

# Proposed Layout Plan Lot 981D in D.D.9



### Location



### Legend






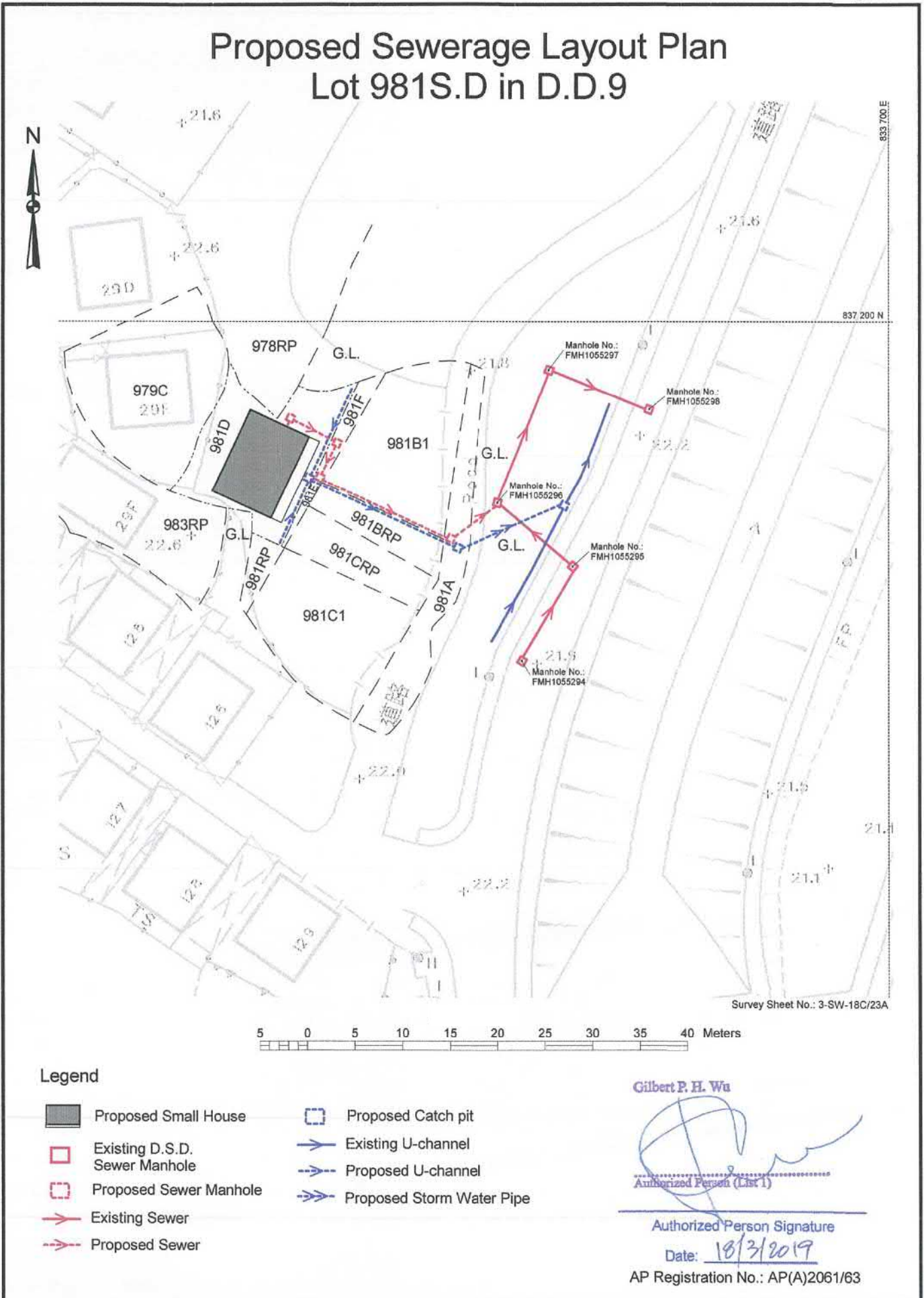
-  Proposed NTEH
-  Proposed Balcony
-  Subject Lot Boundary
-  Adjacent Lot Boundary
-  G.L. Government Land

Figure 4

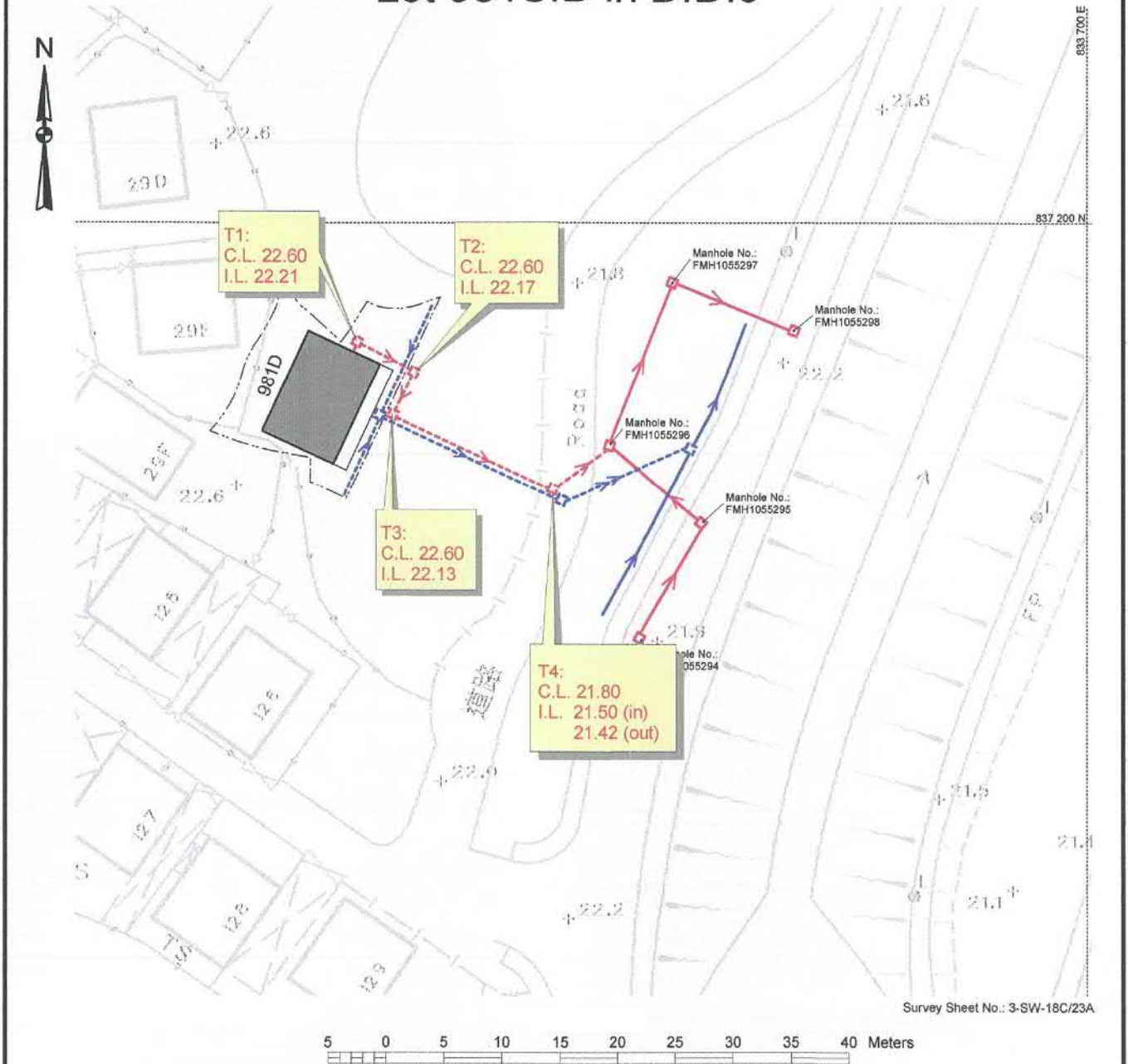
# Proposed Sewerage Layout Plan Lot 981S.D in D.D.9



參考編號 REFERENCE No. A/NE-KLH/562 繪圖 DRAWING R-2

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

# Proposed Sewerage Invert Levels Design Plan Lot 981S.D in D.D.9



Proposed sewerage invert levels design information:

Proposed Sewer Manhole no.	Pipe material	Pipe diameter	Cover level (mPD)	Invert level (mPD)
T1	uPVC	150mm	22.60	22.21
T2	uPVC	150mm	22.60	22.17
T3	uPVC	150mm	22.60	22.13
T4	uPVC	150mm	21.90	21.50(inlet), 21.42(outlet)
DSD manhole no. FMH1055296	uPVC	150mm		21.12(inlet)

Legend:

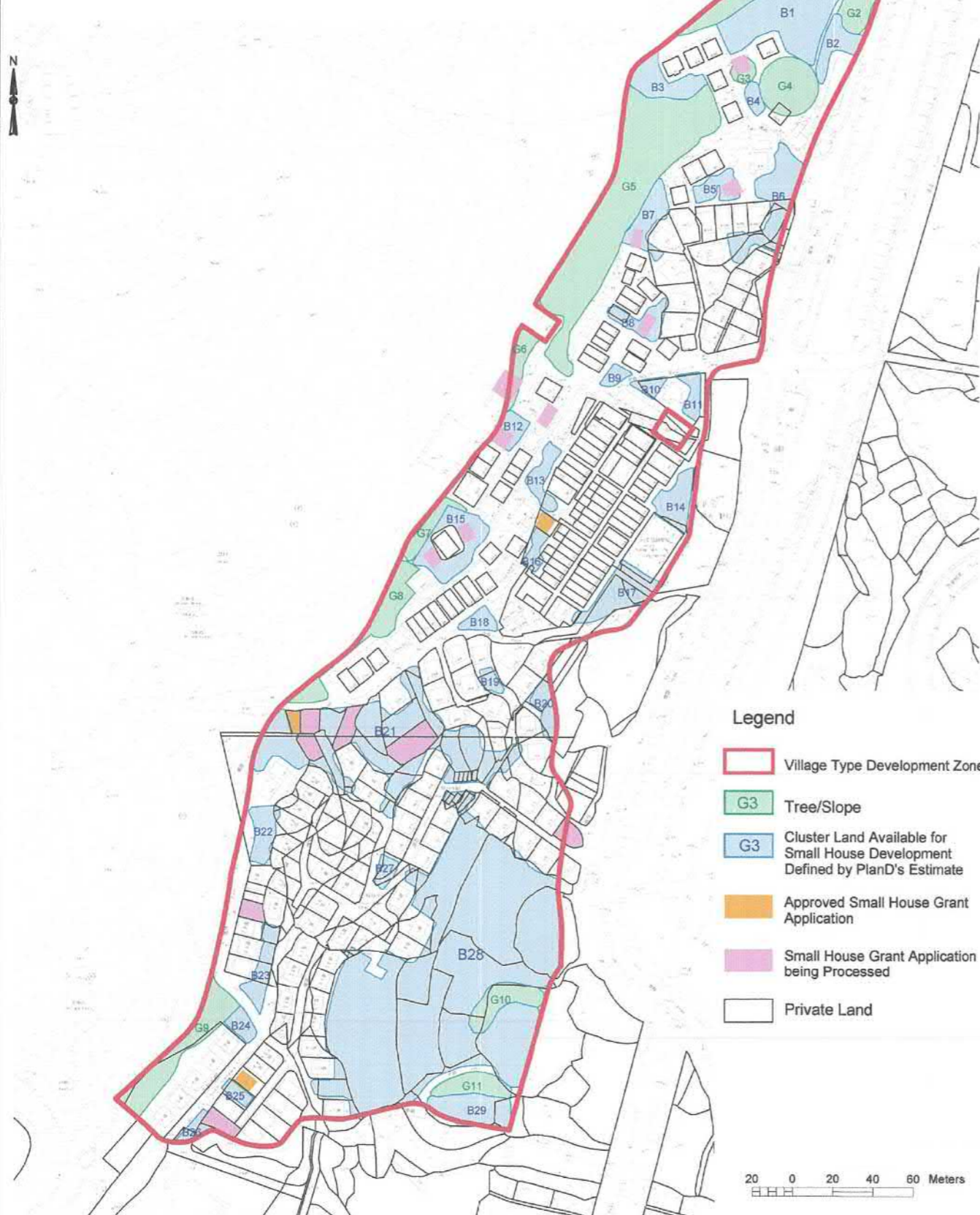
- Proposed Small House
- Existing D.S.D. Sewer Manhole
- Proposed Sewer Manhole
- Existing Sewer
- Proposed Sewer
- Proposed Catch pit
- Existing U-channel
- Proposed U-channel
- Proposed Storm Water Pipe
- C.L. Cover Level
- I.L. Invert Level

Date: 22/5/2019

參考編號 REFERENCE No. <b>A/NE-KLH/562</b>	繪圖 <b>DRAWING R-3</b>
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Figure 8

Land Availability and Status Analysis  
 Summary of Estimated Amount of Land Available  
 for Small House development  
 within the "V" Zone of Nam Wah Po

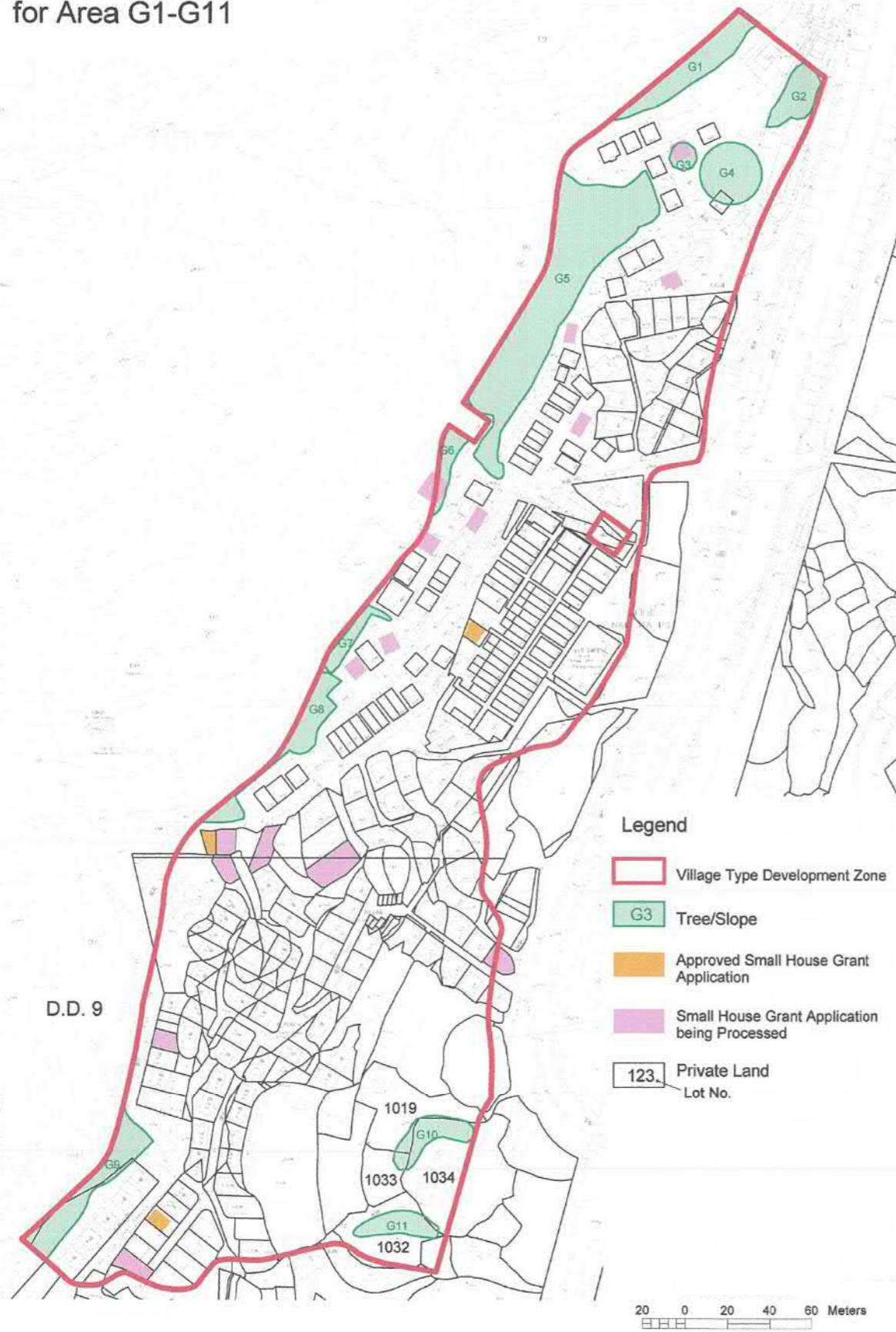


- Legend**
- Village Type Development Zone
  - Tree/Slope
  - Cluster Land Available for Small House Development Defined by PlanD's Estimate
  - Approved Small House Grant Application
  - Small House Grant Application being Processed
  - Private Land

Area ID	Available Area for Small Houses Development defined by Planning Department (sq. m.)	Actual Land Available for Small Houses Development (sq. m.)	No. of Small House could be developed	Remark
G1	0	0	0	see Plan 2
G2	0	0	0	see Plan 2
G3	0	0	0	see Plan 2
G4	0	0	0	see Plan 2
G5	0	0	0	see Plan 2
G6	0	0	0	see Plan 2
G7	0	0	0	see Plan 2
G8	0	0	0	see Plan 2
G9	0	0	0	see Plan 2
G10	0	0	0	see Plan 2
G11	0	0	0	see Plan 2
B1	1634	0	0	see Plan 3
B2	329	0	0	see Plan 3
B3	475	0	0	see Plan 3
B4	110	0	0	see Plan 3
B5	243	0	0	see Plan 3
B6	832	170	1	see Plan 3
B7	393	0	0	see Plan 3
B8	291	48	0	see Plan 3
B9	101	0	0	see Plan 3
B10	110	0	0	see Plan 3
B11	174	0	0	see Plan 3
B12	220	0	0	see Plan 3
B13	267	0	0	see Plan 3
B14	370	29	0	see Plan 3
B15	630	0	0	see Plan 3
B16	144	0	0	see Plan 3
B17	575	141	0	see Plan 3
B18	155	0	0	see Plan 3
B19	96	0	0	see Plan 3
B20	252	244	1	see Plan 4
B21	3500	409	2	see Plan 4
B22	310	0	0	see Plan 4
B23	344	69	0	see Plan 4
B24	154	0	0	see Plan 4
B25	96	120	1	see Plan 4
B26	201	0	0	see Plan 4
B27	127	67	0	see Plan 4
B28	10397	168	1	see Plan 4
B29	566	0	0	see Plan 4
<b>Total</b>	<b>23096 *</b>	<b>1465</b>	<b>6</b>	

\* due to the digitization process, it was slightly different with RNTPC Paper No. A/NE-KLH/562 stated 2.32ha.

### Land Availability and Status Analysis for Area G1-G11

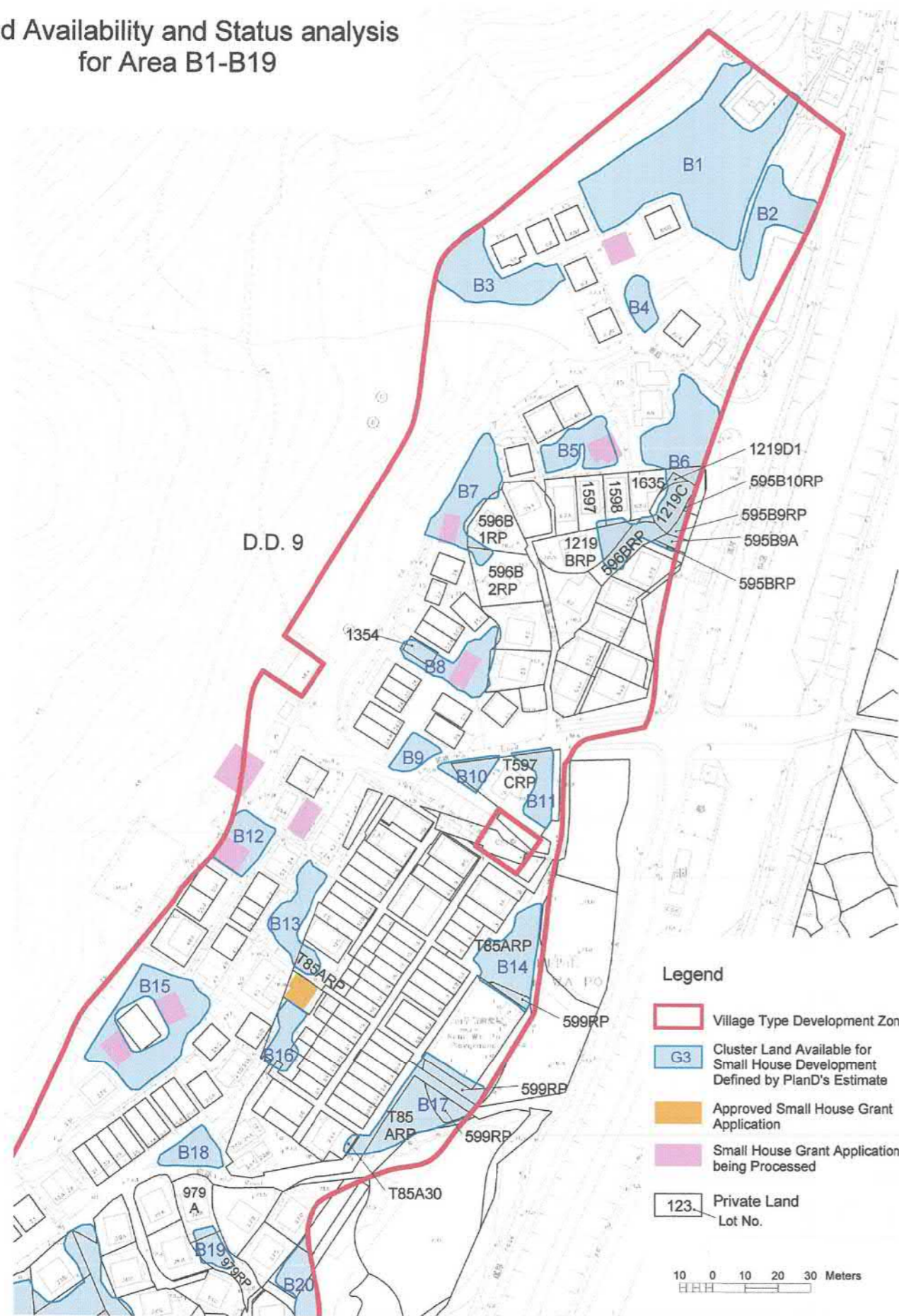


- Legend**
- Village Type Development Zone
  - G3 Tree/Slope
  - Approved Small House Grant Application
  - Small House Grant Application being Processed
  - 123 Private Land Lot No.

Land Status Analysis for Area G1 - G11 Table

Area ID	Available Area for Small Houses Development defined by Planning Department (sq. m.)	Actual Land Available for Small Houses Development (sq. m.)	No. of Small House could be developed	Land Status
G1	0	0	0	Covered by: Government Land
G2	0	0	0	Covered by: Government Land
G3	0	0	0	Covered by: Government Land
G4	0	0	0	Covered by: Lot 1595 (portion) - already developed Government Land
G5	0	0	0	Covered by: Government Land
G6	0	0	0	Covered by: Government Land
G7	0	0	0	Covered by: Government Land
G8	0	0	0	Covered by: Government Land
G9	0	0	0	Covered by: Lot 1602(portion) - already developed Government Land
G10	0	0	0	Covered by: Lot 1019(portion) - Tso's / Tong's Land Lot 1033(portion) - Tso's / Tong's Land Lot 1034(portion) - Tso's / Tong's Land
G11	0	0	0	Covered by: Lot 1032(portion) - Tso's / Tong's Land

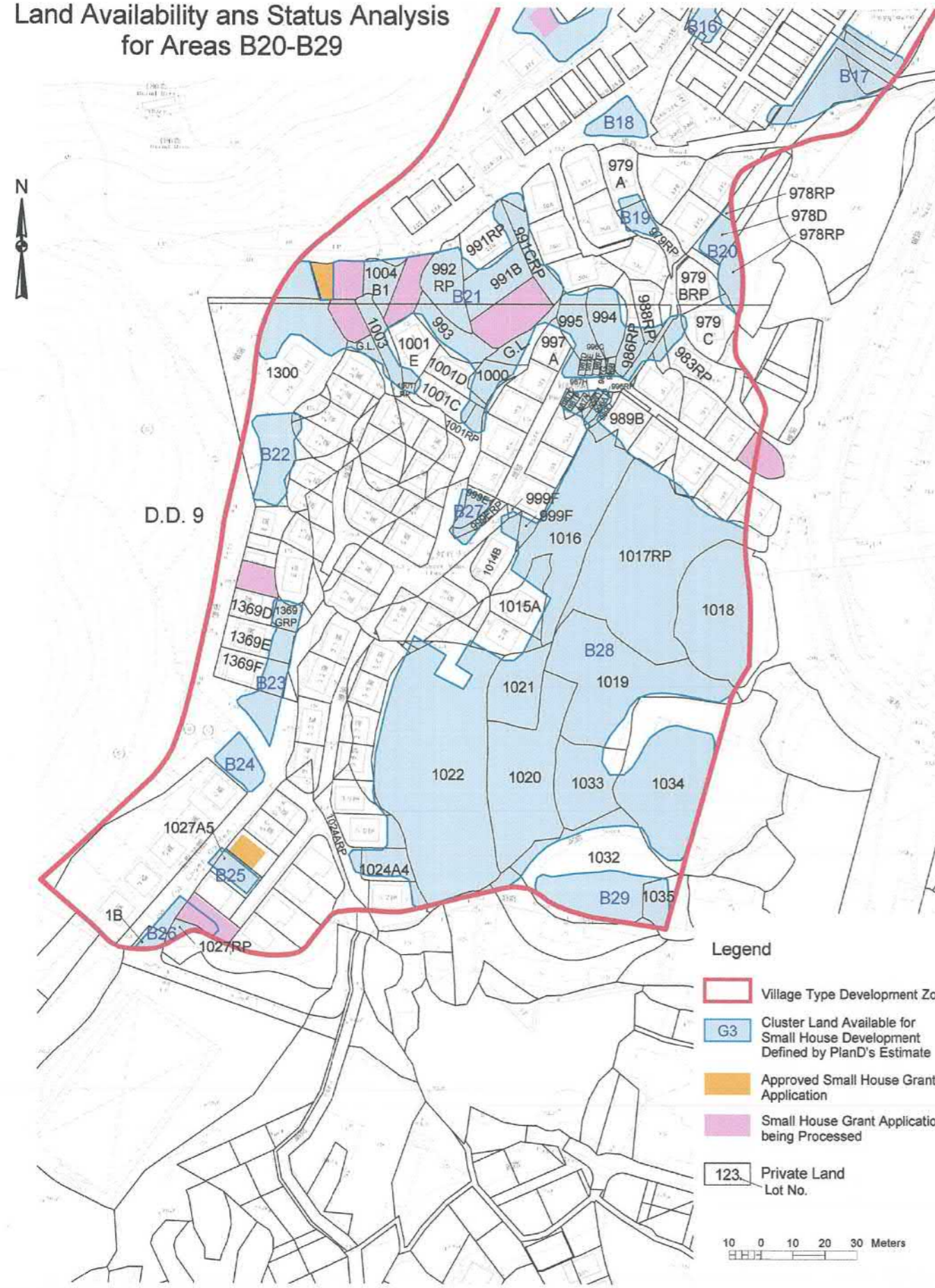
Land Availability and Status analysis for Area B1-B19



Land Status Analysis for Area B1 - B19 Table

Area ID	Available Area for Small Houses Development Defined by Planning Department (sq. m.)	Actual Land Available for Small Houses Development (sq. m.)	No. of Small House could be developed	Land Status
B1	1610	0	0	Covered by: Government Land
B2	325	0	0	Covered by: Government Land
B3	469	0	0	Covered by: Government Land
B4	109	0	0	Covered by: Government Land
B5	240	0	0	Covered by: Government Land
B6	820	170	1	Covered by: Lot 1507(p) - already developed Lot 1598(p) - already developed Lot 596BRP(p) - proposed road Lot 595BRP(p) - proposed road Lot 1219C - 125sq.m. Lot1219D1 - 14sq.m. Lot 595B10RP(p) - 7sq.m. Lot 595B9RP(p) - 24sq.m. Lot 595B9A(p) - proposed road Lot 595BRP(p) - proposed road Government Land
B7	388	0	0	Covered by: Lot 596B1RP - already developed Lot 596B2RP - already developed Government Land
B8	288	48	0	Covered by: Lot 1354 - 48sq.m. Government Land
B9	100	0	0	Covered by: Government Land
B10	108	0	0	Covered by: T597CRP(portion) - already developed Government Land
B11	171	0	0	Covered by: T597CRP(portion) - already developed Government Land
B12	217	0	0	Covered by: Government Land
B13	264	0	0	Covered by: Lot T85ARP(p) - Tso's/Tong's Land Government Land
B14	365	29	0	Covered by: Lot 599RP(p) - 29sq.m. Lot T85ARP(p) - Tso's/Tong's Land Government Land
B15	621	0	0	Covered by: Government Land
B16	142	0	0	Covered by: Lot T85ARP(p) - Tso's/Tong's Land
B17	567	(Lot 599(p) - 73 Lot 599(p) - 68 Total: 141	0 0 Total: 0	Covered by: Lot 599RP(p) - 73sq.m Lot 599RP(p) - 69sq.m. Lot T85ARP(p) - Tso's/Tong's Land Government Land
B18	153	0	0	Covered by: Government Land
B19	95	0	0	Covered by: Lot 979A(p) - already developed Lot 979RP(p) - Existing Road

Land Availability and Status Analysis for Areas B20-B29

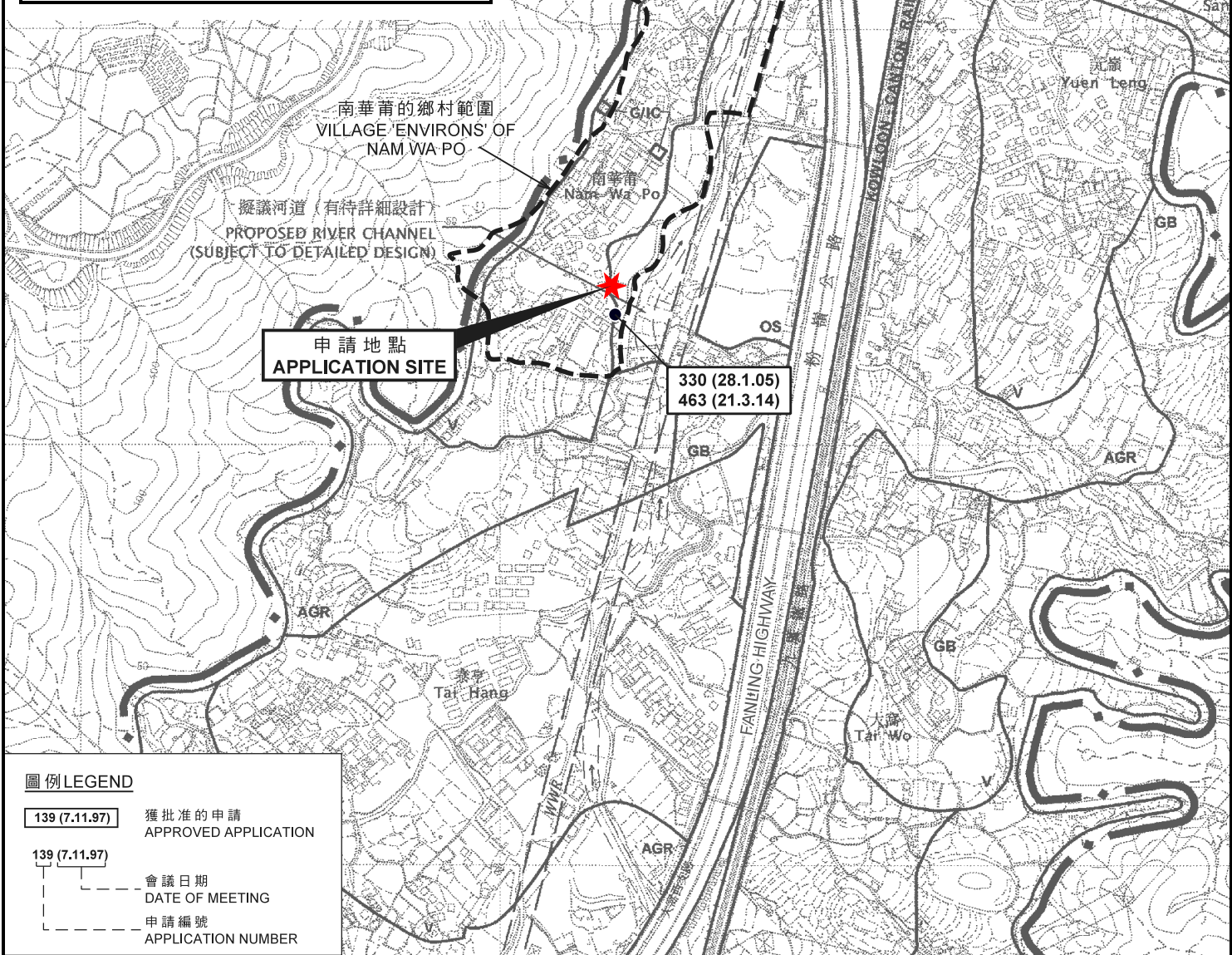


Land Status Analysis for Area B20 - B29 Table

Area ID	Available Area for Small Houses Development defined by Planning Department (sq. m.)	Actual Land Available for Small Houses Development (sq. m.)	No. of Small House could be developed	Land Status
B20	249	244	1	Covered by: Lot 978RP(p) - 10 Lot 978RP(p) - 128 Lot 978D(p) - 106 Lot 979C(p) - already developed Lot 979BRP(p) - already developed Government Land
B21	3449	(Lot991B) - 267 (Lot1004B1) - 142 <b>Total : 409</b>	1  <b>Total : 2</b>	Covered by: Lot 983RP(p) - already developed Lot 988RP(p) - already developed Lot 987D-G - car park Lot 996B-C - car park Lot 988RP(p) - already developed Lot 994 - Tso's/Tong's Land Lot 995 - Tso's/Tong's Land Lot 991CRP - existing Road Lot 991A - S.H. app. under process Lot 991B - 267sq.m. Lot 991RP(p) - already developed Lot 992RP(p) - existing road Lot 993 - existing Road Lot 1000 - existing Road Lot 1001C(p) - already developed Lot 1001D(p) - already developed Lot 1001E(p) - already developed Lot 1001RP(p) - existing road Lot 1003(p1) - existing road Lot 1004B1 - 142sq.m. Lot 1004BRP - S.H. app. under process Lot 1004A1A - S.H. app. under process Lot 1004A1RP - S.H. app. under process Lot 1003(p2) - Tso's/Tong's Land Lot 1004A1RP - Approved S.H. App. Government Land
B22	306	0	0	Covered by: 1006(p) - already developed 1300(p) - Tso's/Tong's Land Government Land
B23	339	69	0	Covered by: Lot 1369GRP - 69sq.m. Lot 1369E - already developed Lot 1369F - already developed Government Land
B24	152	0	0	Covered by: Government Land
B25	95	120	1	Covered by: Lot 1027A5 - 120sq.m.
B26	198	0	0	Covered by: Lot 1027A7(p) - S.H. app. under process 1B in D.D.7 - existing road Government Land
B27	558	67	0	Covered by: Lot 999E1(p) - 67sq.m. Lot 999ERP(p) - existing road Lot 1013RP(p) - existing road
B28	10244	(Lot 999F(p)) - 37 (Lot 1024A) - 131 <b>Total : 168</b>	0  <b>Total : 1</b>	Covered by: Lot 989B(p) - already developed Lot 999F(p) - 37sq.m. Lot 987A-D,H - car park Lot 996A,D,RP - car park Lot 989D - existing road Lot 1016 - Tso's/Tong's Land Lot 1017RP - Tso's/Tong's Land Lot 1018(p) - Tso's/Tong's Land Lot 1019 - Tso's/Tong's Land Lot 1020 - Tso's/Tong's Land Lot 1021 - Tso's/Tong's Land Lot 1022 - Tso's/Tong's Land Lot 1024A - 131sq.m. Lot 1024ARP(p) - existing road Lot 1032(p) - Tso's/Tong's Land Lot 1033(p) - Tso's/Tong's Land Lot 1034(p) - Tso's/Tong's Land Lot 1015A-B(p) - already developed
B29	354	0	0	Covered by: Lot 1032(p) - Tso's/Tong's Land Lot 1035(p) - Tso's/Tong's Land



**要覽圖 KEY PLAN**  
SCALE 1 : 50 000 比例尺

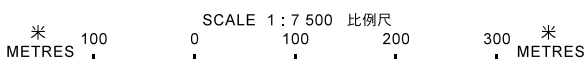


**圖例 LEGEND**

139 (7.11.97)	獲批准的申請 APPROVED APPLICATION
139 (7.11.97)	會議日期 DATE OF MEETING
139 (7.11.97)	申請編號 APPLICATION NUMBER

**位置圖 LOCATION PLAN**

擬議屋宇 (新界豁免管制屋宇 - 小型屋宇)  
 新界大埔南華莆丈量約份第9約地段第981號D分段  
**PROPOSED HOUSE**  
 (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
 LOT 981 S.D IN D.D. 9, NAM WA PO,  
 TAI PO, NEW TERRITORIES



**規劃署**  
**PLANNING**  
**DEPARTMENT**

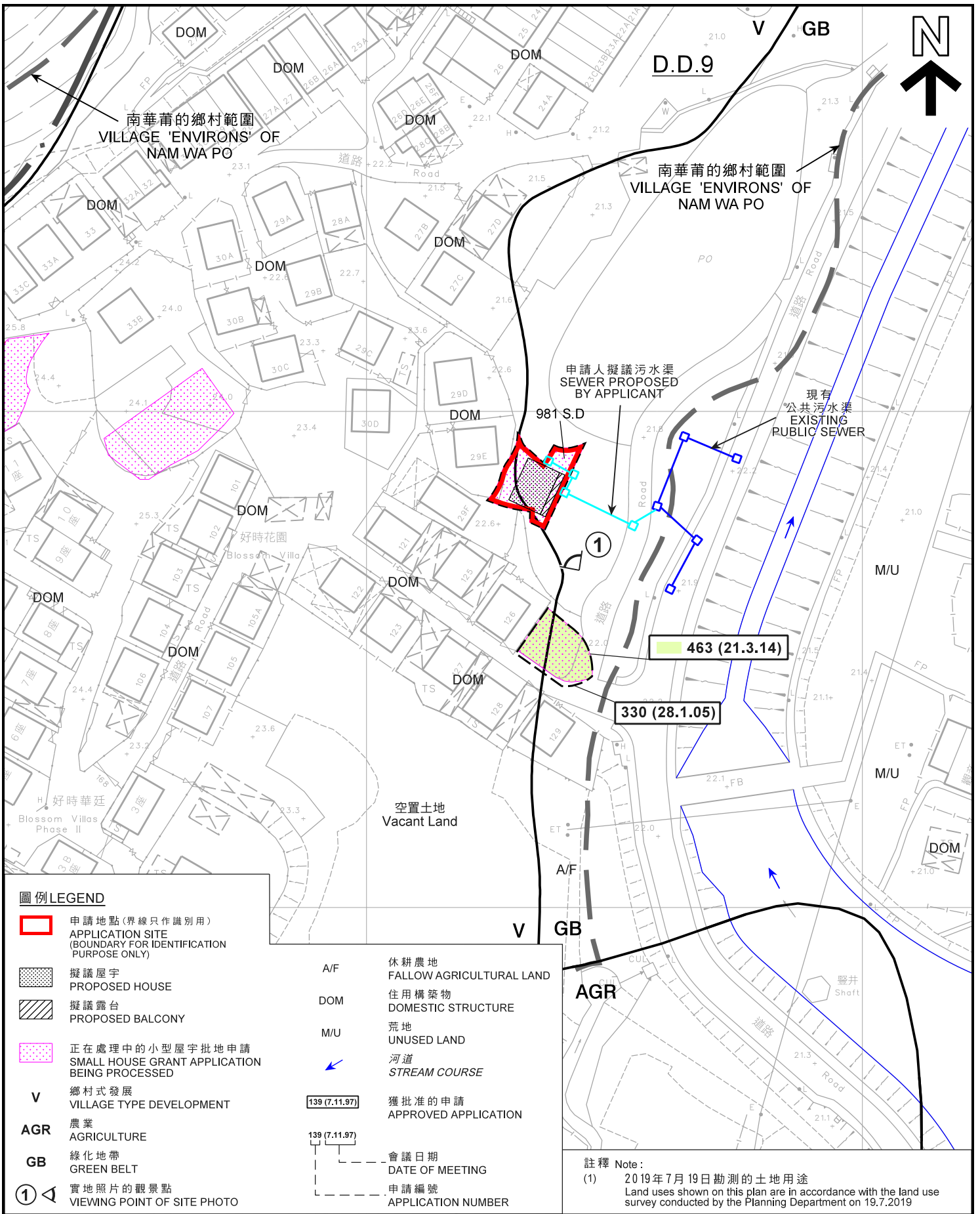


參考編號  
 REFERENCE No.  
**A/NE-KLH/562**

**圖 PLAN**  
**R-1**

本摘要圖於2019年12月19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-KLH/11  
 EXTRACT PLAN PREPARED ON 19.12.2019  
 BASED ON OUTLINE ZONING PLAN  
 No. S/NE-KLH/11 APPROVED ON 17.10.2006





**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  
SMALL HOUSE GRANT APPLICATION  
BEING PROCESSED
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- AGR** 農業  
AGRICULTURE
- GB** 綠化地帶  
GREEN BELT
- ①** 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

- A/F** 休耕農地  
FALLOW AGRICULTURAL LAND
- DOM** 住用構築物  
DOMESTIC STRUCTURE
- M/U** 荒地  
UNUSED LAND
- ← 河道  
STREAM COURSE
- 139 (7.11.97) 獲批准的申請  
APPROVED APPLICATION
- 139 (7.11.97) 會議日期  
DATE OF MEETING
- 139 (7.11.97) 申請編號  
APPLICATION NUMBER

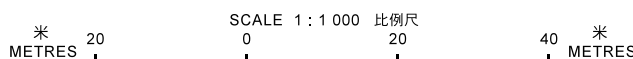
**註釋 Note:**

(1) 2019年7月19日勘测的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 19.7.2019

**平面圖 SITE PLAN**

擬議屋宇 (新界豁免管制屋宇 - 小型屋宇)  
新界大埔南華莆丈量約份第9約地段第981號D分段  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOT 981 S.D IN D.D. 9,  
NAM WA PO, TAI PO, NEW TERRITORIES

本摘要圖於2020年1月9日擬備，  
所根據的資料為測量圖編號  
3-SW-18C及23A  
EXTRACT PLAN PREPARED ON 9.1.2020  
BASED ON SURVEY SHEETS No.  
3-SE-18C & 23A



**規劃署**  
**PLANNING**  
**DEPARTMENT**

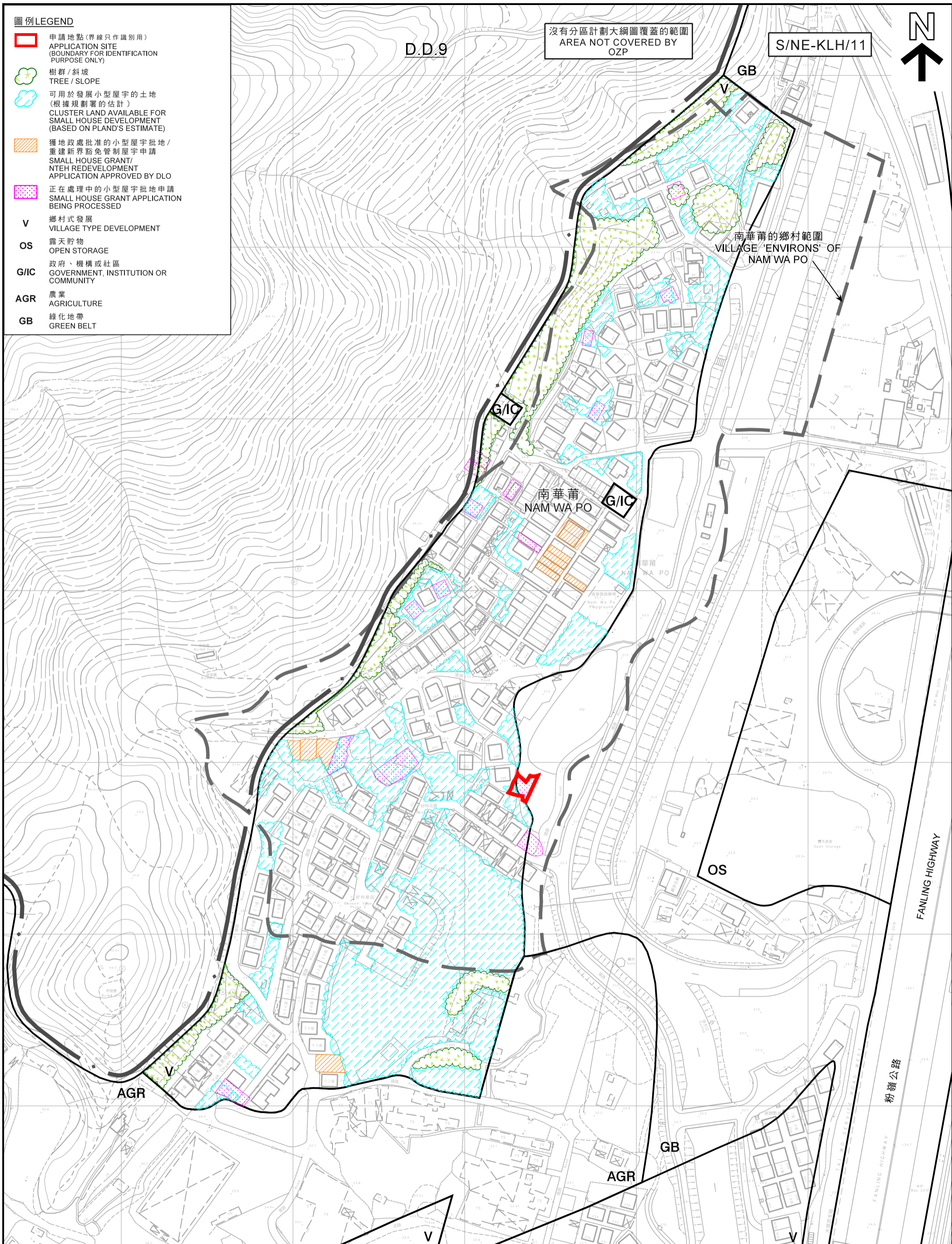


參考編號  
REFERENCE No.  
**A/NE-KLH/562**

**圖 PLAN**  
**R-2a**

圖例 LEGEND

- 申請地點(界線只作識別用)  
APPLICATION SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)
- ✪ 樹群/斜坡  
TREE / SLOPE
- 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)
- 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
- 正在處理中的小型屋宇批地申請  
SMALL HOUSE GRANT APPLICATION  
BEING PROCESSED
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- OS** 露天貯物  
OPEN STORAGE
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR  
COMMUNITY
- AGR** 農業  
AGRICULTURE
- GB** 綠化地帶  
GREEN BELT



沒有分區計劃大綱圖覆蓋的範圍  
AREA NOT COVERED BY  
OZP

S/NE-KLH/11

GB

南華莆的鄉村範圍  
VILLAGE 'ENVIRONS' OF  
NAM WA PO

南華莆  
NAM WA PO

G/IC

OS

AGR

GB

AGR

V

本摘要圖於2020年1月8日擬備，  
所根據的資料為測量圖編號  
3-SW-18C、18D、23A及23B  
EXTRACT PLAN PREPARED ON 8.1.2020  
BASED ON SURVEY SHEETS No.  
3-SW-18C, 18D, 23A & 23B

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)  
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOT 981 S.D IN D.D. 9,  
NAM WA PO, TAI PO, NEW TERRITORIES

SCALE 1:2 000 比例尺  
米 METRES 40 0 40 80 120 160 米 METRES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-KLH/562

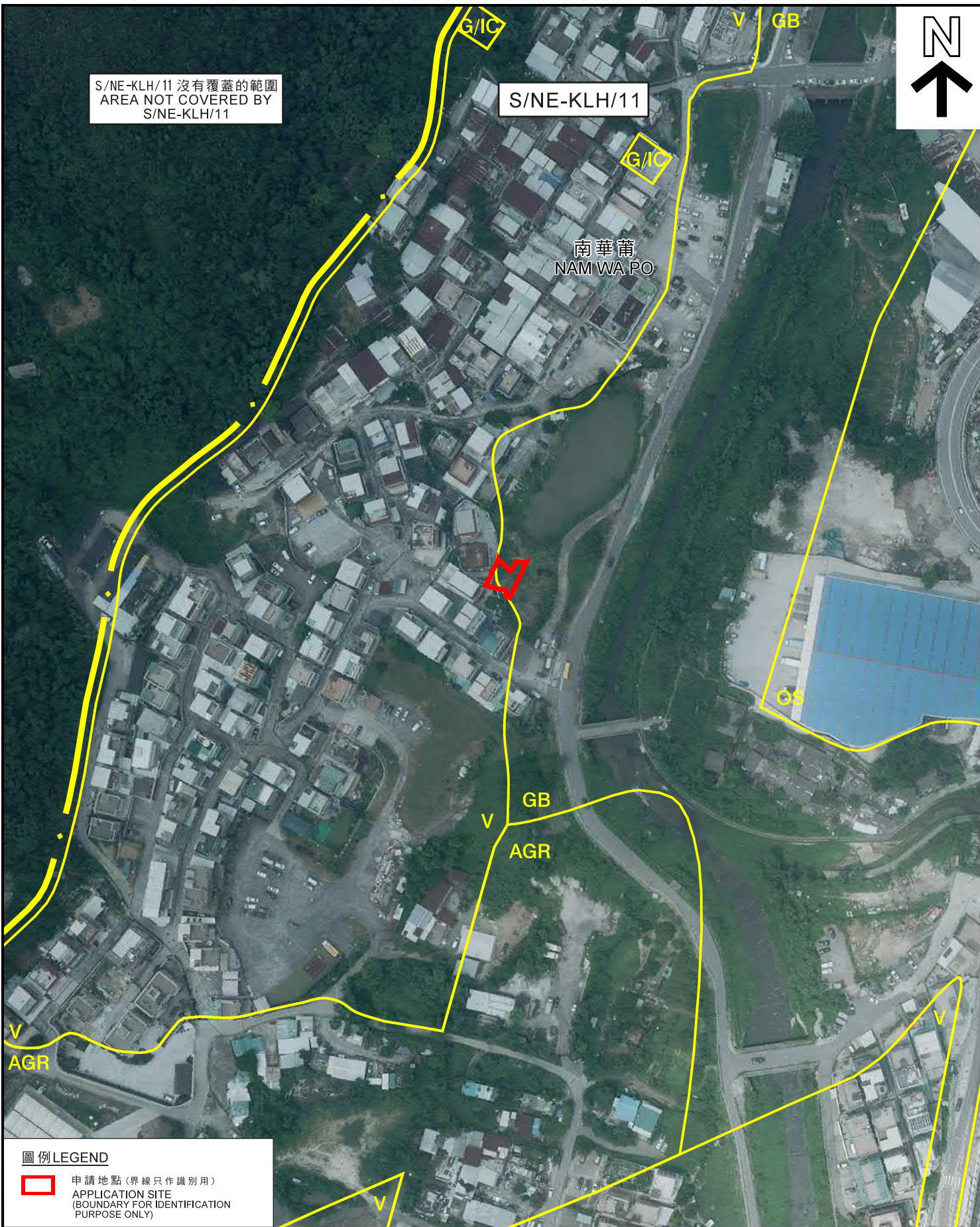
圖 PLAN  
R-2b

S/NE-KLH/11 沒有覆蓋的範圍  
AREA NOT COVERED BY  
S/NE-KLH/11

S/NE-KLH/11



南華莆  
NAM WA PO



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2019年12月18日擬備，  
所根據的資料為地政總署  
於2019年9月9日拍得的航攝照片  
編號E062718C  
EXTRACT PLAN PREPARED ON 18.12.2019  
BASED ON AERIAL PHOTO No. E062718C  
TAKEN ON 9.9.2019 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)  
新界大埔南華莆丈量約份第9約地段第981號D分段  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOT 981 S.D IN D.D. 9,  
NAM WA PO, TAI PO, NEW TERRITORIES

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-KLH/562

圖 PLAN  
R-3

1



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

實地照片 SITE PHOTO

擬議屋宇 (新界豁免管制屋宇 - 小型屋宇)  
新界大埔南華莆丈量約份第9約地段第981號D分段  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOT 981 S.D IN D.D. 9, NAM WA PO,  
TAI PO, NEW TERRITORIES

本圖於2020年1月9日擬備，所根據  
的資料為攝於2020年1月9日的實地照片  
PLAN PREPARED ON 9.1.2020 BASED ON  
SITE PHOTO TAKEN ON 9.1.2020

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/NE-KLH/562

圖 PLAN  
R-4