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Charlotte Tsz Wing WUN/PLAND

寄件者: INNOVATIVE LAND USE PLANNING [REDACTED]
寄件日期: 2026年05月14日星期四 20:50
收件者: Charlotte Tsz Wing WUN/PLAND
主旨: Amended Plans 3, 3.1 and 4 of A/NE-TK/854
附件: Plan 4 Land Filling and Excavation Plan.pdf; Plan 3.1 Layout Plan (Comparison).pdf; Plan 3 Layout Plan.pdf

類別: Internet Email

Dear Charlotte,
Please find the captioned plans for your follow up action. Thanks.
Elaine SO
Town Planner
Innovative Land Use Planning Consultancy Co Ltd

Responses to Departmental Comments:	
<p>Comments of the District Lands Officer/Tai Po, Lands Department (Contact Person: Ms. Kathy HO, Tel: 2654 1177)</p> <p>(a) According to the information provided by the applicant and site inspection record from TPB, several temporary structures not covered by Modification of Tenancy, Letter of Approval, Short Term Waiver and Squatter Control Surveyed Record straddling on Lot Nos.1517, 1518, 1542RP, 1541, 1538, 1577, 1576, 1578, 1579, 1580, 1581 all in DD. 17 (subject to survey) are detected. The Government reserves the right to take appropriate actions if the registered owner(s) of Lot Nos.1517, 1518, 1542RP, 1541, 1538, 1577, 1576, 1578, 1579, 1580, 1581 all in DD. 17 fail to compile the conditions of the land lease. The applicant is required to clarify this issue with the TPB.</p> <p>(b) LandsD has reservation on the planning application since there are unauthorized building works and/or uses on the lot(s) which are already subject to lease enforcement actions according to case priority. The lot owner(s) should rectify/regularize the lease breaches as demanded by LandsD.</p>	<p>Noted. Please note that all temporary structures being inspected on the site will be removed upon the implementation of the proposed layout subject to the approval of the planning application. All proposed structures including the meeting centers, visitor centers and the living huts will be covered upon Building Plan submission. Other structures (storages) will be covered via application of STW.</p>

Planning Department	
<p>As there are some existing trees within the application site, please advise whether no structure, land filling and land excavation will affect the existing trees, and all existing trees will be retained.</p>	<p>All existing trees will be retained. For your information, the disposition of the proposed greenhouses located in the south of the subject Site has already been changed to the disposition as shown on Plan 3,3.1 and 4 which are to be replaced with the ones under the current application in order not to affect the existing trees. All relevant plans have been amended and submitted herewith for your follow up actions. Thanks.</p>
<p>Noting that the proposed living hut is located at a higher level than the rest of the application site, please advise how to access the living hut.</p>	<p>Please see Plan 3, 3.1 and 4 indicating the glass lane for footpath purpose. (Glass lane will not be paved)</p>
<p>Please advise whether the proposed operation hours will also be applicable to public holiday.</p>	<p>Operation hours also applied to public holidays</p>
<p>With reference to the comments from the Agriculture, Fisheries and Conservation Department (AFCD) on the previous application No. A/NE-TK/840, there are some lots not registered under the “Agri enJoy” Scheme but within the site boundary under the current application (including but not limited to Lots 1525 (Part) and 1526 in D.D. 17). Please advise whether relevant application to AFCD will be made to include all of the concerned lots under the “Agri enJoy” Scheme, should the current application be approved.</p>	<p>Relevant application involving lots, which have yet included/registered under the “Agr enJoy” within the application boundary will be made to AFCD.</p>

Agriculture, Fisheries and

Conservation Department : the farm areas under the 'Agri enJoy' Scheme are as attached.

While it is noted that there are some lots not under the "Agri enJoy" Scheme but within the site boundary under the current application (including but not limited to Lots 1525 (Part) and 1526 in D.D. 17), please advise whether relevant application to AFCD will be made to include all of the concerned lots under the "Agri enJoy" Scheme, should the current application be approved.

Please also advise why some portions included under the 'Agri enJoy' Scheme have been excluded in the site boundary under the current application.

Relevant application to include the concerned lots will be made to AFCD to be included under the "Agri enJoy" scheme.

Since agriculture is permitted use under "Green Belt" zone on the approved Ting Kok OZP, those portion excluded within the Site boundary are also used under "Agri enJoy" scheme.



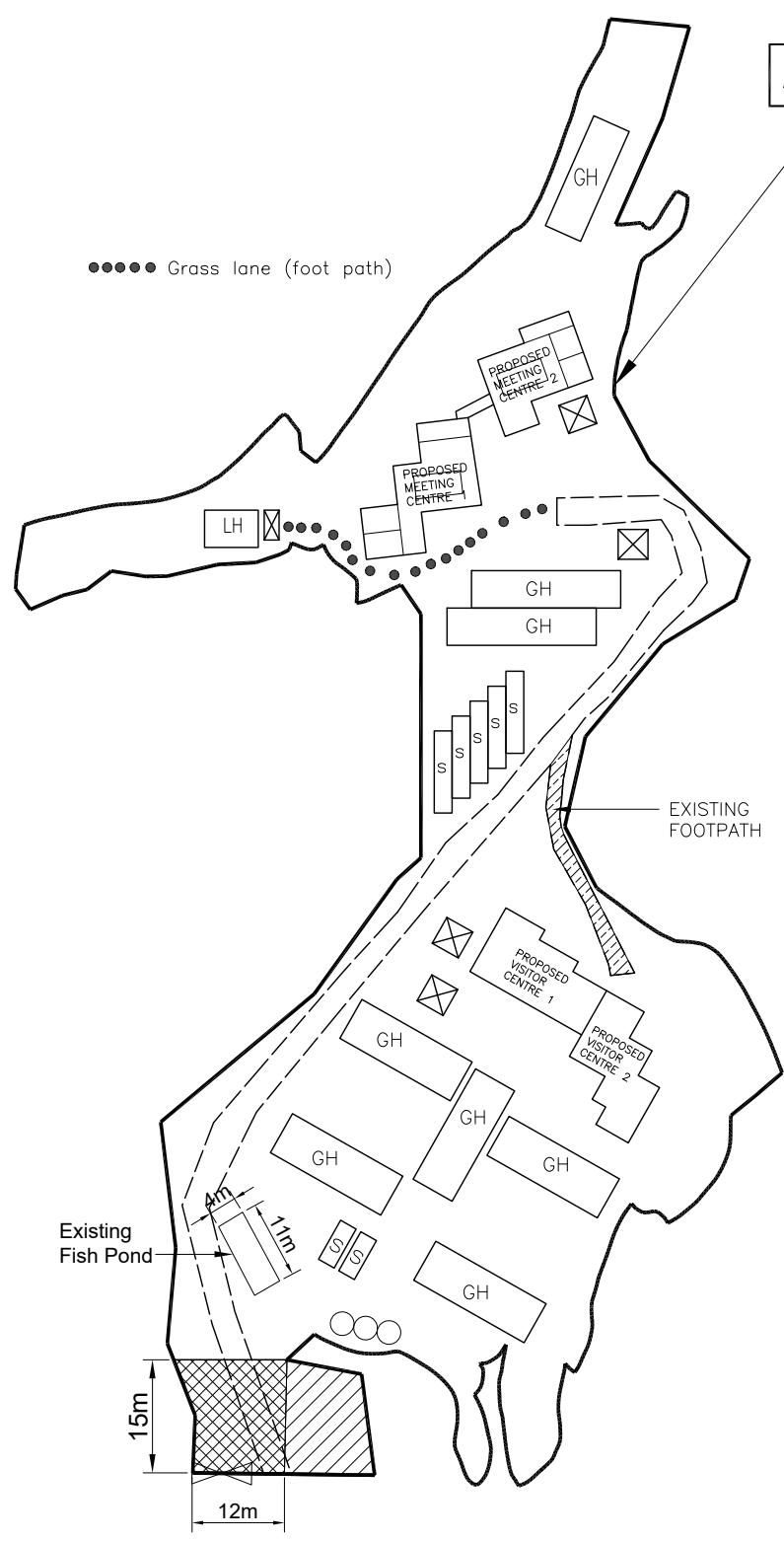
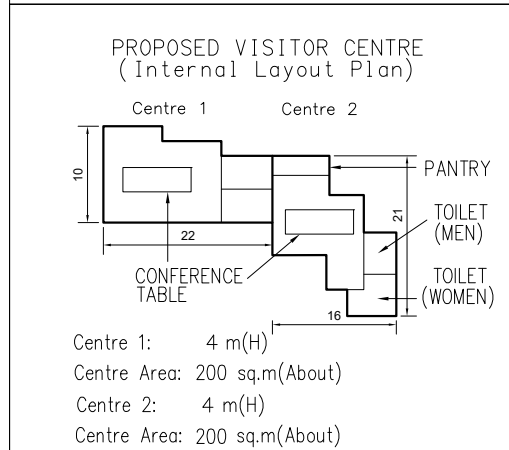
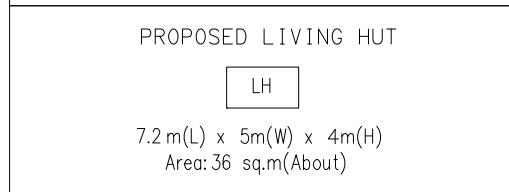
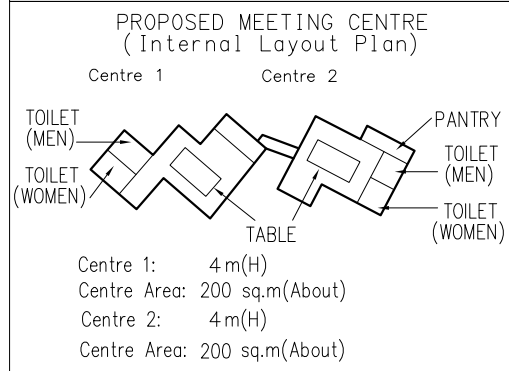
Application Site

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.

●●●●● Grass lane (foot path)

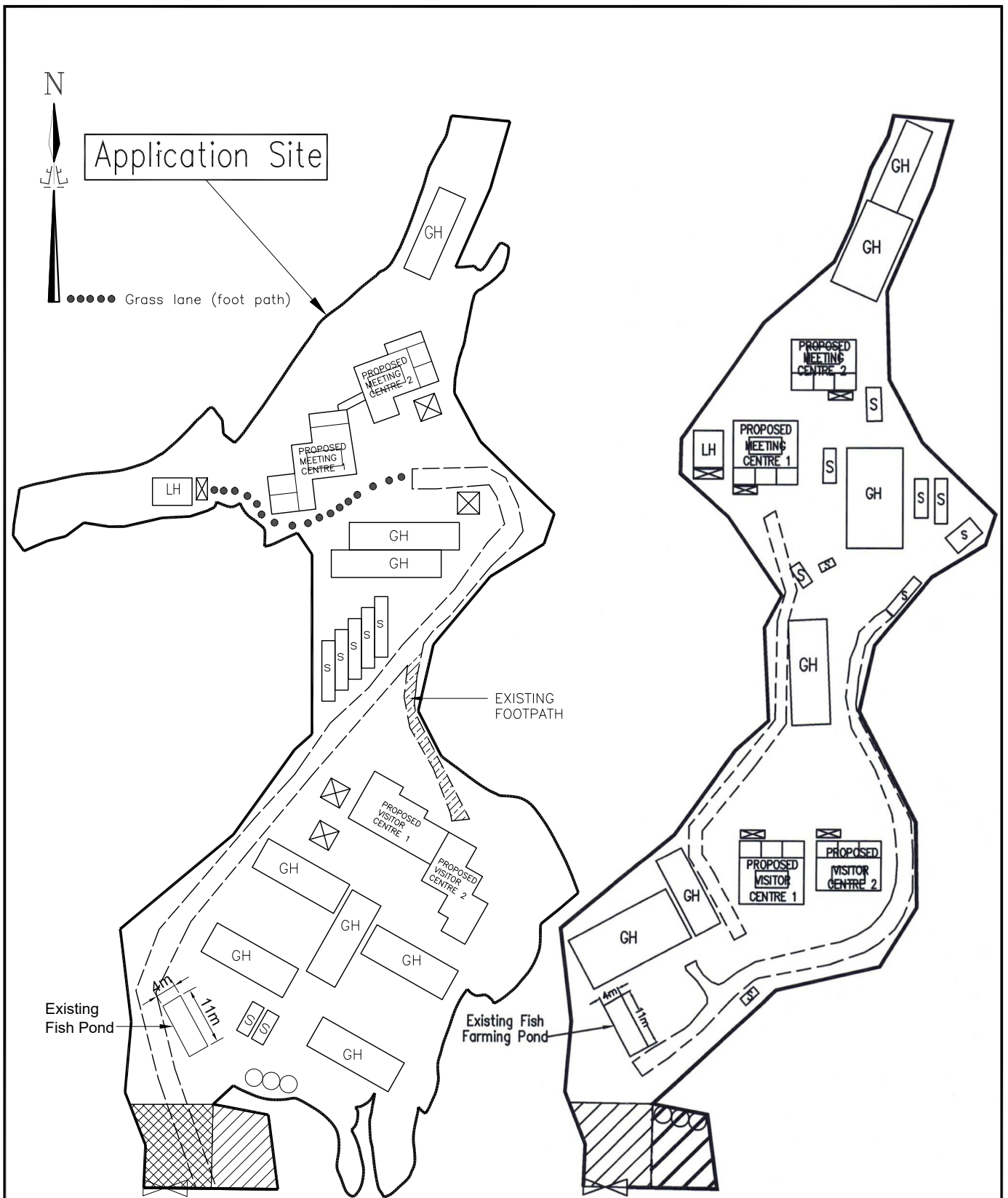
LEGEND

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)

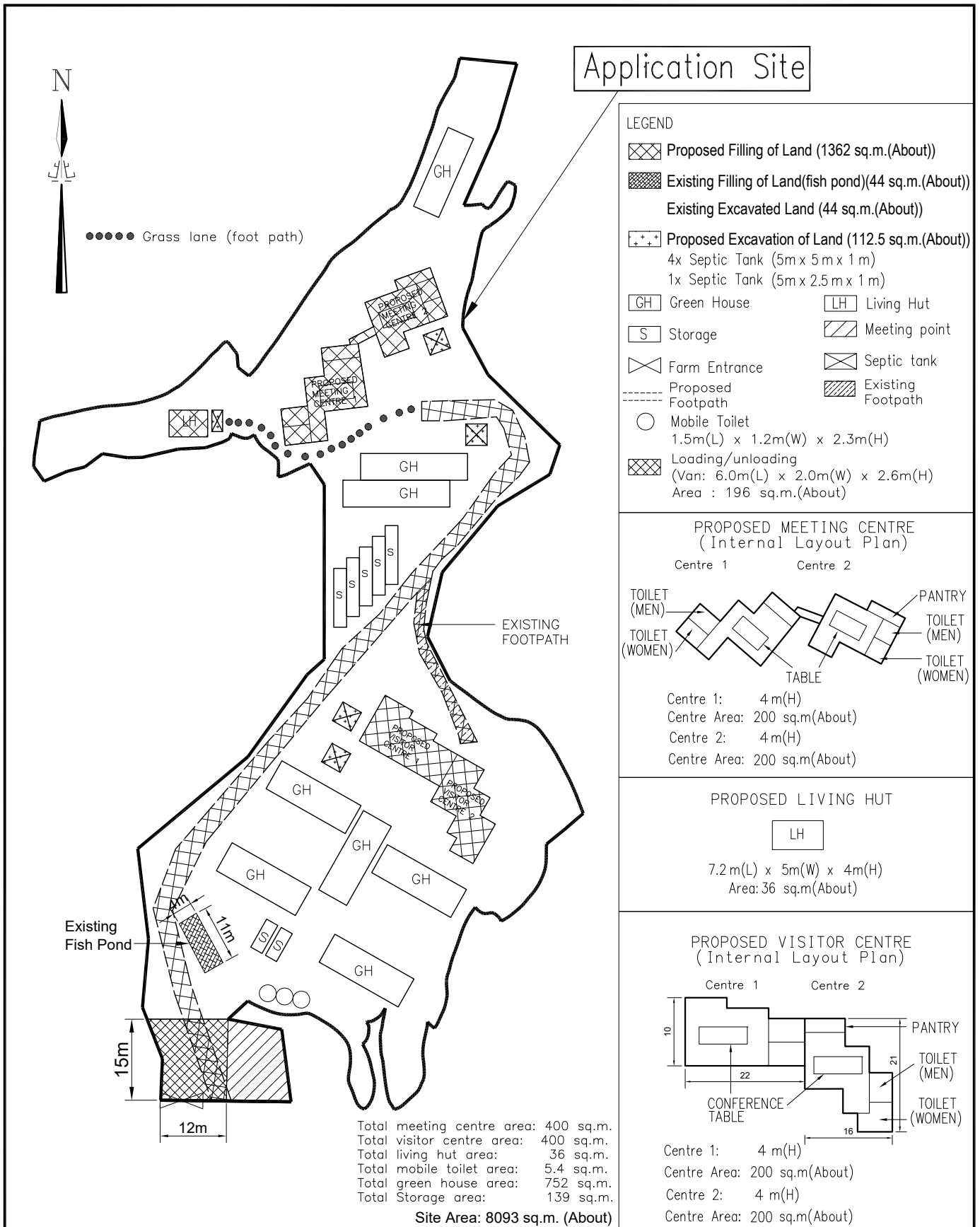
<p>Not to Scale</p>	<p>Layout Plan</p> <p>Proposed Filling and Excavation of Land for the Permitted Agricultural use</p>	<p>INNOVATIVE LAND USE PLANNING CONSULTANCY CO.</p>
<p>MAR 2026</p>	<p>Part of Lots 1517 , 1525 , 1535 , 1536 , 1538 , 1540 , 1545 , 1553 , 1554 , 1575 , 1576 , 1581 , 1582 , 1584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



CURRENT PROPOSED LAYOUT PLAN

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

<p>Not to Scale</p>	<p>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>



<p>Not to Scale</p>	<p>Land Filling and Excavation Plan</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 4</p>