

Proposed Small House Plan of Lot No. 1594 S.G in D.D. 91

DD 91

Village Environs Boundary of Kai Leng

V Zone

AGR Zone

Application Site

1594 S.G

1594 S.A

1594 S.B

1594 S.C

1594 S.D

1594 S.E

1594 S.F

1594 S.G

1594 S.H

1594 S.I

1594 S.J

1594 S.K

1594 S.L

1594 S.M

1594 S.N

1594 S.O

1594 S.P

1594 S.Q

1594 S.R

1594 S.S

1594 S.T

1594 S.U

1594 S.V

1594 S.W

1594 S.X

1594 S.Y

1594 S.Z

1594 S.1

1594 S.2

1594 S.3

1594 S.4

1594 S.5

1594 S.6

1594 S.7

1594 S.8

1594 S.9

1594 S.10

1594 S.11

1594 S.12

1594 S.13

1594 S.14

1594 S.15

1594 S.16

1594 S.17

1594 S.18

1594 S.19

1594 S.20

1594 S.21

1594 S.22

1594 S.23

1594 S.24

1594 S.25

1594 S.26

1594 S.27

1594 S.28

1594 S.29

1594 S.30

1594 S.31

1594 S.32

1594 S.33

1594 S.34

1594 S.35

1594 S.36

1594 S.37

1594 S.38

1594 S.39

1594 S.40

1594 S.41

1594 S.42

1594 S.43

1594 S.44

1594 S.45

1594 S.46

1594 S.47

1594 S.48

1594 S.49

1594 S.50

1594 S.51

1594 S.52

1594 S.53

1594 S.54

1594 S.55

1594 S.56

1594 S.57

1594 S.58

1594 S.59

1594 S.60

1594 S.61

1594 S.62

1594 S.63

1594 S.64

1594 S.65

1594 S.66

1594 S.67

1594 S.68

1594 S.69

1594 S.70

1594 S.71

1594 S.72

1594 S.73

1594 S.74

1594 S.75

1594 S.76

1594 S.77

1594 S.78

1594 S.79

1594 S.80

1594 S.81

1594 S.82

1594 S.83

1594 S.84

1594 S.85

1594 S.86

1594 S.87

1594 S.88

1594 S.89

1594 S.90

1594 S.91

1594 S.92

1594 S.93

1594 S.94

1594 S.95

1594 S.96

1594 S.97

1594 S.98

1594 S.99

1594 S.100

1594 S.101

1594 S.102

1594 S.103

1594 S.104

1594 S.105

1594 S.106

1594 S.107

1594 S.108

1594 S.109

1594 S.110

1594 S.111

1594 S.112

1594 S.113

1594 S.114

1594 S.115

1594 S.116

1594 S.117

1594 S.118

1594 S.119

1594 S.120

1594 S.121

1594 S.122

1594 S.123

1594 S.124

1594 S.125

1594 S.126

1594 S.127

1594 S.128

1594 S.129

1594 S.130

1594 S.131

1594 S.132

1594 S.133

1594 S.134

1594 S.135

1594 S.136

1594 S.137

1594 S.138

1594 S.139

1594 S.140

1594 S.141

1594 S.142

1594 S.143

1594 S.144

1594 S.145

1594 S.146

1594 S.147

1594 S.148

1594 S.149

1594 S.150

1594 S.151

1594 S.152

1594 S.153

1594 S.154

1594 S.155

1594 S.156

1594 S.157

1594 S.158

1594 S.159

1594 S.160

1594 S.161

1594 S.162

1594 S.163

1594 S.164

1594 S.165

1594 S.166

1594 S.167

1594 S.168

1594 S.169

1594 S.170

1594 S.171

1594 S.172

1594 S.173

1594 S.174

1594 S.175

1594 S.176

1594 S.177

1594 S.178

1594 S.179

1594 S.180

1594 S.181

1594 S.182

1594 S.183

1594 S.184

1594 S.185

1594 S.186

1594 S.187

1594 S.188

1594 S.189

1594 S.190

1594 S.191

1594 S.192

1594 S.193

1594 S.194

1594 S.195

1594 S.196

1594 S.197

1594 S.198

1594 S.199

1594 S.200

1594 S.201

1594 S.202

1594 S.203

1594 S.204

1594 S.205

1594 S.206

1594 S.207

1594 S.208

1594 S.209

1594 S.210

1594 S.211

1594 S.212

1594 S.213

1594 S.214

1594 S.215

1594 S.216

1594 S.217

1594 S.218

1594 S.219

1594 S.220

1594 S.221

1594 S.222

1594 S.223

1594 S.224

1594 S.225

1594 S.226

1594 S.227

1594 S.228

1594 S.229

1594 S.230

1594 S.231

1594 S.232

1594 S.233

1594 S.234

1594 S.235

1594 S.236

1594 S.237

1594 S.238

1594 S.239

1594 S.240

1594 S.241

1594 S.242

1594 S.243

1594 S.244

1594 S.245

1594 S.246

1594 S.247

1594 S.248

1594 S.249

1594 S.250

1594 S.251

1594 S.252

1594 S.253

1594 S.254

1594 S.255

1594 S.256

1594 S.257

1594 S.258

1594 S.259

1594 S.260

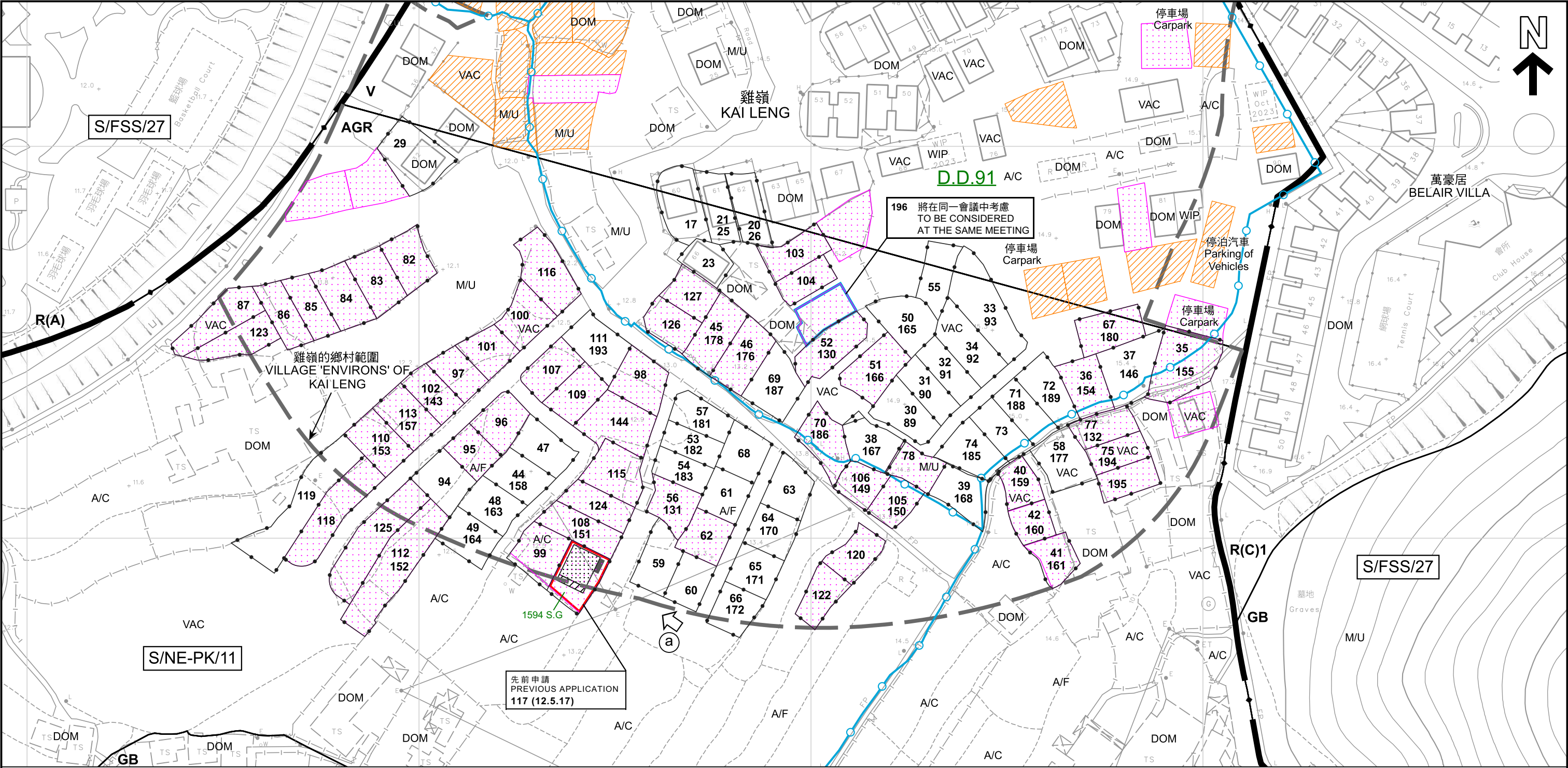
1594 S.261

1594 S.262

1594 S.263

1594 S.264

(來源：申請人建議書)
(SOURCE : APPLICANT'S SUBMISSION PLAN)



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

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)

化糞池
SEPTIC TANK

現有水
EXISTING WATER MAIN

無人駕駛航拍的拍攝方向
VIEWING DIRECTION FROM
UNMANNED AERIAL VEHICLE (UAV)

117 (12.5.17)

獲批准的申請
APPROVED APPLICATION

117 (12.5.17)

會議日期
DATE OF MEETING

117 (12.5.17)

申請編號
APPLICATION NUMBER

V

鄉村式發展
VILLAGE TYPE DEVELOPMENT

R(A)

住宅 (甲類)
RESIDENTIAL (GROUP A)

R(C)

住宅 (丙類)
RESIDENTIAL (GROUP C)

AGR

農業
AGRICULTURE

GB

綠化地帶
GREEN BELT

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

VAC

空置
VACANT

WIP

施工中
WORKS IN PROGRESS

註釋

Note :

(1)

2024年2月27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 27.2.2024

本摘要圖於2024年3月26日擬備，
所根據的資料為測量圖編號3-SW-11B及12A
EXTRACT PLAN PREPARED ON 26.3.2024
BASED ON SURVEY SHEETS No. 3-SW-11B & 12A

平面圖 SITE PLAN

擬議屋宇 (新界豁免管制屋宇-小型屋宇)
新界上水雞嶺丈量約份第91約地段第1594號C分段
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 1594 S.G IN D.D. 91, KAI LENG, SHEUNG SHUI, NEW TERRITORIES

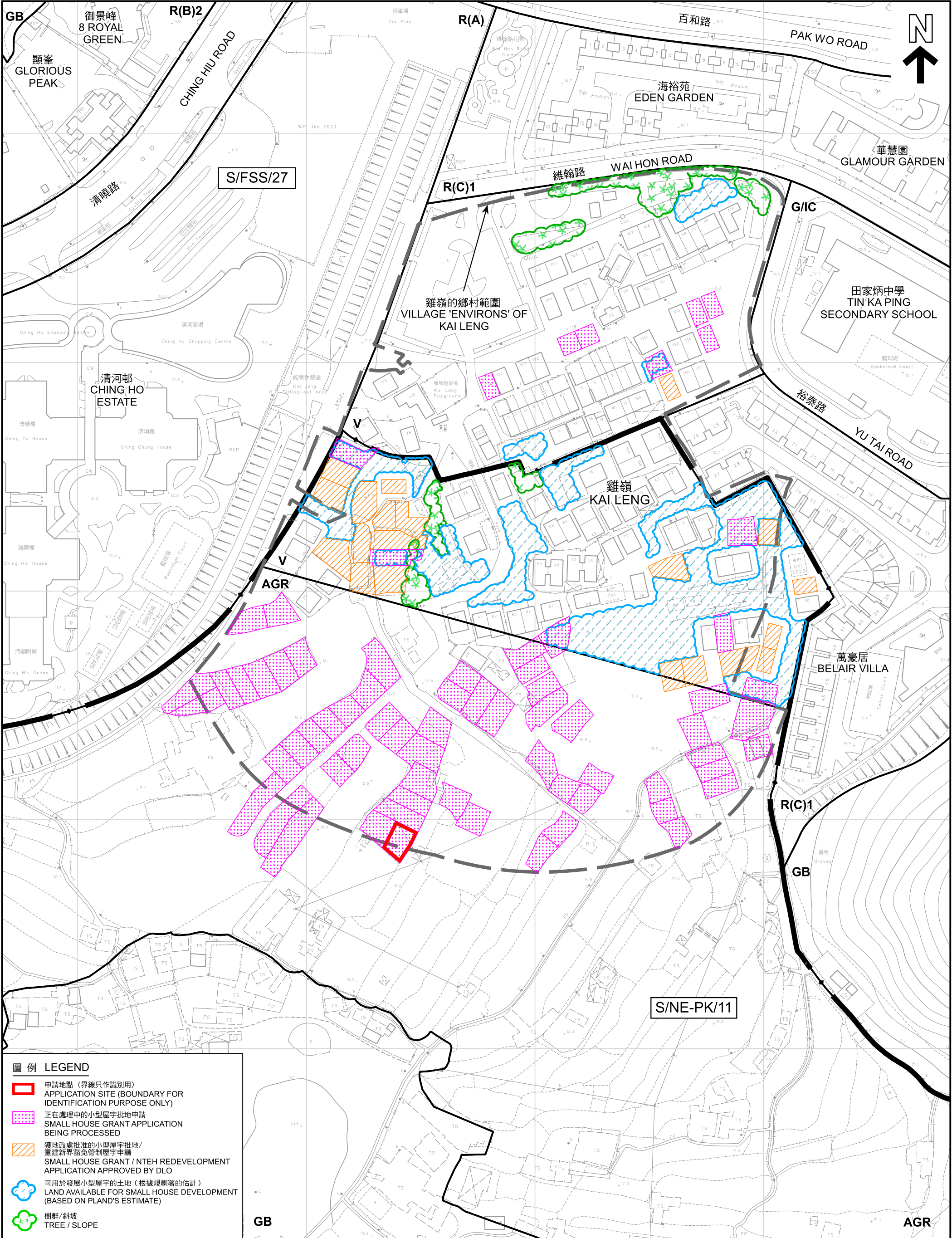
SCALE 1:1 000 比例尺

米 20 0 20 40 60 80 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
A/NE-PK/197

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2024年3月26日擬備，
所根據的資料為測量圖編號
3-SW-11B及12A
EXTRACT PLAN PREPARED ON 26.3.2024
BASED ON SURVEY SHEETS No.
3-SW-11B & 12A

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)
新界上水雞嶺丈量約份第91約地段第1594號C分段
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 1594 S.G. IN D.D. 91, KAI LENG, SHEUNG SHUI, NEW TERRITORIES

SCALE 1:1 500 比例尺

米

20

0

20

40

60

80

100

120

米

規劃署
PLANNING
DEPARTMENT

參考編號
REFERENCE No.
A/NE-PK/197

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2024年3月26日擬備，
所根據的資料為地政總署
於2023年2月23日拍得的航攝照片
編號E185995C
EXTRACT PLAN PREPARED ON 26.3.2024
BASED ON AERIAL PHOTO No. E185995C
TAKEN ON 23.2.2023 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）
新界上水雞嶺丈量約份第91約地段第1594號G分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOT 1594 S.G IN D.D. 91,
KAI LENG, SHEUNG SHUI, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-PK/197

圖 PLAN
A-3



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

本圖於2024年3月26日擬備，所根據的
資料為攝於2024年2月28日的無人駕駛航拍照片
PLAN PREPARED ON 26.3.2024
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 28.2.2024

實地照片 SITE PHOTO

擬議屋宇（新界豁免管制屋宇-小型屋宇）
新界上水雞嶺丈量約份第91約地段第1594號G分段
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSES - SMALL HOUSE)
LOT 1594 S.G IN D.D. 91, KAI LENG, SHEUNG SHUI, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/NE-PK/197

圖 PLAN
A-4