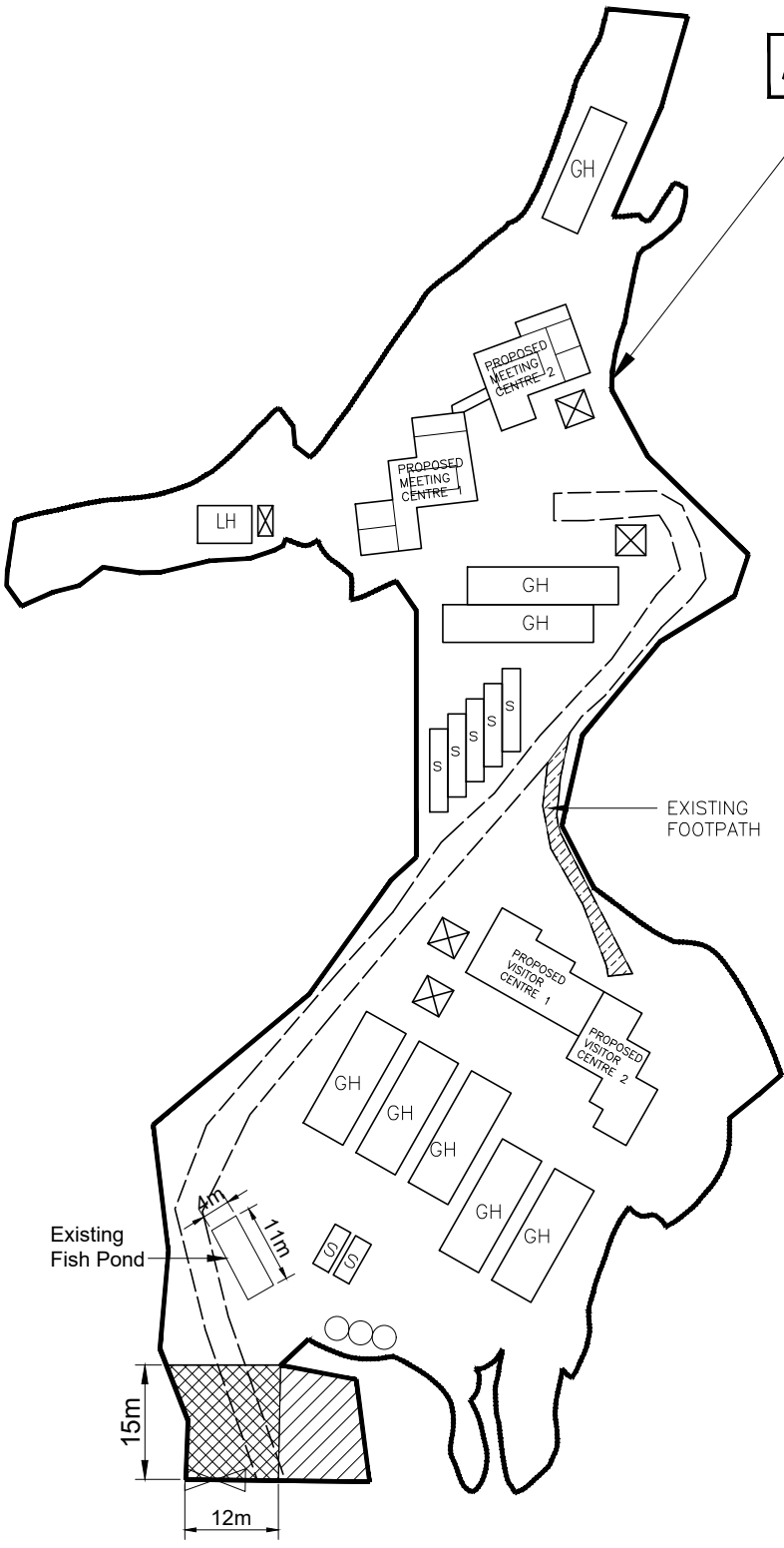
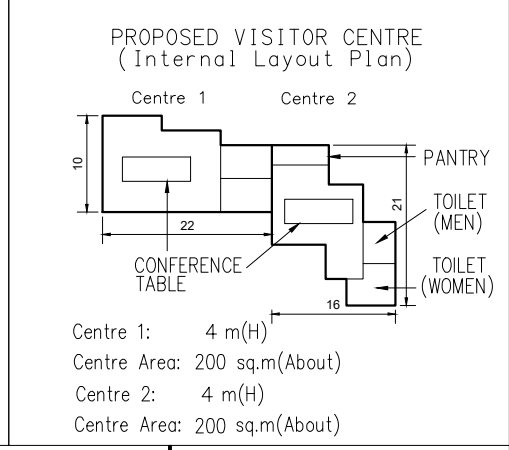
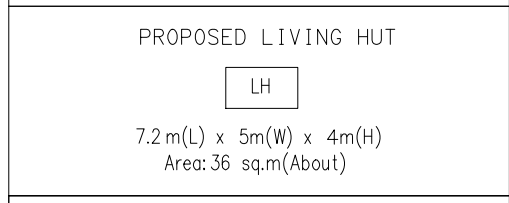
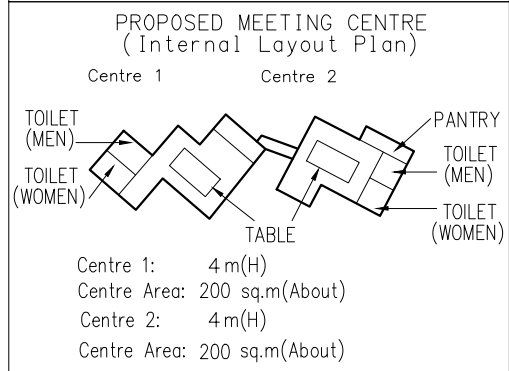


Application Site

Total footpath area: 526 sq.m.
 (Including 65 sq.m. of ex. footpath area)
 Total green house area: 752 sq.m.
 Total storage area: 139 sq.m.

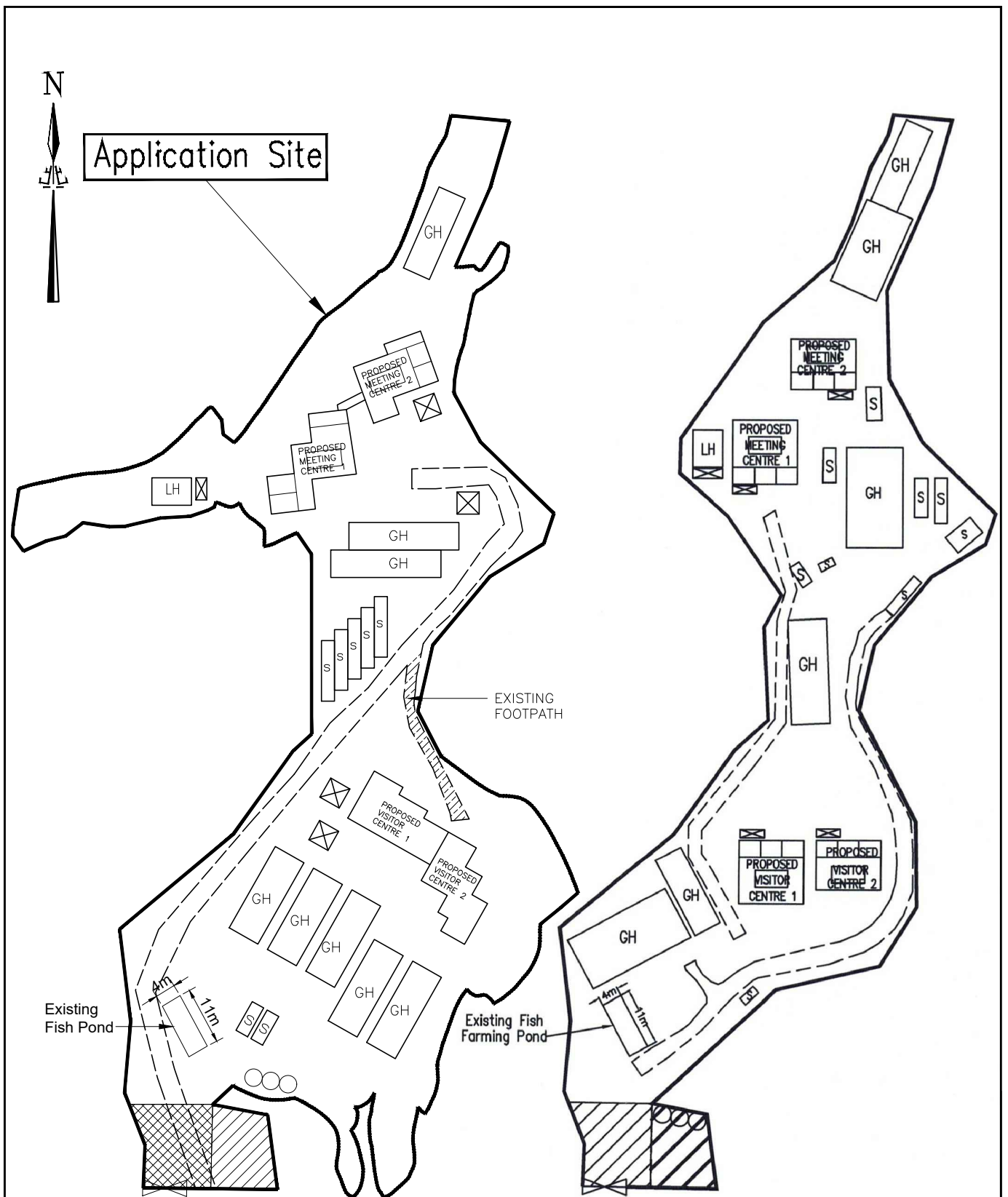
LEGEND

Green House	Living Hut
Storage	Meeting point
Farm Entrance	Septic tank
Proposed Footpath	Existing 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) Area: 196 sq.m. (about)	



Site Area: 8093 sq.m. (About)

<p>Not to Scale</p>	<p>Layout Plan</p> <p>Proposed Filling and Excavation of Land for the Permitted Agricultural use</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>INNOVATIVE LAND USE PLANNING CONSULTANCY CO.</p>
<p>MAR 2026</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>Layout Plan (Comparison)</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>



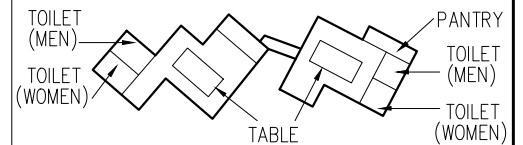
Application Site

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 1m)
 - 1x Septic Tank (5m x 2.5m x 1m)
- Green House
- Living Hut
- Storage
- Meeting point
- Farm Entrance
- Septic tank
- Proposed Footpath
- Existing 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)
Area : 196 sq.m.(About))

PROPOSED MEETING CENTRE (Internal Layout Plan)

Centre 1 Centre 2



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

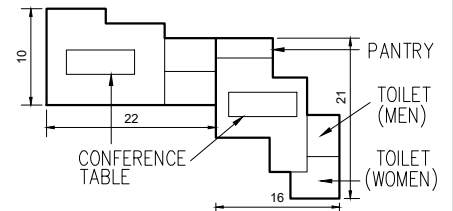
PROPOSED LIVING HUT

LH

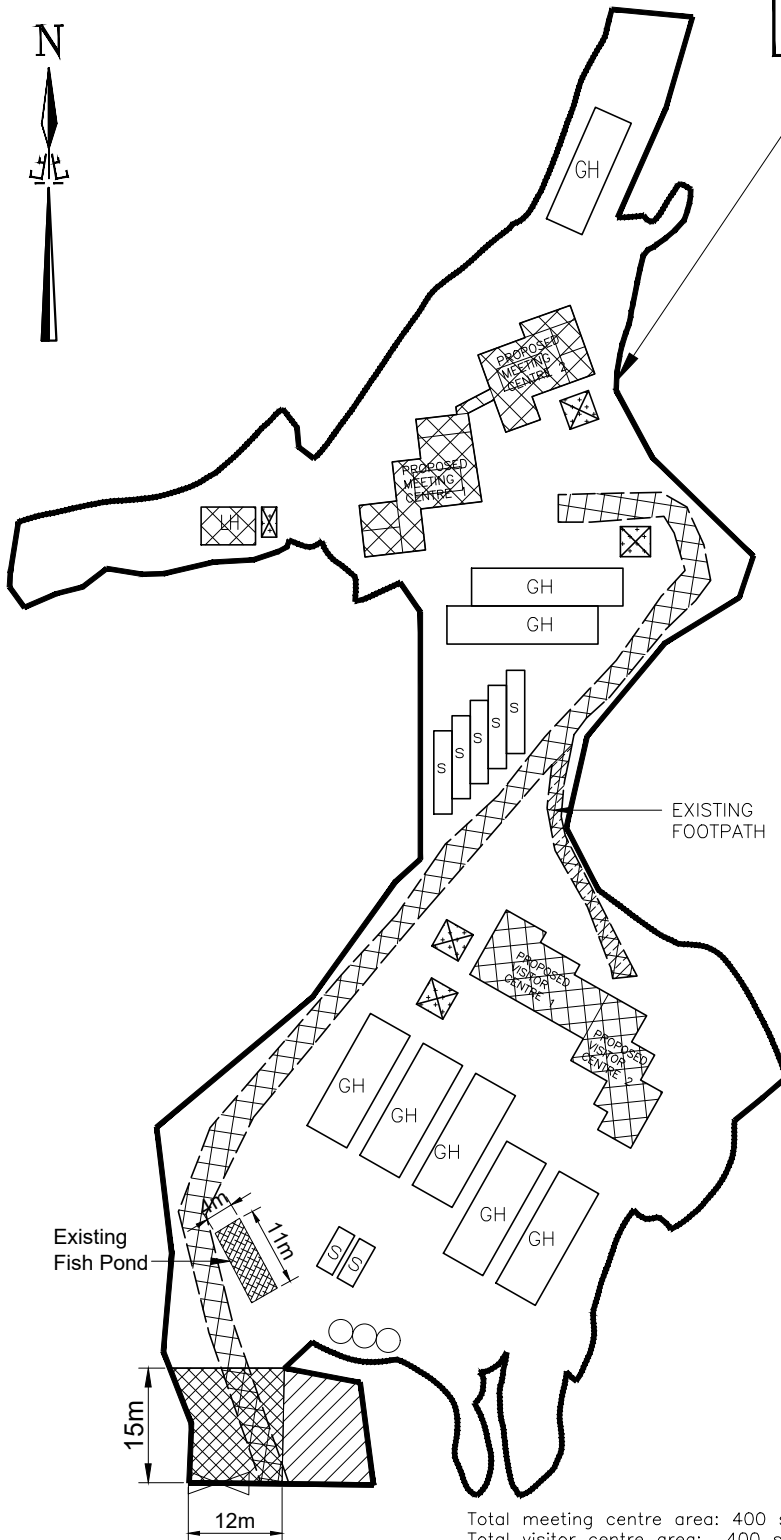
7.2m(L) x 5m(W) x 4m(H)
Area: 36 sq.m.(About)

PROPOSED VISITOR CENTRE (Internal Layout Plan)

Centre 1 Centre 2



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



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)

Not to Scale

Land Filling and Excavation Plan

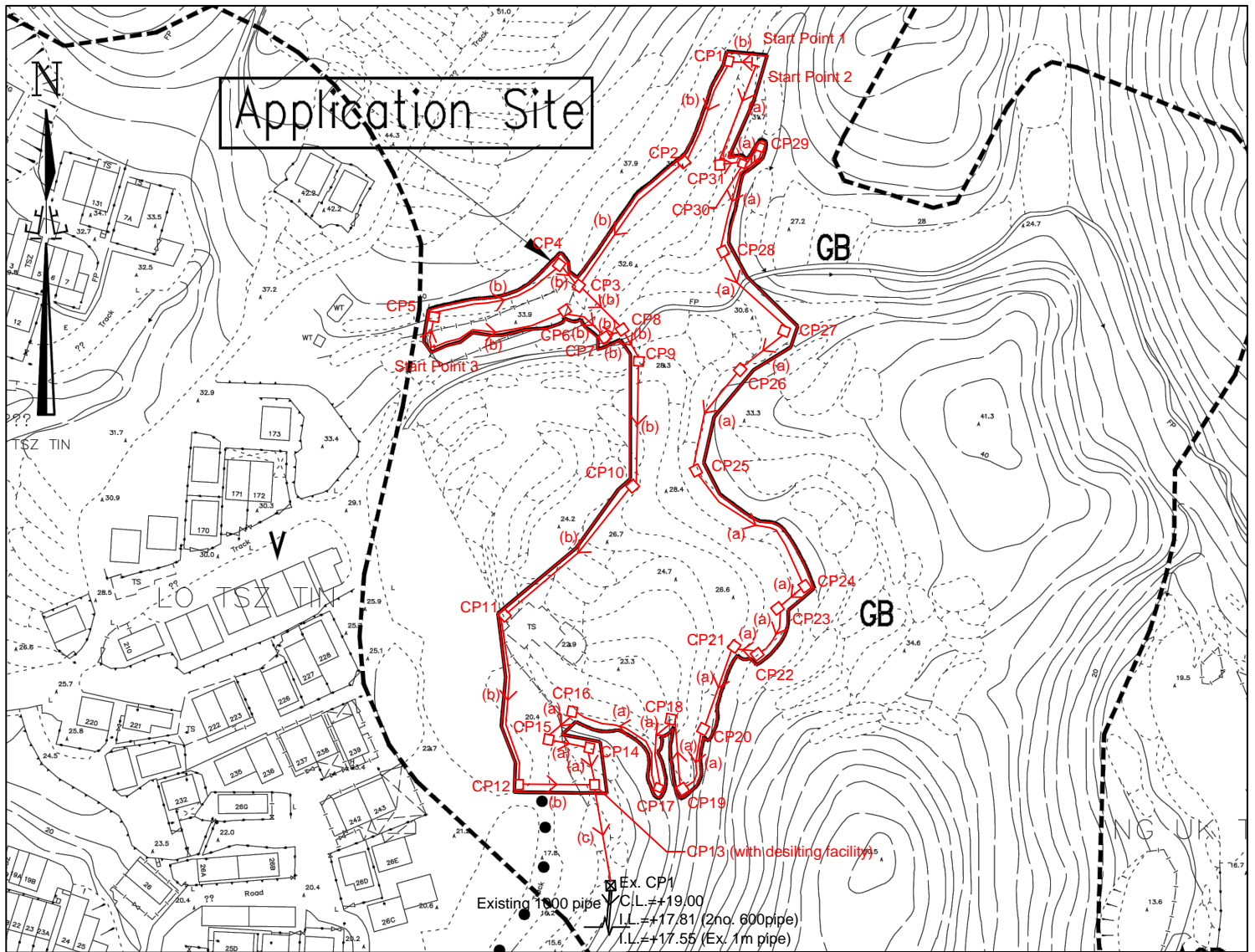
Proposed Filling and Excavation
of Land for the Permitted Agricultural use

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.

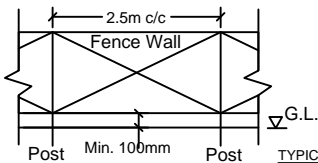
MAR 2026

PLAN 4

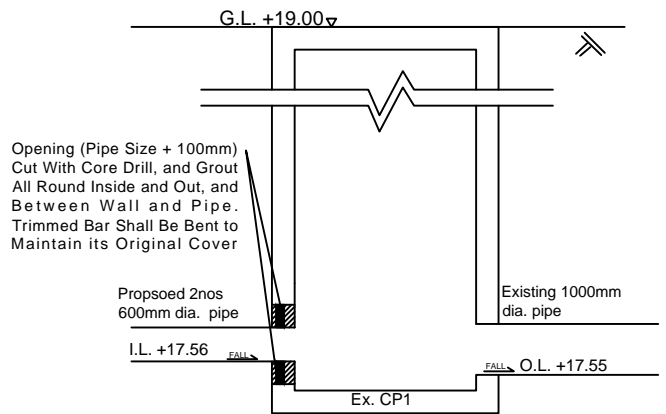


- Note:**
- Catchpits (CP13) with desilting facility shall follow CEED standard drawing No. C2406I.
 - Catchpit and UC follows Typical Details of Geotechnical Manual for Slope Fig.8.10 and Fig.8.11 respectively.
 - Open-bottom type Fence Wall to be erected.
 - No site formation works/ massive land filling works to be carried out. Minor filling works to be carried to leveling the site.

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



TYPICAL DETAIL OF OPEN-BOTTOM TYPE FENCE WALL



CONNECTION DETAILS

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Title:

Drainage Proposal - LAYOUT

D01

Drawn by:

DM

Date:

14-3-2026

Check by:

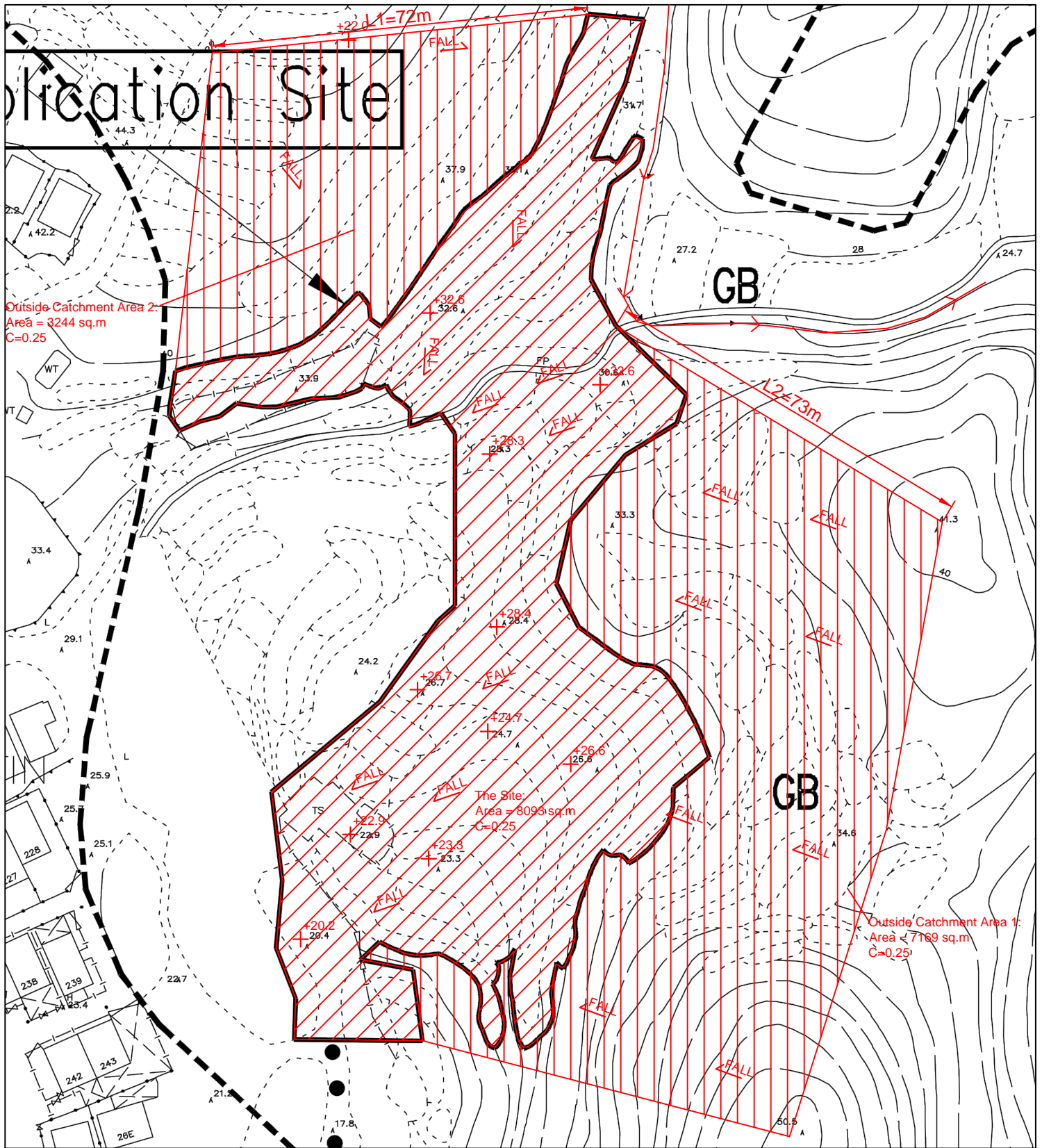
DM

Scale:

Project:

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

(Application No.:)



正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

Proposed Filling and Excavation of Land for the Permitted Agricultural use
 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

(Application No.:)

Title:

Drainage Proposal -
 CATCHMENT AREA PLAN

DO2

Drawn by:

DM

Date:

14-3-2026

Check by:

DM

Scale:

Start Point		
Start Point	C.L.	I.L.
Start Point 1	+32.00	+31.350
Start Point 2	+32.00	+31.500
Start Point 3	+34.00	+33.350

Catchpit Schedule		
Catchpit Number	C.L.	I.L.
CP1	+32.00	+31.300
CP2	+32.00	+31.033
CP3	+32.00	A1:+31.297, A2:+30.628, X1:+30.628
CP4	+32.00	+31.350
CP5	+34.00	+33.281
CP6	+31.00	+30.350
CP7	+29.00	+28.350
CP8	+28.50	A1:+27.850, A2:+27.850, X1:+27.850
CP9	+28.00	+27.350
CP10	+28.00	+27.042
CP11	+23.30	+22.650
CP12	+19.00	+18.350
CP13	+19.00	A1:+18.175, A2:+18.500, X1:+17.794
CP14	+20.00	+19.017
CP15	+20.00	+19.102
CP16	+20.00	+19.177
CP17	+20.00	+19.500
CP18	+22.00	+21.500
CP19	+23.00	+22.500
CP20	+24.00	+23.293
CP21	+24.00	+23.500
CP22	+25.00	+24.500
CP23	+26.00	+25.500
CP24	+26.60	+26.100
CP25	+28.00	+27.500
CP26	+29.00	+28.500
CP27	+30.00	+28.881
CP28	+30.00	+29.131
CP29	+30.00	+29.414
CP30	+30.00	+29.462
CP31	+30.00	+29.500

正宏工程顧問公司

CHING WAN ENGINEERING CONSULTANT COMPANY

Project:

Proposed Filling and Excavation of Land for the Permitted Agricultural use 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

(Application No.:)

Title:

Drainage Proposal -
Catchpit Schedule

D03

Drawn by:

DM

Date:

14-3-2026

Check by:

DM

Scale:

Outside Catchment Area 1, Area	= 7169	m ²	(C= 0.25)
Outside Catchment Area 2, Area	= 3244	m ²	(C= 0.25)
THE SITE, Area	= 8093	m ²	(C= 0.95)

Calculation of Design Runoff of the Proposed Development,

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

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

$$A = 3244+8093 \quad \text{m}^2$$

$$= 11337$$

$$= 0.011337 \quad \text{km}^2$$

$$t = 0.14465 L1/ H^{0.2} A^{0.1}$$

$$= 0.14465*72/1^{0.2}*11337^{0.1}$$

$$= 4.095 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.16*505.5/(4.095+3.29)^{0.355}$$

$$= 288.4 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.25*288.4*0.003244+0.278*0.95*288.4*0.008093$

$$= 0.8250 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{49500} \quad \text{lit/min}$$

Provide 600UC (1:100) is OK

Calculation of Design Runoff of the Proposed Development,

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

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

$$A = 7169 \quad \text{m}^2$$

$$= 7169$$

$$= 0.007169 \quad \text{km}^2$$

$$t = 0.14465 L2/ H^{0.2} A^{0.1}$$

$$= 0.14465*73/1^{0.2}*7169^{0.1}$$

$$= 4.346 \quad \text{min}$$

$$i = 1.16*a/(t+b)^c \quad (50 \text{ yrs return period, Table 3a, Corrigendum 2024, SDM) and (11.1\% increase due to climate change)}$$

$$= 1.16*505.5/(4.346+3.29)^{0.355}$$

$$= 284.9 \quad \text{mm/hr}$$

Therefore, $Q = 0.278*0.25*284.9*0.007169$

$$= 0.1420 \quad \text{m}^3/\text{sec}$$

$$= \mathbf{8518} \quad \text{lit/min}$$

Provide 450UC (1:100) is OK

For Outfall

$$\Sigma Q = 49500 + 8518$$

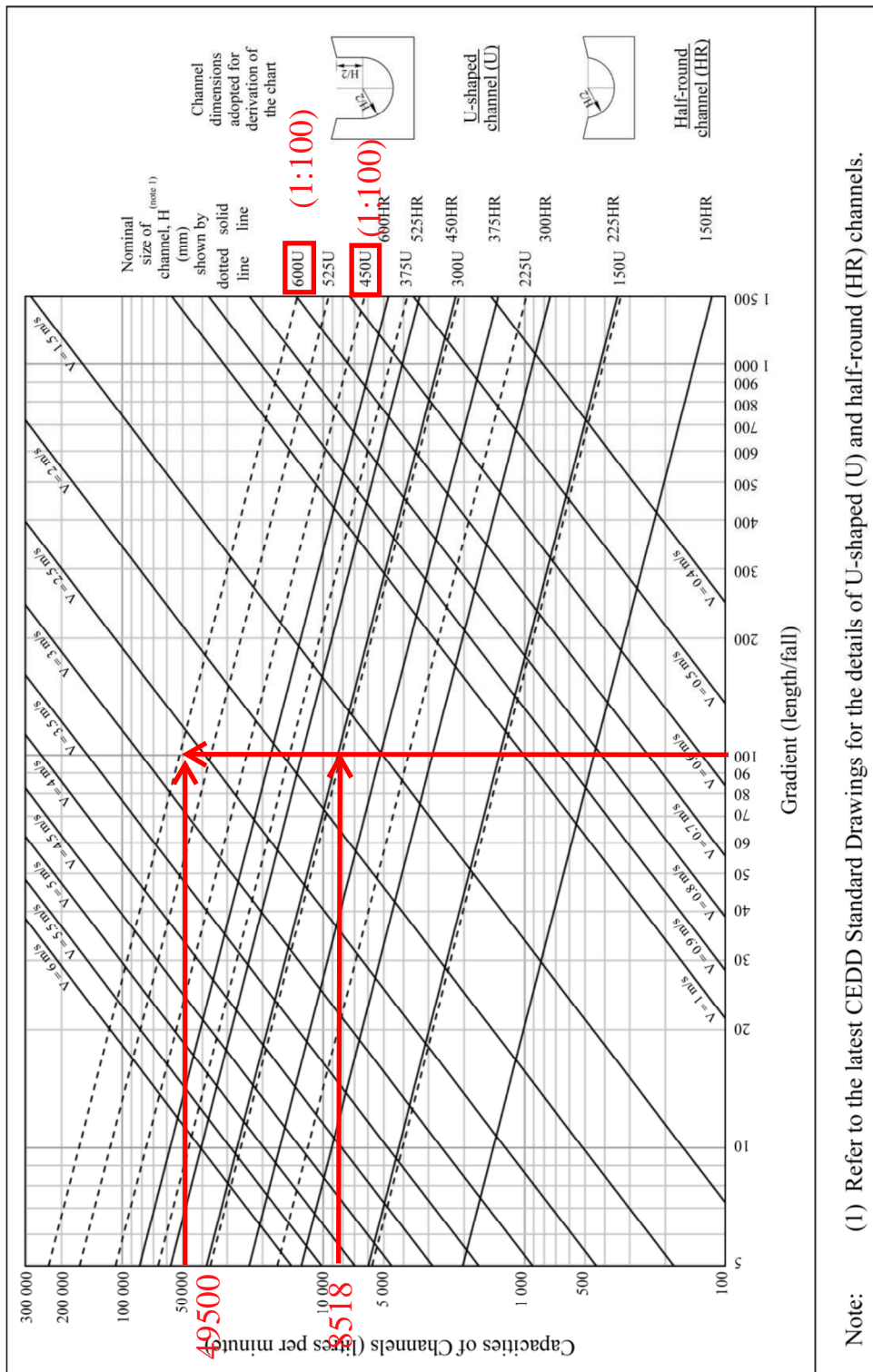
$$= \mathbf{58018} \quad \text{lit/min}$$

Provide 2nos 600mm dia. concrete pipe (1:100) is OK

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

Issue No.: 1 Revision: - Date: 05.06.2014 Page: 3 of 3

Figure 1 - Chart for the rapid design of U-shaped and half-round channels up to 600 mm



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

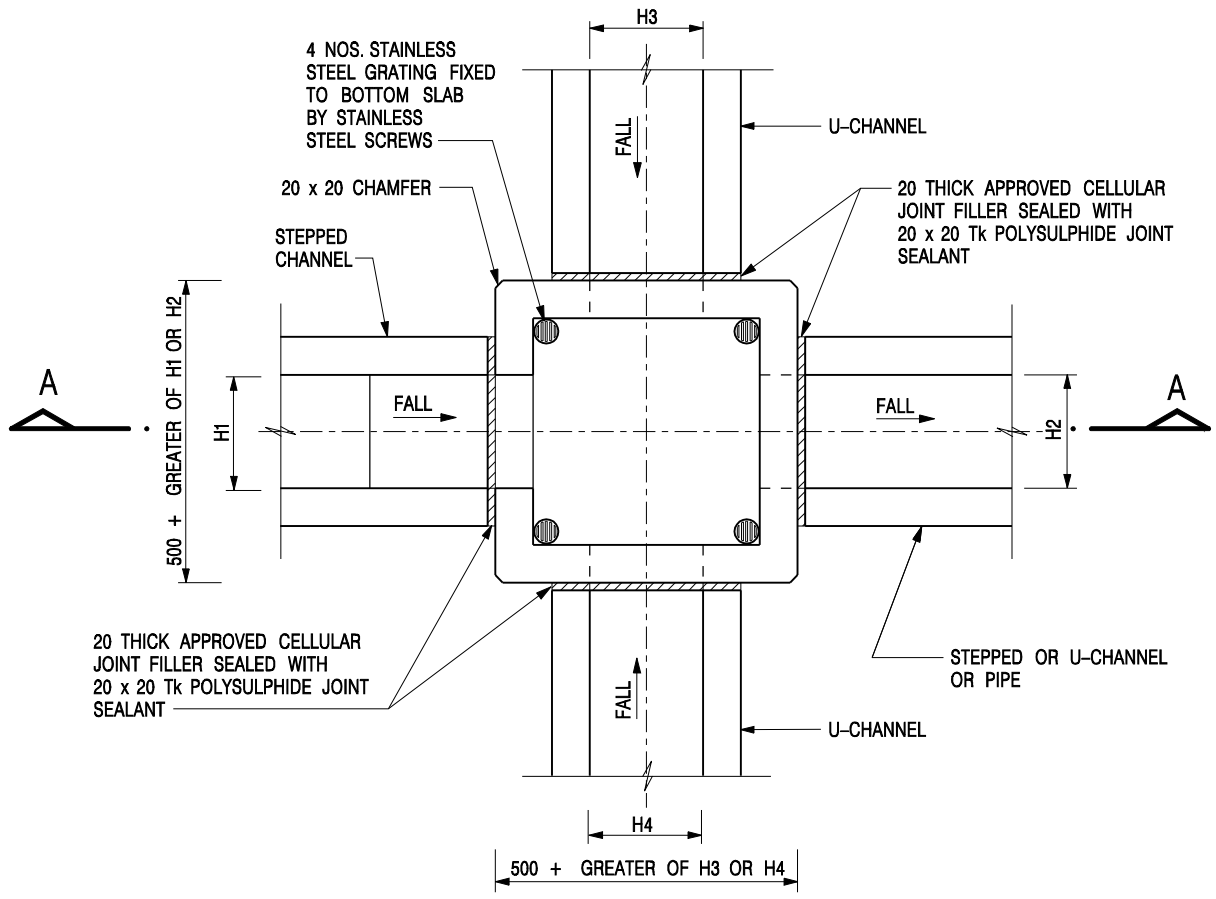
$$V = -\sqrt{(8gDs)} \log\left(\frac{ks}{3.7D} + \frac{2.51v}{D\sqrt{(2gDs)}}\right)$$

where :

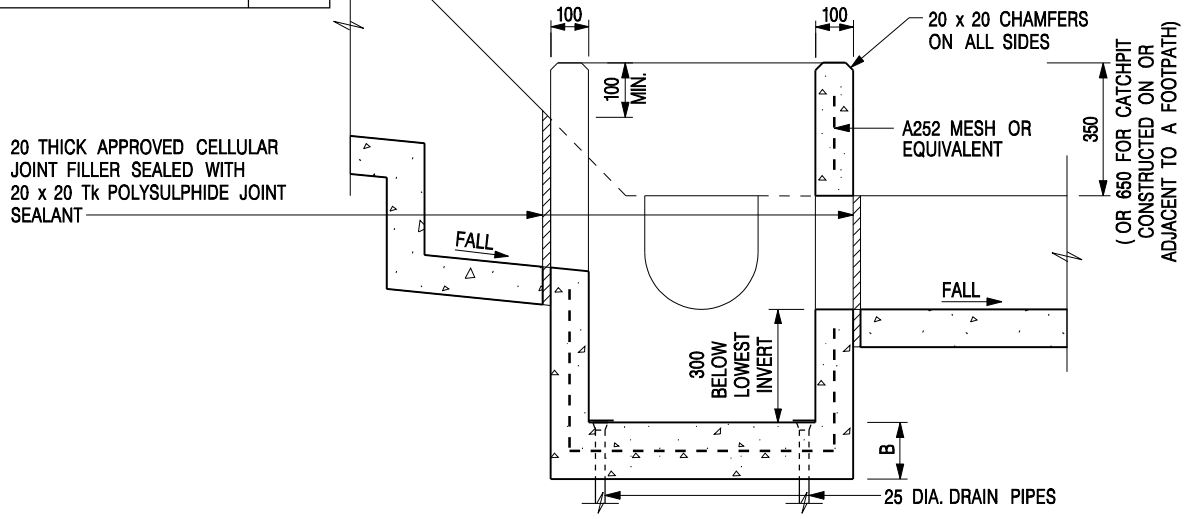
V	=		mean velocity (m/s)
g	=	9.81	m/s ² gravitational acceleration (m/s ²)
D	=	0.6	m internal pipe diameter (m)
ks	=	0.0006	m hydraulic pipeline roughness (m) (Table14, from DSD SDM 2018, concrete pipe)
v	=	1.14E-06	m ² /s kinematic viscosity of fluid (m ² /s)
s	=	0.01	hydraulic gradient

Therefore, design V of pipe capacity = 2.4336 m/s

Q= 2*0.8VA	(0.8 factor for sedimentation)
= 1.101	m ³ /s
= 66056	lit/min
> 58018	lit/min Ok



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



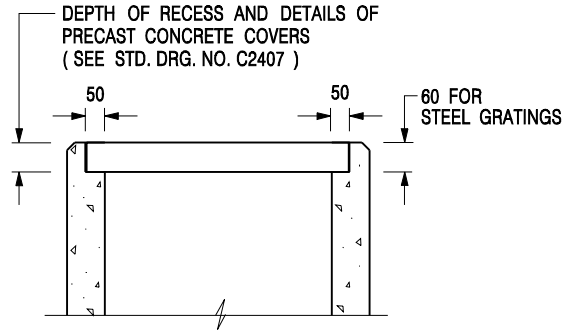
- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES.
 2. REFER TO SHEET 2 FOR OTHER NOTES.

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

CATCHPIT WITH TRAP
(SHEET 1 OF 2)

CEDD **CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT**

SCALE 1 : 20 **DRAWING NO.**
DATE JAN 1991 **C2406 /1**




**ALTERNATIVE TOP SECTION
FOR PRECAST CONCRETE COVERS / GRATINGS**

NOTES:

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

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

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

 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT	
SCALE 1 : 20	DRAWING NO. C2406 /2A
DATE JAN 1991	

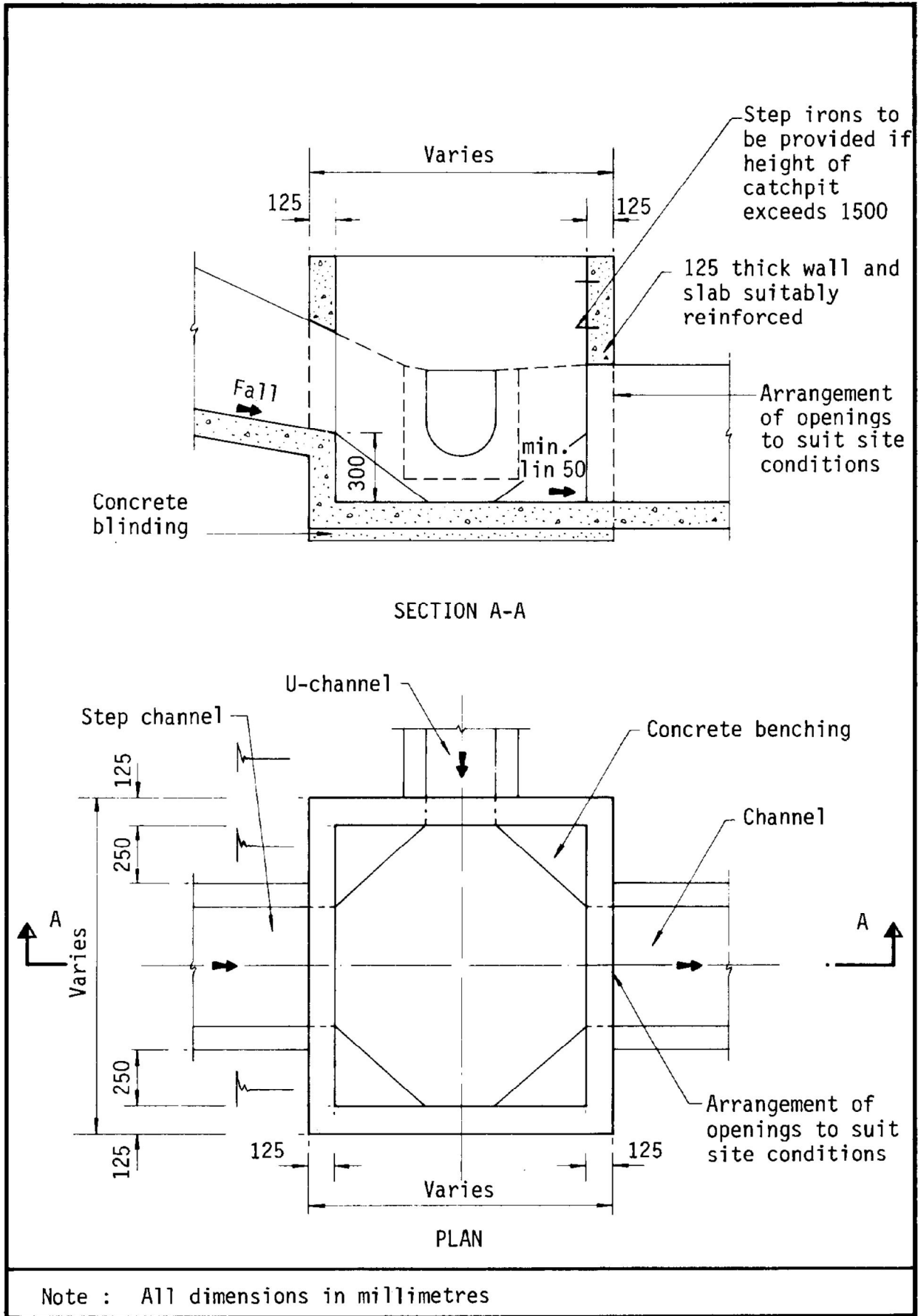
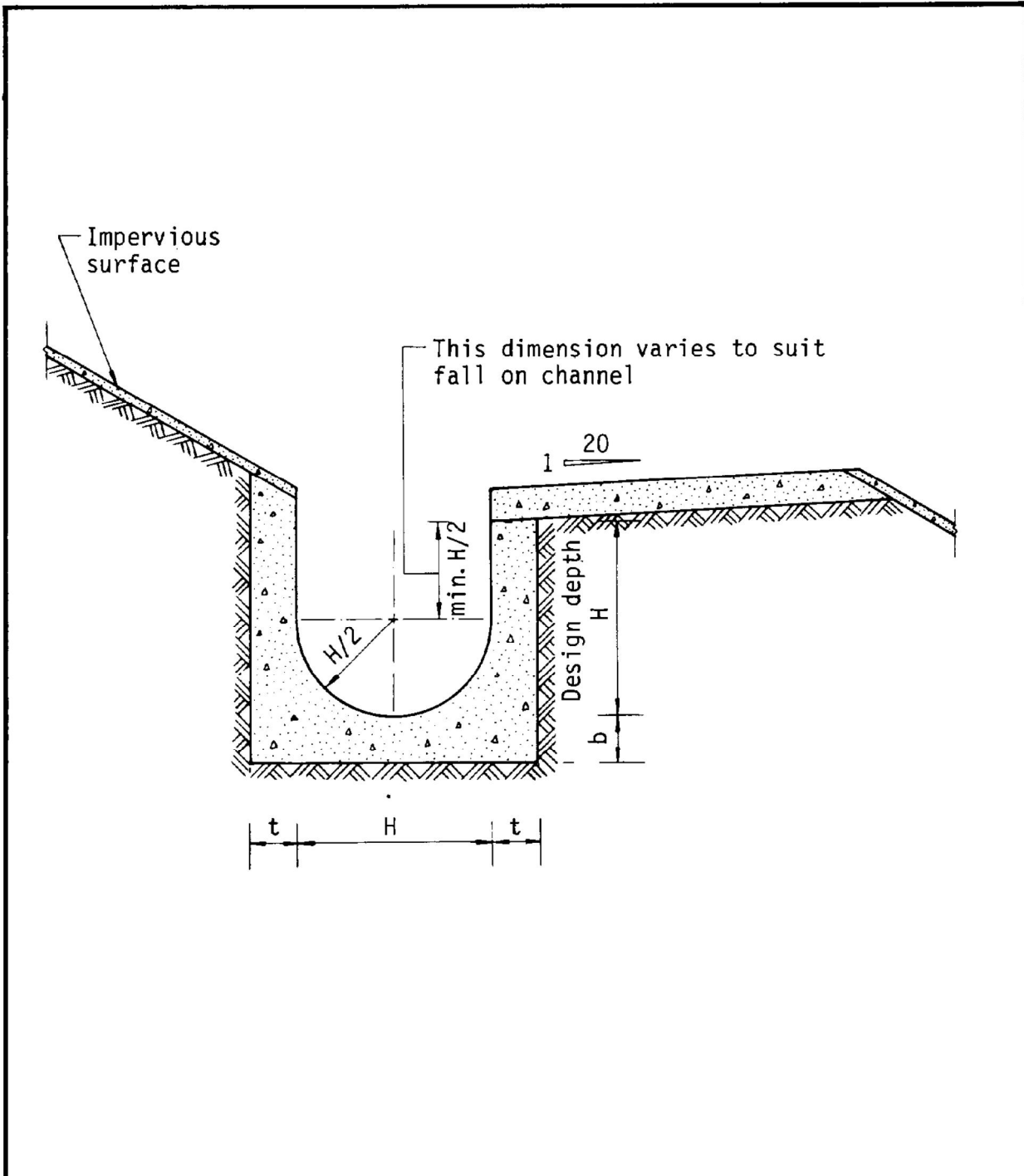


Figure 8.10 - Typical Details of Catchpits



Dimensions of U - channel

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

Figure 8.11 - Typical U-channel Details