

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/NE-FTA/278
(Review under Section 17)
关于申请编号 A/NE-FTA/278 的拟议用途/发展的概括发展规范
(根据第 17 条的覆核)**

Application No. 申请编号	A/NE-FTA/278
Location/address 位置／地址	Various Lots in D.D. 52, Sheung Shui Wa Shan 上水华山丈量约份第 52 约多个地段
Site area 地盘面积	About 约 410.9 sq. m 平方米
Plan 图则	<u>Section 16 application 第 16 条申请</u> Approved Fu Tei Au & Sha Ling Outline Zoning Plan No. S/NE-FTA/18 虎地坳及沙岭分区计划大纲核准图编号 S/NE-FTA/18
	<u>Section 17 Review 第 17 条覆核</u> Approved Fu Tei Au & Sha Ling Outline Zoning Plan No. S/NE-FTA/18 虎地坳及沙岭分区计划大纲核准图编号 S/NE-FTA/18
Zoning 地带	<u>Section 16 application 第 16 条申请</u> "Agriculture" 「农业」
	<u>Section 17 Review 第 17 条覆核</u> "Agriculture" 「农业」
Applied use/ development 申请用途/发展	Proposed Three Houses (New Territories Exempted Houses - Small Houses) 拟议 3 幢屋宇 (新界豁免管制屋宇-小型屋宇)
Nature of Review 覆核性质	To review the refusal decision of the application 覆核拒绝申请的决定
Proposed Gross floor area 拟议总楼面面积	About 约 585.27 sq. m 平方米
Proposed No. of house(s) 拟议幢数	3
Proposed Building height/No. of storeys 拟议建筑物高度／ 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

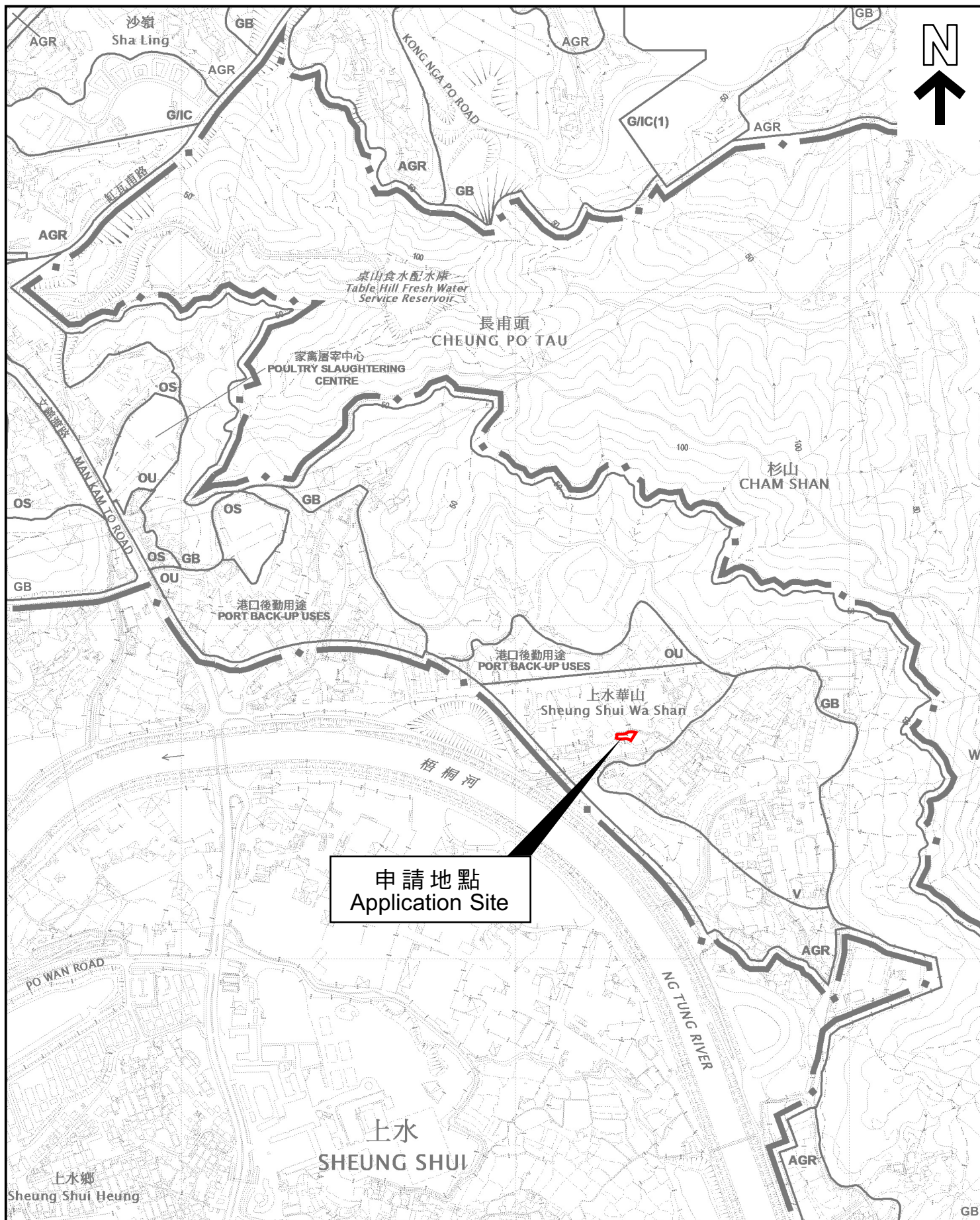
任何疑问，应查阅申请人提交的文件。

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		
	Chinese 中文	English 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☐
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☐
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☐
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☒	☐
<u>Indicative Map Showing the Locations of Similar Planning Applications 同类规划申请位置示意图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☒	☐
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☐
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☐
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☐
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☐
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.

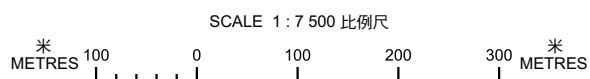
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申請地點
Application Site

位置圖 LOCATION PLAN

(覆核申請 REVIEW APPLICATION)



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-FTA/278

本摘要圖於2026年8月5日擬備，
所根據的資料為於2024年4月9日
核准的分區計劃大綱圖編號S/NE-FTA/18
EXTRACT PLAN PREPARED ON 5.8.2026
BASED ON OUTLINE ZONING PLAN No.
S/NE-FTA/18 APPROVED ON 9.4.2024

