

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/NE-KTS/567**

关于申请编号 A/NE-KTS/567 的拟议用途/发展的概括发展规范

|                                                                 |                                                                                                                     |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Application No.<br>申请编号                                         | A/NE-KTS/567                                                                                                        |
| Location/address<br>位置／地址                                       | Lot 643 S.E in D.D. 100, Tsiu Keng Village, Sheung Shui Heung, New Territories<br>新界上水乡蕉径村丈量约份第 100 约地段第 643 号 E 分段 |
| Site area<br>地盘面积                                               | About 约 122 sq. m 平方米                                                                                               |
| Plan<br>图则                                                      | Approved Kwu Tung South Outline Zoning Plan No. S/NE-KTS/22<br>古洞南分区计划大纲核准图编号 S/NE-KTS/22                           |
| Zoning<br>地带                                                    | "Agriculture"<br>「农业」                                                                                               |
| Applied use/<br>development<br>申请用途/发展                          | Proposed House (New Territories Exempted House - Small House)<br>拟议屋宇（新界豁免管制屋宇-小型屋宇）                                |
| Proposed Gross<br>floor area<br>拟议总楼面面积                         | 195.09 sq. m 平方米                                                                                                    |
| Proposed No. of<br>house(s)<br>拟议幢数                             | 1                                                                                                                   |
| Proposed<br>Building height/No.<br>of storeys<br>拟议建筑物高度／<br>层数 | Not more than 不多於 8.23 m 米                                                                                          |
|                                                                 | 3 Storey(s) 层                                                                                                       |

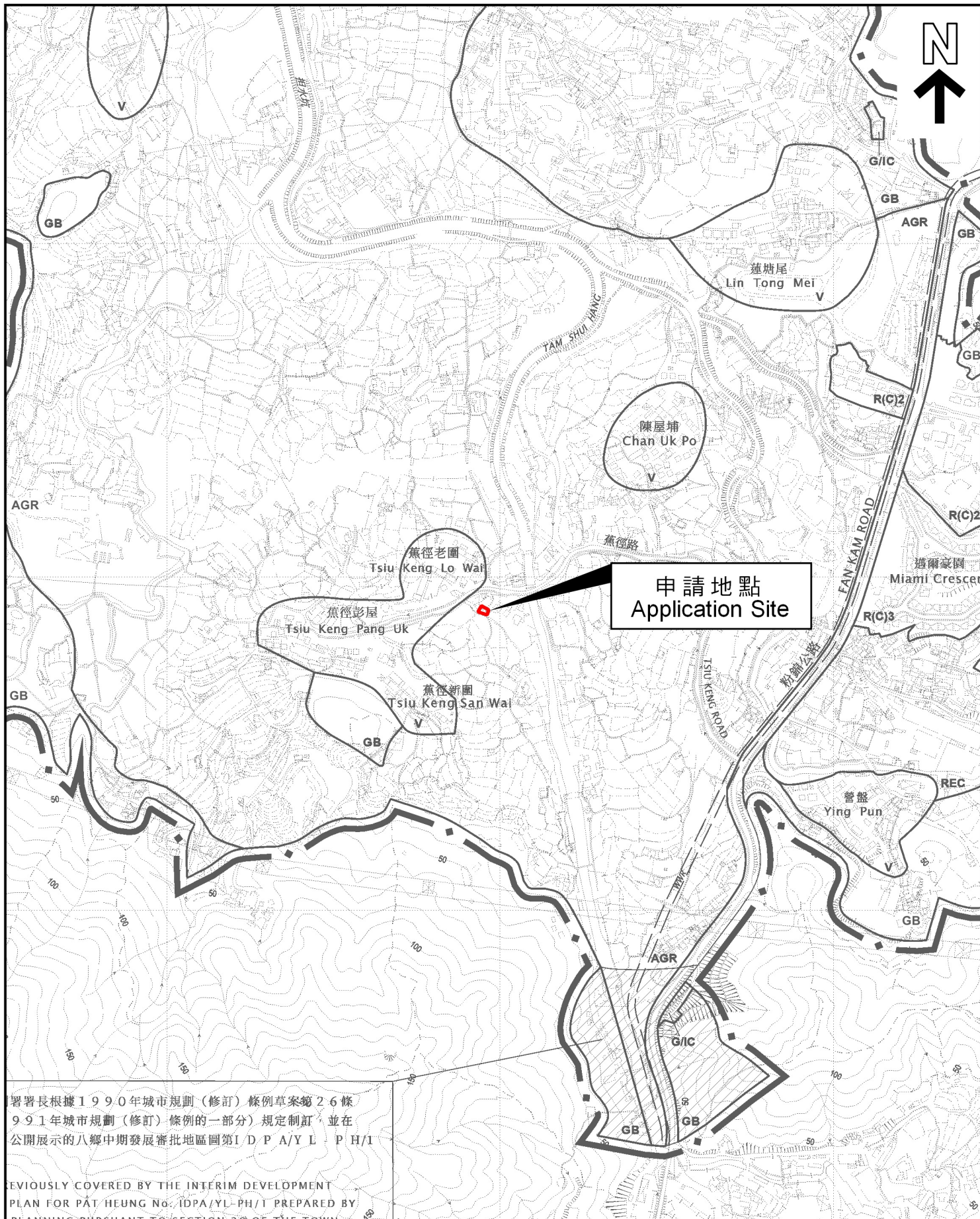
\* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件                              |                          |                                     |
|----------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 图则及绘图</u></b>                                           |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 楼宇位置图                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 楼宇平面图                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截视图                                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立视图                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 显示拟议发展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）                                                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Proposed Small House Plan 拟议小型屋宇建议图</u></b>                                |                          |                                     |
| <b><u>Lot Index Plan 地段索引图</u></b>                                               |                          |                                     |
| <b><u>Reports 报告书</u></b>                                                        |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就车辆的交通影响评估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影响评估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 视觉影响评估                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景观影响评估                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 树木调查                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影响评估                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影响评估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影响评估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 风险评估                                                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（请注明）                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号                            |                          |                                     |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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署署長根據1990年城市規劃(修訂)條例草案第26條  
1991年城市規劃(修訂)條例的一部分規定制訂，並在  
公開展示的八鄉中期發展審批地區圖第I/DPA/YL-PH/I

PREVIOUSLY COVERED BY THE INTERIM DEVELOPMENT  
PLAN FOR PAT HEUNG No. I/DPA/YL-PH/I PREPARED BY  
PLANNING DEPARTMENT OF THE GOVERNMENT

本摘要圖於2025年10月24日擬備，  
所根據的資料為於2025年2月11日  
核准的分區計劃大綱圖編號S/NE-KTS/22  
EXTRACT PLAN PREPARED ON  
24.10.2025 BASED ON OUTLINE ZONING  
PLAN No. S/NE-KTS/22 APPROVED ON  
11.2.2025

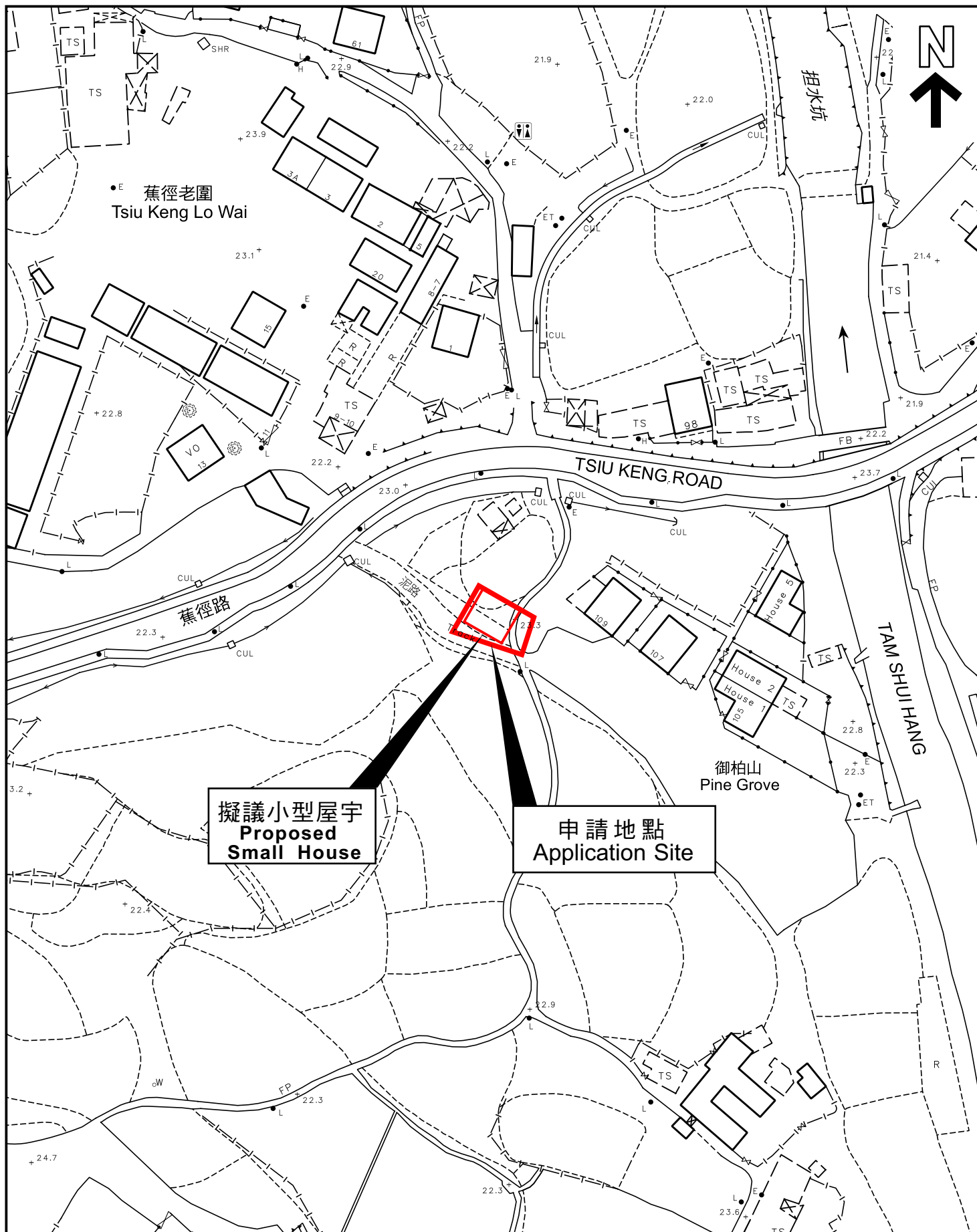
## 位置圖 LOCATION PLAN

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

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

參考編號  
REFERENCE No.  
**A/NE-KTS/567**





本摘要圖於2025年10月24日擬備，  
所根據的資料為測量圖編號2-SE-20C  
EXTRACT PLAN PREPARED ON  
24.10.2025 BASED ON SURVEY SHEET  
No. 2-SE-20C

## 平面圖 SITE PLAN

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

參考編號  
REFERENCE No.

A/NE-KTS/567