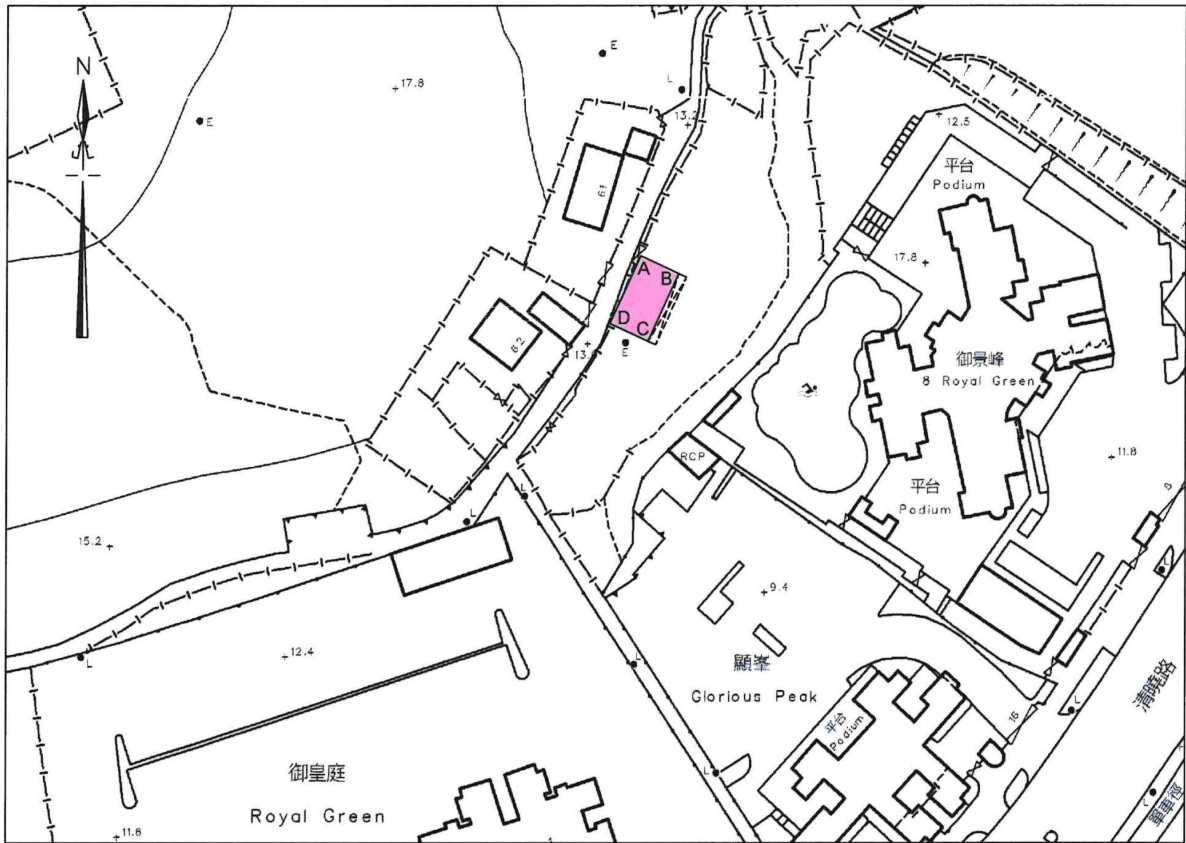


# PROPOSED BUILDING LICENCE GOVERNMENT LAND IN D.D. 91, NG UK TSUEN



COLORED PINK AREA = 65.03 SQUARE METRES (ABOUT)

Line	Bearing	Distance(M)	Nothing	Easting	Pt.
A-B	114° 39' 54"	6.096	839 577. 192	831 172. 994	A
B-C	204° 39' 54"	10.667	839 574. 648	831 178. 534	B
C-D	294° 39' 54"	6.096	839 564. 954	831 174. 083	C
D-A	24° 39' 54"	10.667	839 567. 498	831 168. 543	D

LOCATION PLAN



**Legends:**

☒ Balcony (10.667m x 1.219m)

Scale 1:1000

Survey Sheet No.: 3-SW-11B

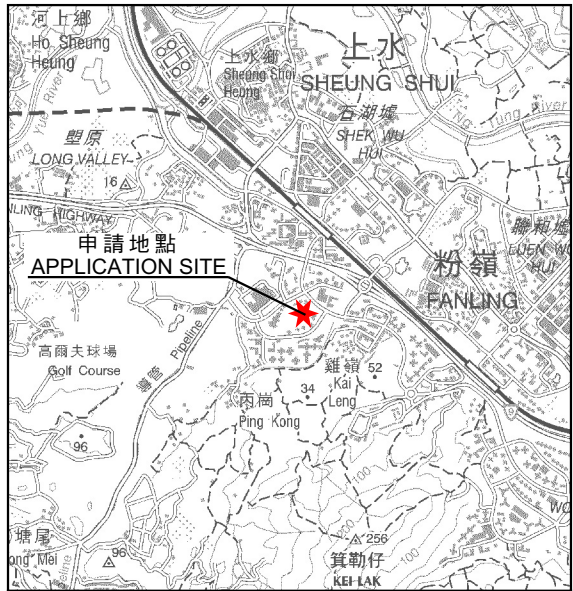
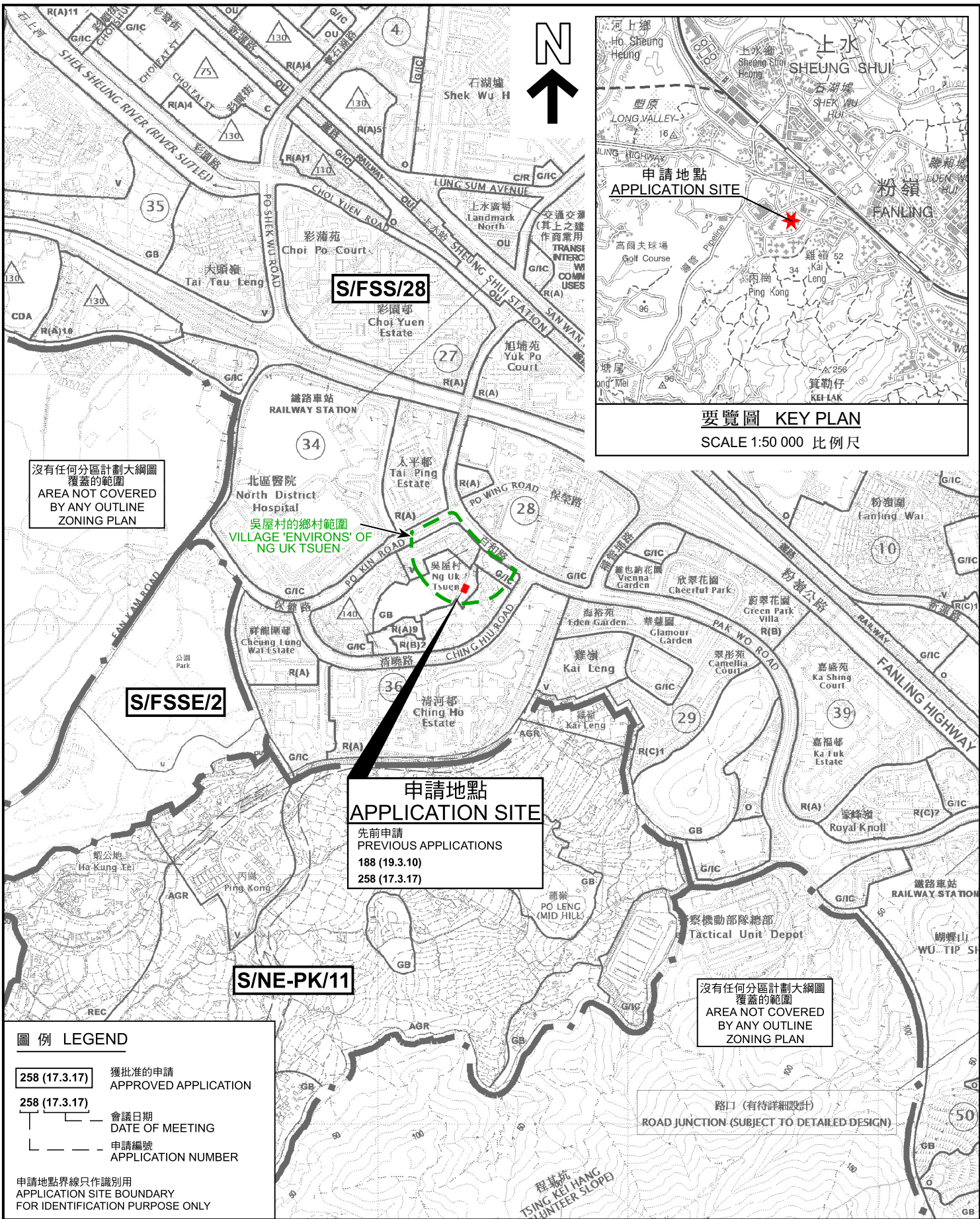
Date : February 2026

Plan No. : CW/DN/91/NUT/GL/SH/04

**卓 弘 測 量 服 務 公 司**  
**CHUO WANG SURVEY SERVICES COMPANY**

(摘錄自申請人於18. 3. 2026呈交的進一步資料)  
(Extract from Applicant's Further  
Information Submitted on 18.3.2026)

參考編號 REFERENCE No. A/FSS/304	繪圖 DRAWING A - 1
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要覽圖 KEY PLAN

SCALE 1:50 000 比例尺

沒有任何分區計劃大綱圖覆蓋的範圍  
AREA NOT COVERED BY ANY OUTLINE ZONING PLAN

吳屋村的鄉村範圍  
VILLAGE 'ENVIRONS' OF NG UK TSUEN

申請地點  
APPLICATION SITE  
先前申請  
PREVIOUS APPLICATIONS  
188 (19.3.10)  
258 (17.3.17)

沒有任何分區計劃大綱圖覆蓋的範圍  
AREA NOT COVERED BY ANY OUTLINE ZONING PLAN

路口 (有待詳細設計)  
ROAD JUNCTION (SUBJECT TO DETAILED DESIGN)

**圖例 LEGEND**

258 (17.3.17) 獲批准的申請  
APPROVED APPLICATION

258 (17.3.17) 會議日期  
DATE OF MEETING

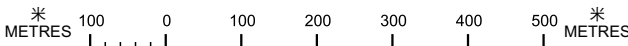
申請編號  
APPLICATION NUMBER

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

**位置圖 LOCATION PLAN**

擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
上水吳屋村丈量約份第91約的政府土地  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
GOVERNMENT LAND IN D.D.91, NG UK TSUEN, SHEUNG SHUI

SCALE 1:10 000 比例尺



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/FSS/304

圖 PLAN  
A-1

本摘要圖於2026年2月6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/FSS/28  
EXTRACT PLAN PREPARED ON  
6.2.2026 BASED ON OUTLINE ZONING  
PLAN No. S/FSS/28 APPROVED ON  
9.4.2024

D.D.91



+ 17.8

先前申請  
PREVIOUS APPLICATIONS

- 188 (19.3.10)
- 258 (17.3.17)

現有公共污水渠  
EXISTING  
PUBLIC SEWER

擬議遷移  
街燈位置  
PROPOSED  
LOCATION OF  
RELOCATED  
LAMPPOST

沙井號碼  
MANHOLE No.  
FMH1028127

門牌號碼  
HOUSE No. 62

申請人擬議污水渠  
PROPOSED SEWER  
BY APPLICANT

現有街燈號碼  
EXISTING  
LAMPPOST  
No. VD1612

御景峰  
8 Royal Green

吳屋村的鄉村範圍  
VILLAGE 'ENVIRONS' OF  
NG UK TSUEN

GB R(B)2

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

G.L. 政府土地  
GOVERNMENT LAND

獲批的小型屋宇批地申請  
SMALL HOUSE GRANT  
APPLICATION APPROVED

正在處理中的小型屋宇批地申請  
SMALL HOUSE GRANT APPLICATION  
BEING PROCESSED

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)

R(B) 住宅(乙類)  
RESIDENTIAL (GROUP B)

V 鄉村式發展  
VILLAGE TYPE DEVELOPMENT

GB 綠化地帶  
GREEN BELT

RES 住用構築物  
RESIDENTIAL STRUCTURES

258 (17.3.17) 獲批准的申請  
APPROVED APPLICATION

258 (17.3.17) 會議日期  
DATE OF MEETING  
申請編號  
APPLICATION NUMBER

① 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

註釋 Note :

2026年1月22日勘测的土地用途

Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 22.1.2026

平面圖 SITE PLAN

擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
上水吳屋村丈量約份第91約的政府土地  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
GOVERNMENT LAND IN D.D.91, NG UK TSUEN, SHEUNG SHUI



規劃署

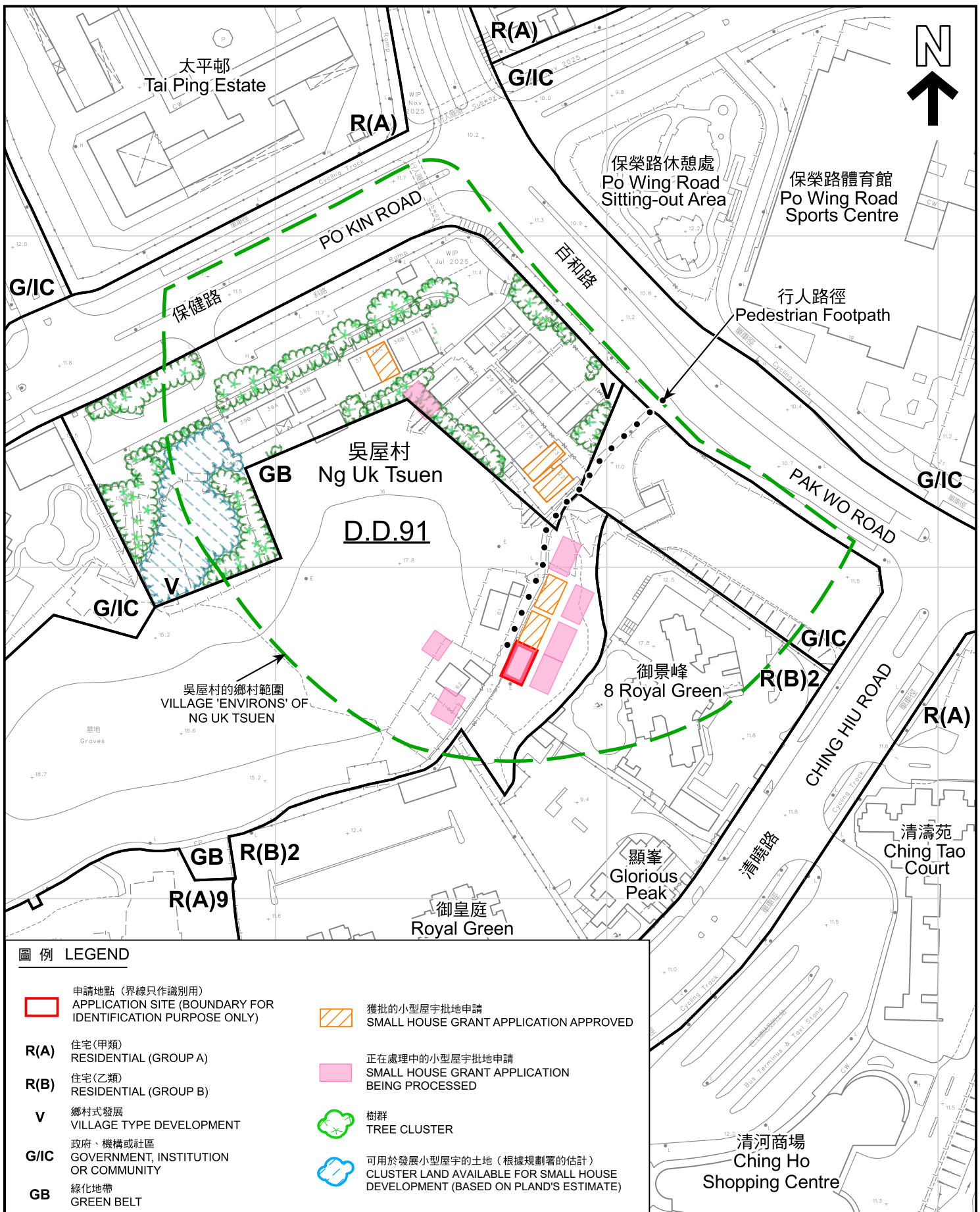
Planning Department

本摘要圖於2026年4月28日擬備，  
所根據的資料為測量圖編號3-SW-6D及11B  
EXTRACT PLAN PREPARED ON  
28.4.2026 BASED ON SURVEY SHEETS  
No. 3-SW-6D & 11B

參考編號  
REFERENCE No.  
A/FSS/304

圖 PLAN  
A-2a

SCALE 1:400 比例尺  
米 8 0 8 16 米  
METRES



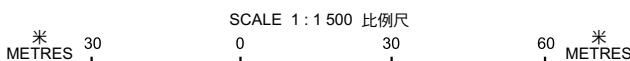
**圖例 LEGEND**

- 申請地點 (界線只作識別用)  
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- 獲批的小型屋宇批地申請  
SMALL HOUSE GRANT APPLICATION APPROVED
- 正在處理中的小型屋宇批地申請  
SMALL HOUSE GRANT APPLICATION BEING PROCESSED
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- GB** 綠化地帶  
GREEN BELT
- 🌳 樹群  
TREE CLUSTER
- 🌿 可用於發展小型屋宇的土地 (根據規劃署的估計)  
CLUSTER LAND AVAILABLE FOR SMALL HOUSE DEVELOPMENT (BASED ON PLAND'S ESTIMATE)

本摘要圖於2026年4月28日擬備，  
所根據的資料為測量圖編號3-SW-6D及11B  
EXTRACT PLAN PREPARED ON  
28.4.2026 BASED ON SURVEY SHEETS  
No. 3-SW-6D & 11B

**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**

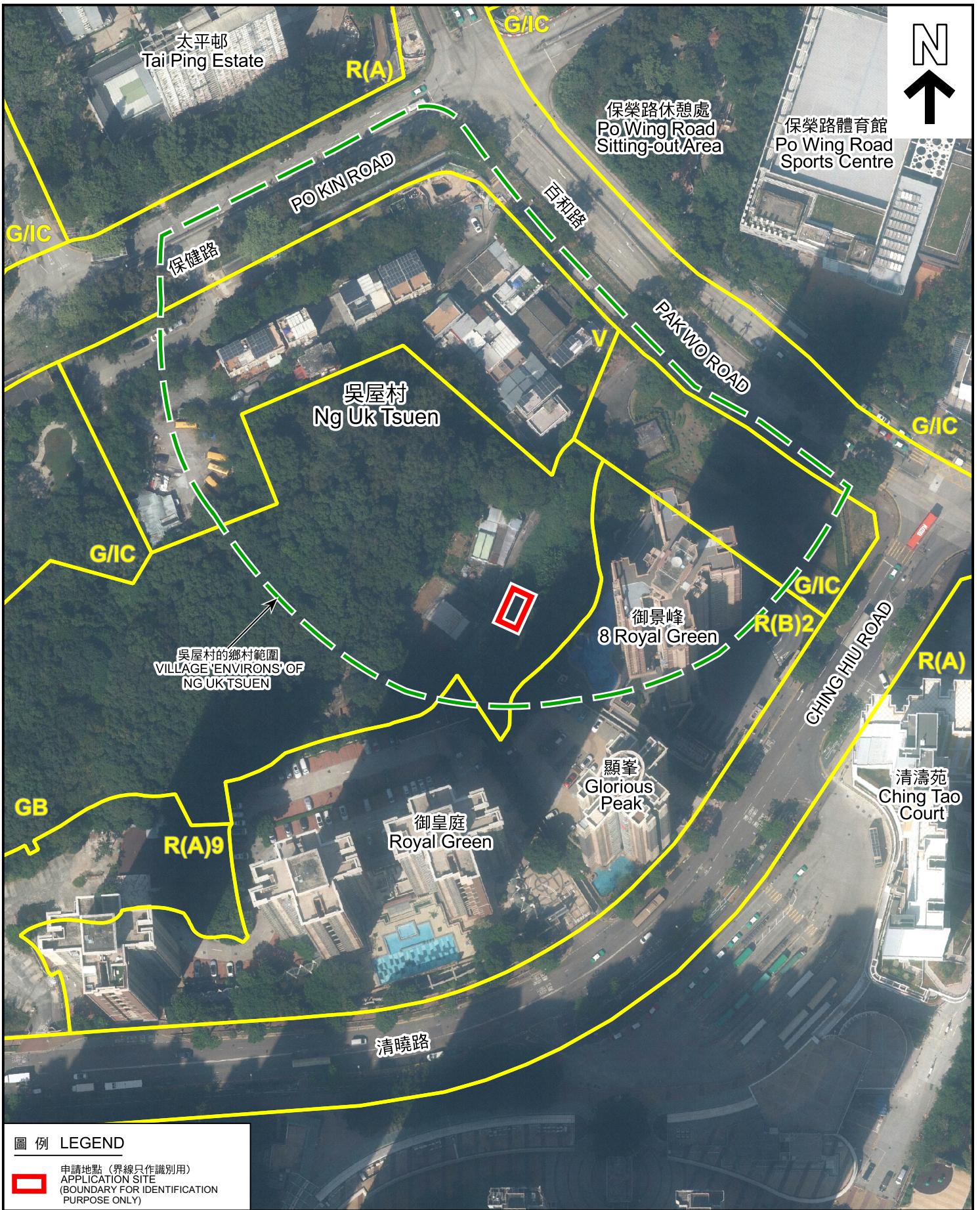
擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
上水吳屋村丈量約份第91約的政府土地  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
GOVERNMENT LAND IN D.D.91, NG UK TSUEN, SHEUNG SHUI



**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
**A/FSS/304**

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)

本摘要圖於2026年3月2日擬備，所根據的資料為地政總署於2024年11月1日拍得的航攝照片編號E239297C

EXTRACT PLAN PREPARED ON  
 2.3.2026 BASED ON AERIAL PHOTO No.  
 E239297C TAKEN ON 1.11.2024 BY  
 LANDS DEPARTMENT

**航攝照片 AERIAL PHOTO**

擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
 上水吳屋村丈量約份第91約的政府土地  
 PROPOSED HOUSE  
 (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
 GOVERNMENT LAND IN D.D.91, NG UK TSUEN, SHEUNG SHUI

 **規劃署**  
 Planning Department

參考編號  
 REFERENCE No.  
**A/FSS/304**

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 PHOTOS**

擬議屋宇 (新界豁免管制屋宇-小型屋宇)  
上水吳屋村丈量約份第91約的政府土地  
PROPOSED HOUSE  
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)  
GOVERNMENT LAND IN D.D.91, NG UK TSUEN, SHEUNG SHUI



規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/FSS/304

圖 PLAN  
A-4

本圖於2026年3月3日擬備，所根據的資料為攝於2026年1月23日的實地照片  
PLAN PREPARED ON 3.3.2026  
BASED ON SITE PHOTOS  
TAKEN ON 23.1.2026