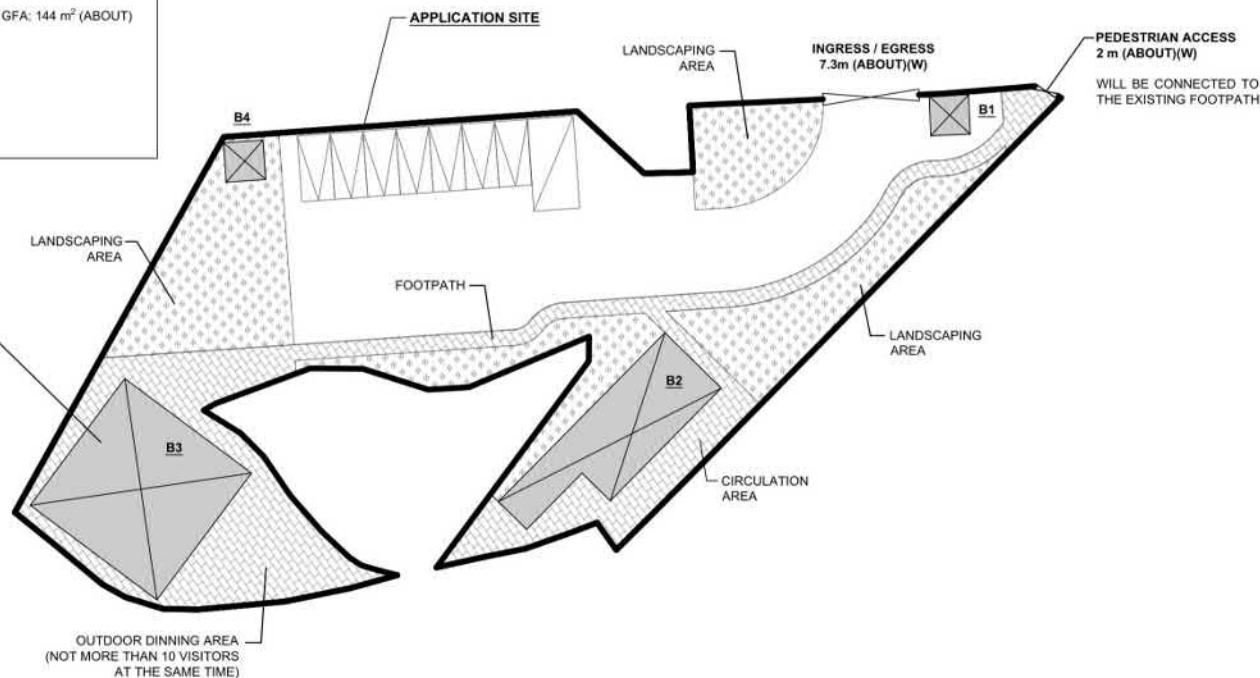
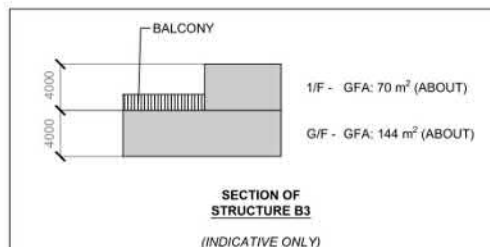
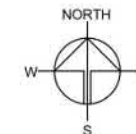


DEVELOPMENT PARAMETERS

APPLICATION SITE AREA	: 1,607 m ² (ABOUT)
COVERED AREA	: 252 m ² (ABOUT)
UNCOVERED AREA	: 1,355 m ² (ABOUT)
PLOT RATIO	: 0.23 (ABOUT)
SITE COVERAGE	: 16 % (ABOUT)
NO. OF STRUCTURE	: 4
DOMESTIC GFA	: NOT APPLICABLE
NON-DOMESTIC GFA	: 367 m ² (ABOUT)
TOTAL GFA	: 367 m ² (ABOUT)
BUILDING HEIGHT	: 3.5 - 8 m (ABOUT)
NO. OF STOREY	: 1 - 2

STRUCTURE	USE	COVERED AREA	GFA	BUILDING HEIGHT
B1	GUARD ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
B2	(G/F) RESTAURANT, KITCHEN & WASHROOM (1/F) RESTAURANT & WASHROOM	90 m ² (ABOUT)	90 m ² (ABOUT) 45 m ² (ABOUT)	8m (ABOUT)(2-STOREY)
B3	(G/F) RESTAURANT, KITCHEN & WASHROOM (1/F) RESTAURANT & WASHROOM	144 m ² (ABOUT)	144 m ² (ABOUT) 70 m ² (ABOUT)	8m (ABOUT)(2-STOREY)
B4	METER ROOM	9 m ² (ABOUT)	9 m ² (ABOUT)	3.5 m (ABOUT)(1-STOREY)
TOTAL		252 m ² (ABOUT)	367 m ² (ABOUT)	



PARKING AND LOADING/UNLOADING PROVISIONS

NO. OF PRIVATE CAR PARKING SPACE	: 7
DIMENSION OF PARKING SPACE	: 5m (L) X 2.5m (W)
NO. OF L/U SPACE FOR LIGHT GOODS VEHICLE	: 1
DIMENSION OF L/U SPACE	: 7m (L) X 3.5m (W)

LEGEND

	APPLICATION SITE
	STRUCTURE
	PARKING SPACE
	LOADING / UNLOADING SPACE
	INGRESS / EGRESS

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
EATING PLACE WITH
ANCILLARY FACILITIES FOR A
PERIOD OF 5 YEARS

SITE LOCATION

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

SCALE

@ A4

DRAWN BY

MN

DATE

7.3.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAYOUT PLAN

DWG NO.

PLAN 4

VER.

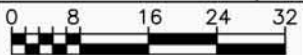
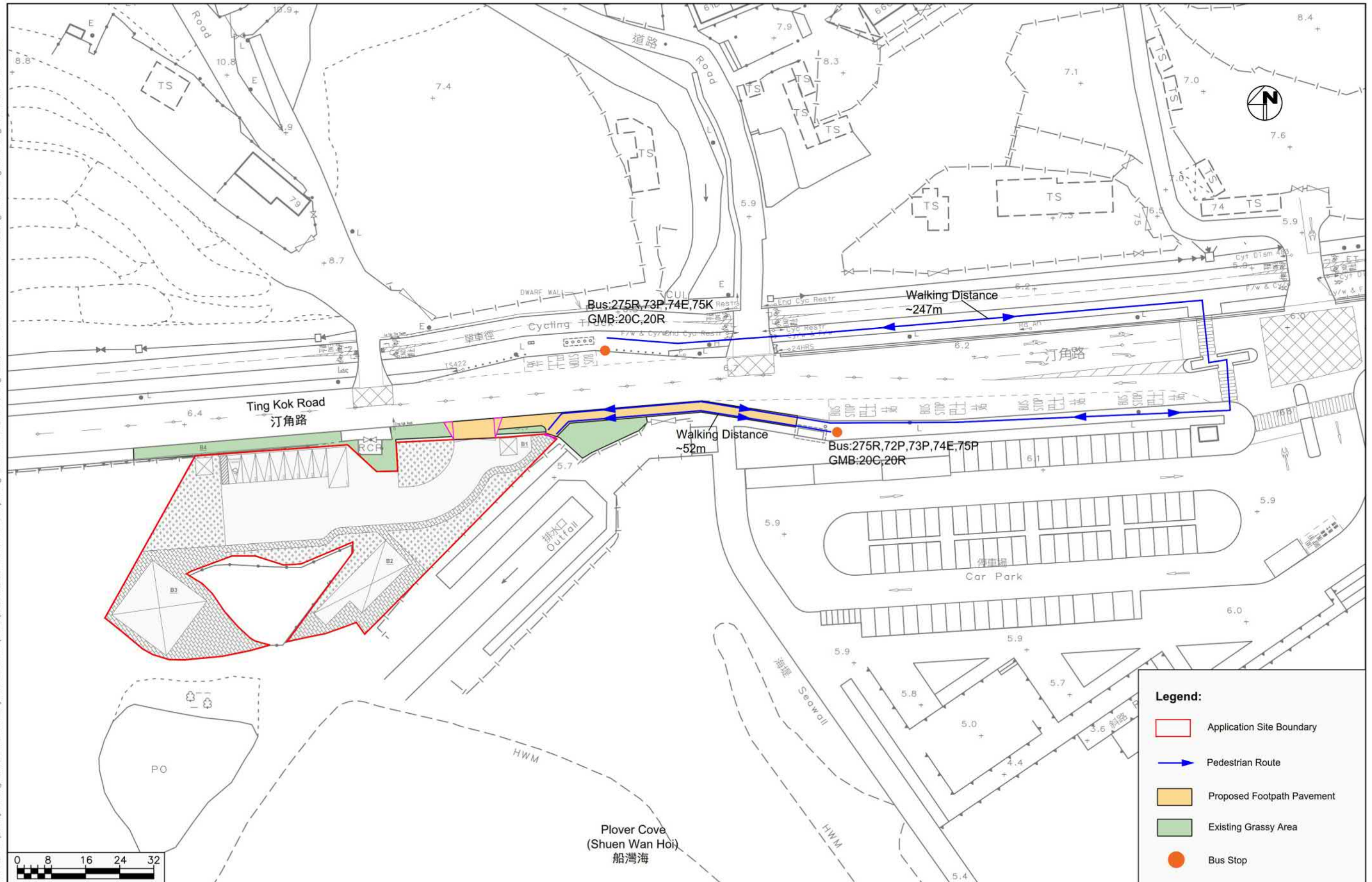
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參考編號
REFERENCE No. A/NE-TK/772

繪圖 DRAWING A-1

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

X:\Ozzo\82752_Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories\Figure A.dwg 2023/08/16 13:56:29



Date
15/08/2023

Scale

Project Title

Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories

Major Pedestrian Access to/from the Application Site

Legend:

- Application Site Boundary
- Pedestrian Route
- Proposed Footpath Pavement
- Existing Grassy Area
- Bus Stop

OZZO
TECHNOLOGY

Project No. 82752

Dwg No. Figure A

Rev.

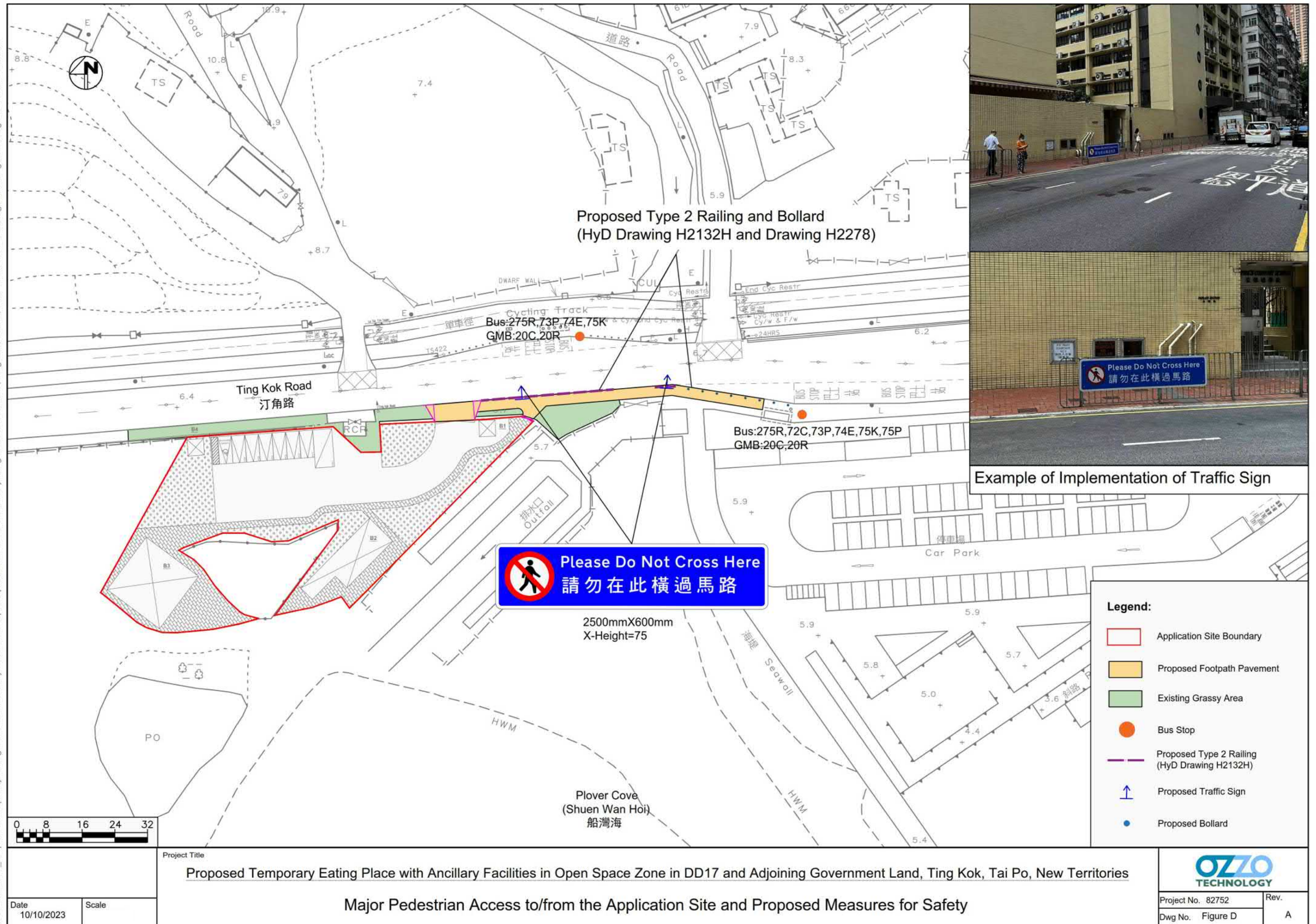
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參考編號
REFERENCE No. A/NE-TK/772

繪圖 DRAWING A-3

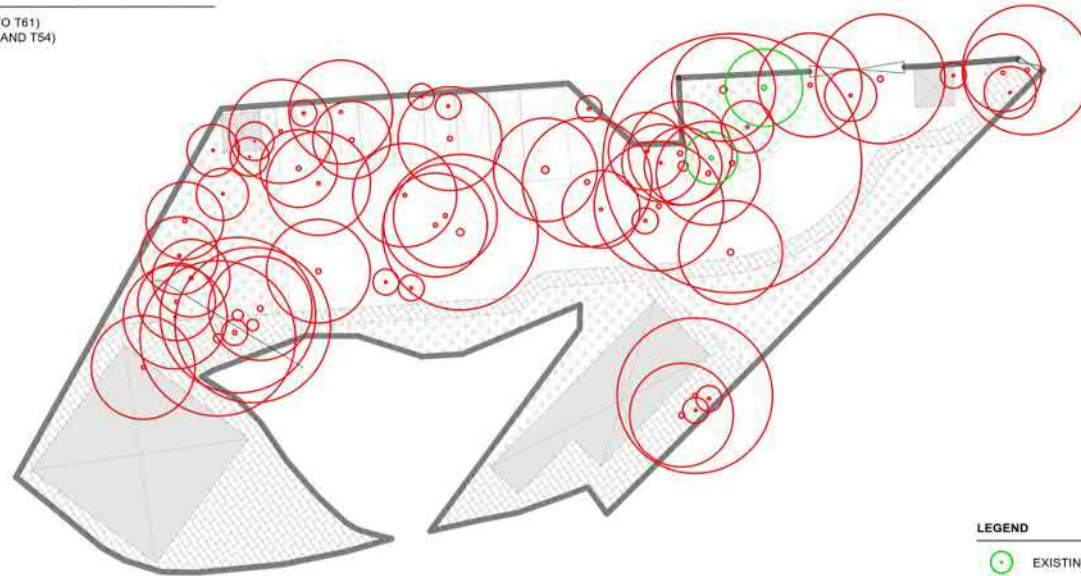
(來源：申請人建議書)
(SOURCE: APPLICANT'S SUBMISSION PLAN)

X:\Ozzo\82752_Proposed Temporary Eating Place with Ancillary Facilities in Open Space Zone in DD17 and Adjoining Government Land, Ting Kok, Tai Po, New Territories\Figure D.dwg 2023/10/10 17:52:31



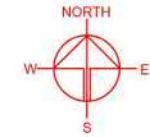
TREE PRESERVATION PROPOSAL

NO. OF EXISTING TREE : 61 (T1 TO T61)
 NO. OF TREES WILL BE PRESERVED : 2 (T53 AND T54)
 NO. OF TREES WILL BE FELLED : 59



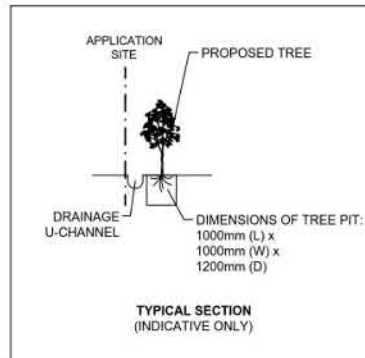
LEGEND

- EXISTING TREES (WILL BE PRESERVED)
- EXISTING TREES (WILL BE FELLED)



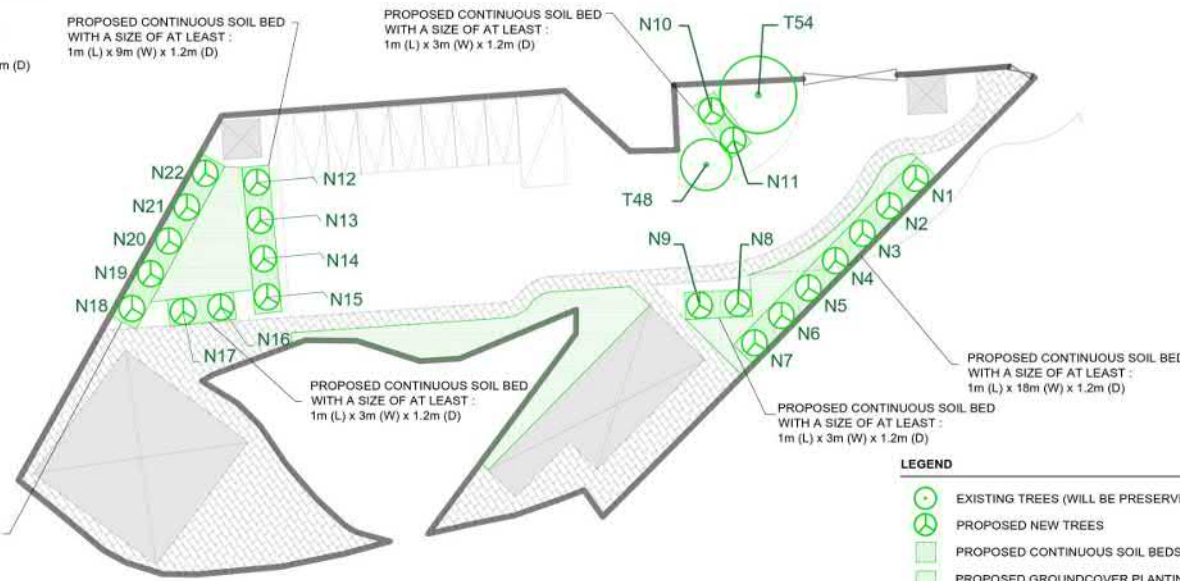
LANDSCAPE PROPOSAL

NO. OF NEW TREES WILL BE PLANTED : 22 (N1 TO N22)
 SPECIES OF NEW TREES : BAUHINIA BLAKEANA
 HEIGHT OF NEW TREES : NO LESS THAN 2.75 m
 SPACING OF NEW TREES : NOT MORE THAN 3 m
 DIMENSION OF TREE PITS : 1 m (W) X 1 m (L) X 1.2 m (D)



PROPOSED CONTINUOUS SOIL BED
 WITH A SIZE OF AT LEAST :
 1m (L) x 9m (W) x 1.2m (D)

PROPOSED CONTINUOUS SOIL BED
 WITH A SIZE OF AT LEAST :
 1m (L) x 3m (W) x 1.2m (D)



LEGEND

- EXISTING TREES (WILL BE PRESERVED)
- PROPOSED NEW TREES
- PROPOSED CONTINUOUS SOIL BEDS
- PROPOSED GROUND COVER PLANTING

PLANNING CONSULTANT



PROJECT

PROPOSED TEMPORARY
 EATING PLACE WITH
 ANCILLARY FACILITIES FOR A
 PERIOD OF 5 YEARS

SITE LOCATION

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

SCALE

@ A4

DRAWN BY

MN

DATE

18.8.2023

CHECKED BY

DATE

APPROVED BY

DATE

DWG. TITLE

TPLP

DWG. NO.

PLAN 1

VER.

001

參考編號
 REFERENCE No. A/NE-TK/772

繪圖 DRAWING A-5

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

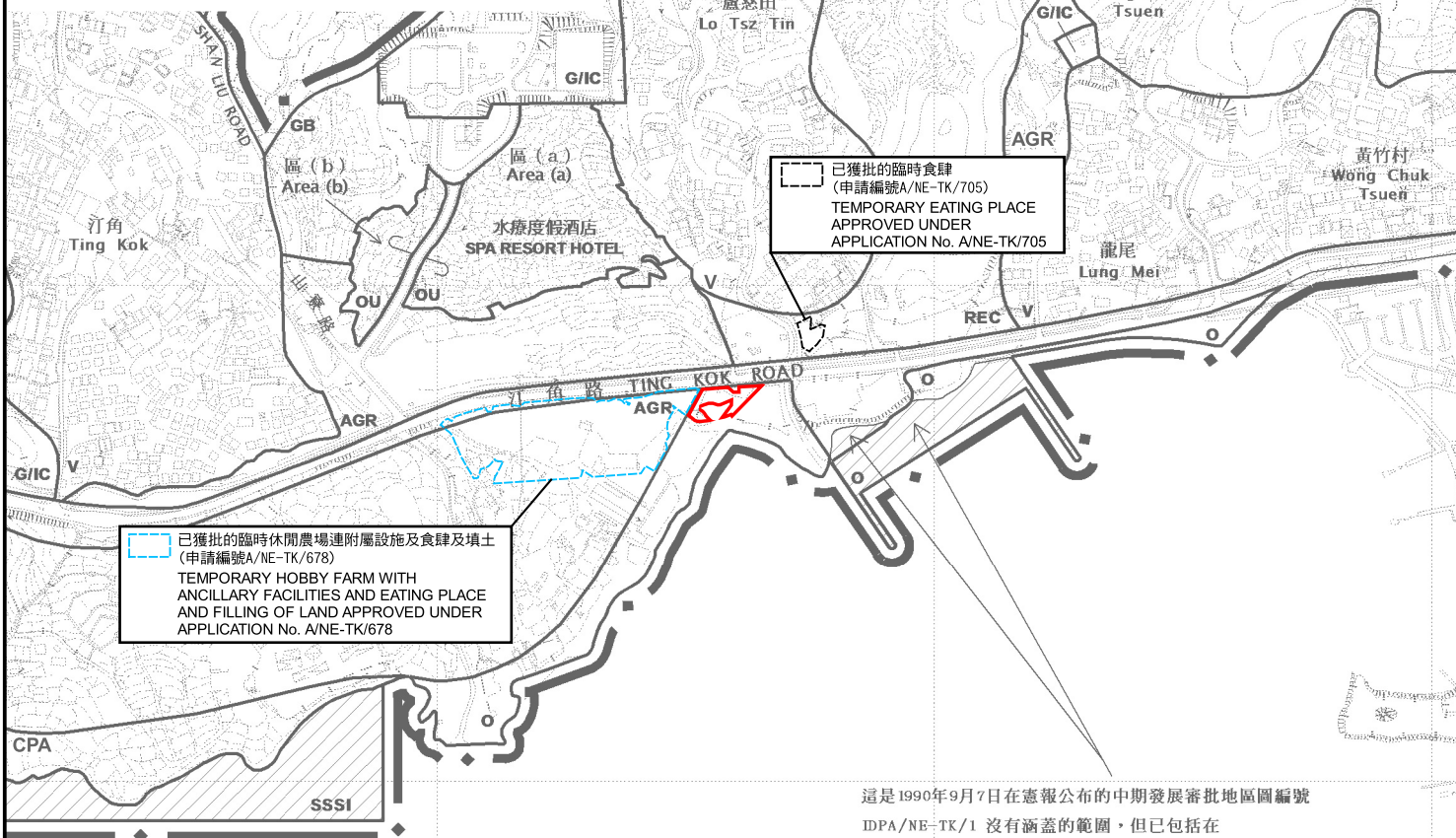


要覽圖 KEY PLAN


SCALE 1 : 50 000 比例尺



PAT SIN LENG COUNTRY PARK



圖例 LEGEND

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

船灣海 PLOVER COVE (SHUEN WAN HOI)

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，但已包括在汀角分區計劃大綱圖編號 S/NE-TK/14 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 DRAFT TING KOK OUTLINE ZONING PLAN No. S/NE-TK/14.

位置圖 LOCATION PLAN

擬議臨時食肆連附屬設施 (為期5年)
新界大埔汀角丈量約份第17約地段第1343號B分段第1小分段 (部分)、
第1343號B分段餘段、第1346號B分段第1小分段 (部分)、第1346號B分段餘段、
第1347號A分段 (部分)、第1347號餘段、第1349號、第1350號、
第1351號餘段、第1352號A分段、第1355號餘段、第1356號餘段
及第1361號餘段 (部分) 和毗連政府土地
PROPOSED TEMPORARY EATING PLACE
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
LOTS 1343 S.B ss.1 (PART), 1343 S.B RP, 1346 S.B ss.1 (PART), 1346 S.B RP,
1347 S.A (PART), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP
AND 1361 RP (PART) IN D.D. 17 AND ADJOINING GOVERNMENT LAND,
TING KOK, TAI PO, NEW TERRITORIES

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

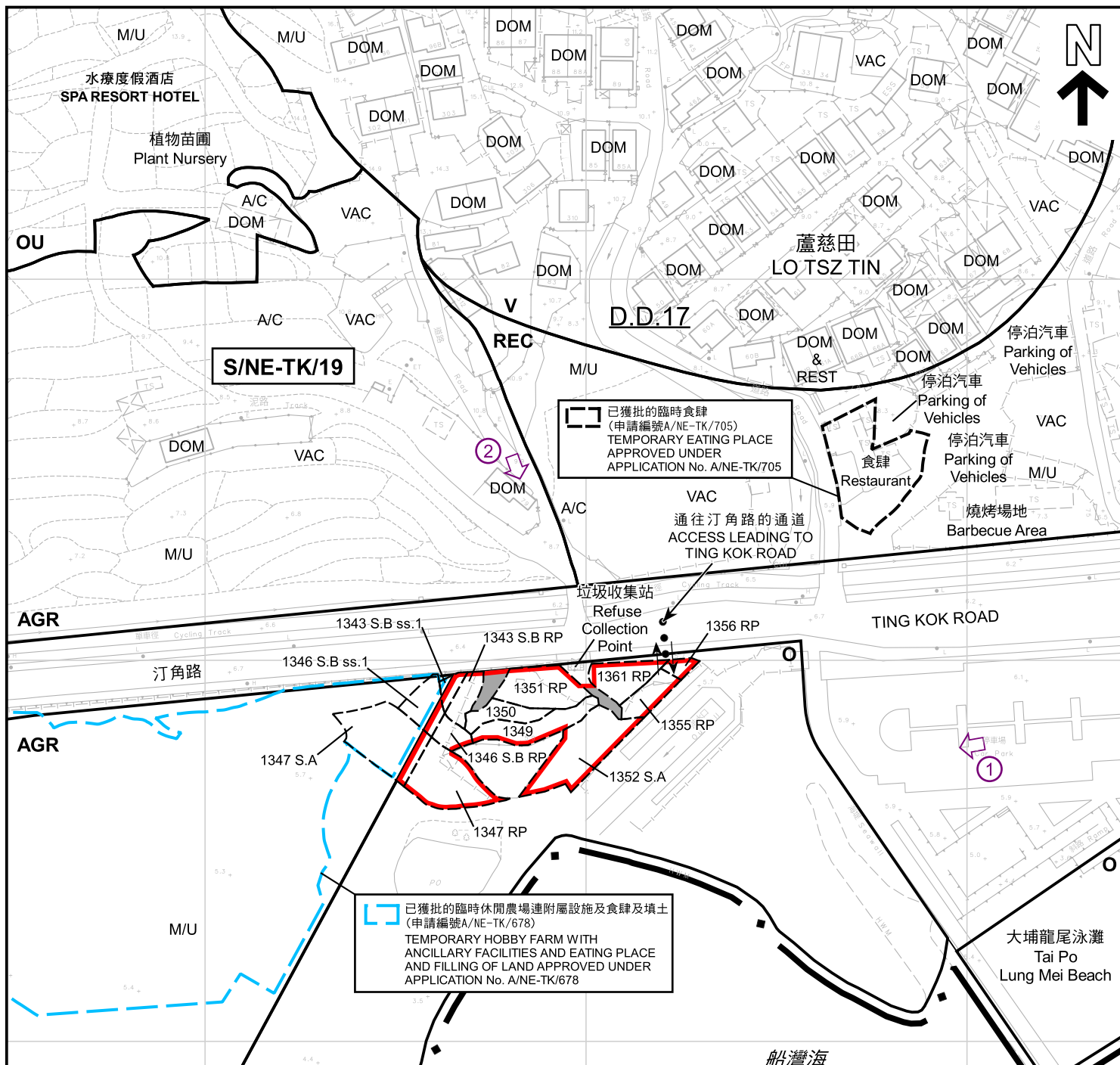
規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-TK/772

圖 PLAN
A-1

本摘要圖於2023年10月24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 24.10.2023
BASED ON OUTLINE ZONING PLAN
No. S/NE-TK/19 APPROVED ON 27.10.2015



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
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
O	休憩用地 OPEN SPACE
REC	康樂 RECREATION
OU	其他指定用途 OTHER SPECIFIED USES
AGR	農業 AGRICULTURE

A/C	常耕農地 ACTIVE AGRICULTURAL LAND
DOM	住用構築物 DOMESTIC STRUCTURE
DOM & REST	住用構築物及餐館 DOMESTIC STRUCTURE AND RESTAURANT
M/U	荒地 UNUSED LAND
VAC	空置 VACANT
	入口/出口 INGRESS / EGRESS
	無人駕駛航拍的拍攝方向 VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE(UAV)

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

註釋

Note :
(1) 2023年3月27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 27.3.2023

本摘要圖於2023年11月3日擬備，
所根據的資料為測量圖編號
3-SE-23A及23B
EXTRACT PLAN PREPARED ON 3.11.2023
BASED ON SURVEY SHEETS No.
3-SE-23A & 23B

平面圖 SITE PLAN

擬議臨時食肆連附屬設施 (為期5年)
新界大埔汀角丈量約份第17約地段第1343號B分段第1小分段 (部分)、
第1343號B分段餘段、第1346號B分段第1小分段 (部分)、第1346號B分段餘段、
第1347號A分段 (部分)、第1347號餘段、第1349號、第1350號、
第1351號餘段、第1352號A分段、第1355號餘段、第1356號餘段
及第1361號餘段 (部分) 和毗連政府土地
PROPOSED TEMPORARY EATING PLACE
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
LOTS 1343 S.B ss.1 (PART), 1343 S.B RP, 1346 S.B ss.1 (PART), 1346 S.B RP,
1347 S.A (PART), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP
AND 1361 RP (PART) IN D.D. 17 AND ADJOINING GOVERNMENT LAND,
TING KOK, TAI PO, NEW TERRITORIES

SCALE 1 : 1 500 比例尺
米 25 0 25 50 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/NE-TK/772

圖 PLAN

A-2



圖例 LEGEND

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

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

航攝照片 AERIAL PHOTO

擬議臨時食肆連附屬設施 (為期5年)
新界大埔汀角丈量約份第17約地段第1343號B分段第1小分段 (部分)、
第1343號B分段餘段、第1346號B分段第1小分段 (部分)、第1346號B分段餘段、
第1347號A分段 (部分)、第1347號餘段、第1349號、第1350號、
第1351號餘段、第1352號A分段、第1355號餘段、第1356號餘段
及第1361號餘段 (部分) 和毗連政府土地
PROPOSED TEMPORARY EATING PLACE
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
LOTS 1343 S.B ss.1 (PART), 1343 S.B RP, 1346 S.B ss.1 (PART), 1346 S.B RP,
1347 S.A (PART), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP
AND 1361 RP (PART) 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/772

圖 PLAN

A-3

本摘要圖於2023年10月12日擬備，
所根據的資料為地政總署
於2022年3月11日拍得的航攝照片
編號E156701C
EXTRACT PLAN PREPARED ON 12.10.2023
BASED ON AERIAL PHOTO No. E156701C
TAKEN ON 11.3.2022 BY
LANDS DEPARTMENT

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

擬議臨時食肆連附屬設施（為期5年）
新界大埔汀角丈量約份第17約地段第1343號B分段第1小分段（部分）、
第1343號B分段餘段、第1346號B分段第1小分段（部分）、第1346號B分段餘段、
第1347號A分段（部分）、第1347號餘段、第1349號、第1350號、
第1351號餘段、第1352號A分段、第1355號餘段、第1356號餘段
及第1361號餘段（部分）和毗連政府土地
PROPOSED TEMPORARY EATING PLACE
WITH ANCILLARY FACILITIES FOR A PERIOD OF 5 YEARS
LOTS 1343 S.B ss.1 (PART), 1343 S.B RP, 1346 S.B ss.1 (PART), 1346 S.B RP,
1347 S.A (PART), 1347 RP, 1349, 1350, 1351 RP, 1352 S.A, 1355 RP, 1356 RP
AND 1361 RP (PART) 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/772

圖 PLAN
A-4

本摘要圖於2023年10月24日擬備，所根據的資料為攝於2023年10月16日的無人駕駛航拍照片
PLAN PREPARED ON 24.10.2023 BASED ON UNMANNED AERIAL VEHICLE PHOTOS TAKEN ON 16.10.2023