

PROPOSED BUILDING LICENCE  
 LOT NO. 1773 S.A ss.1 IN D.D.76



LOCATION



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	129° 00' 25"	8.534	841870.543	836152.712	A
B-C	219° 00' 25"	7.620	841865.171	836159.344	B
C-D	309° 00' 25"	8.534	841859.250	836154.548	C
D-A	39° 00' 25"	7.620	841864.622	836147.916	D

Site Area (申請地段面積 150.7 sq. m./平方米)

Dated this 30<sup>th</sup> day of July 2015.

Legends:

- Septic Tank (4' x 12')
- Balcony (7.620m x 1.220m)

Scale 1:1000

Survey Sheet No.: 3-SW-5A

Date: July 2015

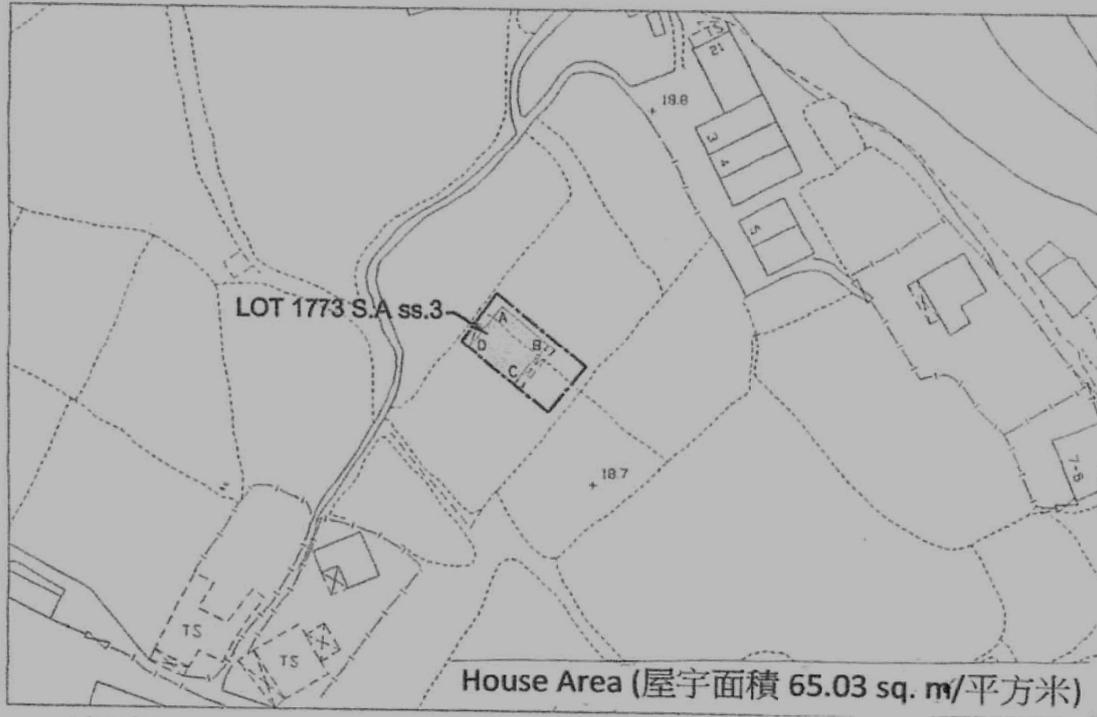
LEUNG Chi-yan, George  
 MIS Aust MNZIS MHKIS MRICS RPS(LS) ACI Arb  
 Authorized Land Surveyor

**GLand**

GLand Surveying, Planning & GIS Co. Ltd.  
 創領測量規劃及地理訊息系統有限公司

Plan No. : GL1326/BL/02

PROPOSED BUILDING LICENCE  
LOT NO. 1773 S.A ss.3 IN D.D.76'



LOCATION



COLOURED PINK AREA : 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(m)	Northing(m)	Easting(m)	Pt.
A-B	129° 00' 25"	8.534	841857.146	836141.861	A
B-C	219° 00' 25"	7.620	841851.775	836148.493	B
C-D	309° 00' 25"	8.534	841845.853	836143.696	C
D-A	39° 00' 25"	7.620	841851.225	836137.065	D

Site Area (申請地段面積 141.8 sq. m./平方米)

Dated this 30<sup>th</sup> day of July 2015.

Legends:

- Septic Tank (4' x 12')
- Balcony (7.620m x 1.220m)

Scale 1:1000

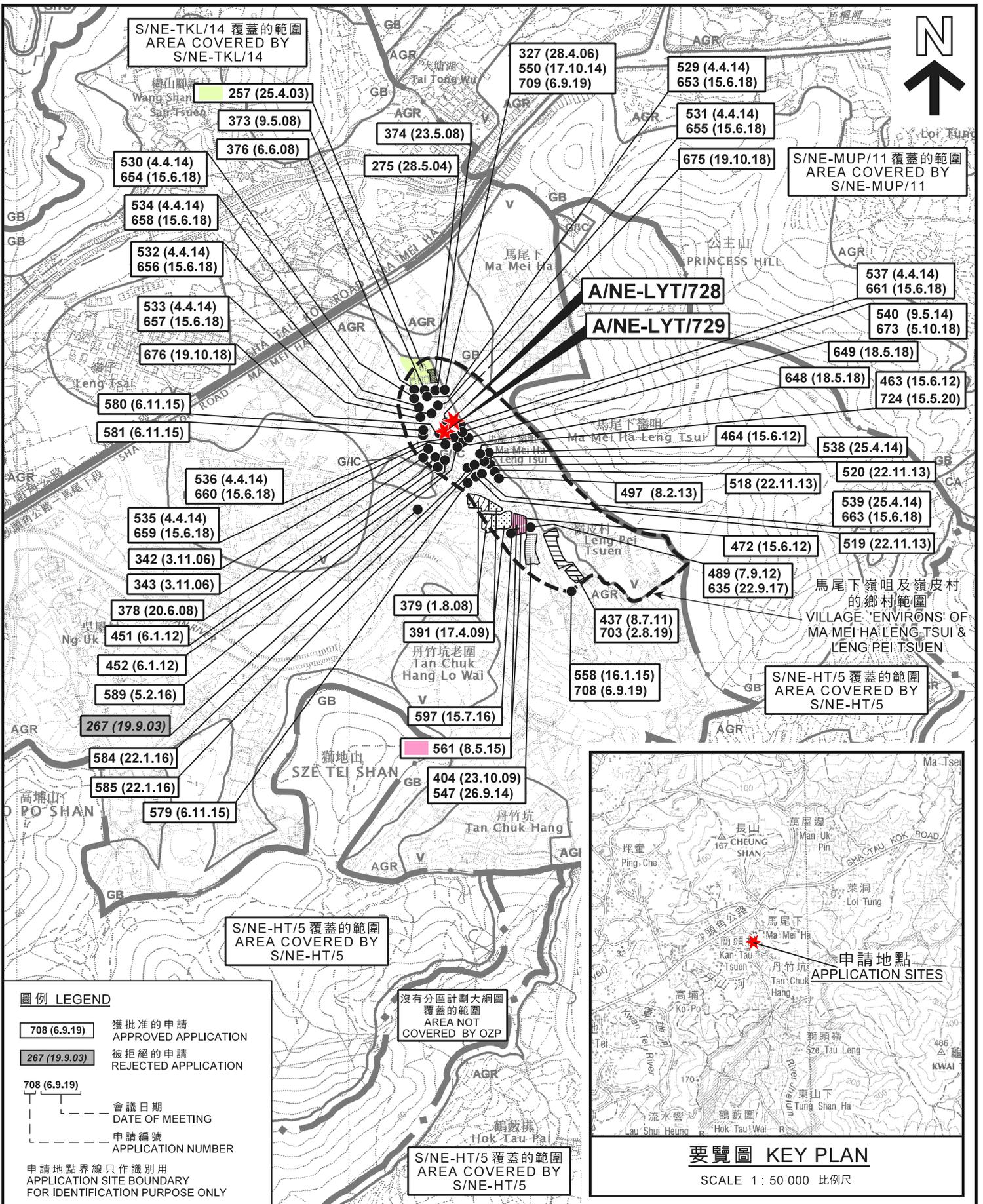
Survey Sheet No.: 3-SW-5A

Date: July 2015

Plan No. : GL1326/BL/04

LEUNG Chi-yan, George  
MIS.Aust MNZIS MHKIS MRICS RPS(LS) ACI Arb  
Authorized Land Surveyor

**Gland** Gland Surveying, Planning & GIS Co. Ltd.  
創領測量規劃及地理訊息系統有限公司



本摘要圖於2020年7月14日擬備，所根據的資料為於2006年10月17日核准的分區計劃大綱圖編號S/NE-HT/5、2016年2月2日核准的分區計劃大綱圖編號S/NE-LYT/17、2006年10月17日核准的分區計劃大綱圖編號S/NE-MUP/11及2010年2月2日核准的分區計劃大綱圖編號S/NE-TKL/14  
EXTRACT PLAN PREPARED ON 14.7.2020 BASED ON OUTLINE ZONING PLAN No. S/NE-HT/5 APPROVED ON 17.10.2006, OUTLINE ZONING PLAN No. S/NE-LYT/17 APPROVED ON 2.2.2016, OUTLINE ZONING PLAN No. S/NE-MUP/11 APPROVED ON 17.10.2006 & OUTLINE ZONING PLAN No. S/NE-TKL/14 APPROVED ON 2.2.2010

**位置圖 LOCATION PLAN**

兩幢擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
新界粉嶺馬尾下嶺咀丈量約份第76約  
地段第1773號A分段第1小分段及第1773號A分段第3小分段  
TWO PROPOSED HOUSES  
(NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
LOTS 1773 S.A ss.1 AND 1773 S.A ss.3 IN D.D. 76,  
MA MEI HA LENG TSUI, FANLING, N.T.

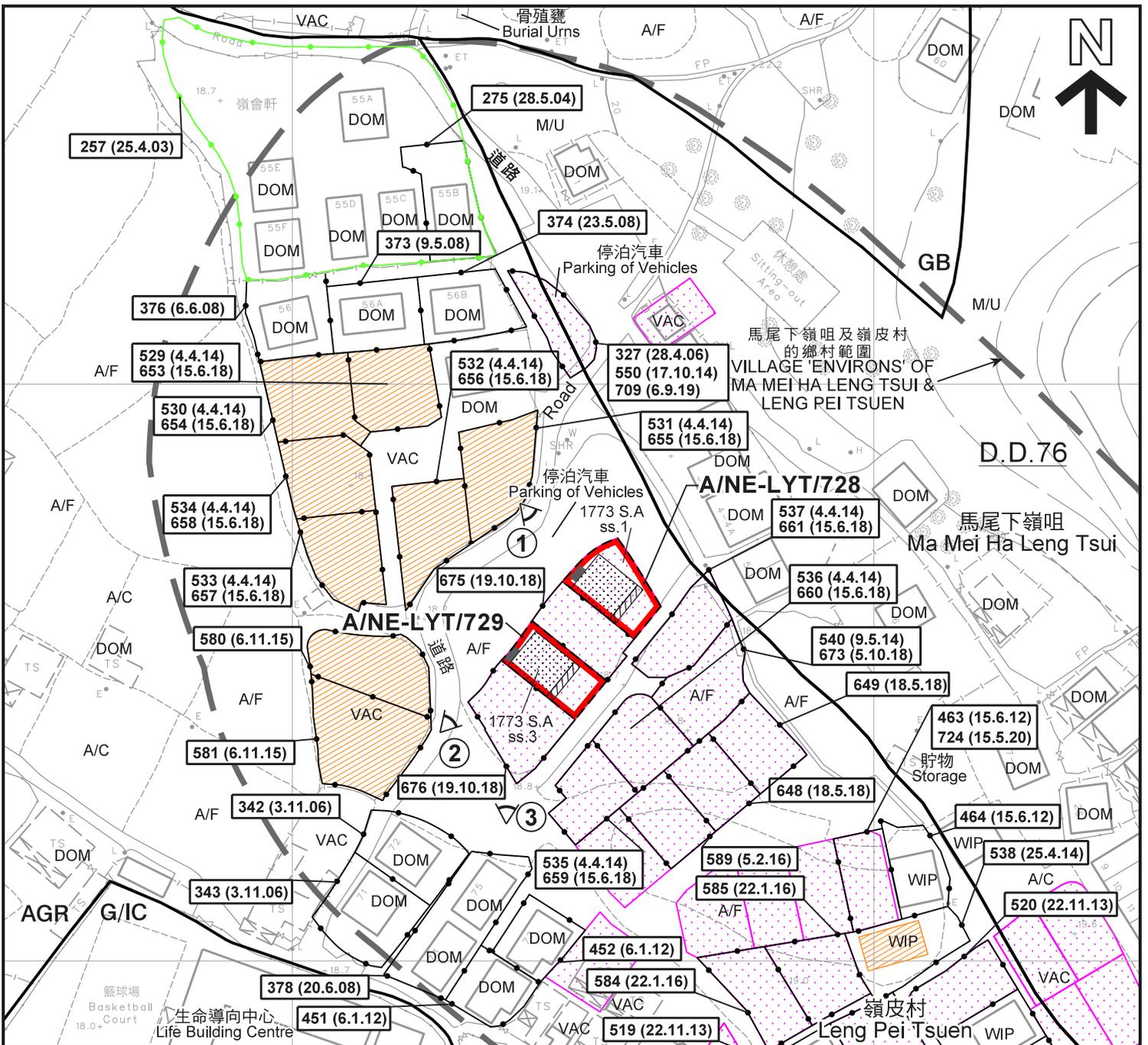
SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 米  
METRES

**規劃署  
PLANNING  
DEPARTMENT**

參考編號  
REFERENCE No.  
A/NE-LYT/728 & 729

**圖 PLAN  
A-1**



**圖例 LEGEND**

- 申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 擬議屋宇  
PROPOSED HOUSE
- 擬議露台  
PROPOSED BALCONY
- 正在處理中的小型屋宇批地申請 (私人土地)  
SMALL HOUSE GRANT APPLICATION  
BEING PROCESSED (PRIVATE LAND)
- 獲地政處批准的小型屋宇批地 /  
重建新界豁免管制屋宇申請  
SMALL HOUSE GRANT/  
NTEH REDEVELOPMENT APPLICATION  
APPROVED BY DLO
- 化糞池  
SEPTIC TANK
- ① ↖ 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

- AGR** 農業  
AGRICULTURE
- GB** 綠化地帶  
GREEN BELT
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR  
COMMUNITY
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- A/C** 常耕農地  
ACTIVE AGRICULTURAL LAND
- 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

- WIP** 工程在進行中  
WORK IN PROGRESS
- 378 (20.6.08) 獲批准的申請  
APPROVED APPLICATION
- 378 (20.6.08) 會議日期  
DATE OF MEETING
- 378 (20.6.08) 申請編號  
APPLICATION NUMBER

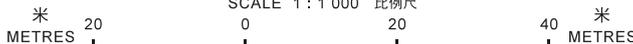
**註釋 Notes:**

(1) 2020年6月5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 5.6.2020

**平面圖 SITE PLAN**

兩幢擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
新界粉嶺馬尾下嶺咀丈量約份第76約  
地段第1773號A分段第1小分段及第1773號A分段第3小分段  
TWO PROPOSED HOUSES  
(NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
LOTS 1773 S.A ss.1 AND 1773 S.A ss.3 IN D.D. 76,  
MA MEI HA LENG TSUI, FANLING, N.T.

SCALE 1 : 1 000 比例尺



本摘要圖於2020年7月14日擬備，  
所根據的資料為測量圖編號  
3-SW-5A  
EXTRACT PLAN PREPARED ON 14.7.2020  
BASED ON SURVEY SHEET No.  
3-SW-5A

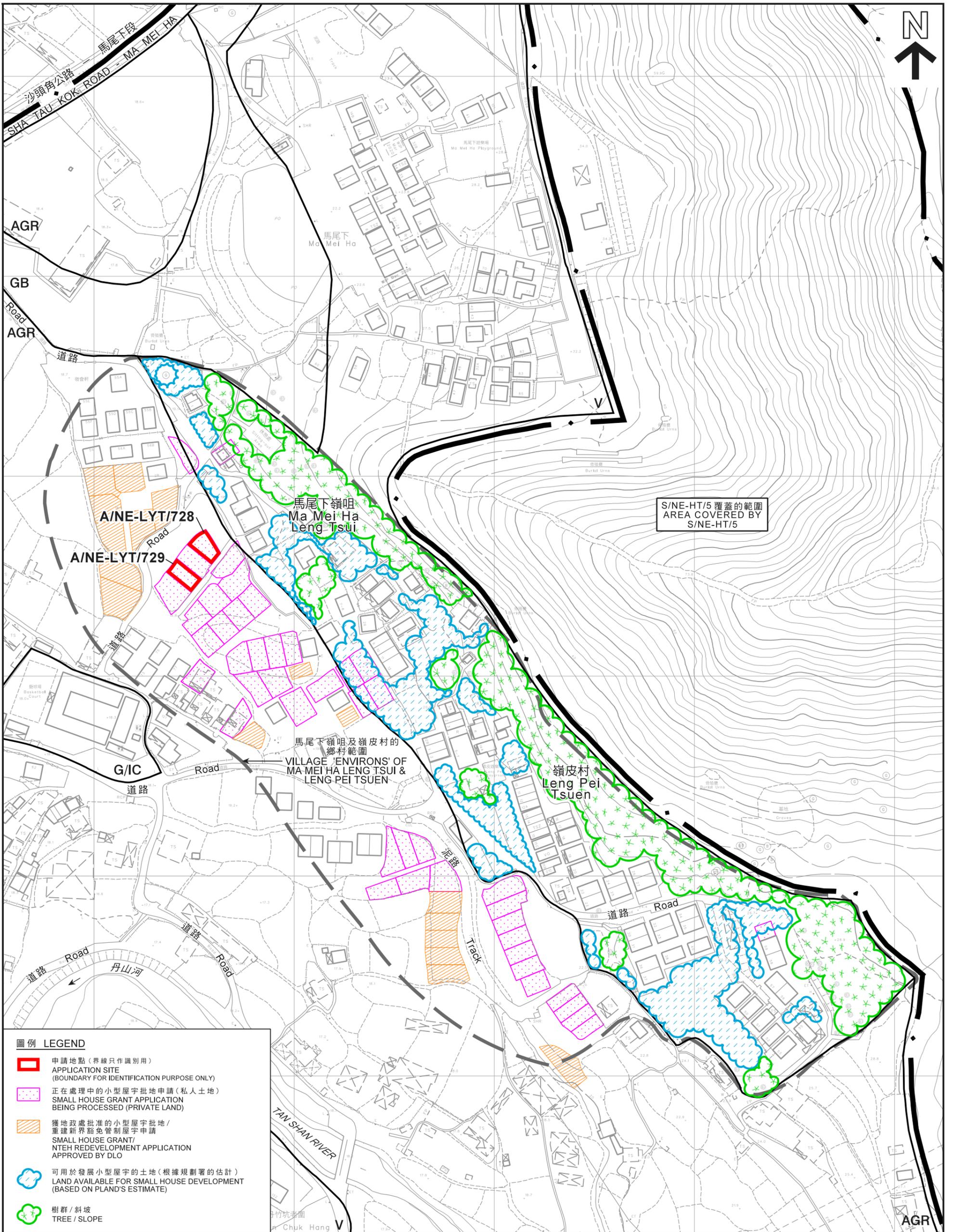
**規劃署  
PLANNING  
DEPARTMENT**



參考編號  
REFERENCE No.

A/NE-LYT/728 & 729

**圖 PLAN  
A-2a**



S/NE-HT/5 覆蓋的範圍  
AREA COVERED BY  
S/NE-HT/5

- 圖例 LEGEND**
-  申請地點 (界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
  -  正在處理中的小型屋宇批地申請 (私人土地)  
SMALL HOUSE GRANT APPLICATION  
BEING PROCESSED (PRIVATE LAND)
  -  獲地政處批准的小型屋宇批地 /  
重建新界豁免管制屋宇申請  
SMALL HOUSE GRANT/  
NTEH REDEVELOPMENT APPLICATION  
APPROVED BY DLO
  -  可用於發展小型屋宇的土地 (根據規劃署的估計)  
LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT  
(BASED ON PLAND'S ESTIMATE)
  -  樹群 / 斜坡  
TREE / SLOPE

在「鄉村式發展」地帶內預計可供發展小型屋宇的土地數量  
ESTIMATED AMOUNT OF LAND AVAILABLE FOR  
SMALL HOUSE DEVELOPMENT WITHIN THE "V" ZONE

兩幢擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
TWO PROPOSED HOUSES (NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
LOTS 1773 S.A. ss.1 AND 1773 S.A. ss.3 IN D.D. 76, MA MEI HA LENG TSUI, FANLING, N.T.



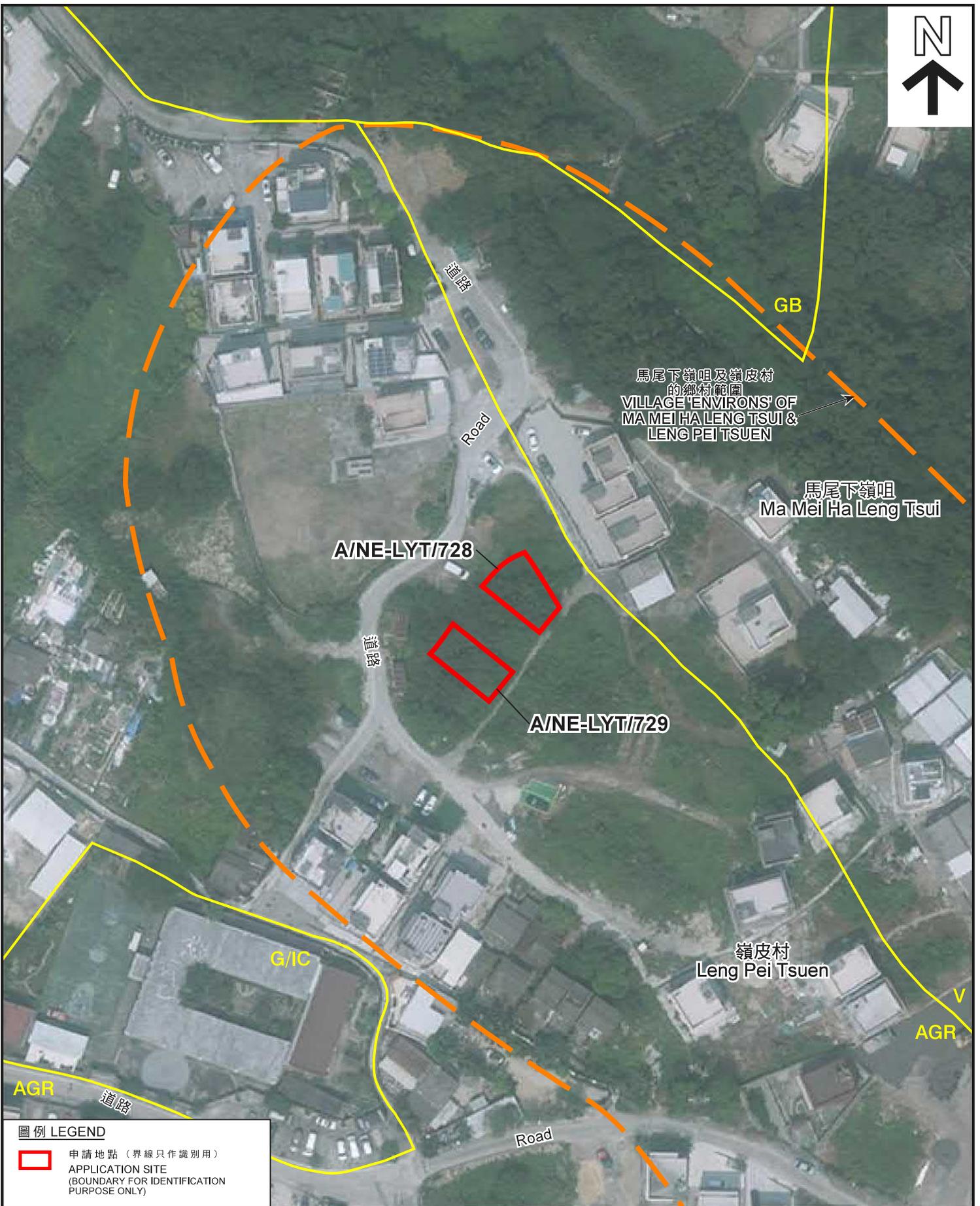
本摘要圖於2020年7月14日擬備，  
所根據的資料為測量圖編號  
3-NW-25C及3-SW-5A  
EXTRACT PLAN PREPARED ON 14.7.2020  
BASED ON SURVEY SHEETS No.  
3-NW-25C & 3-SW-5A

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-LYT/728 & 729

圖 PLAN  
A-2b



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2020年7月14日擬備，  
 所根據的資料為地政總署  
 於2019年10月2日拍得的航攝照片  
 編號E069847C  
 EXTRACT PLAN PREPARED ON 14.7.2020  
 BASED ON AERIAL PHOTO No. E069847C  
 TAKEN ON 2.10.2019 BY  
 LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

兩幢擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
 新界粉嶺馬尾下嶺咀丈量約份第76約  
 地段第1773號A分段第1小分段及第1773號A分段第3小分段  
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 MA MEI HA LENG TSUI, FANLING, N.T.

規劃署  
 PLANNING  
 DEPARTMENT



參考編號  
 REFERENCE No.  
 A/NE-LYT/728 & 729

圖 PLAN  
 A-3



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

實地照片 SITE PHOTOS

兩幢擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
新界粉嶺馬尾下嶺咀丈量約份第76約  
地段第1773號A分段第1小分段及第1773號A分段第3小分段  
TWO PROPOSED HOUSES  
(NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSES)  
LOTS 1773 S.A ss.1 AND 1773 S.A ss.3 IN 'D.D. 76,  
MA MEI HA LENG TSUI, FANLING, N.T.

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
ANE-LYT/728 & 729

圖 PLAN  
A-4

本圖於2020年7月14日擬備，所根據的資料為攝於2020年6月5日的實地照片  
PLAN PREPARED ON 14.7.2020 BASED ON SITE PHOTOS TAKEN ON 5.6.2020