

關乎申請編號 A/FSS/270 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/FSS/270

因應於 2019 年 7 月 19 日接獲的進一步資料而修訂的概括發展規範
 Revised broad development parameters in view of
 the further information received on 19.07.2019

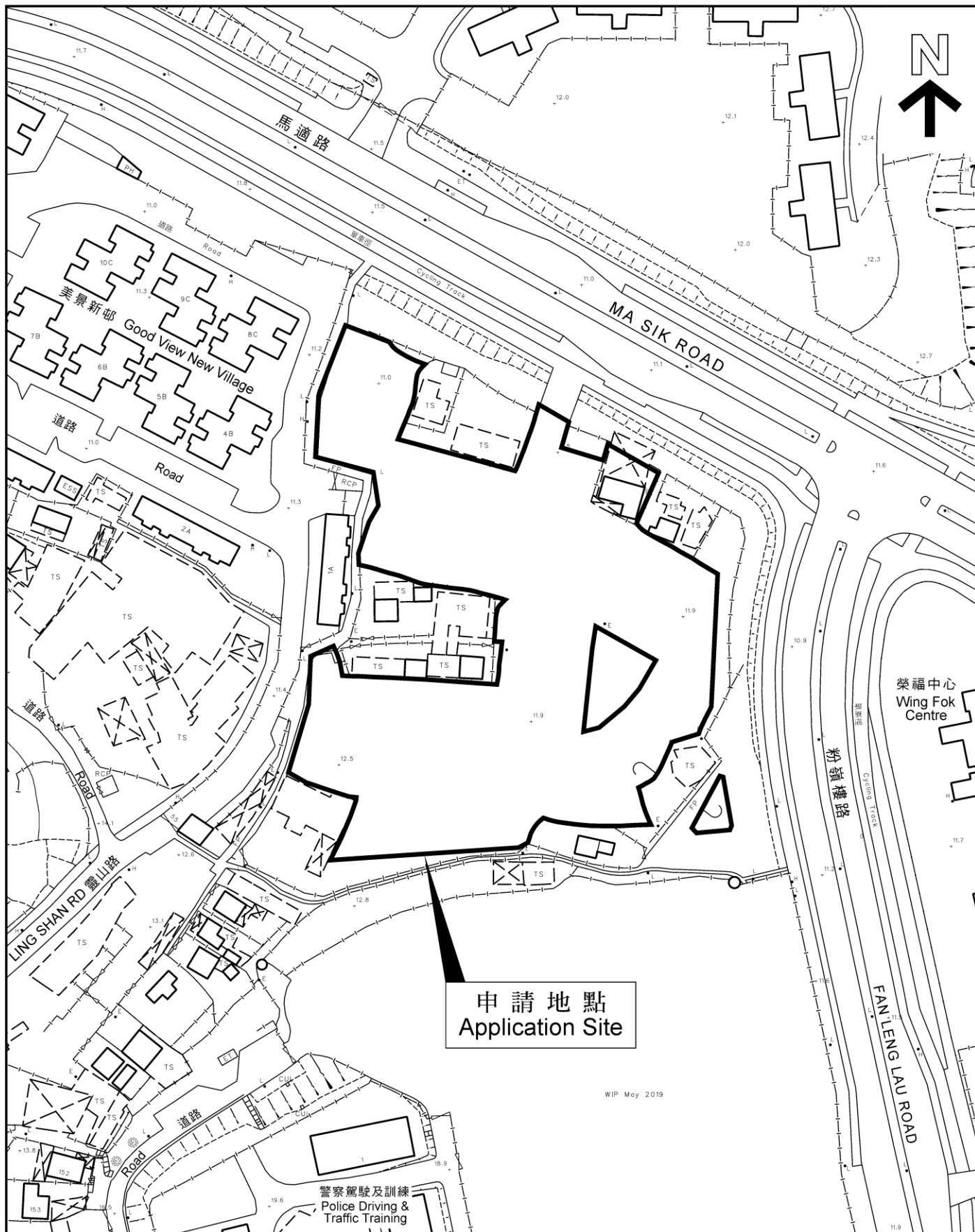
(a) 申請編號 Application no.	A/FSS/270		
(b) 位置/地址 Location/Address	新界粉嶺丈量約份第 51 約多個地段 Various Lots in D.D. 51, Fanling, New Territories		
(c) 地盤面積 Site area	9,098 平方米 m ²		
(d) 圖則 Plan	第 16 條申請 Section 16 application 粉嶺/上水分區計劃大綱核准圖編號 S/FSS/22 Approved Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/22		
	接獲進一步資料 Further information received 粉嶺/上水分區計劃大綱草圖編號 S/FSS/23 Draft Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/23		
(e) 地帶 Zoning	第 16 條申請 Section 16 application 「鄉村式發展」 "Village Type Development"		
	接獲進一步資料 Further information received 「鄉村式發展」 "Village Type Development"		
(f) 申請用途/發展 Applied Use/ Development	擬議屋宇及社會福利設施 (安老院) Proposed House and Social Welfare Facility (Residential Care Home for the Elderly)		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	6,497.04	約 About 0.714
	包括 including - 屋宇 House	6,497.04	---
	非住用 Non-domestic	781.36	約 About 0.086
	包括 including - 安老院 Residential Care Home for the Elderly	781.36	---
(h) 幢數 No. of block	住用 Domestic	22	
	非住用 Non-domestic	2	
	綜合用途 Composite	-	
(i) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	不超過 Not Exceeding 11.025 米 m	
	包括 including	- 米(主水平基準以上)mPD 4 層 storey(s) 1 地庫 Basement	

	非住用 Non-domestic	不超過 Not Exceeding 12 米 m - 米(主水平基準以上)mPD 4 層 storey(s) 包括 including 1 地庫 Basement
	綜合用途 Composite	- 米 m - 米(主水平基準以上)mPD - 層 storey(s)
(j) 上蓋面積 Site coverage	33.5 %	
(k) 單位數目 No. of units	22 屋宇 House	
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²
	- 公眾 Public	- 平方米 m ²
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces	56
	- 電單車車位 Motorcycle Parking Spaces	1
	- 重型貨車上落客貨車位 Loading/Unloading Spaces for Heavy Goods Vehicle	2
	- 小巴車位 Light Bus Parking Space	1
	- 救護車停車處 Ambulance Lay-Bys	1
	- 的士及私家車落客位 Taxi and Private Car Drop-off	1
	- 單車車位 Cycle Parking Spaces	28

* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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申請編號 Application No. : A/FSS/270

進一步資料 Further Information

備註 Remarks

申請人呈交進一步資料，包括回應部門意見表，以及經修訂的排污影響評估。

The applicant provides further information including a table of responses to departmental comments, and a revised Sewerage Impact Assessment.

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申請編號 Application No. : A/FSS/270

與申請地點／處所有關的先前申請
Previous Application Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil	Nil	Nil

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申請編號 Application No. : A/FSS/270

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	<u>中文</u> <u>Chinese</u>	<u>英文</u> <u>English</u>
<u>圖則及繪圖 Plans and Drawings</u>		
總綱發展藍圖／佈局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
<u>報告書 Reports</u>		
規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染） Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
經修訂的排污影響評估 Revised Sewerage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明） Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
回應部門意見表 Table of responses to departmental comments		
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