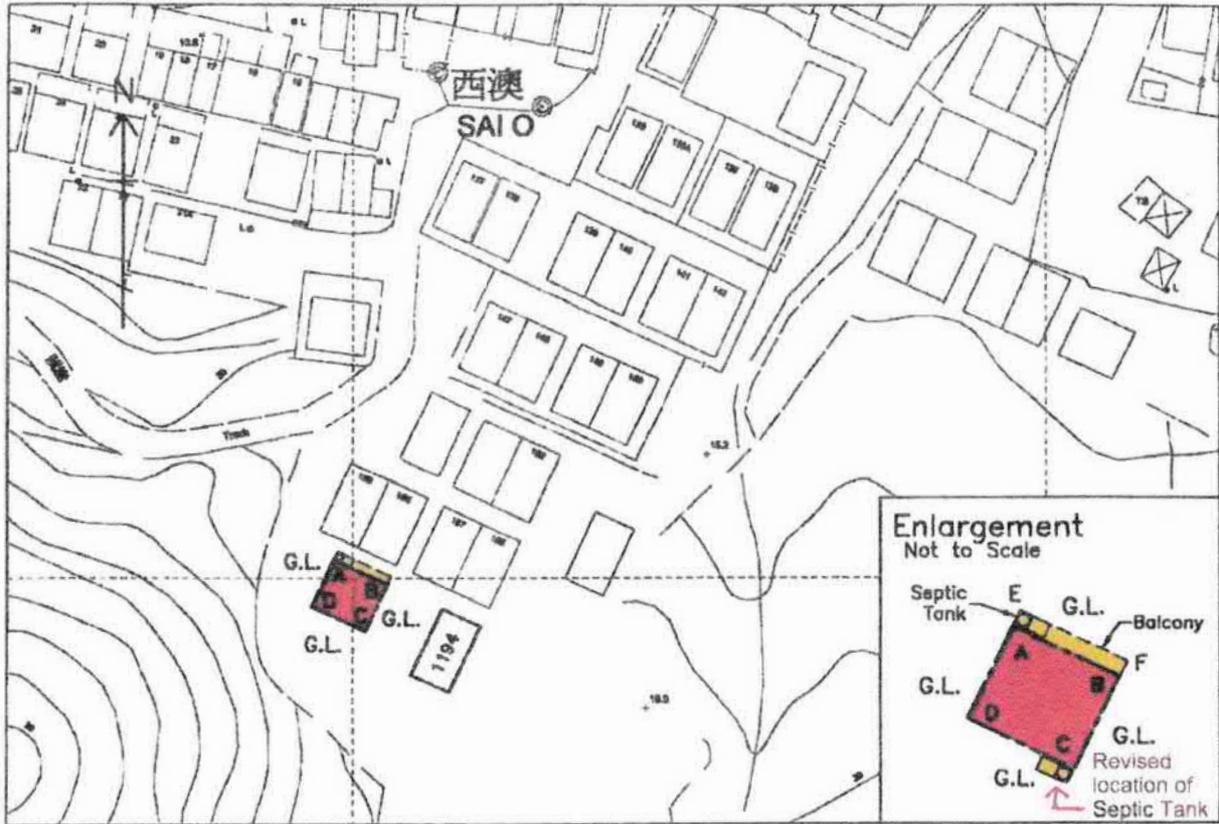


Proposed Small House on Government Land – D.D. 167



Survey Sheet No.: 7-NE-20B

Scale 1 : 1,000



Location Plan Scale 1 : 20,000

Sai O

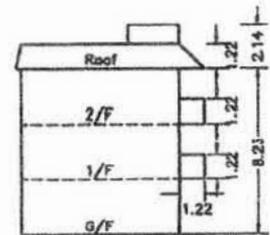
Proposed Small House near Lot No. 1194

Proposed Small House Dimensions: (Area = 65.03 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	115°00'40"	8.534	A	832 202.718	844 297.249
B	C	205°00'40"	7.620	B	832 199.110	844 304.983
C	D	295°00'40"	8.534	C	832 192.204	844 301.761
D	A	25°00'40"	7.620	D	832 195.812	844 294.027

Proposed Balcony Dimensions: (Area = 10.41 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
E	F	115°00'40"	8.534	E	832 202.823	844 297.765
F	B	205°00'40"	1.220	F	832 200.215	844 305.499
B	A	295°00'40"	8.534	B	832 199.110	844 304.983
A	E	25°00'40"	1.220	A	832 202.718	844 297.249



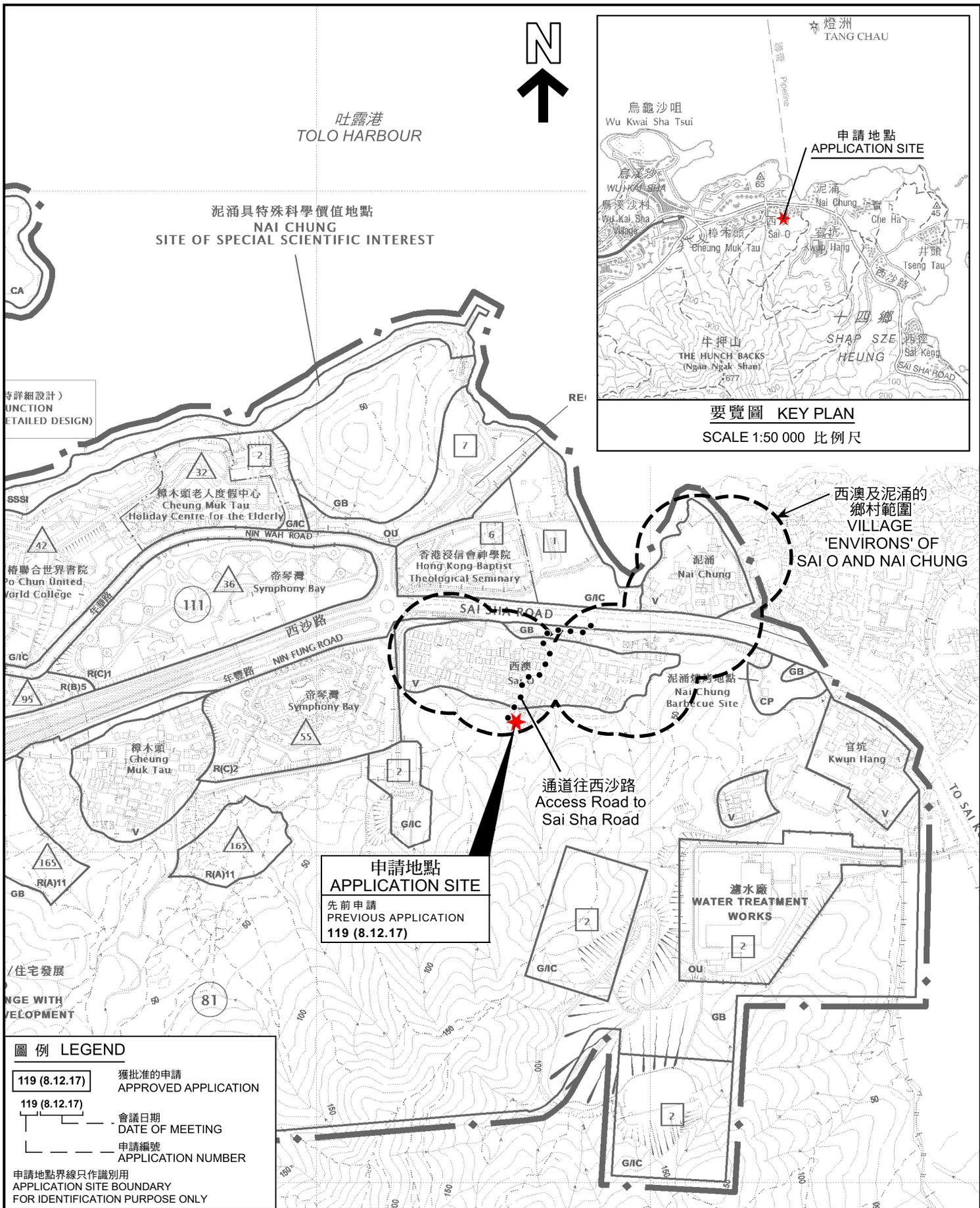
參考編號

REFERENCE No.

A/MOS/132

繪圖 DRAWING A-1

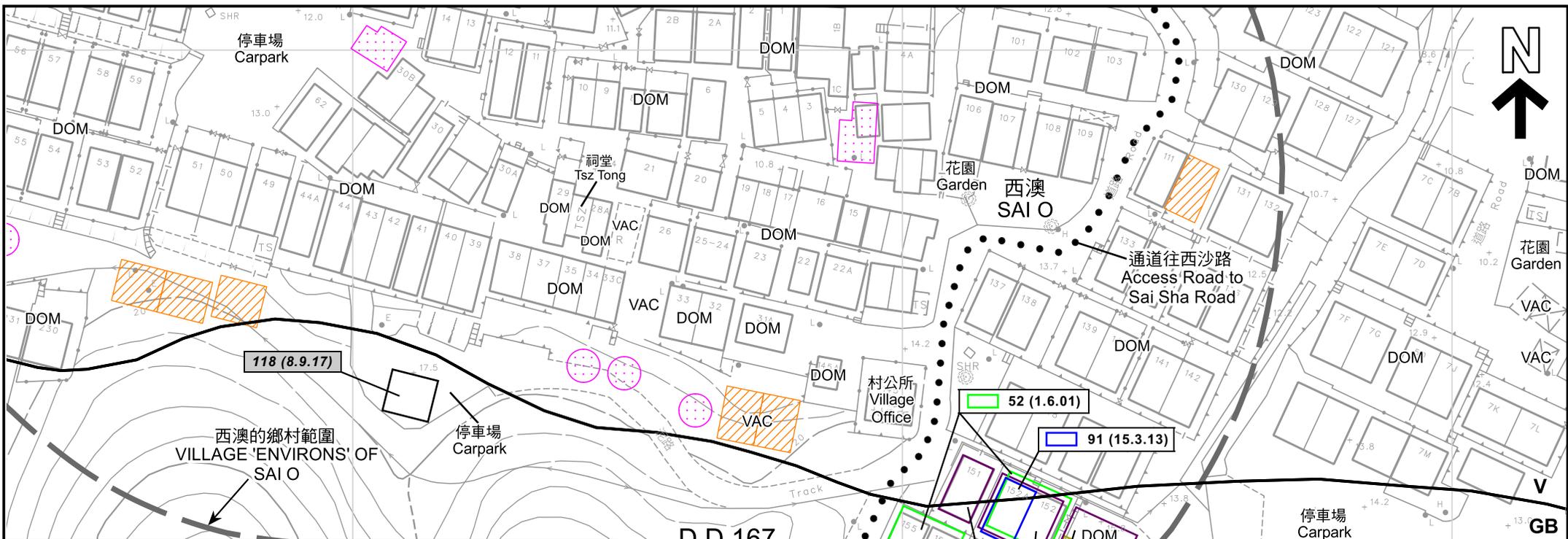
(來源: 申請人於2026年1月5日呈交的規劃申請表內的繪圖)
(SOURCE: DRAWING IN THE APPLICANT'S SUBMITTED
APPLICATION FORM ON 5.1.2026)



本摘要圖於2026年2月20日擬備，
所根據的資料為於2024年5月14日
核准的分區計劃大綱圖編號S/MOS/28
EXTRACT PLAN PREPARED ON 20.2.2026
BASED ON OUTLINE ZONING PLAN No.
S/MOS/28 APPROVED ON 14.5.2024



 規劃署 Planning Department	參考編號 REFERENCE No. A/MOS/132	圖 PLAN A-1
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圖例 LEGEND

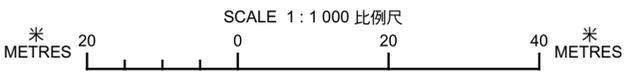
- | | | | |
|-------------|---|-----|--|
| | 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY) | | 正在處理中的小型屋宇批地申請
SMALL HOUSE GRANT APPLICATION BEING PROCESSED |
| | 擬議小型屋宇
PROPOSED SMALL HOUSE | | 獲地政處批准的小型屋宇批地/
重建新界豁免管制屋宇申請
SMALL HOUSE GRANT /
NTEH REDEVELOPMENT APPLICATION
APPROVED BY DLO |
| | 擬議露台
PROPOSED BALCONY | DOM | 住用構築物
DOMESTIC STRUCTURES |
| | 化糞池
SEPTIC TANK | VAC | 空置
VACANT |
| V | 鄉村式發展
VILLAGE TYPE DEVELOPMENT | | 獲批准的申請
APPROVED APPLICATION |
| GB | 綠化地帶
GREEN BELT | | 被拒絕的申請
REJECTED APPLICATION |
| G.L. | 政府土地
GOVERNMENT LAND | | 會議日期
DATE OF MEETING |
| | 實地照片的觀景點
VIEWING POINT OF SITE PHOTO | | 申請編號
APPLICATION NUMBER |

註釋 Note :
2026年1月13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 13.1.2026

本摘要圖於2026年2月6日擬備，
所根據的資料為測量圖編號
7-NE-20A及20B
EXTRACT PLAN PREPARED ON 6.2.2026
BASED ON SURVEY SHEETS No.
7-NE-20A & 20B

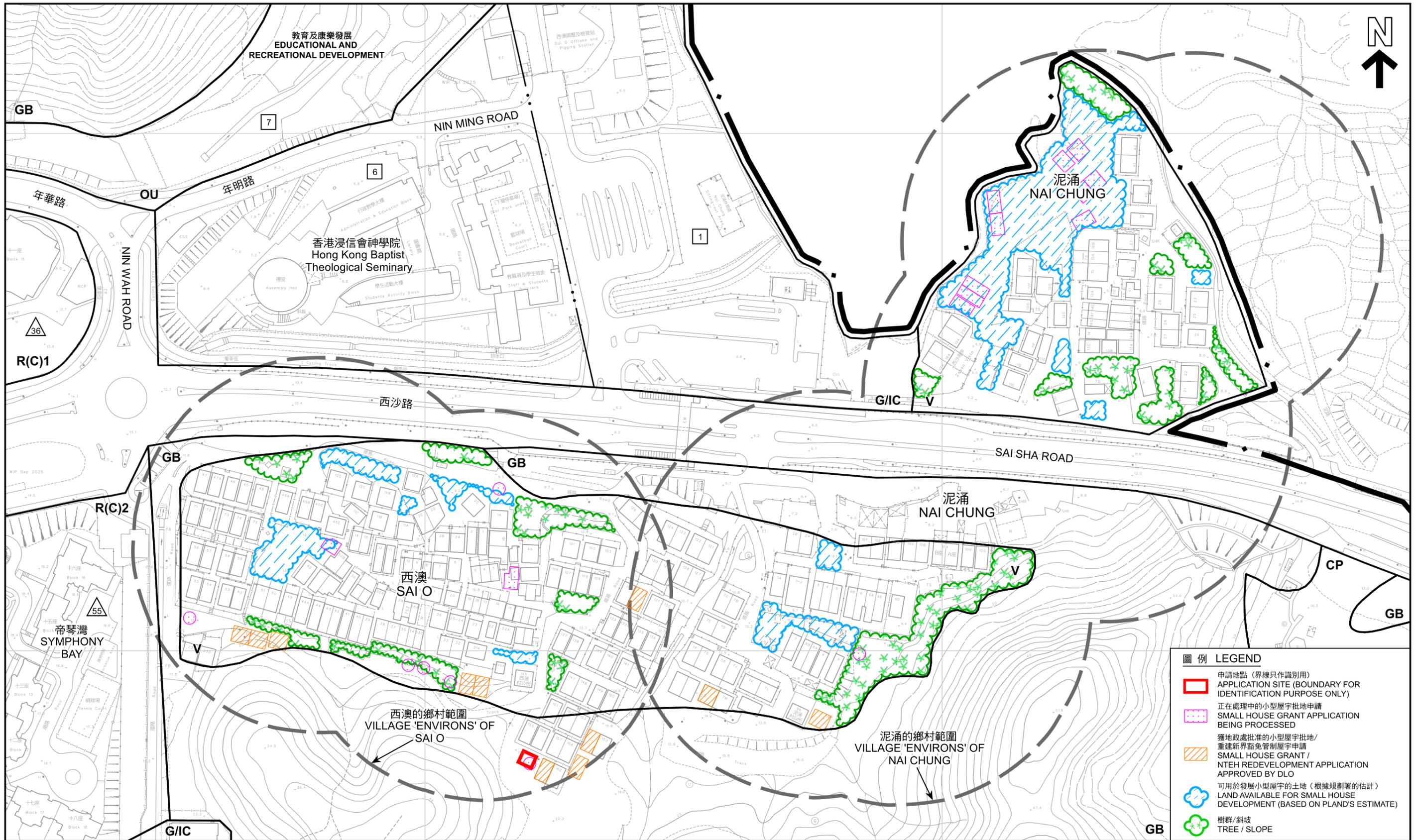
平面圖 SITE PLAN

擬議屋宇(新界豁免管制屋宇)
西貢北十四鄉西澳村丈量約份第167約的政府土地
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE)
GOVERNMENT LAND IN D.D. 167, SAI O VILLAGE,
SAP SZE HEUNG, SAI KUNG NORTH



參考編號
REFERENCE No.
A/MOS/132

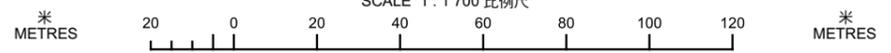
圖 PLAN
A-2a



- 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

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)
 PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE)
 西貢北十四鄉西澳村丈量約份第167約的政府土地
 GOVERNMENT LAND IN D.D. 167, SAI O VILLAGE,
 SAP SZE HEUNG, SAI KUNG NORTH
 SCALE 1: 1 700 比例尺



本摘要圖於2026年2月12日擬備，
 所根據的資料為測量圖編號
 7-NE-15C、15D、20A及20B
 EXTRACT PLAN PREPARED ON 12.2.2026
 BASED ON SURVEY SHEETS No.
 7-NE-15C, 15D, 20A & 20B

規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/MOS/132

圖 PLAN
 A-2b



圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
	最高建築物高度 (樓層數目) MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/I/C	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT
CP	郊野公園 COUNTRY PARK

航攝照片 AERIAL PHOTO

本摘要圖於2026年2月5日擬備，
所根據的資料為地政總署
於2024年10月23日拍得的航攝照片
編號E234624C
EXTRACT PLAN PREPARED ON 5.2.2026
BASED ON AERIAL PHOTO No. E234624C
TAKEN ON 23.10.2024 BY
LANDS DEPARTMENT

擬議屋宇(新界豁免管制屋宇)
西貢北十四鄉西澳村丈量約份第167約的政府土地
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE)
GOVERNMENT LAND IN D.D. 167, SAI O VILLAGE,
SAP SZE HEUNG, SAI KUNG NORTH

規劃署
Planning Department

參考編號
REFERENCE No.
A/MOS/132

圖 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2月5日擬備，
所根據的資料為攝於2026年1月13日
的實地照片
EXTRACT PLAN PREPARED ON 5.2.2026
BASED ON SITE PHOTOS
TAKEN ON 13.1.2026

擬議屋宇 (新界豁免管制屋宇)
西貢北十四鄉西澳村丈量約份第167約的政府土地
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE)
GOVERNMENT LAND IN D.D. 167, SAI O VILLAGE,
SAP SZE HEUNG, SAI KUNG NORTH



規劃署
Planning Department

參考編號
REFERENCE No.
A/MOS/132

圖 PLAN
A-4