

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/SK-PK/307  
( Review under Section 17 )  
關乎申請編號 A/SK-PK/307 的擬議用途/發展的概括發展規範  
( 根據第 17 條的覆核 )**

|                                                                 |                                                                                                                                                                                 |
|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application No.<br>申請編號                                         | A/SK-PK/307                                                                                                                                                                     |
| Location/address<br>位置／地址                                       | Lots 491 S.D RP, 491 S.E, 492 S.B RP and 492 S.F in D.D. 222, Pak Kong, Sai Kung, New Territories<br>新界西貢北港丈量約份第 222 約地段第 491 號 D 分段餘段、第 491 號 E 分段、第 492 號 B 分段餘段及第 492 號 F 分段 |
| Site area<br>地盤面積                                               | About 約 135.34 sq. m 平方米                                                                                                                                                        |
| Plan<br>圖則                                                      | <u>Section 16 application 第 16 條申請</u><br>Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11<br>北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11                                  |
|                                                                 | <u>Section 17 Review 第 17 條覆核</u><br>Approved Pak Kong and Sha Kok Mei Outline Zoning Plan No. S/SK-PK/11<br>北港及沙角尾分區計劃大綱核准圖編號 S/SK-PK/11                                       |
| Zoning<br>地帶                                                    | <u>Section 16 application 第 16 條申請</u><br>"Village Type Development" and "Green Belt"<br>「鄉村式發展」及「綠化地帶」                                                                         |
|                                                                 | <u>Section 17 Review 第 17 條覆核</u><br>"Village Type Development" and "Green Belt"<br>「鄉村式發展」及「綠化地帶」                                                                              |
| Applied use/<br>development<br>申請用途/發展                          | Proposed House (New Territories Exempted House - Small House)<br>擬議屋宇（新界豁免管制屋宇-小型屋宇）                                                                                            |
| Nature of Review<br>覆核性質                                        | To review the refusal decision of the application<br>覆核拒絕申請的決定                                                                                                                  |
| Proposed Gross<br>floor area<br>擬議總樓面面積                         | 195.09 sq. m 平方米                                                                                                                                                                |
| Proposed No. of<br>house(s)<br>擬議幢數                             | 1                                                                                                                                                                               |
| Proposed<br>Building height/No.<br>of storeys<br>擬議建築物高度／<br>層數 | 8.23 m 米                                                                                                                                                                        |
|                                                                 | 3 Storey(s) 層                                                                                                                                                                   |

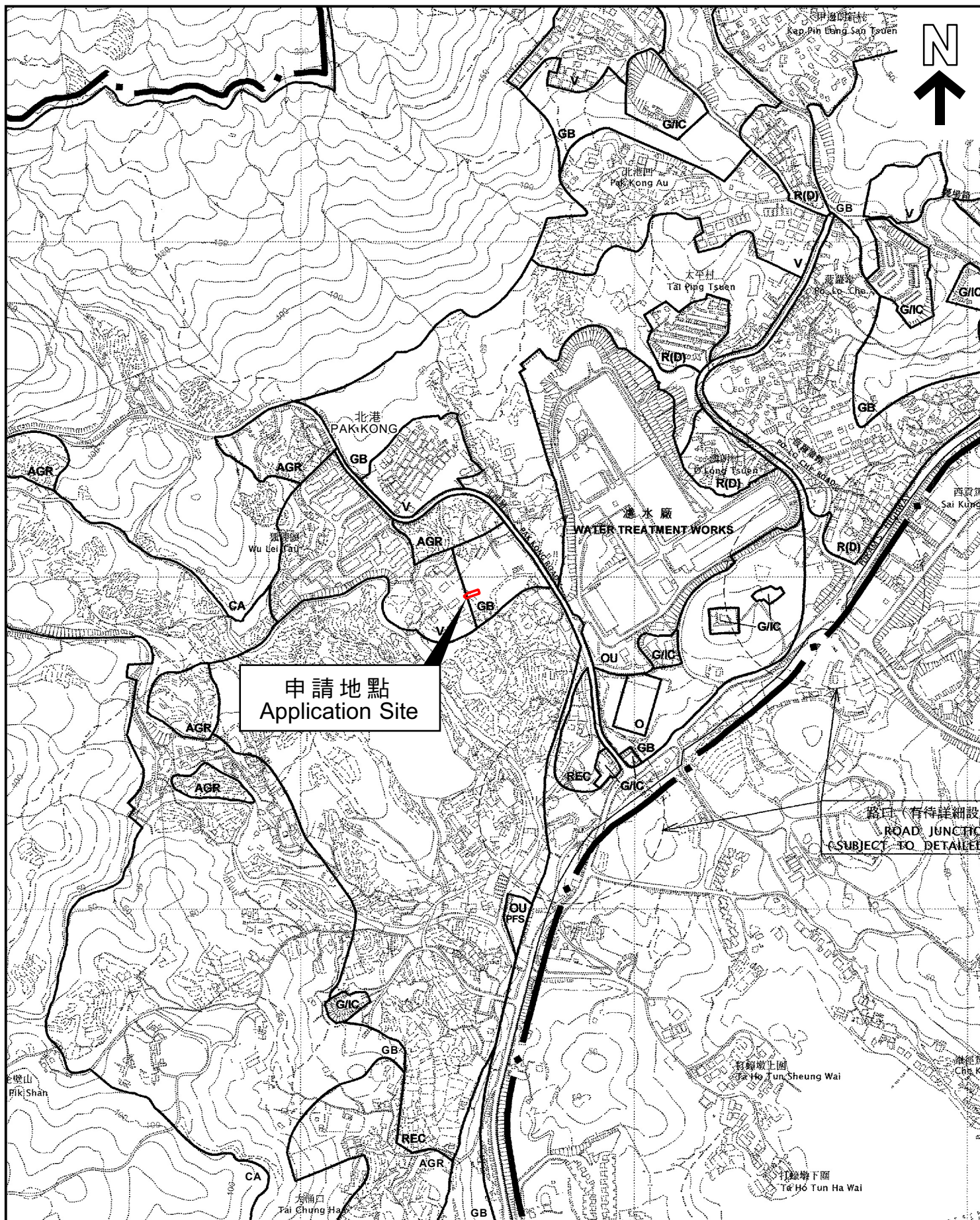
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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 提交的圖則、繪圖及文件                              |                          |                                     |
|----------------------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                                  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>                                           |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 樓宇位置圖                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖                                                              | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖                                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 報告書</u></b>                                                        |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據                                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估                                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree Survey 樹木調查                                                                 | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估                                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sewerage impact assessment 排污影響評估                                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Risk Assessment 風險評估                                                             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                                  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                            |                          |                                     |

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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



本摘要圖於2025年11月5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/SK-PK/11  
EXTRACT PLAN PREPARED ON 5.11.2025  
BASED ON OUTLINE ZONING PLAN  
No. S/SK-PK/11 APPROVED ON 17.10.2006

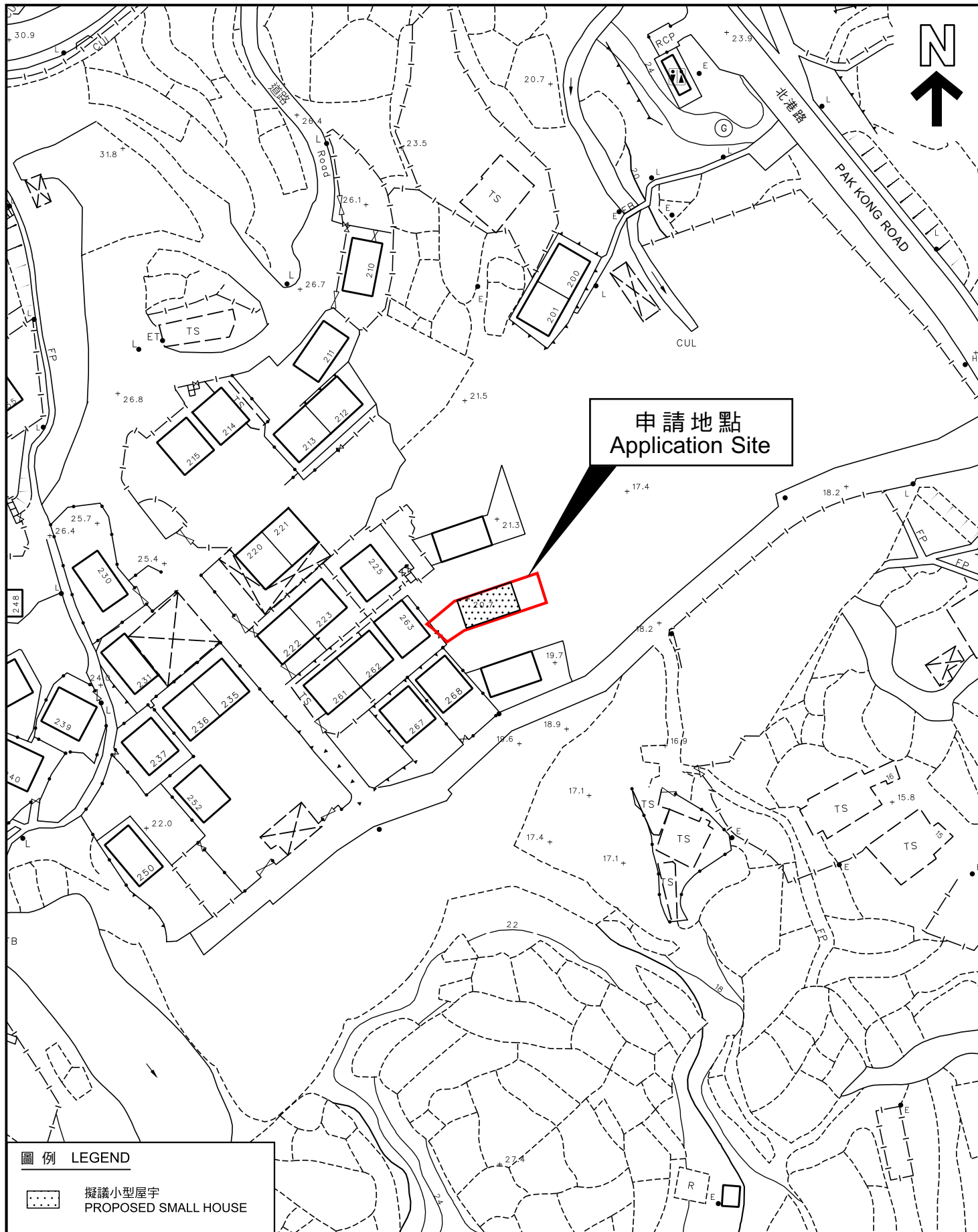
## 位置圖 LOCATION PLAN

(覆核申請 REVIEW APPLICATION)

SCALE 1:7 500 比例尺  
米 METRES 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/SK-PK/307**



圖例 LEGEND

 擬議小型屋宇  
PROPOSED SMALL HOUSE

本摘要圖於2025年11月5日擬備，  
所根據的資料為測量圖編號  
7-SE-15D 和 7-SE-20B  
EXTRACT PLAN PREPARED ON 5.11.2025  
BASED ON SURVEY SHEETS  
No. 7-SE-15D and 7-SE-20B

平面圖 SITE 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/SK-PK/307