**Broad Development Parameters of the Applied Use/Development in respect of Application No. A/NE-TK/866**
**關乎申請編號 A/NE-TK/866 的擬議用途/發展的概括發展規範**

| | | | |
|---|---|---|---|
| Application No.<br>申請編號 | A/NE-TK/866 | | |
| Location/address<br>位置／地址 | Various Lots in D.D. 17, Ting Kok, Tai Po<br>大埔汀角丈量約份第 17 約多個地段 | | |
| Site area<br>地盤面積 | About 約 669.2 sq. m 平方米 | | |
| Plan<br>圖則 | Approved Ting Kok Outline Zoning Plan No. S/NE-TK/19<br>汀角分區計劃大綱核准圖編號 S/NE-TK/19 | | |
| Zoning<br>地帶 | "Agriculture"<br>「農業」 | | |
| Type of Application<br>申請類別 | Temporary Use/Development in Rural Areas for a Period of 3 Years<br>位於鄉郊地區的臨時用途/發展為期 3 年 | | |
| Applied use/ development<br>申請用途/發展 | Proposed Temporary Eating Place (Cafe) for a Period of 3 Years<br>擬議臨時食肆（茶座）（為期 3 年） | | |
| Gross floor area and/or plot ratio<br>總樓面面積及／或地積比率 | | sq. m<br>平方米 | Plot ratio<br>地積比率 |
| | Domestic<br>住用 | - | - |
| | Non-domestic<br>非住用 | About 約 198 | About 約 0.296 |
| No. of block<br>幢數 | Domestic<br>住用 | - | |
| | Non-domestic<br>非住用 | 1 | |
| Building height/ No. of storeys<br>建築物高度／層數 | Domestic<br>住用 | - | m 米 |
| | | - | mPD 米(主水平基準上) |
| | | - | Storey(s) 層 |
| | Non-domestic<br>非住用 | 3 | m 米 |
| | | - | mPD 米(主水平基準上) |
| | | 1 | Storey(s) 層 |
| Site coverage<br>上蓋面積 | About 約 29.6 % | | |

| | |
|---|---|
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | - |

* 有關資料是為方便市民大眾參考而提供。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。

The information is provided 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.

**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 | ☐ | ☐ |
| Block plan(s) 樓宇位置圖 | ☐ | ☐ |
| Floor plan(s) 樓宇平面圖 | ☐ | ☐ |
| Sectional plan(s) 截視圖 | ☐ | ☐ |
| Elevation(s) 立視圖 | ☐ | ☐ |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片 | ☐ | ☐ |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖 | ☐ | ☐ |
| Others (please specify) 其他（請註明） | ☑ | ☑ |
| Site plans 平面圖 | | |
| Location plan 位置圖 | | |
| **Reports 報告書** | | |
| Planning Statement / Justifications 規劃綱領 / 理據 | ☑ | ☐ |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | ☐ | ☐ |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | ☐ | ☐ |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | ☐ | ☐ |
| Visual impact assessment 視覺影響評估 | ☐ | ☐ |
| Landscape impact assessment 景觀影響評估 | ☐ | ☐ |
| Tree Survey 樹木調查 | ☐ | ☐ |
| Geotechnical impact assessment 土力影響評估 | ☐ | ☐ |
| Drainage impact assessment 排水影響評估 | ☐ | ☐ |
| Sewerage impact assessment 排污影響評估 | ☐ | ☐ |
| Risk Assessment 風險評估 | ☐ | ☐ |
| Others (please specify) 其他（請註明） | ☐ | ☐ |

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

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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。

這是1990年9月7日在憲報公布的中期發展審批地區圖編號 IDPA/NE-TK/1 沒有涵蓋的範圍，但已包括在首次公布的汀角分區計劃大綱草圖編號 S/NE-TK/1 的規劃區內。

AREA NOT FALLING WITHIN THE BOUNDARIES OF THE IDPA PLAN No. IDPA/NE-TK/1 PUBLISHED IN THE GAZETTE ON 7.9.1990 BUT INCLUDED IN THE PLANNING SCHEME AREA ON THE FIRST PUBLICATION OF THE DRAFT TING KOK OUTLINE ZONING PLAN No. S/NE-TK/1 .

本摘要圖於2026年7月23日擬備，
所根據的資料為於2015年10月27日
核准的分區計劃大綱圖編號S/NE-TK/19
EXTRACT PLAN PREPARED ON 23.7.2026
BASED ON OUTLINE ZONING PLAN
No. S/NE-TK/19 APPROVED ON 27.10.2015

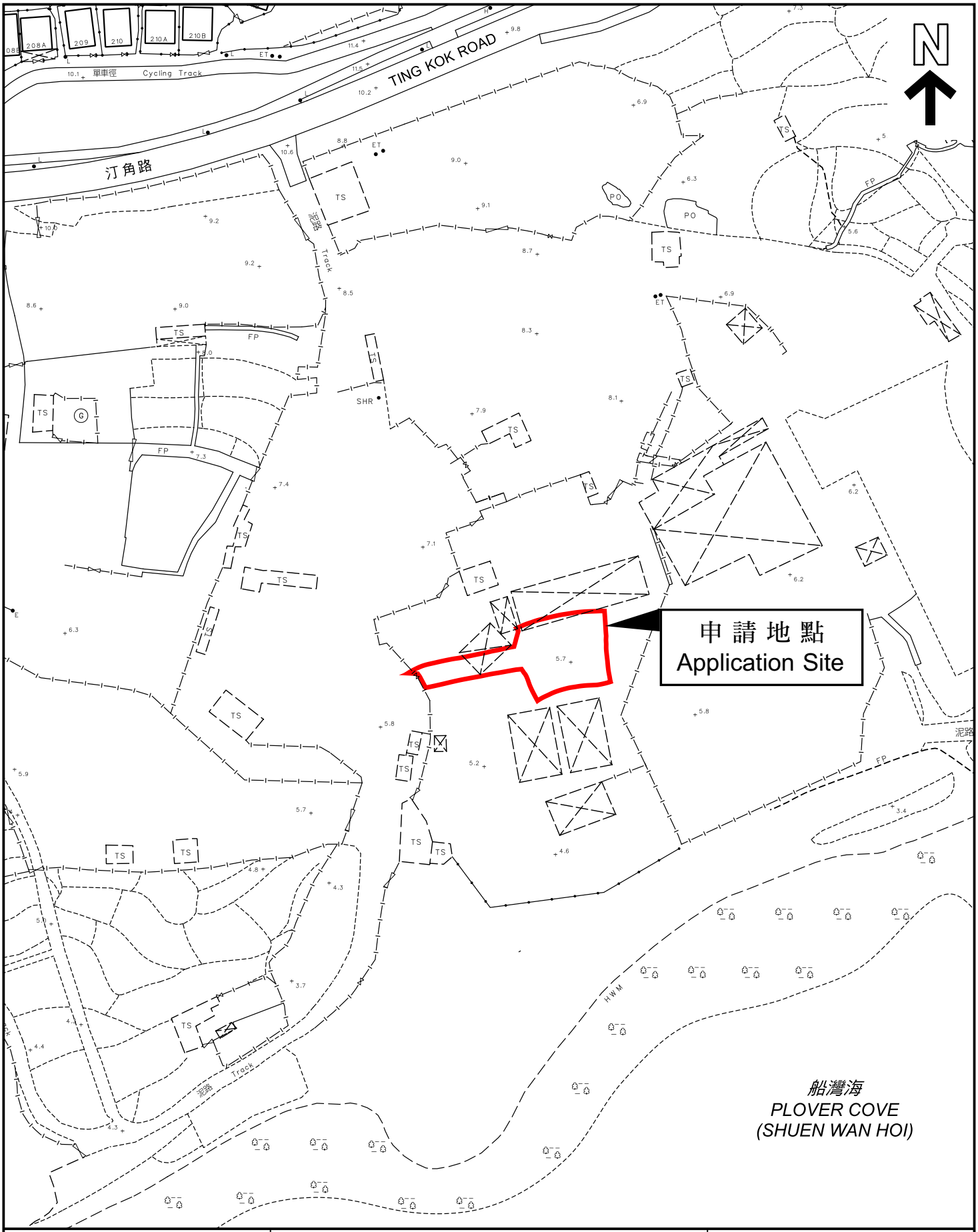
# 位置圖 LOCATION PLAN

SCALE 1 : 7 500 比例尺

米 METRES 100 0 100 200 300 米 METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TK/866




本摘要圖於2026年7月23日擬備，
所根據的資料為測量圖編號
3-SE-23A及C

EXTRACT PLAN PREPARED ON 23.7.2026
BASED ON SURVEY SHEETS No.
3-SE-23A & C

# 平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/NE-TK/866