

LOCATION PLAN

SCALE 1:1000



SITE PLAN

SCALE 1:20000

PROPOSED BUILDING

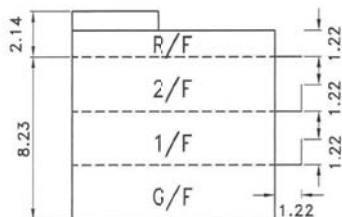
DIMENSIONS: (AREA = 65.03 SQ. M)

LINE	DISTANCE (M)	BEARING D-M-S	Pt.	NORTHING	EASTING
A-B	7.620	74°26'3"	A	832063.826	848306.274
B-C	8.534	164°26'3"	B	832065.871	848313.615
C-D	7.620	254°26'3"	C	832057.650	848315.905
D-A	8.534	344°26'3"	D	832055.605	848308.564

PROPOSED BALCONIES & CANOPY

DIMENSIONS: (AREA = 10.41 SQ. M)

LINE	DISTANCE (M)	BEARING D-M-S	Pt.	NORTHING	EASTING
F-A	1.220	74°26'3"	F	832063.498	848305.099
A-D	8.534	164°26'3"	A	832063.826	848306.274
D-E	1.220	254°26'3"	D	832055.605	848308.564
E-F	8.534	344°26'3"	E	832055.277	848307.389



APPLICANT : FONG HO YIN (方浩然)

HENG FAI CONSULTING LIMITED

恒輝專業顧問有限公司

14/F., BANK OF COMMUNICATIONS BUILDING, NO. 563 NATHAN ROAD, YAU MA TEI, KLN.

電話 : 2687 6556

傳真 : 2687 6596

PROJECT:

ONE SMALL HOUSE ON GOVERNMENT LAND IN D.D. 204
YUNG SHUE O, SAI KUNG (NORTH), N.T.

TITLE: PROPOSED SMALL HOUSE PLAN

DWG. NO.: 17/70/H01A

SCALE: AS SHOWN

DATE: 05/03/2018

D:\Projects\D.D. 204 Yung Shue Au\成浩然\HOUSE PLAN\H01A.dwg

參考編號

REFERENCE No. A/NE-YSO/6

繪圖 DRAWING A-1

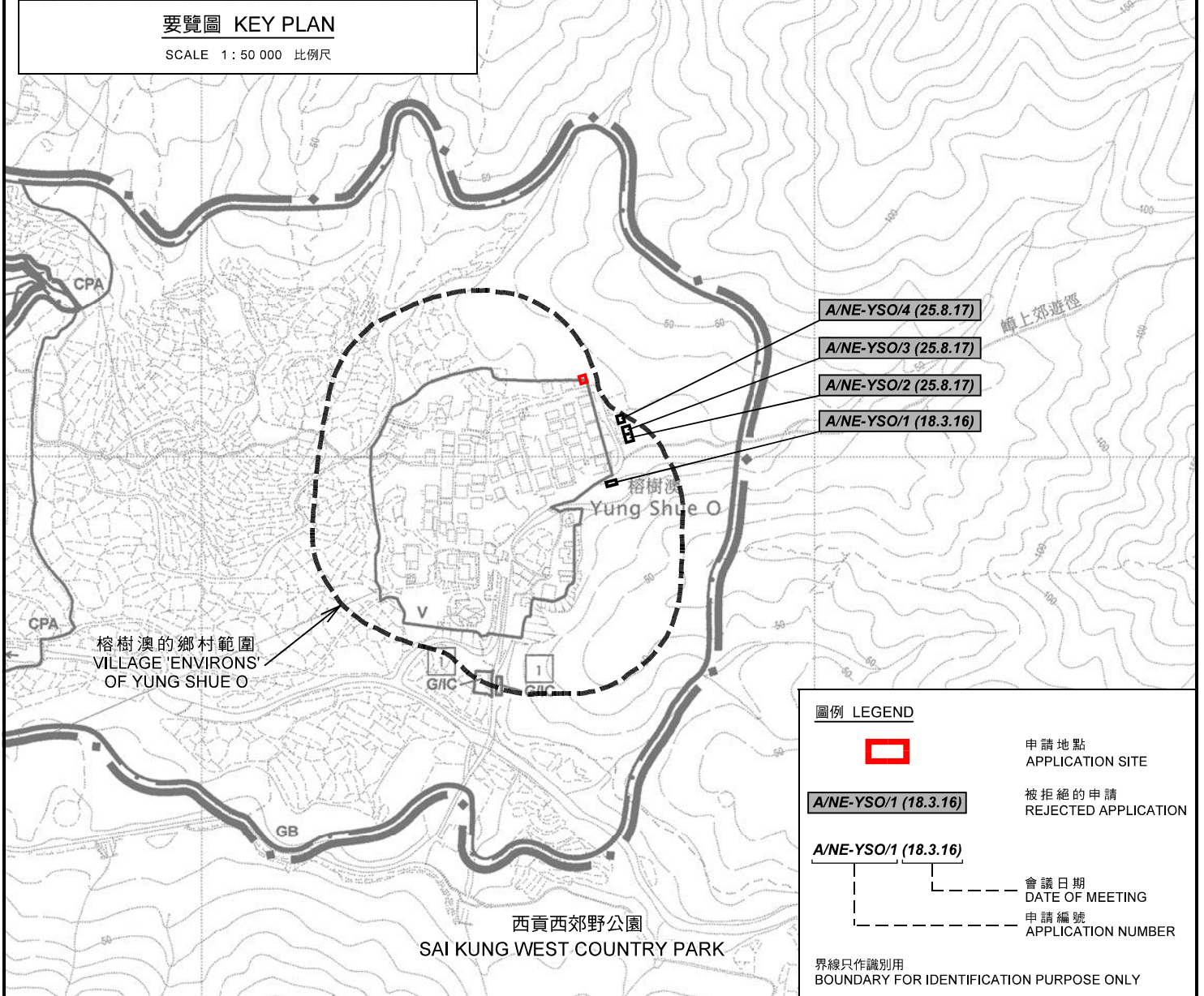
(來源: 申請人於13.3.2018呈交的文件內的繪圖)

(SOURCE: DRAWING IN THE DOCUMENT SUBMITTED BY THE APPLICANT ON 13.3.2018)


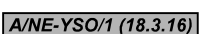
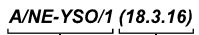



要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



圖例 LEGEND

-  申請地點 APPLICATION SITE
-  A/NE-YSO/1 (18.3.16) 被拒絕的申請 REJECTED APPLICATION
-  A/NE-YSO/1 (18.3.16) 會議日期 DATE OF MEETING
-  申請編號 APPLICATION NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議屋宇
(新界豁免管制屋宇—小型屋宇)
新界大埔榕樹澳丈量約份第204約的政府土地
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
GOVERNMENT LAND IN D.D. 204,
YUNG SHUE O, TAI PO, NEW TERRITORIES

SCALE 1 : 5 000 比例尺

100 0 100 200 米 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-YSO/6

圖 PLAN
A-1

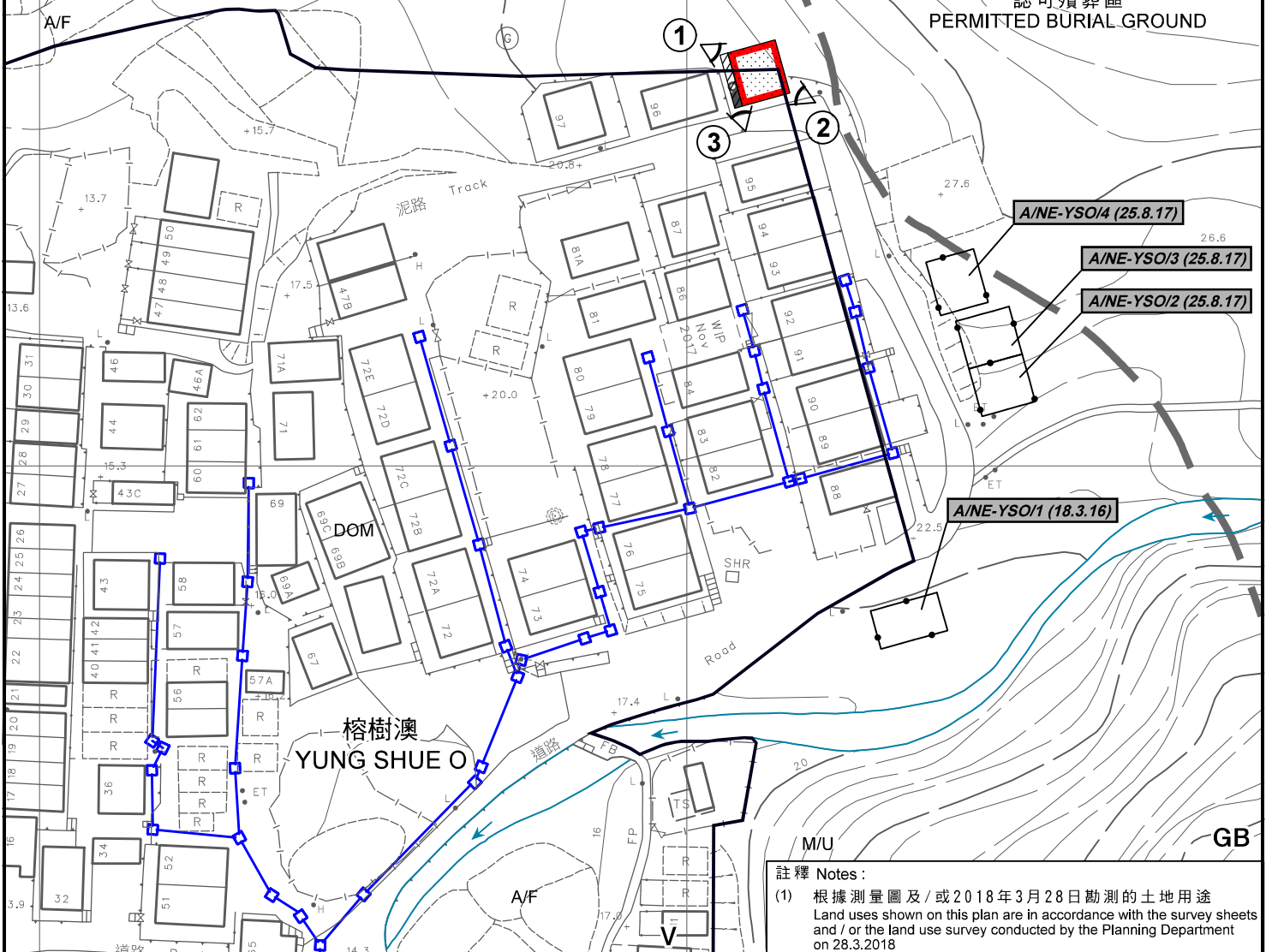
本摘要圖於2018年3月28日擬備，
所根據的資料為於2016年2月2日
核准的分區計劃大綱圖編號S/NE-YSO/2
EXTRACT PLAN PREPARED ON 28.3.2018
BASED ON OUTLINE ZONING PLAN No.
S/NE-YSO/2 APPROVED ON 2.2.2016



D.D.204

榕樹澳的鄉村範圍
VILLAGE 'ENVIRONS'
OF YUNG SHUE O

認可殯葬區
PERMITTED BURIAL GROUND



註釋 Notes:

(1) 根據測量圖及 / 或 2018年3月28日勘測的土地用途
Land uses shown on this plan are in accordance with the survey sheets
and / or the land use survey conducted by the Planning Department
on 28.3.2018

圖例 LEGEND

- 申請地點(界線只作識別用)
APPLICATION SITE
(BOUNDARY FOR IDENTIFICATION
PURPOSE ONLY)
- 擬議小型屋宇
PROPOSED SMALL HOUSE
- 擬議露台
PROPOSED BALCONY
- 擬議化粪池及滲水井
PROPOSED SEPTIC TANK AND
SOAKAWAY PIT

- A/F 休耕農地
FALLOW AGRICULTURAL LAND
- DOM 住用構築物
DOMESTIC STRUCTURE
- M/U 荒地
UNUSED LAND
- V 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- GB 綠化地帶
GREEN BELT
- ① 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

- 公共污水收集系統
PUBLIC SEWERAGE SYSTEM
- 主要天然河溪
MAJOR NATURAL STREAM

被拒絕的申請
REJECTED APPLICATION

會議日期
DATE OF MEETING
 申請編號
APPLICATION NUMBER

平面圖 SITE PLAN

擬議屋宇

(新界豁免管制屋宇 - 小型屋宇)
新界大埔榕樹澳丈量約份第204約的政府土地

PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
GOVERNMENT LAND IN D.D. 204,
YUNG SHUE O, TAI PO, NEW TERRITORIES

SCALE 1 : 1 000 比例尺

米 METRES 20 0 20 40 米 METRES

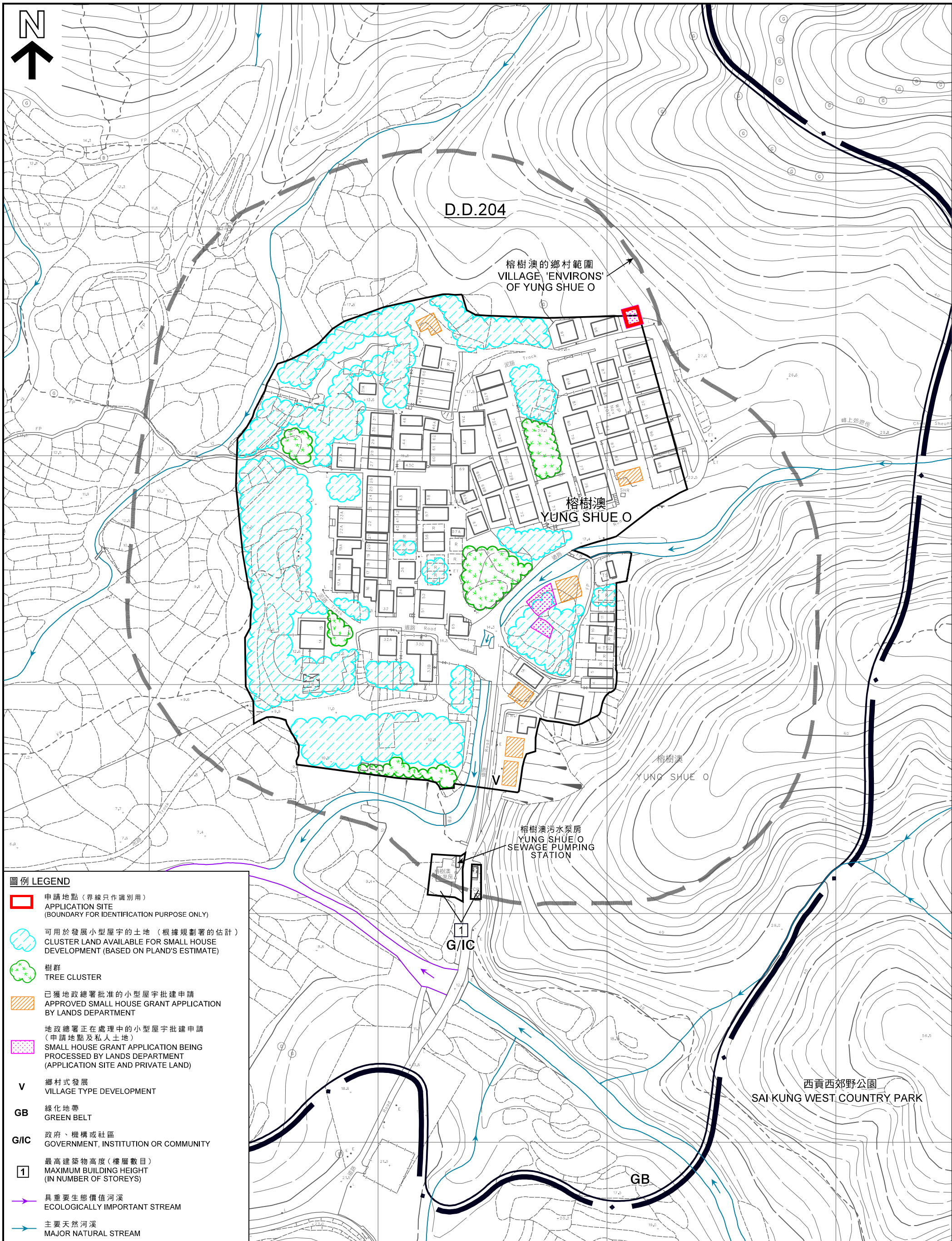
本圖於2018年4月24日擬備，
所根據的資料為測量圖編號8-NW-18A
PLAN PREPARED ON 24.4.2018
BASED ON SURVEY SHEET No.
8-NW-18A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-YSO/6

圖 PLAN
A-2a



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 可用於發展小型屋宇的土地 (根據規劃署的估計)
CLUSTER LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT (BASED ON PLAND'S ESTIMATE)
- 樹群
TREE CLUSTER
- 已獲地政總署批准的小型屋宇批建申請
APPROVED SMALL HOUSE GRANT APPLICATION BY LANDS DEPARTMENT
- 地政總署正在處理中的小型屋宇批建申請 (申請地點及私人土地)
SMALL HOUSE GRANT APPLICATION BEING PROCESSED BY LANDS DEPARTMENT (APPLICATION SITE AND PRIVATE LAND)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- GB** 綠化地帶
GREEN BELT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- 1 最高建築物高度 (樓層數目)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
- 具重要生態價值河溪
ECOLOGICALLY IMPORTANT STREAM
- 主要天然河溪
MAJOR NATURAL STREAM

**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**

擬議屋宇 (新界豁免管制屋宇 - 小型屋宇)
新界大埔榕樹澳丈量約份第204約的政府土地
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
GOVERNMENT LAND IN D.D. 204, YUNG SHUE O, TAI PO, NEW TERRITORIES

SCALE 1 : 1 500 比例尺



本圖於2018年4月27日擬備，
所根據的資料為測量圖編號8-NW-18A及C
PLAN PREPARED ON 27.4.2018
BASED ON SURVEY SHEETS No.
8-NW-18A AND C

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/NE-YSO/6

**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)
-  鄉村式發展
VILLAGE TYPE DEVELOPMENT
-  綠化地帶
GREEN BELT

本圖於2018年4月27日擬備，
所根據的資料為地政總署於
2017年4月16日拍得的航空照片
編號E021288C
PLAN PREPARED ON 27.4.2018
BASED ON AERIAL PHOTO No. E021288C
TAKEN ON 16.4.2017
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO
擬議屋宇
(新界豁免管制屋宇－小型屋宇)
新界大埔榕樹澳丈量約份第204約的政府土地
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
GOVERNMENT LAND IN D.D. 204,
YUNG SHUE O, TAI PO, NEW TERRITORIES

**規劃署
PLANNING
DEPARTMENT**



參考編號
REFERENCE No.
A/NE-YSO/6

圖 PLAN
A-3



實地照片 SITE PHOTOS

擬議屋宇
 (新界豁免管制屋宇—小型屋宇)
 新界大埔榕樹澳丈量約份第204約的政府土地
 PROPOSED HOUSE
 (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
 GOVERNMENT LAND IN D.D. 204,
 YUNG SHUE O, TAI PO, NEW TERRITORIES

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/NE-YSO/6

圖 PLAN
 A-4a

本圖於2018年4月3日擬備，所根據的資料為攝於2018年3月20日的實地照片
 PLAN PREPARED ON 3.4.2018
 BASED ON SITE PHOTOS
 TAKEN ON 20.3.2018



本圖於2018年4月3日擬備，所根據的資料為攝於2018年3月20日的實地照片
 PLAN PREPARED ON 3.4.2018
 BASED ON SITE PHOTOS
 TAKEN ON 20.3.2018

實地照片 SITE PHOTOS

擬議屋宇
 (新界豁免管制屋宇—小型屋宇)
 新界大埔榕樹澳丈量約份第204約的政府土地
 PROPOSED HOUSE
 (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
 GOVERNMENT LAND IN D.D. 204,
 YUNG SHUE O, TAI PO, NEW TERRITORIES

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/NE-YSO/6

圖 PLAN
 A-4b