

# Dimension Plan of The Proposed Small House on Lot 1677 RP in D.D. 76 Leng Pei Tsuen, North



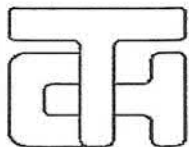
— Balcony

⊗ PRO PECC PN5/93

House Area 65.03 Square Metres (About)

Scale 1 : 1000

Side	Bearing ° ' "	Distance in Metres	Pt	Co-ordinate Data (1980 Datum)		Remarks
				N	E	
1 - 2	90 00 00	8.530	1	841700.153	836272.044	
2 - 3	180 00 00	2.920	2	841700.153	836280.574	
3 - 4	90 00 00	1.500	3	841697.233	836280.574	
4 - 5	180 00 00	4.000	4	841697.233	836282.074	
5 - 6	270 00 00	10.030	5	841693.233	836282.074	
6 - 1	0 00 00	6.920	6	841693.233	836272.044	
Co-ordinates of the balcony						
8 - 1	90 00 00	1.220	8	841700.153	836270.824	
1 - 6	180 00 00	6.920	1	841700.153	836272.044	
6 - 7	270 00 00	1.220	6	841693.233	836272.044	
7 - 8	0 00 00	6.920	7	841693.233	836270.824	



**T.H. & ASSOCIATES LIMITED**

(陳德慶測量有限公司)

Approved By

T.H.CHAN (ALS, MHKIS, MRICS, RPS(LS))

Authorized Land Surveyor

Survey Sheet No: 3-SW-5A

Adopted Plan No: SRP/DN/008/0173/D1

PLAN No : DN/76/1677RP-SH

參考編號

REFERENCE No.

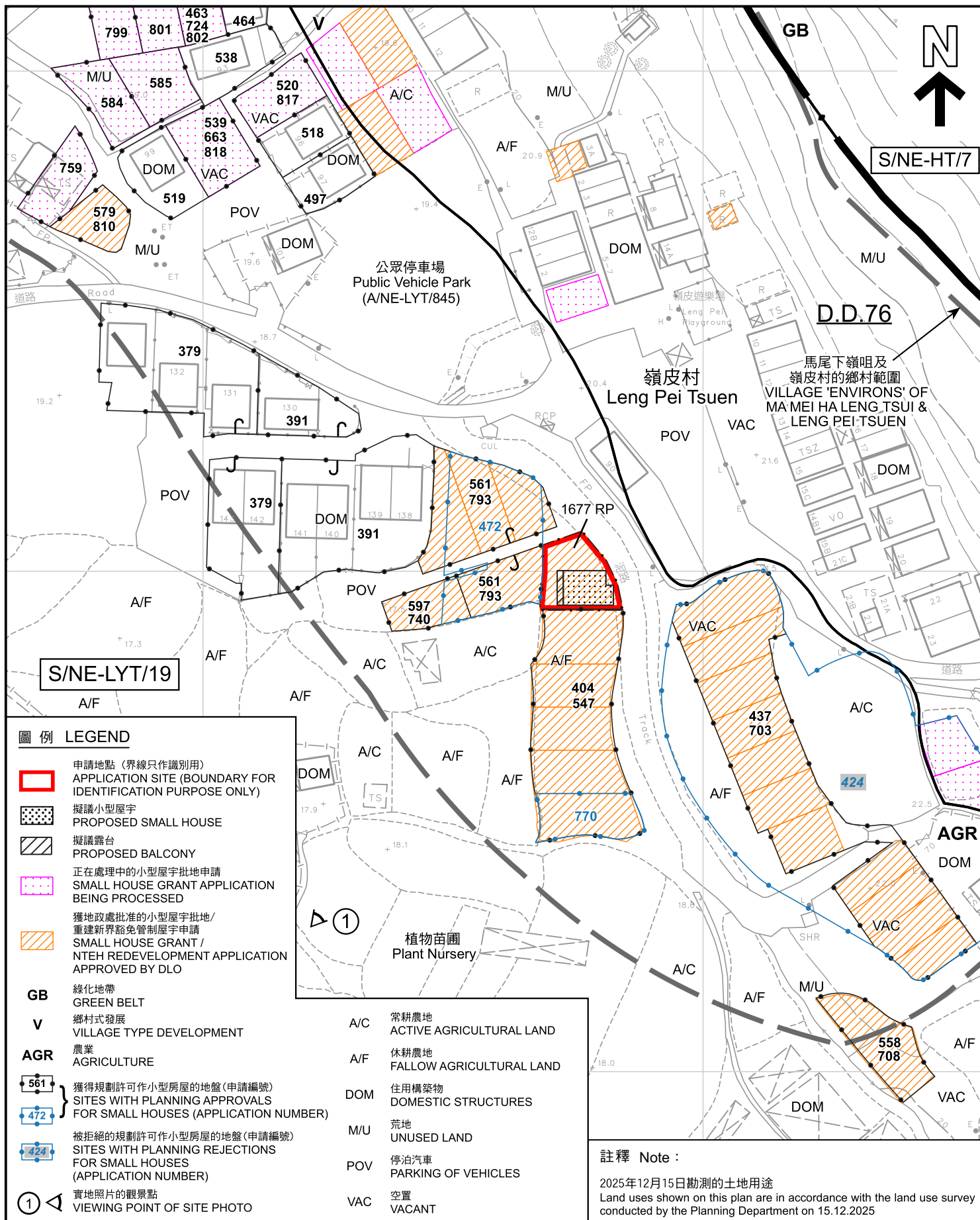
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繪圖 DRAWING A-1

(來源: 申請人於2025年11月13日呈交的規劃申請表內的繪圖)

(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED  
APPLICATION FORM ON 13.11.2025)





#### 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
- 正在處理中的小型屋宇批地申請  
SMALL HOUSE GRANT APPLICATION BEING PROCESSED
- 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
- 綠化地帶  
GREEN BELT
- 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- 農業  
AGRICULTURE
- 獲得規劃許可作小型房屋的地盤 (申請編號)  
SITES WITH PLANNING APPROVALS  
FOR SMALL HOUSES (APPLICATION NUMBER)
- 被拒絕的規劃許可作小型房屋的地盤 (申請編號)  
SITES WITH PLANNING REJECTIONS  
FOR SMALL HOUSES (APPLICATION NUMBER)
- 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

- A/C 常耕農地  
ACTIVE AGRICULTURAL LAND
- A/F 休耕農地  
FALLOW AGRICULTURAL LAND
- DOM 住用構築物  
DOMESTIC STRUCTURES
- M/U 荒地  
UNUSED LAND
- POV 停泊汽車  
PARKING OF VEHICLES
- VAC 空置  
VACANT

#### 註釋 Note :

2025年12月15日勘測的土地用途  
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 15.12.2025

#### 平面圖 SITE PLAN

擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
新界粉嶺嶺皮村丈量約份第76約地段第1677號餘段  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOT 1677 RP IN D.D. 76,  
LENG PEI TSUEN, FANLING, NEW TERRITORIES

本摘要圖於2025年12月29日擬備，  
所根據的資料為測量圖編號3-SW-5A  
EXTRACT PLAN PREPARED ON 29.12.2025  
BASED ON SURVEY SHEET No. 3-SW-5A

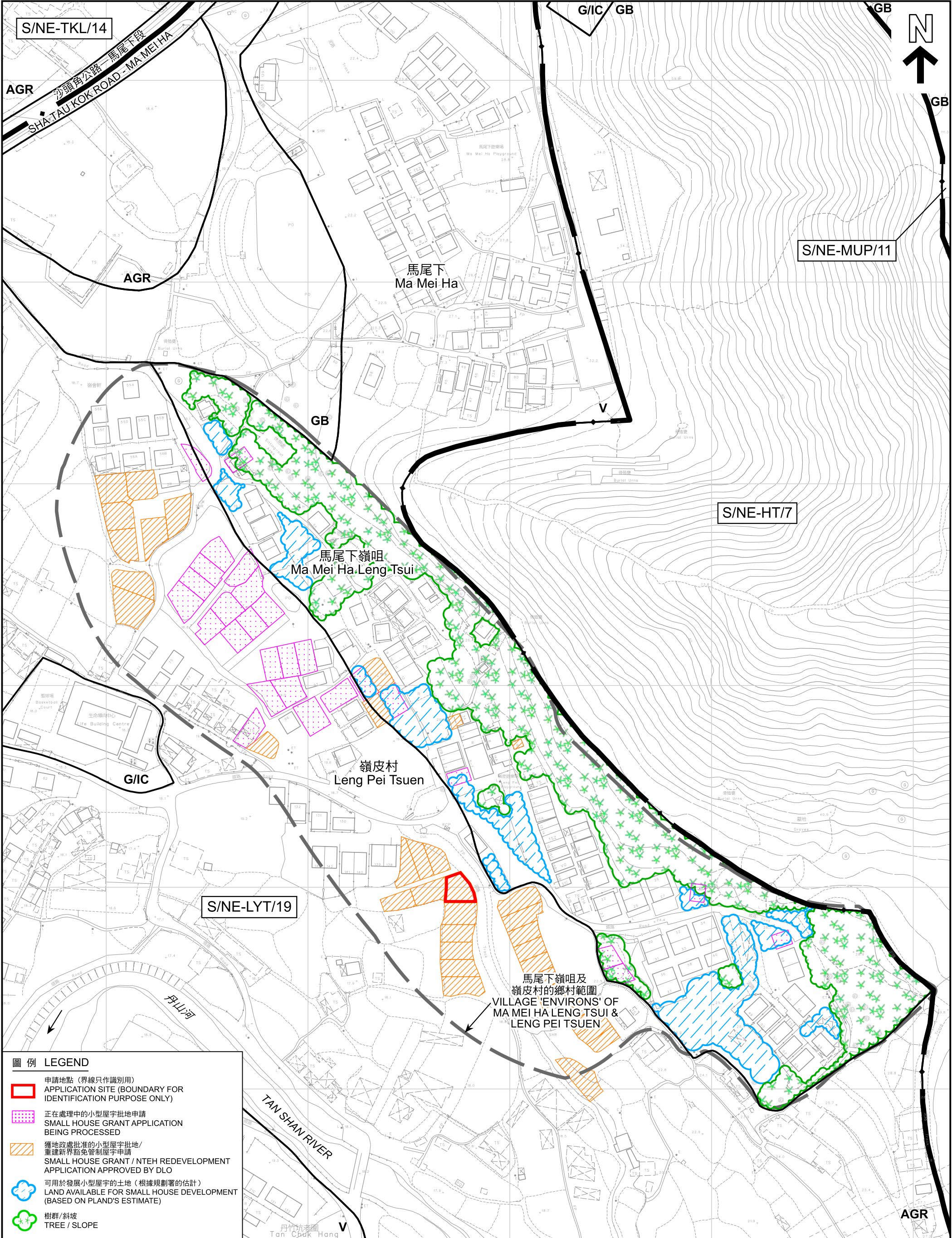
SCALE 1:1 000 比例尺  
20 0 20 40  
METRES METRES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/NE-LYT/867

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)
- 正在處理中的小型屋宇批地申請  
SMALL HOUSE GRANT APPLICATION BEING PROCESSED
- 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
- 可用於發展小型屋宇的土地（根據規劃署的估計）  
LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT (BASED ON PLAND'S ESTIMATE)
- 樹群/斜坡  
TREE / SLOPE

本摘要圖於2025年12月29日擬備，  
所根據的資料為測量圖編號  
3-NW-25C及3-SW-5A  
EXTRACT PLAN PREPARED ON 29.12.2025  
BASED ON SURVEY SHEETS No.  
3-NW-25C & 3-SW-5A

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）  
新界粉嶺嶺皮村丈量約份第76約地段第1677號餘段  
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOT 1677 RP IN D.D. 76, LENG PEI TSUEN, FANLING, NEW TERRITORIES

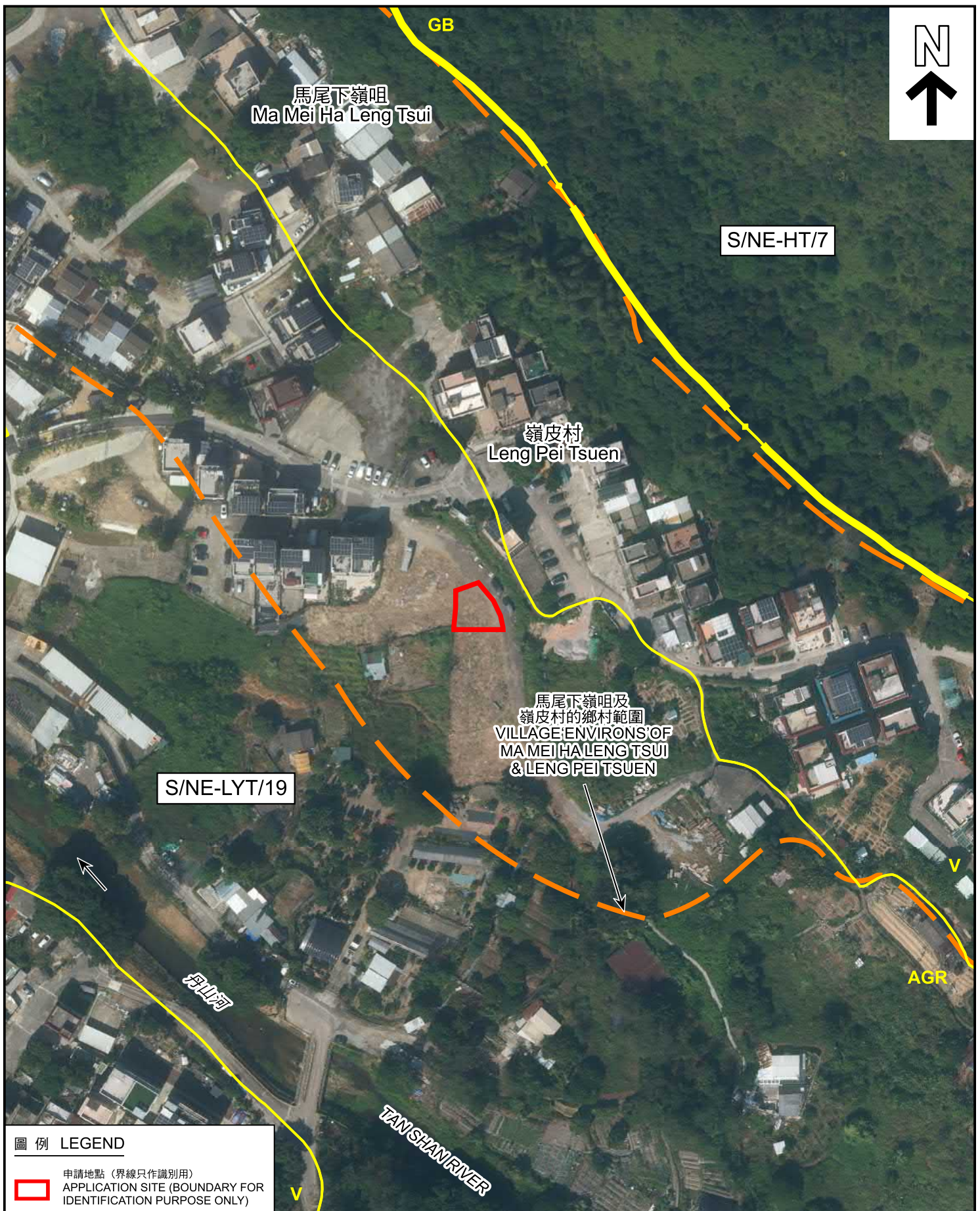
SCALE 1:1 700 比例尺  
米 20 0 20 40 60 80 米  
METRES



規劃署  
Planning Department

參考編號  
REFERENCE No.  
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圖 PLAN  
A-2b



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

EXTRACT PLAN PREPARED ON 5.1.2026  
BASED ON AERIAL PHOTO No. E241419C  
TAKEN ON 7.11.2024 BY  
LANDS DEPARTMENT

擬議屋宇（新界豁免管制屋宇-小型屋宇）  
新界粉嶺嶺皮村丈量約份第76約地段第1677號餘段  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOT 1677 RP IN D.D. 76,  
LENG PEI TSUEN, FANLING, NEW TERRITORIES



參考編號  
REFERENCE No.  
A/NE-LYT/867

PLAN  
A-3



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

### 實地照片 SITE PHOTO

本摘要圖於2026年1月5日擬備，  
所根據的資料為攝於2025年11月21日  
的實地照片  
EXTRACT PLAN PREPARED ON 5.1.2026  
BASED ON SITE PHOTO  
TAKEN ON 21.11.2025

擬議屋宇（新界豁免管制屋宇-小型屋宇）  
新界粉嶺嶺皮村丈量約份第76約地段第1677號餘段  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
LOT 1677 RP IN D.D. 76,  
LENG PEI TSUEN, FANLING, NEW TERRITORIES



規劃署  
Planning Department

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A/NE-LYT/867

圖 PLAN  
A-4