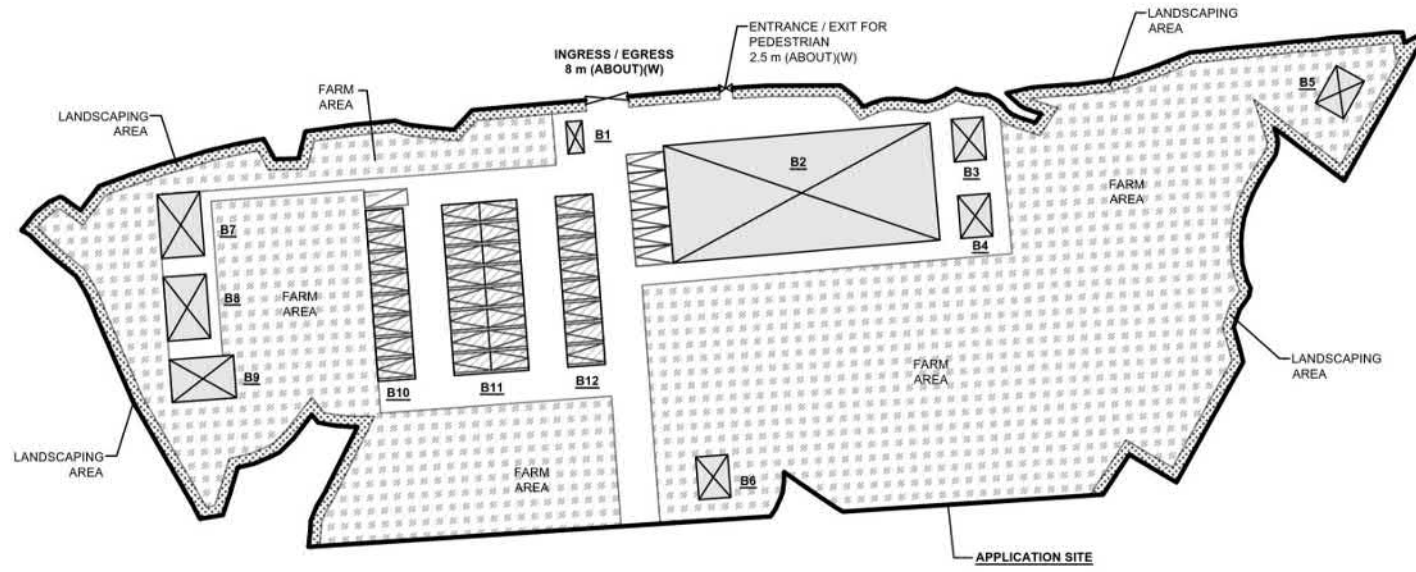
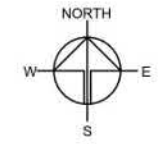


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 16,273 m ²	(ABOUT)
COVERED AREA	: 2,542 m ²	(ABOUT)
UNCOVERED AREA	: 13,731 m ²	(ABOUT)
PLOT RATIO	: 0.16	(ABOUT)
SITE COVERAGE	: 16%	(ABOUT)
NO. OF STRUCTURE	: 12	
DOMESTIC GFA	: NOT APPLICABLE	
NON-DOMESTIC GFA	: 2,542 m ²	(ABOUT)
TOTAL GFA	: 2,542 m ²	(ABOUT)
BUILDING HEIGHT	: 3 m - 6 m	(ABOUT)
NO. OF STOREY	: 1	

STRUCTURE	USE	COVERED AREA	GROSS FLOOR AREA	BUILDING HEIGHT
B1	GUARDHOUSE	18 m ² (ABOUT)	18 m ² (ABOUT)	3 m (ABOUT)(1-STOREY)
B2	RECEPTION, AGRICULTURAL EDUCATION ROOM, OFFICE, ANCILLARY EATING PLACE AND STORAGE OF FARMING MACHINERY	1,100 m ² (ABOUT)	1,100 m ² (ABOUT)	6 m (ABOUT)(1-STOREY)
B3	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B4	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B5	AGRICULTURAL EDUCATION ROOM	48 m ² (ABOUT)	48 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B6	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B7	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B8	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B9	AGRICULTURAL EDUCATION ROOM	96 m ² (ABOUT)	96 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B10	CANOPY FOR PARKING SPACE	224 m ² (ABOUT)	224 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B11	CANOPY FOR PARKING SPACE	448 m ² (ABOUT)	448 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
B12	CANOPY FOR PARKING SPACE	224 m ² (ABOUT)	224 m ² (ABOUT)	4 m (ABOUT)(1-STOREY)
TOTAL		2,542 m² (ABOUT)	2,542 m² (ABOUT)	



PARKING AND LOADING/UNLOADING (L/L) PROVISIONS

NO. OF PARKING SPACE FOR PRIVATE CAR	: 38
DIMENSION OF SPACE	: 5 m (L) X 2.5 m (W)
NO. OF L/L SPACE FOR LIGHT BUS/LIGHT GOODS VEHICLE	: 1
DIMENSION OF SPACE	: 8 m (L) X 3.5 m (W)

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

LEGEND

- APPLICATION SITE
- STRUCTURE (ENCLOSED)
- STRUCTURE (CANOPY)
- PARKING SPACE (PRIVATE CAR)
- L/L SPACE (LIGHT BUS/LGV)
- INGRESS/EGRESS/ENTRANCE/EXIT

PLANNING CONSULTANT	
PROJECT	
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS	
SITE LOCATION	
VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES	
SCALE	
DRAWN BY	DATE
MN	10.12.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
LAYOUT PLAN	
DWG NO.	VER.
FI 1 ANNEX 3 P01	001

參考編號
REFERENCE No. A/NE-TK/843

繪圖 DRAWING A-1

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

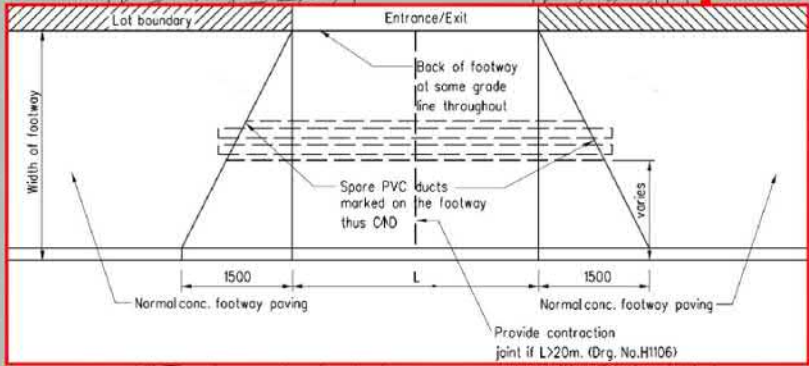
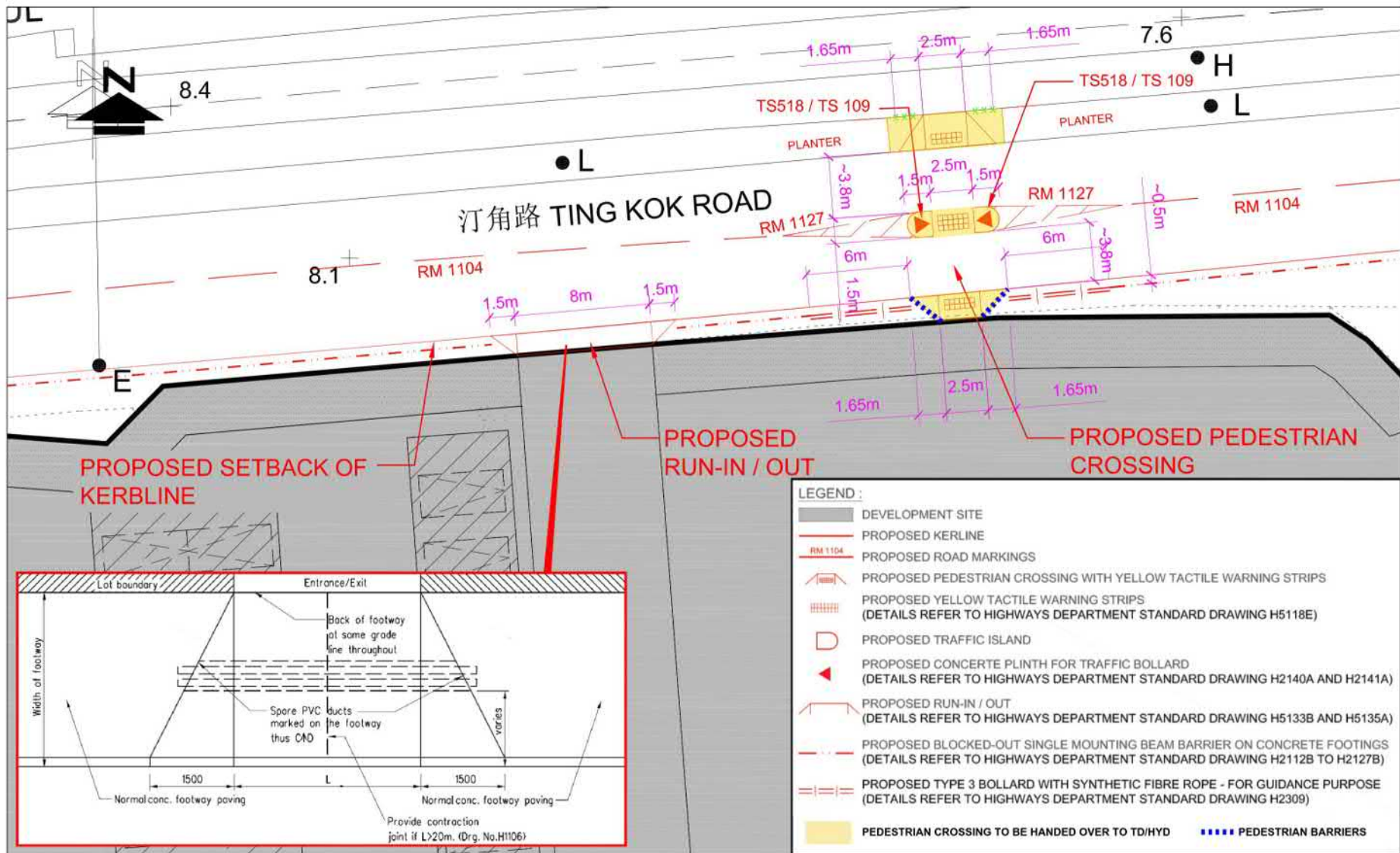


FIGURE NO.:	RtC-A
PROJECT NO.:	22013HK
SCALE:	DATE: 22 APR 2022

PROJECT TITLE:	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land, at Lots 245 S.A & Various Lots in D.D.17, Ting Kok Rd, Tai Po, New Territories (Approved S16 Planning Application: A/NE-TK/678)
DRAWING TITLE:	LAYOUT PLAN

CTA Consultants Limited
志達顧問有限公司
Annex 1

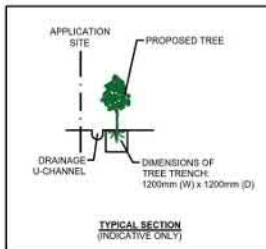
參考編號 REFERENCE No.	A/NE-TK/843	繪圖 DRAWING A-2
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LANDSCAPE PLAN

APPLICATION SITE AREA : 16,273 m² (ABOUT)
 PROPOSED TREE SPECIES : 17 (N1-T17)
 : ELAEOCARPUS CHINENSIS (N1-N7)
 : PHYLANTHUS EMBLICA (N8-N17)
 HEIGHT OF NEW TREES : NOT LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT LESS THAN 4 m
 DIMENSION OF TREE TRENCH : 1.2 m (W) X 1.2 m (D))



APPLICATION SITE



NOTES:

- 1) THE APPLICANT WILL MAINTAIN TREES IN GOOD CONDITION DURING THE PLANNING APPROVAL PERIOD.
- 2) THE APPLICANT WILL REPLACE TREES WHICH ARE DYING OR DEAD DURING THE PLANNING APPROVAL PERIOD.
- 3) THE APPLICANT WILL PROVIDE ADEQUATE IRRIGATION FOR TREES.

LEGEND

- APPLICATION SITE
- FILLING AREA
- FARMING AREA
- GRASSED AREA
- PROPOSED TREES



PROJECT
 PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

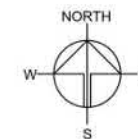
SITE LOCATION
 VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE	
DRAWN BY CC	DATE 26.11.2025
CHECKED BY	DATE
APPROVED BY	DATE
DWG. TITLE LANDSCAPE PLAN	
DWG. NO. FI 1 ANNEX 3 PLAN 02	VER. 001

參考編號
 REFERENCE No. A/NE-TK/843

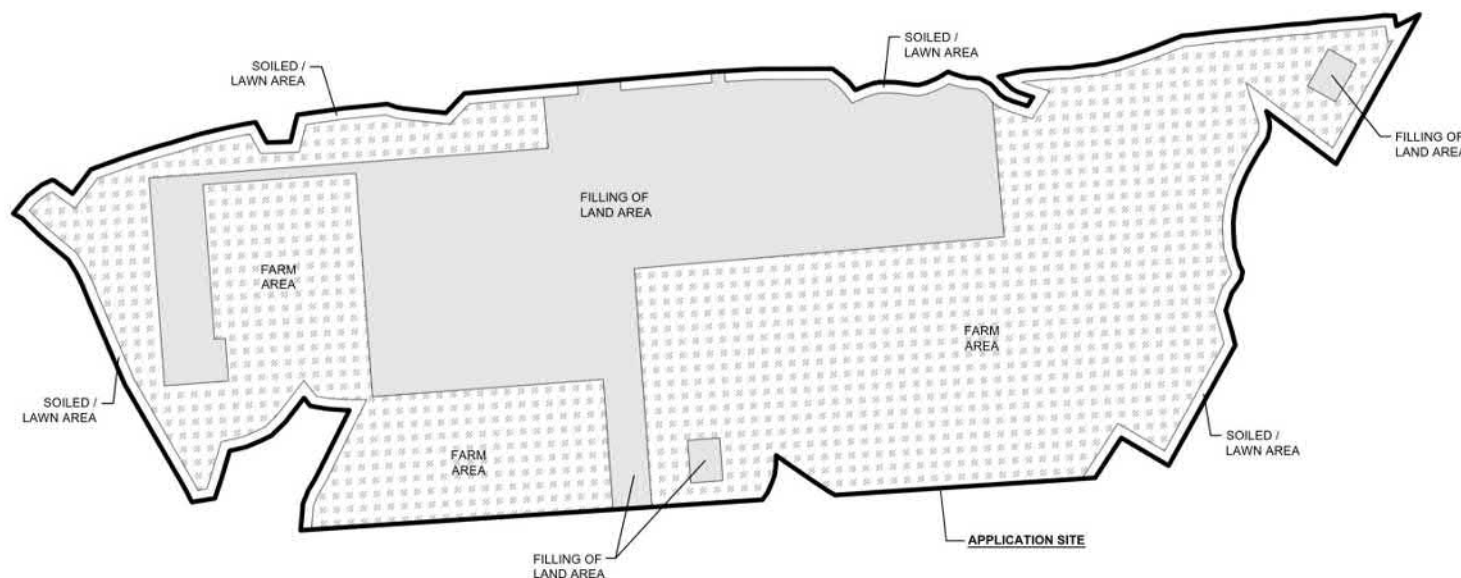
繪圖 DRAWING A-3

(來源：申請人建議書)
 (SOURCE: APPLICANT'S SUBMISSION PLAN)



PAVED RATIO OF THE APPLICATION SITE

APPLICATION SITE AREA	: 16,273 m ² (ABOUT)	
PROPOSED FARM AREA	: 9,967 m ² (ABOUT)	
PURPOSE OF FARM	: HOBBY FARM AREA	
PROPOSED FILLING OF LAND AREA	: 5,276 m ² (ABOUT)	
DEPTH OF LAND FILLING	: NOT MORE THAN 0.2 m	
MATERIAL OF FILLING	: CONCRETE	
PURPOSE OF LAND FILLING	: SITE FORMATION OF STRUCTURES, PARKING AND LOADING/UNLOADING SPACE, AND CIRCULATION SPACE	
PROPOSED SOILED GROUND / LAWN AREA	: 1,030 m ² (ABOUT)	
PURPOSE OF SOILED / LAWN AREA	: LANDSCAPING AREA	



LEGEND

- APPLICATION SITE
- FILLING OF LAND AREA
- HOBBY FARM AREA
- SOILED GROUND / LAWN AREA

*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY.

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS

SITE LOCATION

VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND TING KOK, NEW TERRITORIES

SCALE

DRAWN BY	DATE
MN	12.9.2025
REVISED BY	DATE
APPROVED BY	DATE

DWG. TITLE
PAVED RATIO PLAN

DWG NO.	VER.
PLAN 5	001

參考編號
REFERENCE No. A/NE-TK/843

繪圖 DRAWING A-4

(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

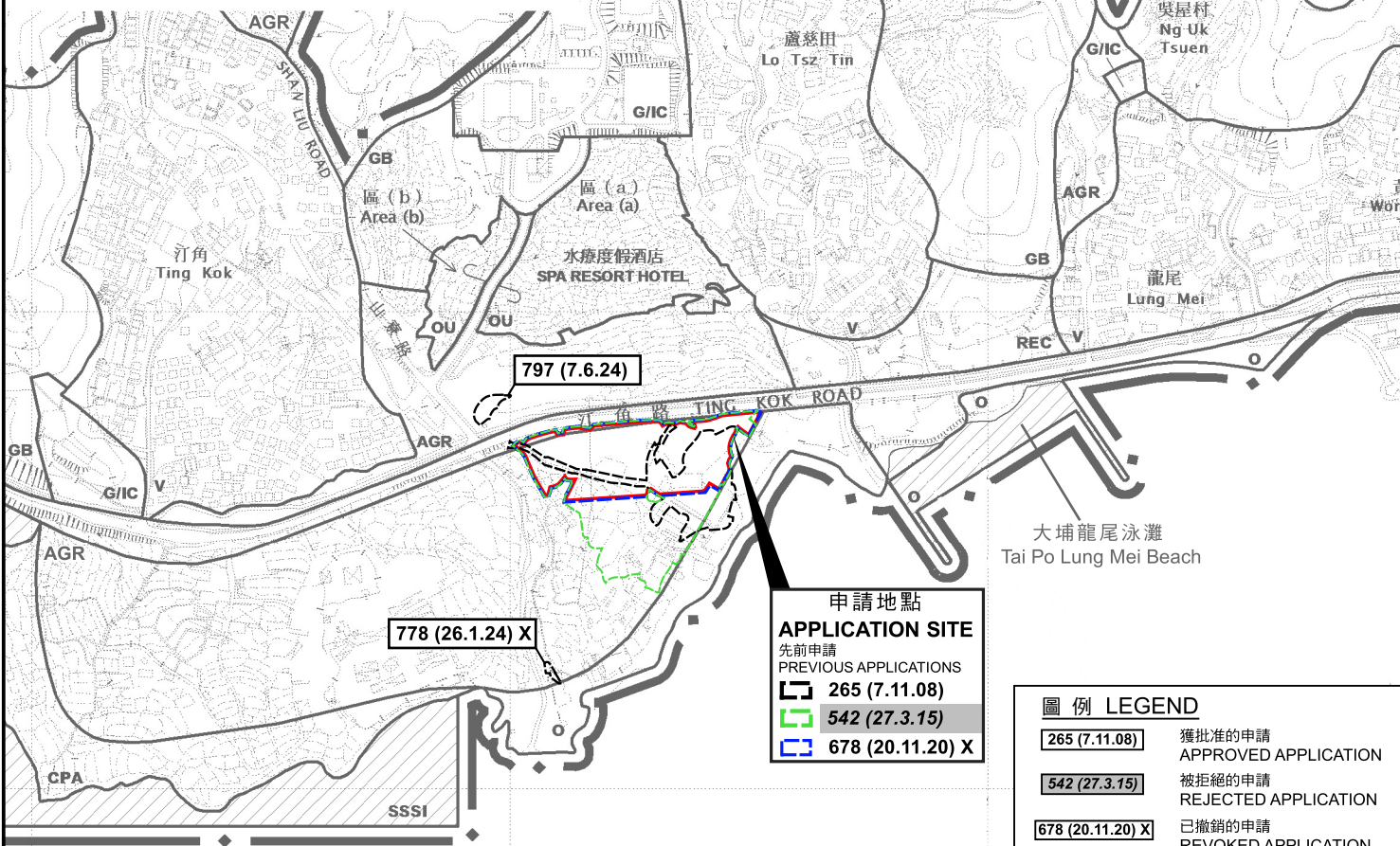


要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



八仙嶺郊野公園
PAT SIN LENG COUNTRY PARK



申請地點 APPLICATION SITE
 先前申請 PREVIOUS APPLICATIONS
 265 (7.11.08)
 542 (27.3.15)
 678 (20.11.20) X

圖例 LEGEND	
265 (7.11.08)	獲批准的申請 APPROVED APPLICATION
542 (27.3.15)	被拒絕的申請 REJECTED APPLICATION
678 (20.11.20) X	已撤銷的申請 REVOKED APPLICATION
678 (20.11.20) X	已撤銷 REVOKED
---	會議日期 DATE OF MEETING
---	申請編號 APPLICATION NUMBER

申請地點界限只作識別用
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議臨時康體文娛場所（休閒農場）
連附屬食肆及相關填土工程（為期5年）
新界大埔汀角丈量約份第17約多個地段和毗連政府土地
PROPOSED TEMPORARY PLACE OF RECREATION,
SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS
VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND,
TING KOK, TAI PO, NEW TERRITORIES

SCALE 1 : 7 500 比例尺
0 100 200 300 米 METRES

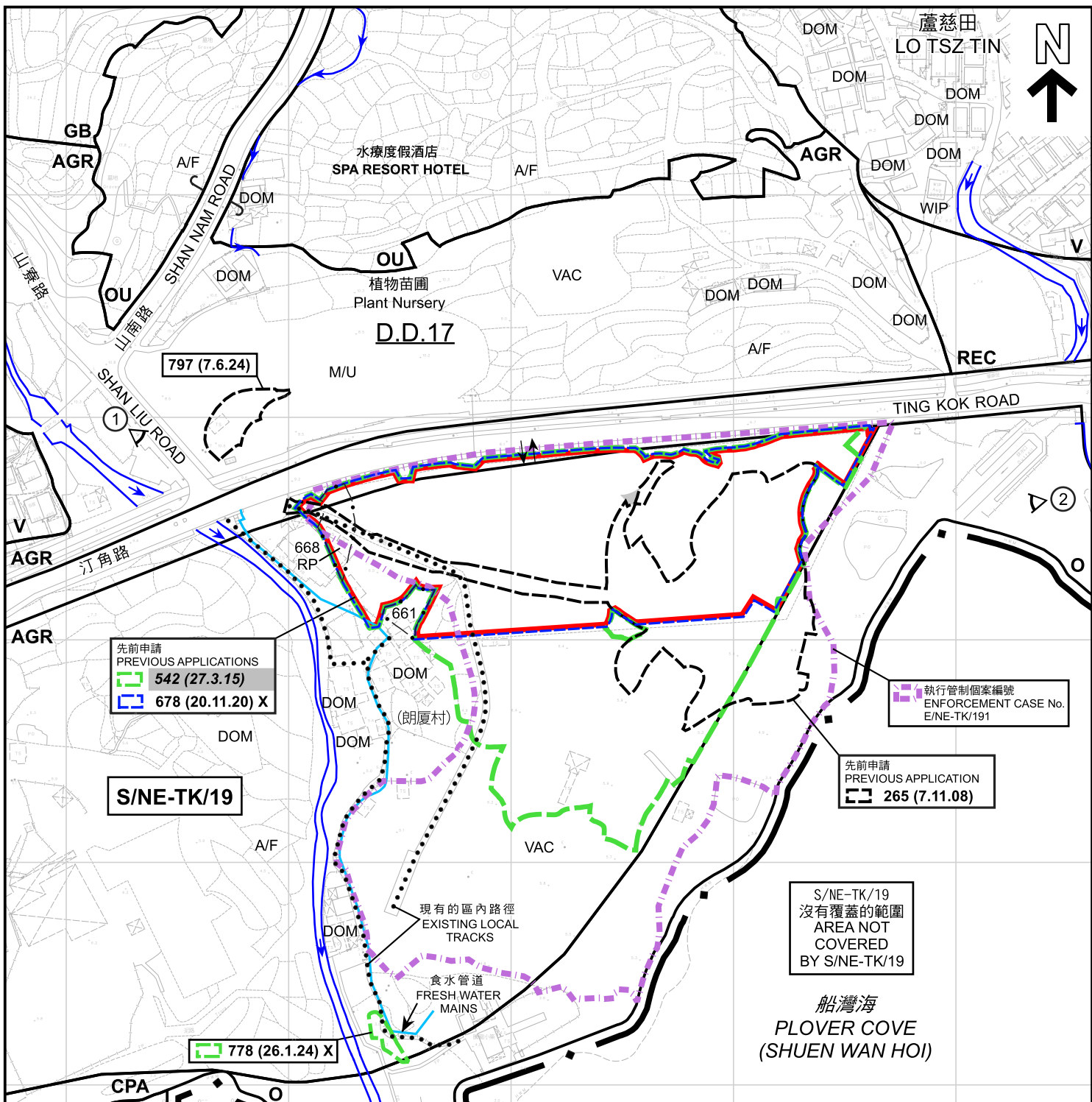
本摘要圖於2026年4月17日擬備，
所根據的資料為於2015年10月27日
核准的分區計劃大綱圖編號S/NE-TK/19
EXTRACT PLAN PREPARED ON 17.4.2026
BASED ON OUTLINE ZONING PLAN
No. S/NE-TK/19 APPROVED ON 27.10.2015



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-TK/843

圖 PLAN
A-1



先前申請
PREVIOUS APPLICATIONS
542 (27.3.15)
678 (20.11.20) X

執行管制個案編號
ENFORCEMENT CASE No.
E/NE-TK/191

先前申請
PREVIOUS APPLICATION
265 (7.11.08)

S/NE-TK/19

S/NE-TK/19
沒有覆蓋的範圍
AREA NOT COVERED
BY S/NE-TK/19

船灣海
PLOVER COVE
(SHUEN WAN HOI)

圖例 LEGEND 申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) 政府土地 GOVERNMENT LAND 鄉村式發展 VILLAGE TYPE DEVELOPMENT 休憩用地 OPEN SPACE 康樂 RECREATION 其他指定用途 OTHER SPECIFIED USES	AGR 農業 AGRICULTURE GB 綠化地帶 GREEN BELT CPA 海岸保護區 COASTAL PROTECTION AREA WIP 工程進行中 WORK IN PROGRESS A/F 休耕農地 FALLOW AGRICULTURAL LAND DOM 住用構築物 DOMESTIC STRUCTURE M/U 荒地 UNUSED LAND	VAC 空置 VACANT 河道 STREAM COURSE 入口/出口 INGRESS / EGRESS 實地照片的觀景點 VIEWING POINT OF SITE PHOTO 265 (7.11.08) 獲批准的申請 APPROVED APPLICATION	542 (27.3.15) 被拒絕的申請 REJECTED APPLICATION 678 (20.11.20) X 已撤銷的申請 REVOKED APPLICATION 678 (20.11.20) X 已撤銷 REVOKED 會議日期 DATE OF MEETING 申請編號 APPLICATION NUMBER
	註釋 Notes : 2026年4月1日勘測的土地用途 Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 1.4.2026		

本摘要圖於2026年4月22日擬備，
所根據的資料為測量圖編號
3-SE-23A、B、C及D
EXTRACT PLAN PREPARED ON 22.4.2026
BASED ON SURVEY SHEETS No.
3-SE-23A, B, C & D

平面圖 SITE PLAN

擬議臨時康體文娛場所 (休閒農場)
連附屬食肆及相關填土工程 (為期5年)
新界大埔汀角丈量約份第17約多個地段和毗連政府土地
PROPOSED TEMPORARY PLACE OF RECREATION,
SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS
VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND,
TING KOK, TAI PO, NEW TERRITORIES

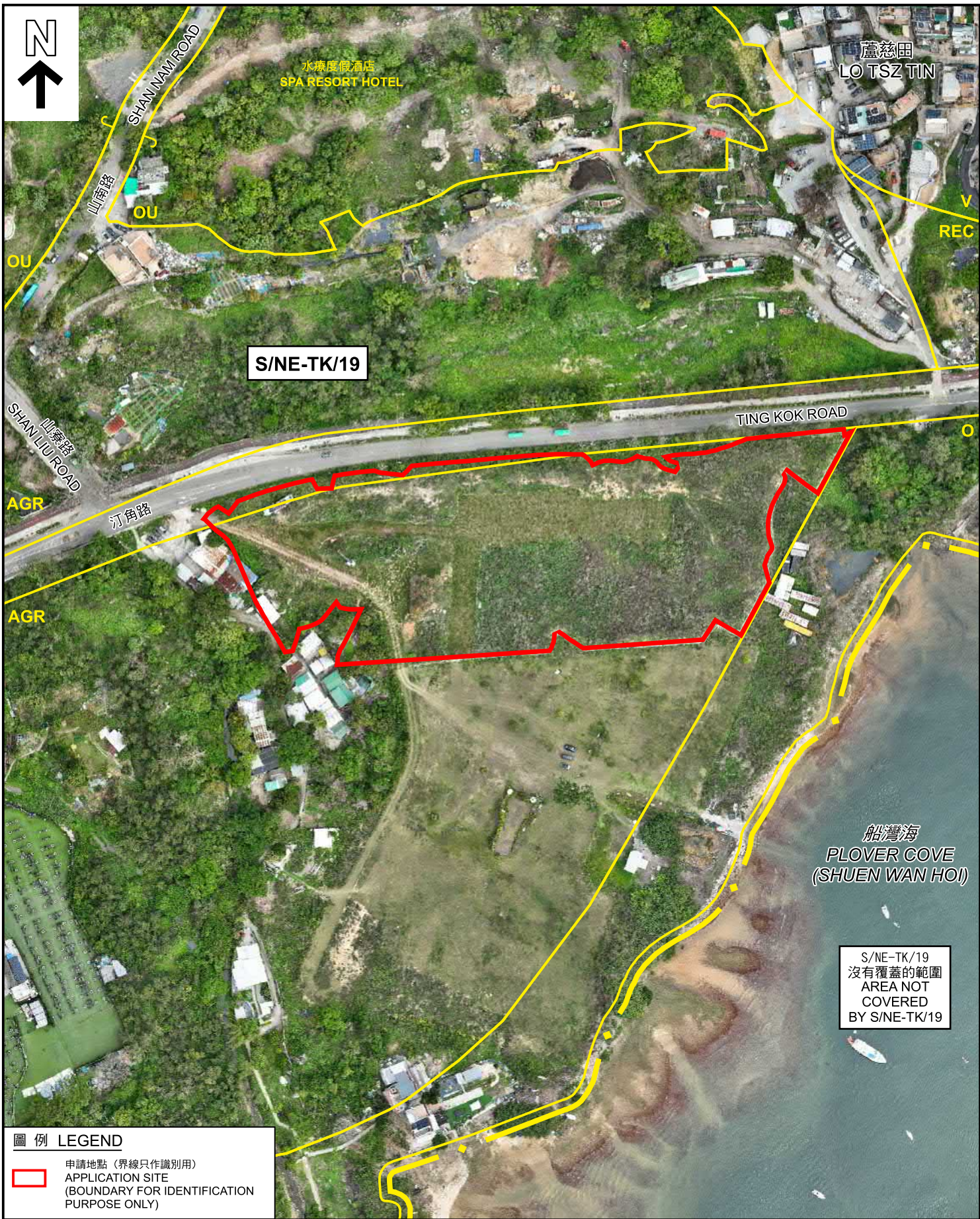
SCALE 1 : 2 500 比例尺

米 METRES 50
0
50
100 米 METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-TK/843

圖 PLAN
A-2



S/NE-TK/19

盧慈田
LO TSZ TIN

水療度假酒店
SPA RESORT HOTEL

TING KOK ROAD

汀角路

船灣海
PLOVER COVE
(SHUEN WAN HOI)

S/NE-TK/19
沒有覆蓋的範圍
AREA NOT
COVERED
BY S/NE-TK/19

圖例 LEGEND

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

本摘要圖於2026年4月14日擬備，
所根據的資料為規劃署
於2026年4月1日拍得的正射影像圖
EXTRACT PLAN PREPARED ON 14.4.2026
BASED ON ORTHOPHOTO TAKEN ON
1.4.2026 BY PLANNING DEPARTMENT

航攝照片 AERIAL PHOTO

擬議臨時康體文娛場所 (休閒農場)
連附屬食肆及相關填土工程 (為期5年)
新界大埔汀角丈量約份第17約多個地段和毗連政府土地
PROPOSED TEMPORARY PLACE OF RECREATION,
SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE
AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS
VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND,
TING KOK, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-TK/843

圖 PLAN
A-3

1



2



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

實地照片 SITE PHOTOS

本圖於2026年4月10日擬備，所根據的資料為攝於2026年4月1日的實地照片
PLAN PREPARED ON 10.4.2026 BASED ON SITE PHOTOS TAKEN ON 1.4.2026

擬議臨時康體文娛場所（休閒農場）連附屬食肆及相關填土工程（為期5年）
PROPOSED TEMPORARY PLACE OF RECREATION, SPORTS OR CULTURE (HOBBY FARM) WITH ANCILLARY EATING PLACE AND ASSOCIATED FILLING OF LAND FOR A PERIOD OF 5 YEARS
VARIOUS LOTS IN D.D. 17 AND ADJOINING GOVERNMENT LAND, TING KOK, TAI PO, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-TK/843

圖 PLAN
A-4