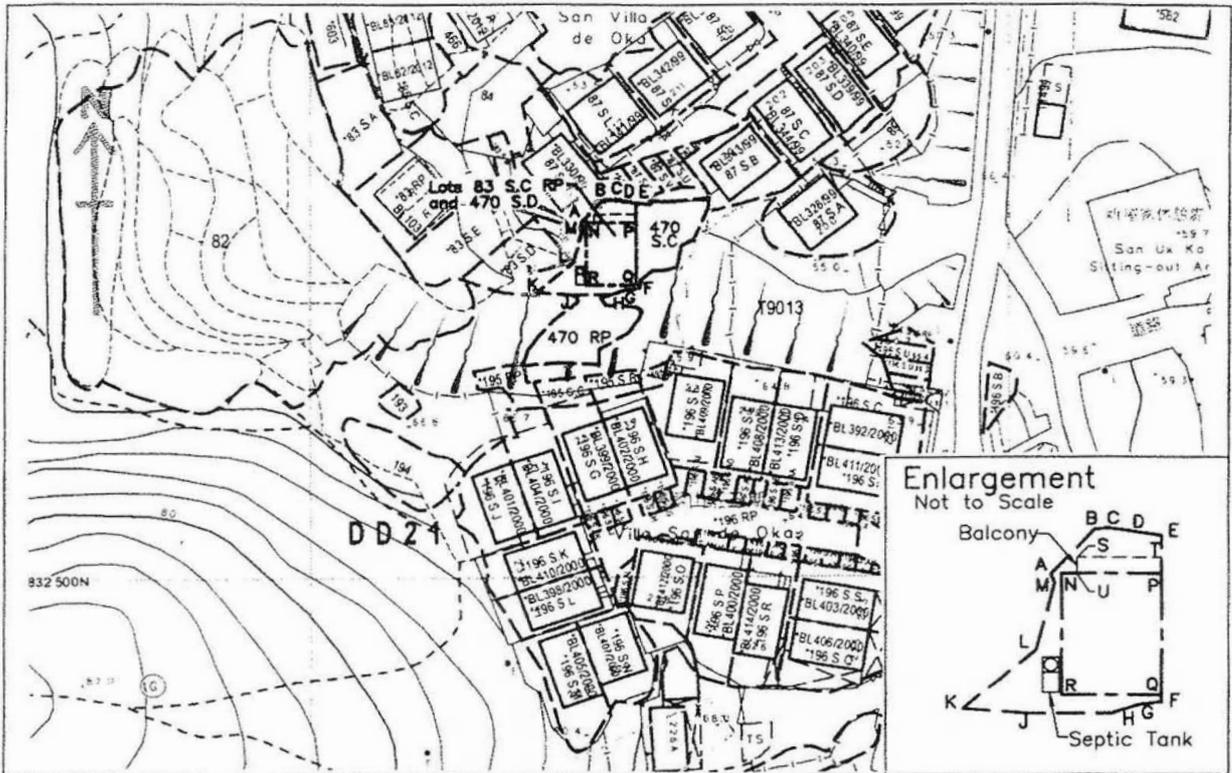


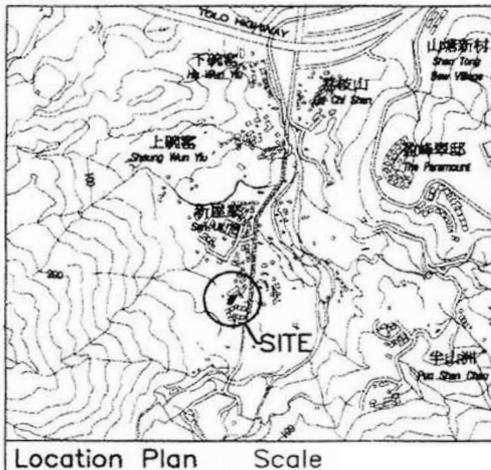
APPENDIX II

Proposed Small House Location Plan – D.D. 21



Survey Sheet No.: 7-NW-14C

Scale



Location Plan Scale

San Uk Ka

Lot Nos. 83 S.C. RP & 470 S.D

Boundary Dimensions: (Area = 120.7 sqm)

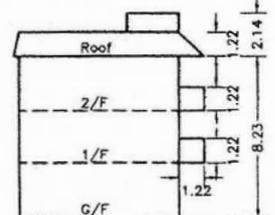
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	43°05'47"	4.619	A	832 552.605	834 839.082
B	C	84°00'16"	1.046	B	832 555.978	834 842.238
C	D	98°02'58"	1.595	C	832 556.087	834 843.278
D	E	98°17'32"	2.136	D	832 555.864	834 844.857
E	F	180°00'00"	12.516	E	832 555.556	834 846.971
F	G	262°34'33"	1.725	F	832 543.040	834 846.971
G	H	250°06'29"	1.976	G	832 542.817	834 845.260
H	J	270°00'00"	5.833	H	832 542.145	834 843.402
J	K	275°11'15"	4.747	J	832 542.145	834 837.569
K	L	49°56'08"	6.792	K	832 542.574	834 832.842
L	M	14°46'47"	5.170	L	832 546.946	834 838.040
M	A	337°16'51"	0.716	M	832 551.944	834 839.359

Proposed Small House Dimensions: (Area = 65.03 sqm)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
N	P	90°00'00"	7.112	N	832 552.674	834 839.859
P	Q	180°00'00"	9.144	P	832 552.674	834 846.971
Q	R	270°00'00"	7.112	Q	832 543.530	834 846.971
R	N	00°00'00"	9.144	R	832 543.530	834 839.859

Proposed Balcony Dimensions: (Area = 7.32 sqm)

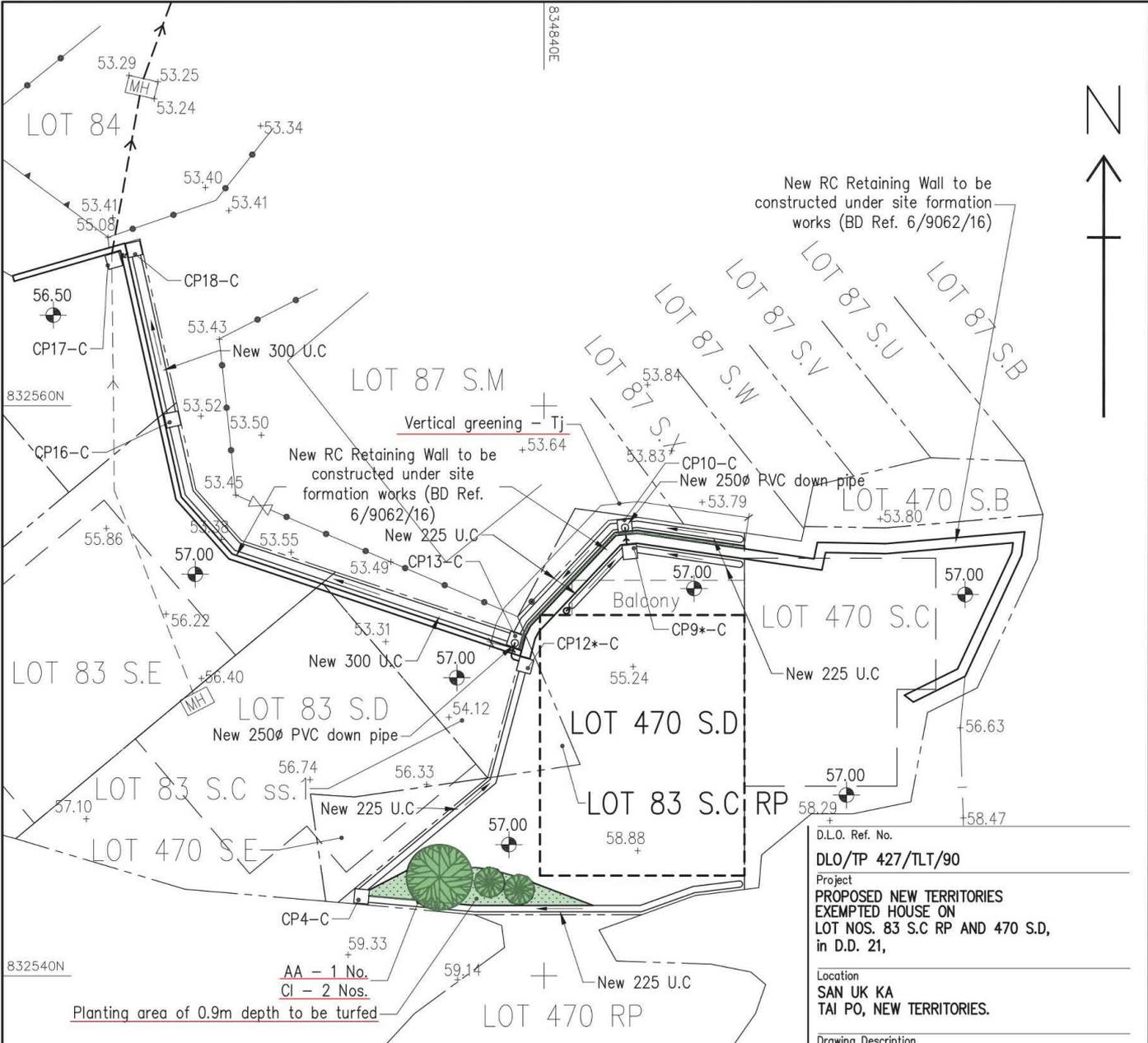
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
S	T	90°00'00"	6.000	S	832 553.894	834 840.971
T	P	180°00'00"	1.220	T	832 553.894	834 846.971
P	U	270°00'00"	6.000	P	832 552.674	834 846.971
U	V	00°00'00"	1.220	U	832 552.674	834 840.971



Plan prepared by:
Henry Chan Surveyors Limited

Henry H K Chan
BSc MRICS FHKIS RPS(LSD)
Authorized Land Surveyor

Plan No. : HC-13018/H02 Date: 26 June 2014



Landscape Planting Plan

LEGEND :

- 

AA - Proposed Archontophoenix Alexandrae - 假檳榔
(Total 1 no. with min. 2.8m ht.)
- 

Cl - Proposed Chrysalidocarpus lutescens - 散尾葵
(Total 2 nos. with min. 1.5m ht.)
- 

Tj - Proposed Trachelospermum jasminoides - 絡石
(Total 10m linear length about)

D.L.O. Ref. No.
DLO/TP 427/TLT/90

Project
**PROPOSED NEW TERRITORIES
EXEMPTED HOUSE ON
LOT NOS. 83 S.C RP AND 470 S.D,
in D.D. 21,**

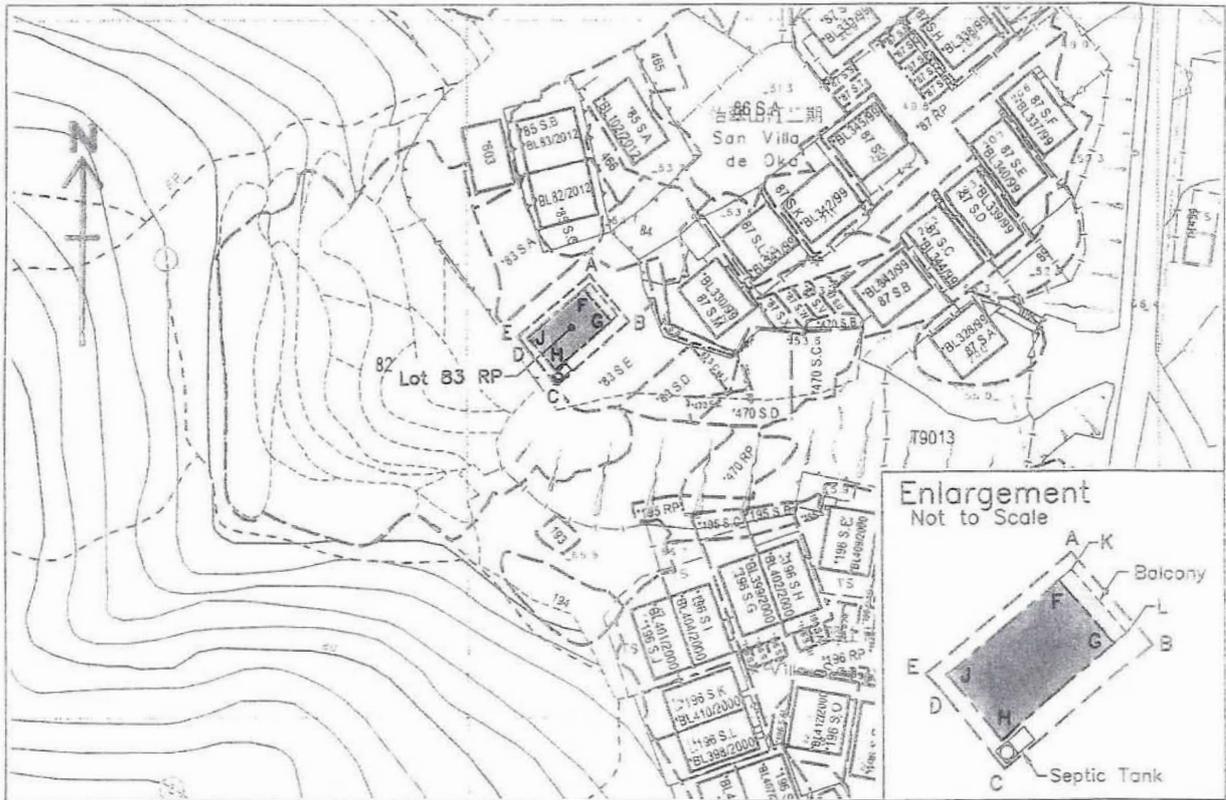
Location
**SAN UK KA
TAI PO, NEW TERRITORIES.**

Drawing Description
**LANDSCAPE PROPOSAL
(TPB S16-II APPLICATION)
LANDSCAPING PLANTING PLAN**

Date	Scale
AUG 9 2024	AS SHOWN
Drawn	KS
Designed	KS
Checked	KS
Approved	
CAD Ref	
Job Number	
TP/22841	
Drawing Number	Rev.
LP-01	/

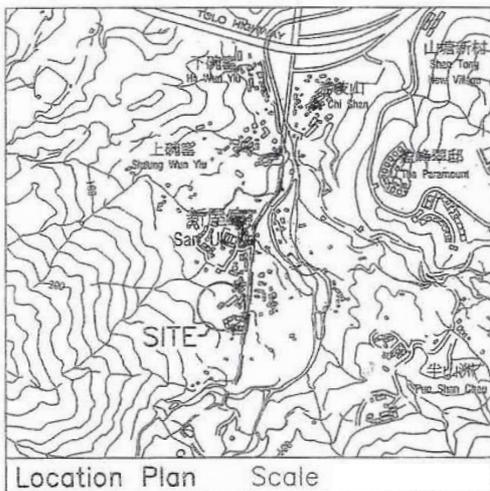
**MANSFIELD
ENGINEERING
CONSULTANT Co.**

Proposed Small House Location Plan - D.D. 21



Survey Sheet No.: 7-NW-14D

Scale



Location Plan Scale

SAN UK KA

Lot No. 83 RP

Boundary Dimensions: (Area = 121.6 sqm)

(Plan No. LBP/TP/005/1848/D1 refers)

From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
A	B	139°56'08"	8.839	A	832 563.731	834 817.785
B	C	229°56'08"	13.869	B	832 556.966	834 823.474
C	D	321°29'46"	7.339	C	832 548.039	834 812.860
D	E	315°51'10"	1.507	D	832 553.783	834 808.291
E	A	49°56'08"	13.776	E	832 554.864	834 807.242

Proposed House Dimensions: (Area = 65.03 sqm)

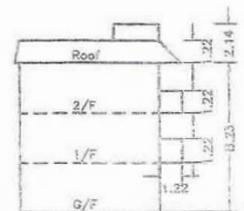
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
F	G	139°56'08"	6.096	F	832 561.673	834 816.892
G	H	229°56'08"	10.668	G	832 557.008	834 820.816
H	J	319°56'08"	6.096	H	832 550.141	834 812.651
J	F	49°56'08"	10.668	J	832 554.807	834 808.728

Proposed Balcony Dimensions: (Area = 7.44 sqm)

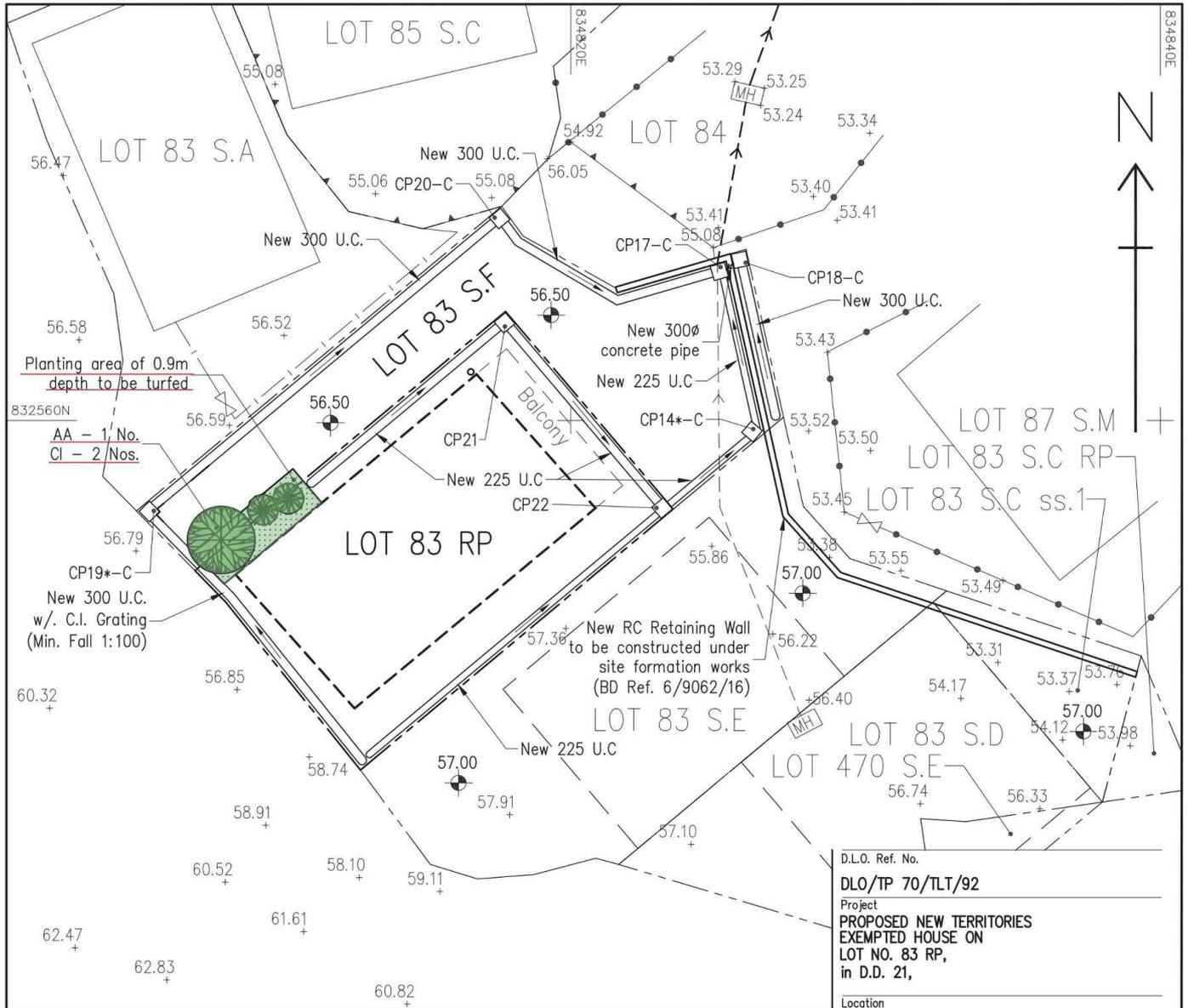
From	To	Bearing (d-m-s)	Distance (m)	Pt.	N	E
T	L	139°56'08"	6.096	K	832 562.458	834 817.826
L	C	229°56'08"	1.220	L	832 557.793	834 821.749
C	F	319°56'08"	6.096	G	832 557.008	834 820.816
F	K	49°56'08"	1.220	F	832 561.673	834 816.892

Plan prepared by:
Henry Chan Surveyors Limited

Henry H K Chan
BSc FHKIS RPS(LSD)
Authorized Land Surveyor



Rev. B: For Building Licence Application
Plan No. : HC-13018/H04B Date: 15 January 2020



D.L.O. Ref. No.	
DLO/TP 70/TLT/92	
Project	
PROPOSED NEW TERRITORIES EXEMPTED HOUSE ON LOT NO. 83 RP, in D.D. 21,	
Location	
SAN UK KA TAI PO, NEW TERRITORIES.	
Drawing Description	
LANDSCAPE PROPOSAL (TPB S16-II APPLICATION) LANDSCAPING PLANTING PLAN	
Date	Scale
AUG 9 2024	AS SHOWN
Drawn	KS
Designed	KS
Checked	KS
Approved	
CAD Ref	
Job Number	
TP/22842	
Drawing Number	Rev.
LP-01	/

Landscape Planting Plan

LEGEND :

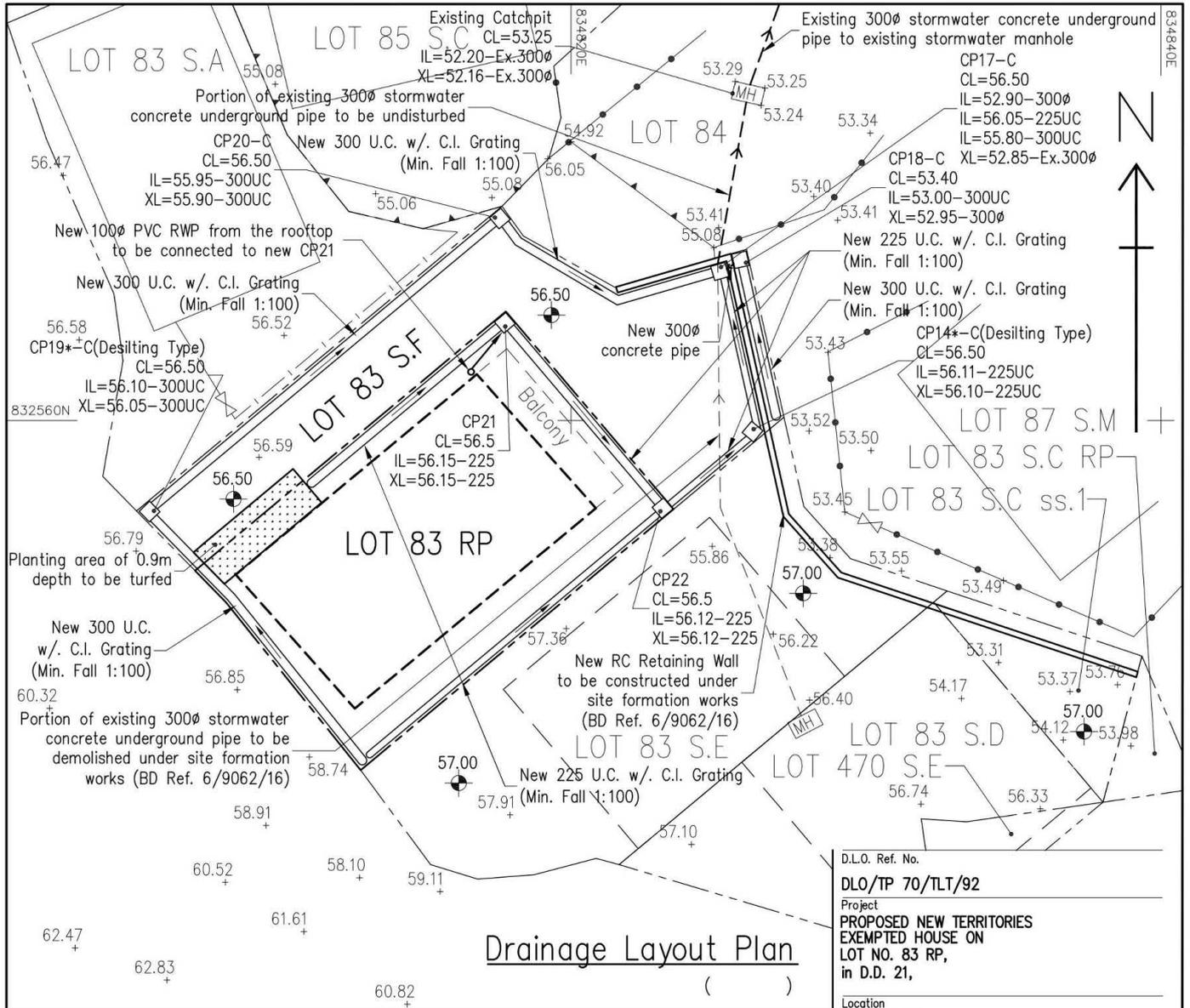


AA - Proposed Archontophoenix Alexandrae - 假檳榔
(Total 1 no. with min. 2.8m ht.)



CI - Proposed Chrysalidocarpus lutescens - 散尾葵
(Total 2 nos. with min. 1.5m ht.)

**MANSFIELD
ENGINEERING
CONSULTANT Co.**



Drainage Layout Plan

D.L.O. Ref. No.
DLO/TP 70/TLT/92
 Project
**PROPOSED NEW TERRITORIES
 EXEMPTED HOUSE ON
 LOT NO. 83 RP,
 in D.D. 21,**

Location
**SAN UK KA
 TAI PO, NEW TERRITORIES.**

Drawing Description
**STORMWATER DRAINAGE PROPOSAL
 (TPB S16-II APPLICATION)
 DRAINAGE LAYOUT PLANS
 TYPICAL DETAILS AND NOTES**

Date **AUG 9 2024** Scale **AS SHOWN**

Drawn **KS**

Designed **KS**

Checked **KS**

Approved

CAD Ref

Job Number

TP/22842

Drawing Number

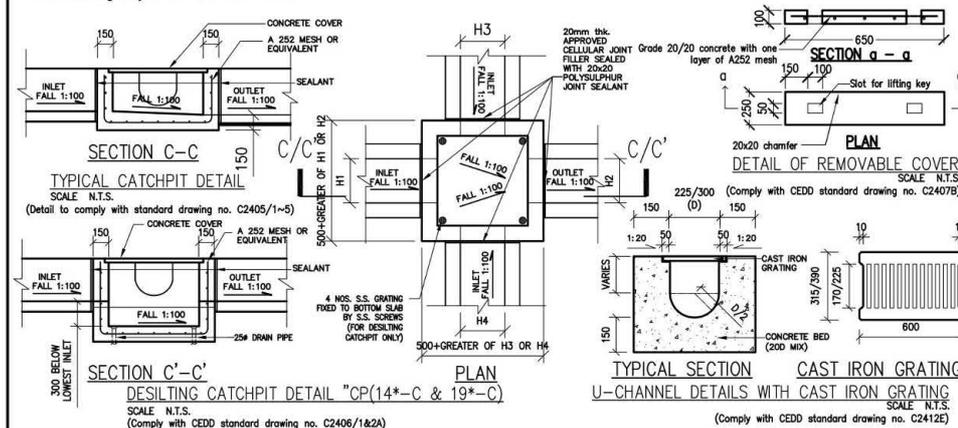
SD-01

Rev. /

**MANSFIELD
 ENGINEERING
 CONSULTANT Co.**

GENERAL NOTES:

1. The proposed stormwater drainage works, whether within or outside the lot boundary, shall be constructed and maintained by the lot owner at his own expense. For works to be undertaken outside the lot boundary, prior consent from DLO and/or relevant private lot owners shall be sought.
2. Consent from the owner / maintenance party shall be sought for the proposed drainage connection to the existing channel in vicinity of the site.
3. All dimensions are in millimeters.
4. Foundation of all manholes varies with site condition and should be determined on site by the engineer.
5. Concrete grade to be 30D/20 design mix and comply with CS1.
6. Blinding layer to be 15P mix.

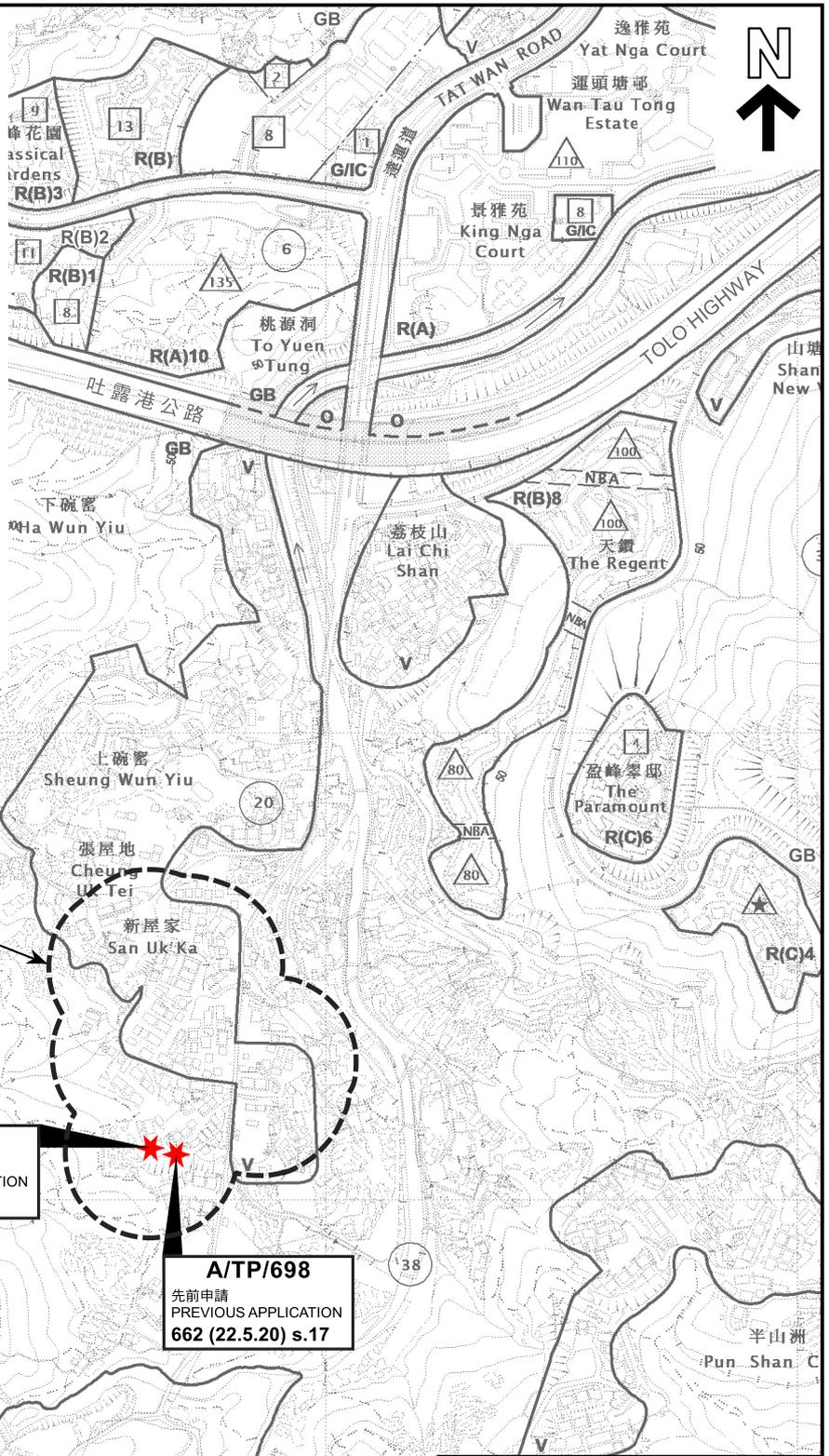




申請地點
APPLICATION SITES

要覽圖 KEY PLAN

SCALE 1 : 50 000 比例尺



新屋家的鄉村範圍
VILLAGE 'ENVIRONS' OF
SAN UK KA

A/TP/699
先前申請
PREVIOUS APPLICATION
571 (13.3.15)

A/TP/698
先前申請
PREVIOUS APPLICATION
662 (22.5.20) s.17

圖例 LEGEND

- 申請地點
APPLICATION SITE
- 獲批准的申請
APPROVED APPLICATION
- 會議日期
DATE OF MEETING
- 申請編號
APPLICATION NUMBER

位置圖 LOCATION PLAN

本摘要圖於2024年9月26日擬備，
所根據的資料為於2022年6月14日
核准的分區計劃大綱圖編號S/TP/30
EXTRACT PLAN PREPARED ON 26.9.2024
BASED ON OUTLINE ZONING PLAN
No. S/TP/30 APPROVED ON 14.6.2022

擬議屋宇 (新界豁免管制屋宇-小型屋宇)
新界大埔新屋家村丈量約份第21約
地段第83號C分段餘段、第83號餘段及第470號D分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOTS 83 S.C.R.P, 83 RP AND 470 S.D IN D.D. 21,
SAN UK KA VILLAGE, TAI PO, NEW TERRITORIES

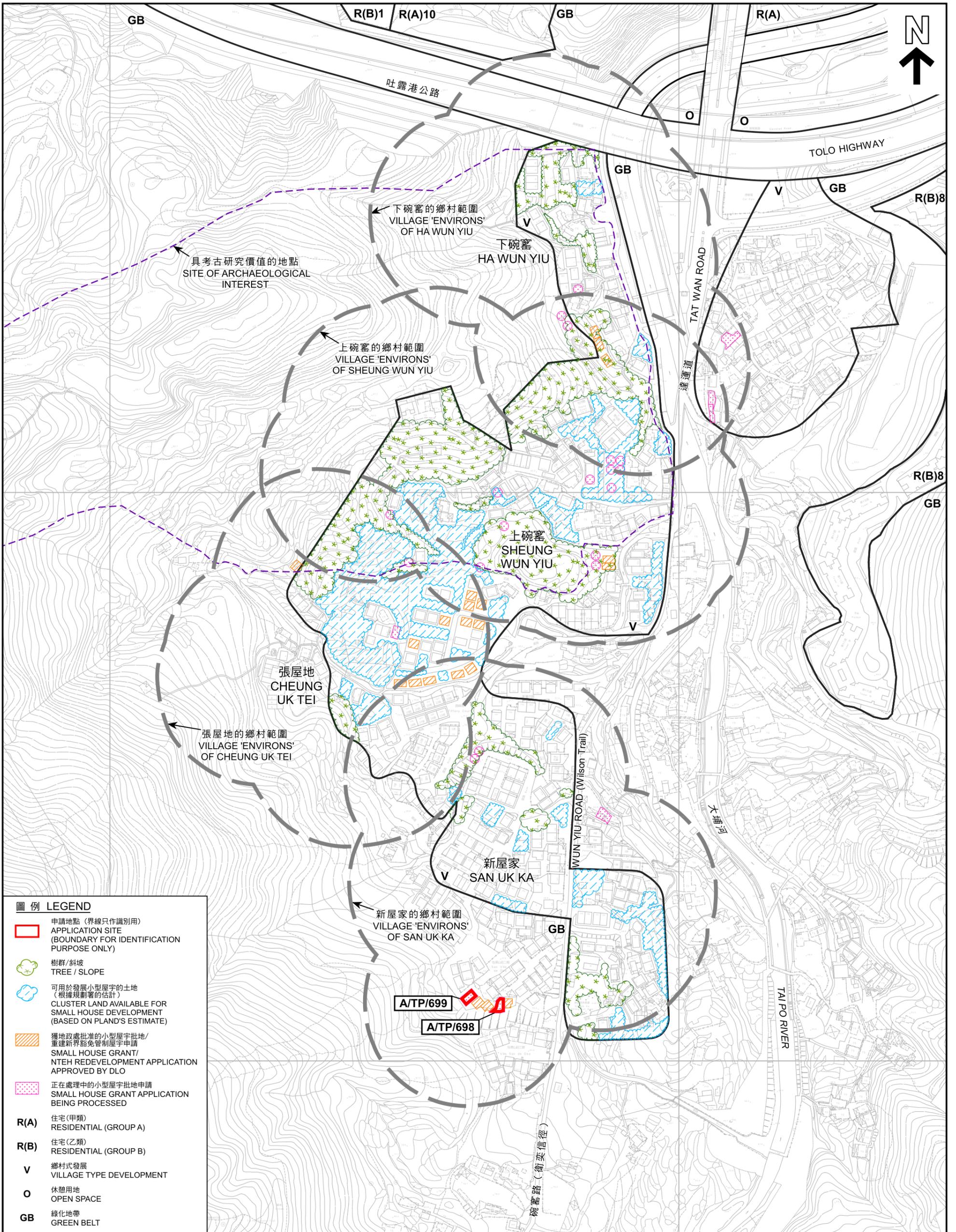
米 100 0 100 200 300 米
METRES SCALE 1 : 7 500 比例尺 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TP/698 & 699

圖 PLAN
A-1



本摘要圖於2024年10月3日擬備，
所根據的資料為測量圖編號
7-NW-13B及D、7-NW-14A及C、7-NW-18B和
7-NW-19A
EXTRACT PLAN PREPARED ON 3.10.2024
BASED ON SURVEY SHEETS No.
7-NW-13B & D, 7-NW-14A & C, 7-NW-18B
and 7-NW-19A

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)
新界大埔新屋家村丈量約份第21約
地段第83號C分段餘段、第83號餘段及第470號D分段
PROPOSED HOUSE (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOTS 83 S.C RP, 83 RP AND 470 S.D IN D.D. 21,
SAN UK KA VILLAGE, TAI PO, NEW TERRITORIES
SCALE 1 : 3 000 比例尺

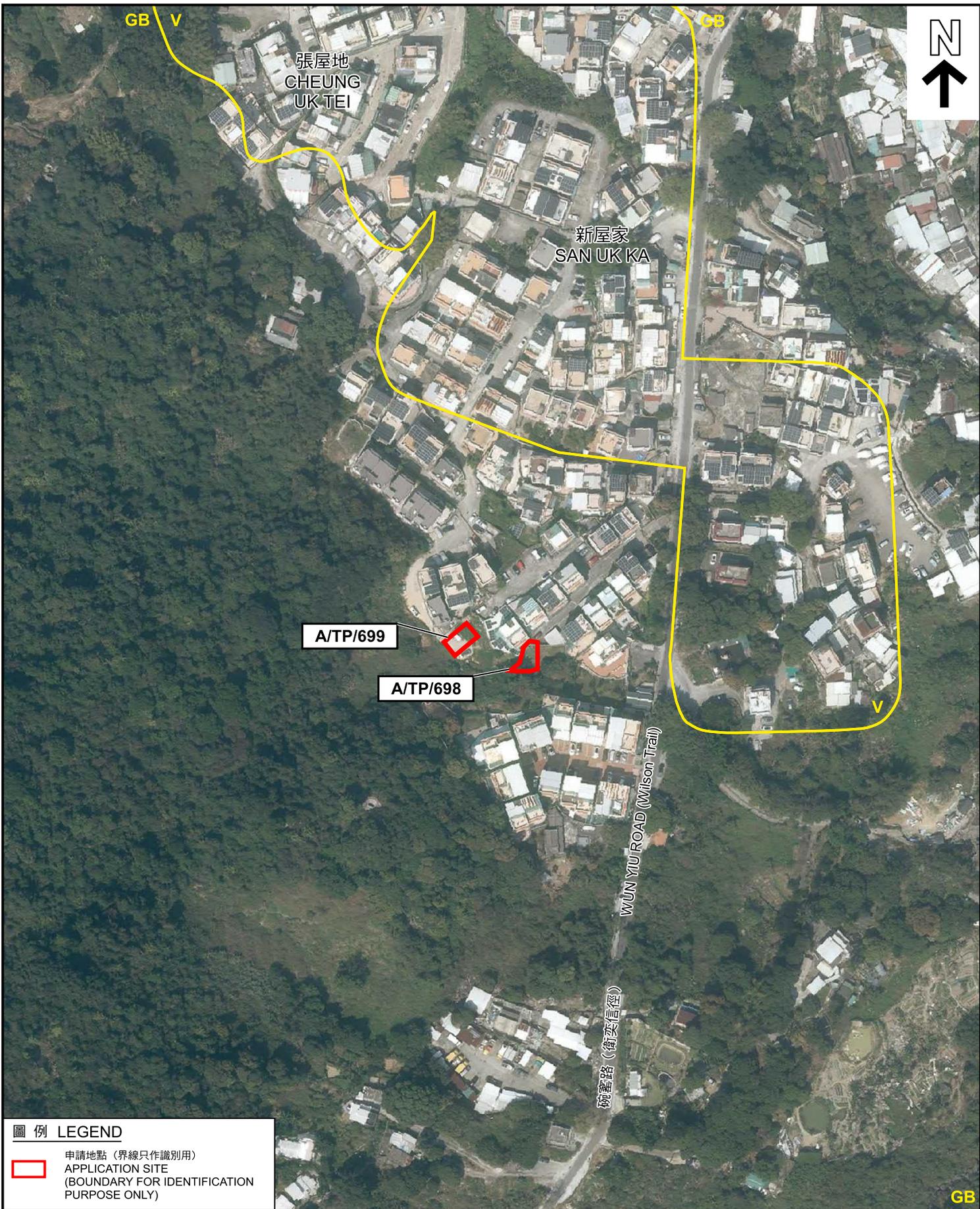
米 50 0 50 100 150 200 250 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TP/698 & 699

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9月26日擬備，
 所根據的資料為地政總署
 於2023年2月27日拍得的航攝照片
 編號E189318C
 EXTRACT PLAN PREPARED ON 26.9.2024
 BASED ON AERIAL PHOTO No. E189318C
 TAKEN ON 27.2.2023 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)
 新界大埔新屋家村丈量約份第21約
 地段第83號C分段餘段、第83號餘段及第470號D分段
 PROPOSED HOUSE
 (NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
 LOTS 83 S.C RP, 83 RP AND 470 S.D IN D.D. 21,
 SAN UK KA VILLAGE, TAI PO, NEW TERRITORIES

規劃署
 PLANNING
 DEPARTMENT



參考編號
 REFERENCE No.
 A/TP/698 & 699

圖 PLAN
 A-3

1



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

實地照片 SITE PHOTOS

本摘要圖於2024年10月22日擬備，所根據的資料為攝於2024年9月27日的無人駕駛航拍照片
PLAN PREPARED ON 22.10.2024 BASED ON UNMANNED AERIAL VEHICLE PHOTO TAKEN ON 27.9.2024

擬議屋宇（新界豁免管制屋宇-小型屋宇）
新界大埔新屋家村丈量約份第21約地段第83號C分段餘段、第83號餘段及第470號D分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOTS 83 S.C RP, 83 RP AND 470 S.D IN D.D. 21,
SAN UK KA VILLAGE, TAI PO, NEW TERRITORIES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/TP/698 & 699

圖 PLAN
A-4a

2



3



4



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)
新界大埔新屋家村丈量約份第21約
地段第83號C分段餘段、第83號餘段及第470號D分段
PROPOSED HOUSE
(NEW TERRITORIES EXEMPTED HOUSE - SMALL HOUSE)
LOTS 83 S.C RP, 83 RP AND 470 S.D IN D.D. 21,
SAN UK KA VILLAGE, TAI PO, NEW TERRITORIES

規 劃 署
PLANNING
DEPARTMENT



本摘要圖於2024年10月22日擬備，所根據的資料為攝於2024年9月3日的實地照片
PLAN PREPARED ON 22.10.2024 BASED ON SITE PHOTOS TAKEN ON 3.9.2024

參考編號
REFERENCE No.
A/TP/698 & 699

圖 PLAN
A-4b