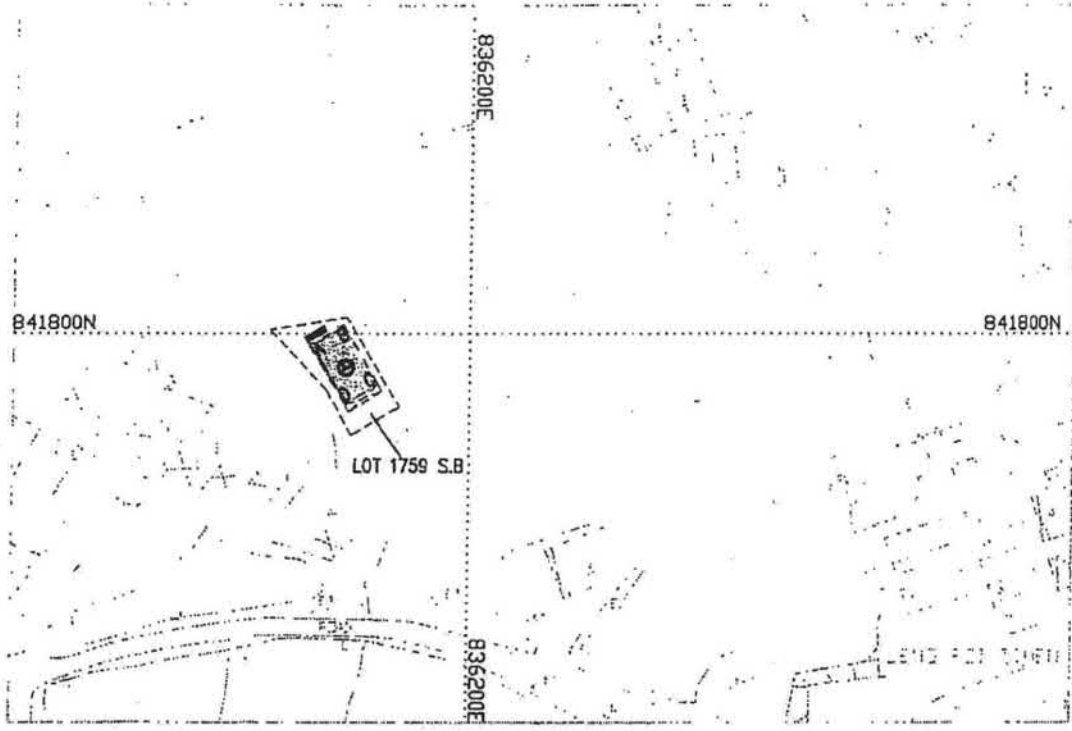


PROPOSED SMALL HOUSE PLAN ON LOT NO. 1759 S.B IN D.D.76



(P) Coloured Pink Area: 65.03 sq.m. (About)

SIDE	DISTANCE	BEARING	NORTHING	EASTING	PT.
A-B	6.096	58° 54' 09"	841798.252	836175.436	A
B-C	10.668	148° 54' 09"	841801.400	836180.656	B
C-D	6.096	238° 54' 09"	841792.265	836186.166	C
D-E	10.668	328° 54' 09"	841789.117	836180.946	D

Balcony (6.096m x 1.220m)

Proposed Septic Tank

Survey District : North
 Date : June 2014
 Survey Sheet No.: 3-SW-5A
 Scale : 1:1000
 Plan No. : LBP/DN/002/76/1759B-SH
 Ref Plan No. : SRP/DN/002/3210/D1



SCALE 1:10000

I, MA YUNG KONG, HELICON, an Authorized Land Surveyor registered under the Land Survey Ordinance (Cap.473), hereby certify that this land boundary plan has been prepared from land boundary surveys that were carried out by me, or under my direct supervision, in conformity with Code of Practice approved by the Land Survey Authority under the above Ordinance, and that this plan correctly represents that Survey completed on the 4th day of June 2014.

Dated this 15th day of July 2014.

馬容江測量有限公司
HELICON MA SURVEYING LTD.

CHARTERED LAND SURVEYORS
 AUTHORIZED LAND SURVEYORS



Authorized Land Surveyor

參考編號

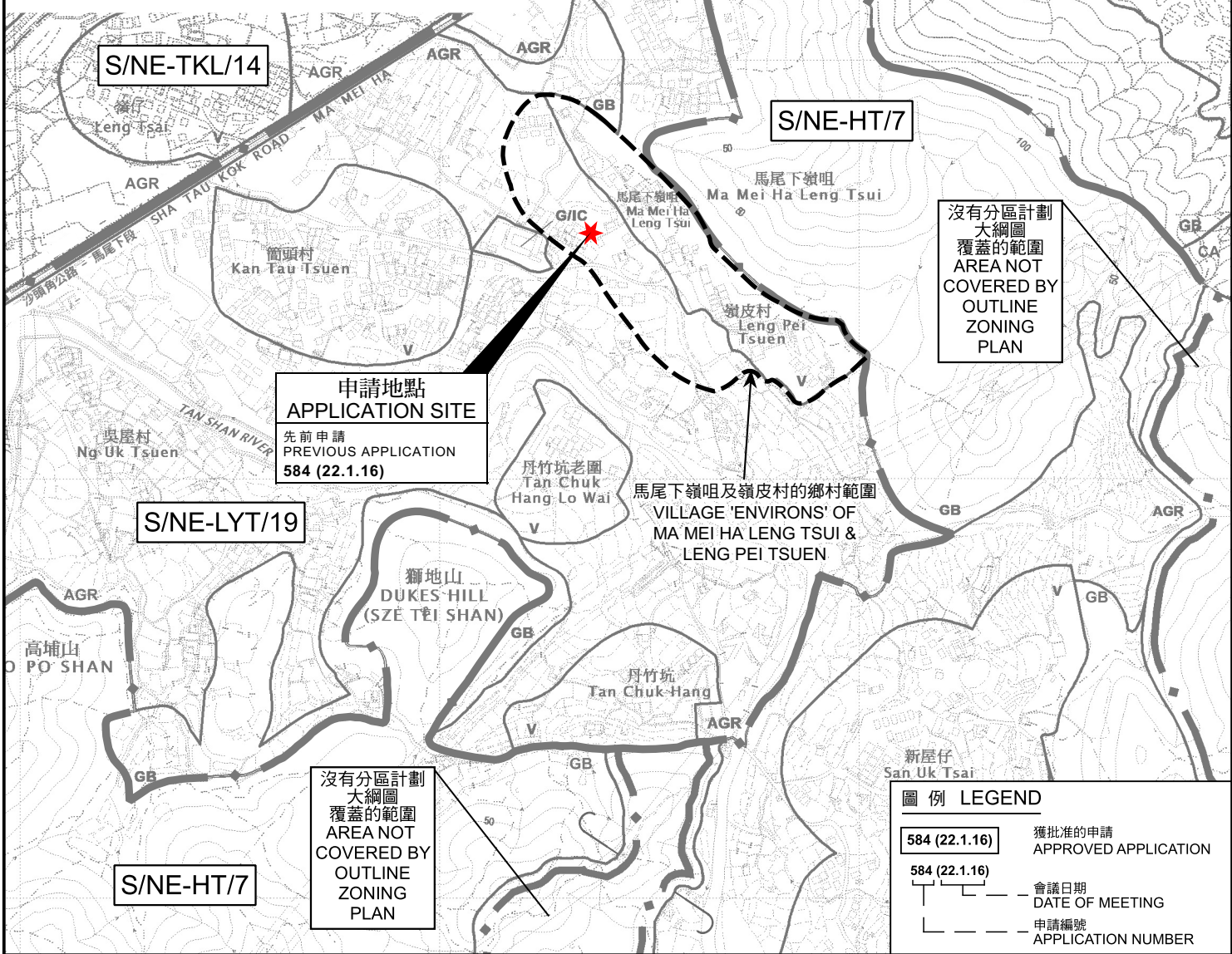
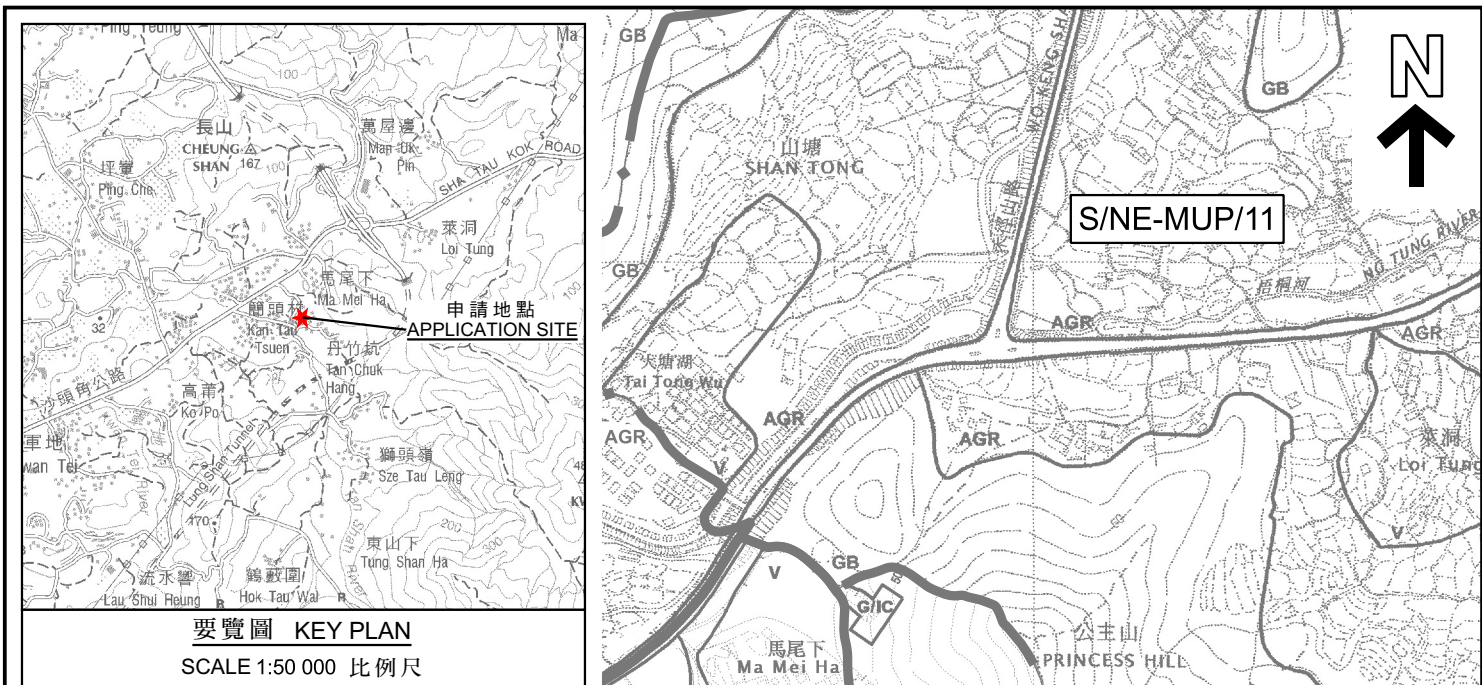
REFERENCE No.

A/NE-LYT/876

繪圖 DRAWING A-1

(來源: 申請人於2026年4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 13.4.2026)



本摘要圖於2026年5月13日擬備，所根據的資料為：
於2022年12月6日核准的分區計劃大綱圖編號S/NE-LYT/19、
於2022年12月6日核准的分區計劃大綱圖編號S/NE-HT/7、
於2006年10月17日核准的分區計劃大綱圖編號S/NE-MUP/11及
於2010年2月2日核准的分區計劃大綱圖編號S/NE-TKL/14
EXTRACT PLAN PREPARED ON 13.5.2026
BASED ON OUTLINE ZONING PLANS No.
S/NE-LYT/19 APPROVED ON 6.12.2022,
S/NE-HT/7 APPROVED ON 6.12.2022,
S/NE-MUP/11 APPROVED ON 17.10.2006 AND
S/NE-TKL/14 APPROVED ON 2.2.2010

位置圖 LOCATION PLAN

擬議屋宇 (新界豁免管制屋宇-小型屋宇)
新界粉嶺馬尾下嶺咀丈量約份第76約地段第1759號B分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 1759 S.B IN D.D. 76,
MA MEI HA LENG TSUI, FANLING, NEW TERRITORIES

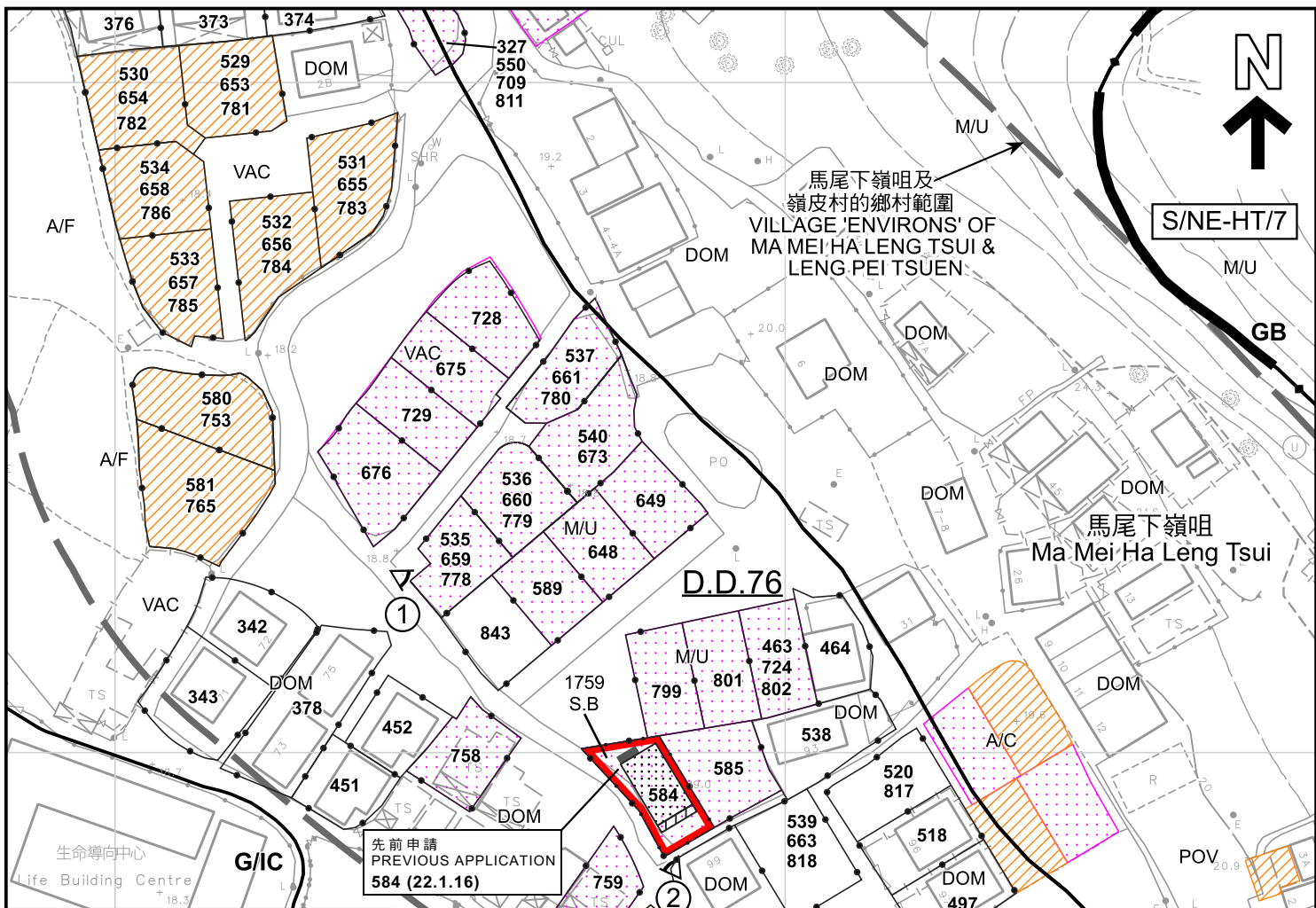
SCALE 1:7 500 比例尺

米 100 0 100 200 300 米
METRES

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/876

圖 PLAN
A-1



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
- 化糞池
SEPTIC TANK
- 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
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION
OR COMMUNITY
- GB** 綠化地帶
GREEN BELT
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- AGR** 農業
AGRICULTURE
- 獲得規劃許可作小型屋宇的地盤 (申請編號)
SITES WITH PLANNING APPROVALS
FOR SMALL HOUSES (APPLICATION NUMBER)
- 584 (22.1.16)
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

先前申請
PREVIOUS APPLICATION
584 (22.1.16)

S/NE-LYT/19

- ① 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 :
2026年4月21日動測的土地用途
Land uses shown on this plan are in accordance with the land use survey conducted by the Planning Department on 21.4.2026

本摘要圖於2026年6月2日擬備，
所根據的資料為測量圖編號3-SW-5A
EXTRACT PLAN PREPARED ON 2.6.2026
BASED ON SURVEY SHEET No. 3-SW-5A

平面圖 SITE PLAN

擬議屋宇 (新界豁免管制屋宇-小型屋宇)
新界粉嶺馬尾下嶺咀丈量約份第76約地段第1759號B分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 1759 S.B IN D.D. 76,
MA MEI HA LENG TSUI, FANLING, NEW TERRITORIES

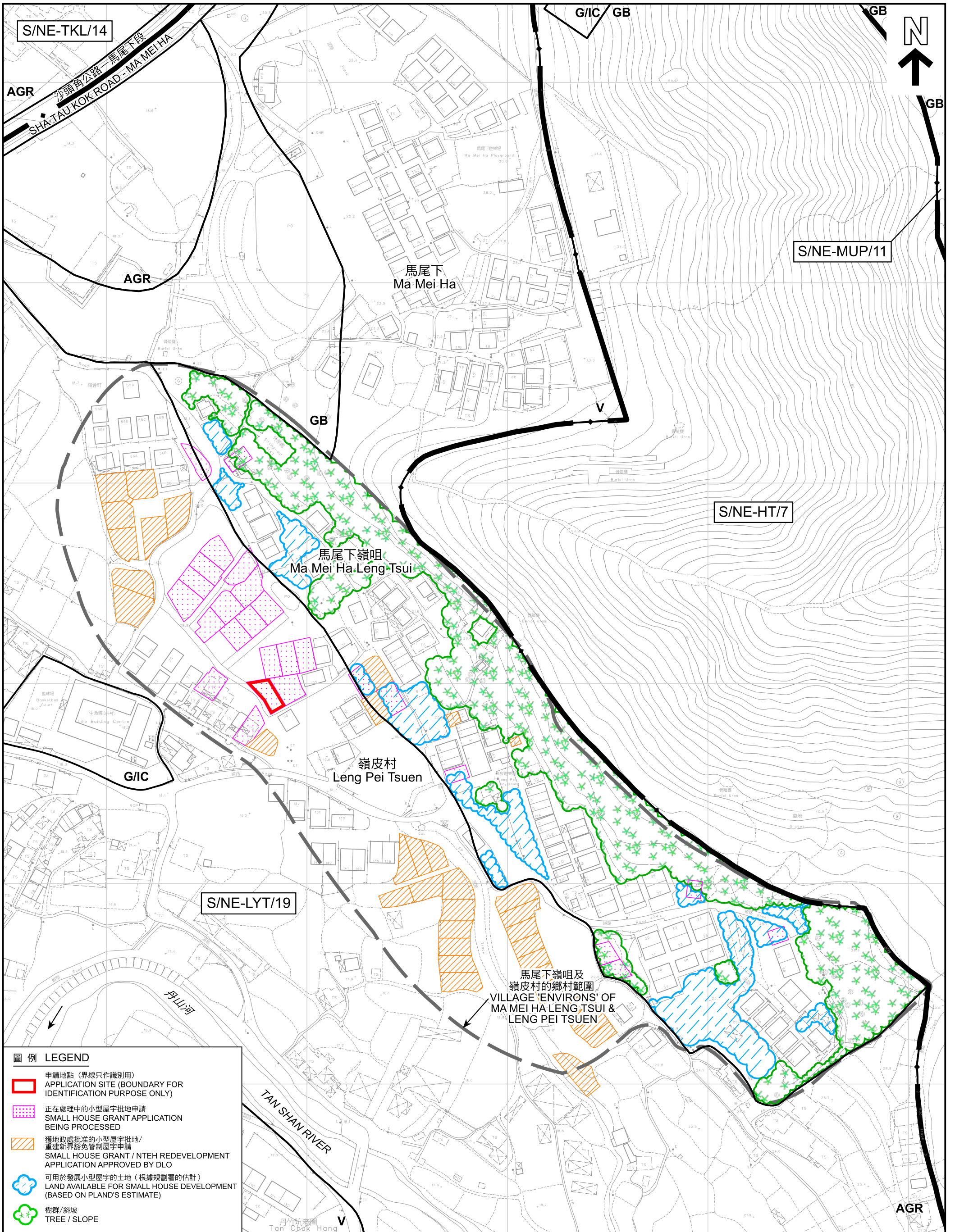
SCALE 1:1 000 比例尺

米 20
0
20
40
米

規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/876

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2026年5月15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 15.5.2026
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)
新界粉嶺馬尾下嶺咀丈量約份第76約地段第1759號B分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 1759 S.B IN D.D. 76, MA MEI HA LENG TSUI, FANLING, NEW TERRITORIES

SCALE 1:1700 比例尺

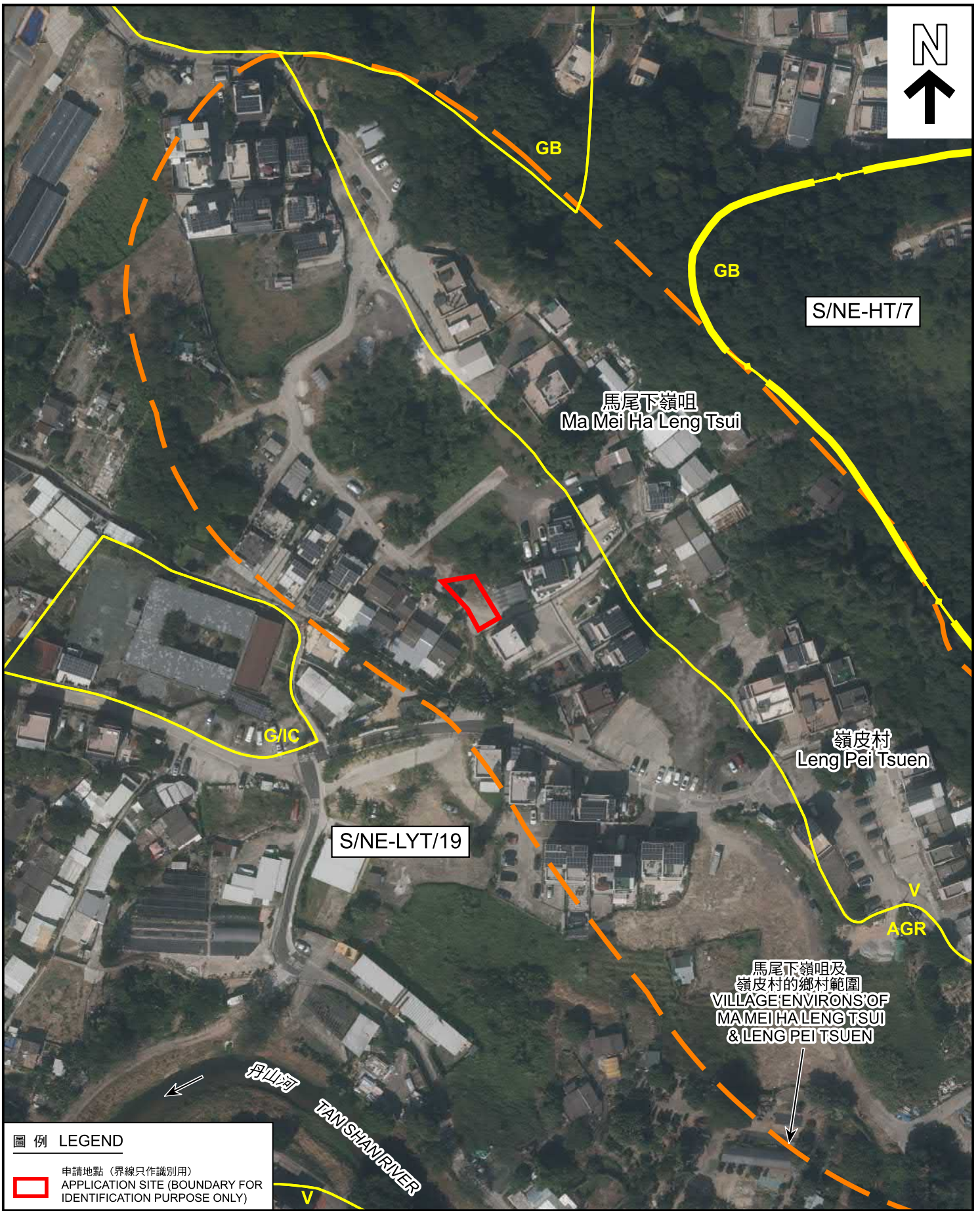
米 20 0 20 40 60 80 米
METRES



規劃署
Planning Department

參考編號
REFERENCE No.
A/NE-LYT/876

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5月6日擬備，
所根據的資料為地政總署
於2024年11月7日拍得的航攝照片
編號E241418C
EXTRACT PLAN PREPARED ON 6.5.2026
BASED ON AERIAL PHOTO No. E241418C
TAKEN ON 7.11.2024 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)
新界粉嶺馬尾下嶺咀丈量約份第76約地段第1759號B分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 1759 S.B IN D.D. 76,
MA MEI HA LENG TSUI, FANLING, NEW TERRITORIES

 **規劃署**
Planning Department

參考編號 REFERENCE No.	圖 PLAN
A/NE-LYT/876	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5月18日擬備，
所根據的資料為攝於2026年4月21日
的實地照片
EXTRACT PLAN PREPARED ON 18.5.2026
BASED ON SITE PHOTOS
TAKEN ON 21.4.2026

擬議屋宇（新界豁免管制屋宇-小型屋宇）
新界粉嶺馬尾下嶺咀丈量約份第76約地段第1759號B分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 1759 S.B IN D.D. 76,
MA MEI HA LENG TSUI, FANLING, NEW TERRITORIES



規劃署
Planning Department

參考編號
REFERENCE No.

A/NE-LYT/876

圖 PLAN

A-4