關乎申請編號 A/FLN/18 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/FLN/18

因應於 2019 年 8 月 30 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 30.08.2019

(a)	申請編號 Application no.	A/FLN/18	
(b)	位置／地址 Location/Address	新界粉嶺北丈量約份第 51 約地段第 247 號、第 255 號（部分）、第 257 號（部分）、第 267 號、第 406 號（部分）、第 408 號（部分）、第 409 號、第 414 號（部分）、第 415 號（部分）、第 416 號（部分）、第 418 號（部分）、第 420 號（部分）、第 424 號（部分）、第 425 號（部分）、第 426 號（部分）、第 427 號（部分）、第 434 號（部分）及第 435 號（部分）和毗連政府土地 Lots 247, 255 (Part), 257 (Part), 267, 406 (Part), 408 (Part), 409, 414 (Part), 415 (Part), 416 (Part), 418 (Part), 420 (Part), 424 (Part), 425 (Part), 426 (Part), 427 (Part), 434 (Part) and 435 (Part) in D.D. 51 and Adjoining Government Land, Fanling North, New Territories	
(c)	地盤面積 Site area	約 About 9,121.4 平方米 m^2（包括政府土地約 Includes Government Land of about 1,277.6 平方米 m^2）	
(d)	圖則 Plan	粉嶺北分區計劃大綱核准圖編號 S/FLN/2 Approved Fanling North Outline Zoning Plan No. S/FLN/2	
(e)	地帶 Zoning	「其他指定用途」註明 「商業／住宅發展暨公共交通交匯處（2）」 "Other Specified Uses" annotated “Commercial/Residential Development with Public Transport Interchange (2)”	
(f)	申請用途／發展 Applied Use/ Development	擬議略為放寬最高地積比率及建築物高度限制，以作准許的商業／住宅發展暨公共交通交匯處，及擬議商店及服務行業、食肆、學校（未另有列明者）和娛樂場所 Proposed Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions for Permitted Commercial/Residential Development with Public Transport Interchange, and Proposed Shop and Services, Eating Place, School (not elsewhere specified) and Place of Entertainment	
(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
		約 About 38,384.324	約 About 4.208
		- 住用 Domestic：約 About 23,861.582	約 About 2.616
		- 非住用Non-domestic：約 About 14,522.742	約 About 1.592
(h)	幢數 No. of block	住用 Domestic	-
		非住用 Non-domestic	-
		綜合用途 Composite	2
(i)	建築物高度／層數 Building height/	住用 Domestic	- 米 m - 米（主水平基準以上）mPD - 層 storey(s)

	No. of storeys	非住用 Non-domestic	- 米 m - 米(主水平基準以上)mPD - 層 storey(s)
		綜合用途 Composite	不超過 Not Exceeding 81 米 m 不超過 Not Exceeding 90 米（主水平基準以上）mPD 24 層 storey(s) 包括 including 1 平台 Podium 不包括 excluding 1 地庫 Basement
(j)	上蓋面積 Site coverage	不超過 Not Exceeding 15% (above 15m 米 以上) 不超過 Not Exceeding 93% (below 15m 米 以下)	
(k)	單位數目 No. of units	496 住宅單位 Flats	
(l)	休憩用地 Open Space	- 私人 Private	不少於 Not less than 1,339 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	127
		- 電單車車位 Motorcycle Parking Spaces	5
		- 上落客貨車位 Loading/Unloading Spaces	14
		- 單車泊車位 Bicycle Parking Spaces	17

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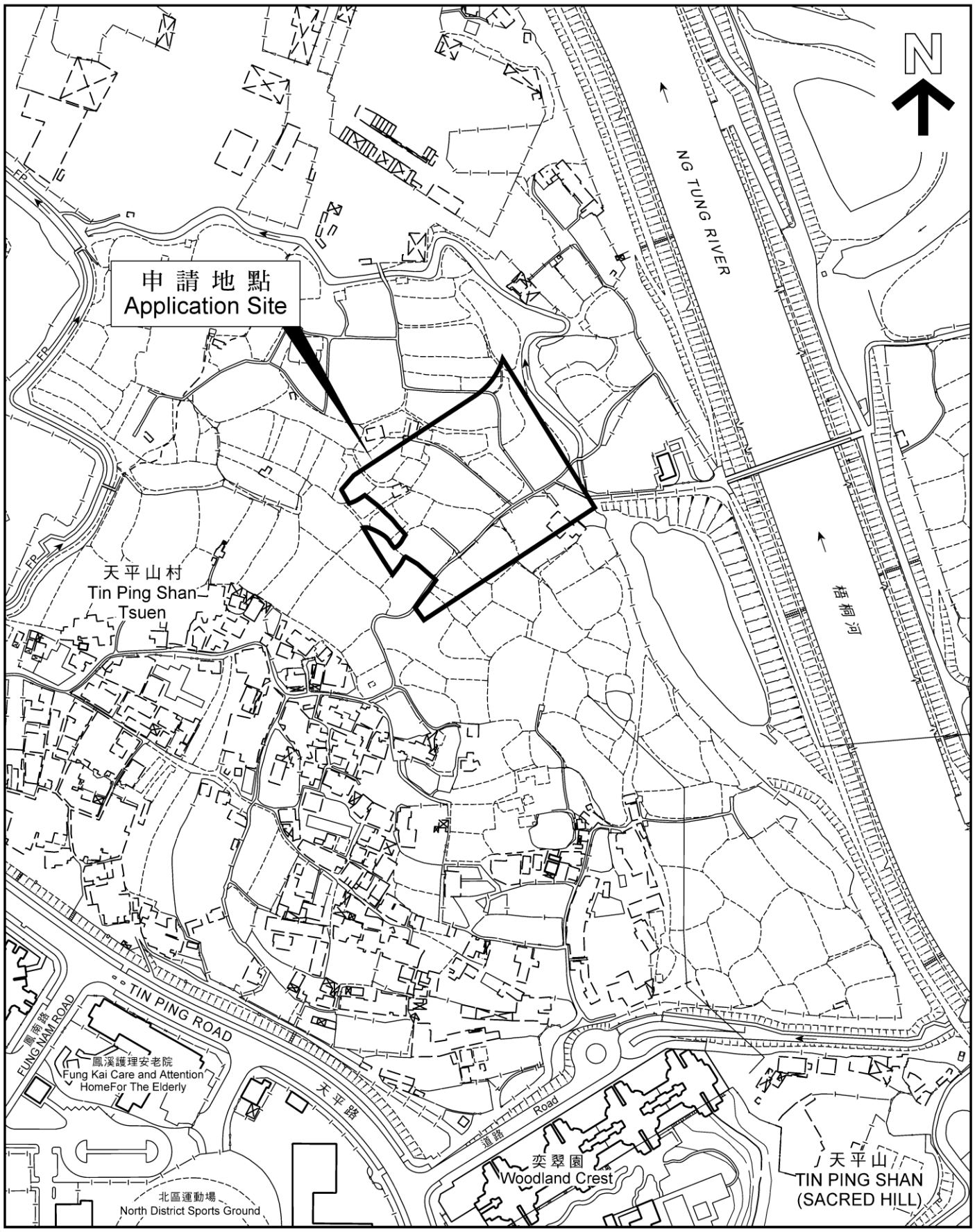
A/FLN/18


N
申請地點
Application Site
NG TUNG RIVER
FP
天平山村
Tin Ping Shan Tsuen
TIN PING ROAD
鳳南路
FUNG NAM ROAD
鳳溪護理安老院
Fung Kai Care and Attention HomeFor The Elderly
北區運動場
North District Sports Ground
天平路
道路
Road
奕翠園
Woodland Crest
天平山
TIN PING SHAN
(SACRED HILL)

申請編號 Application No. : A/FLN/18

進一步資料 Further Information

備註 Remarks

申請人呈交進一步資料，包括回應部門的意見，以及提交經修訂的空氣流通評估和合成照片。

The applicant provides further information including responses to departmental comments, and provision of revised Air Ventilation Assessment and photomontages.

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申請編號 Application No. : A/FLN/18
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

VP4 – "Open Space" Zone Adjacent to the Application Site (Existing View)

VP5 – Riverside Walkways Along Ng Tung River (Existing View)

llewelyn davies	Title: Existing Views of Vantage Points	Checked: DH / Drawn: FT	
		Rev: 1 / Date: Aug 2019	
		Scale: N/A	Figure: 6.1d

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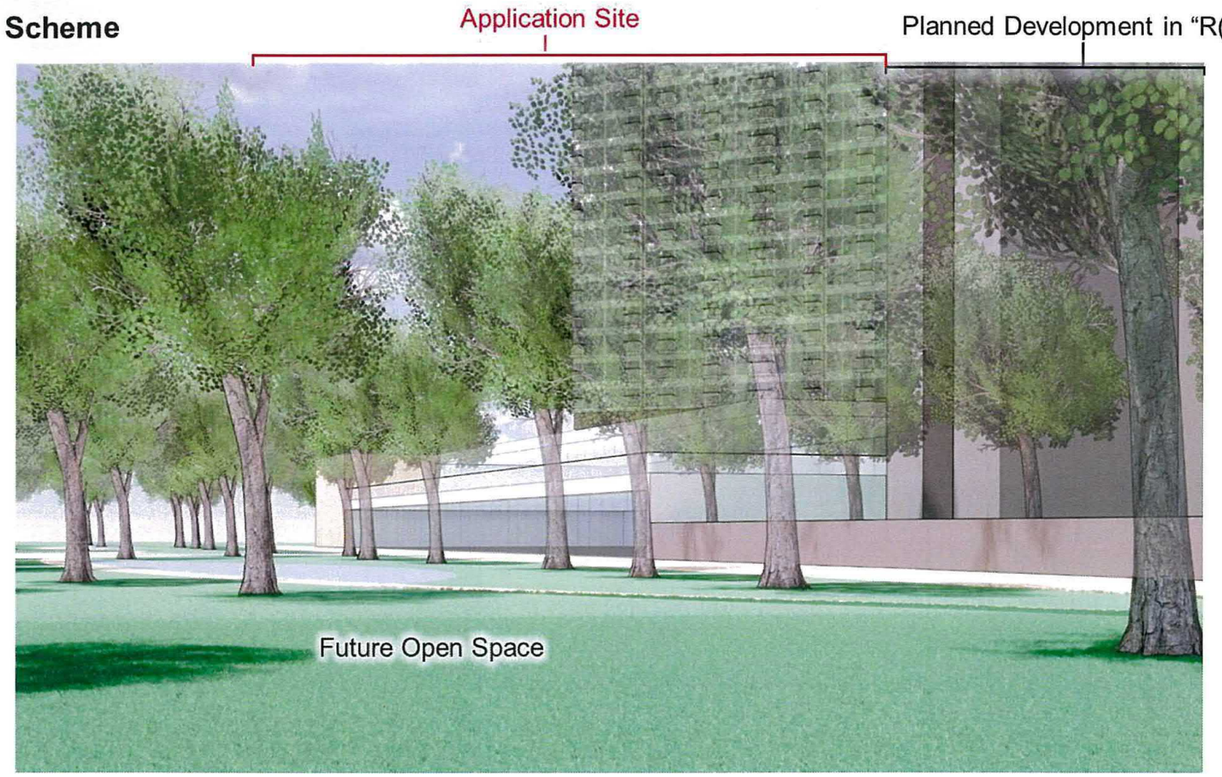
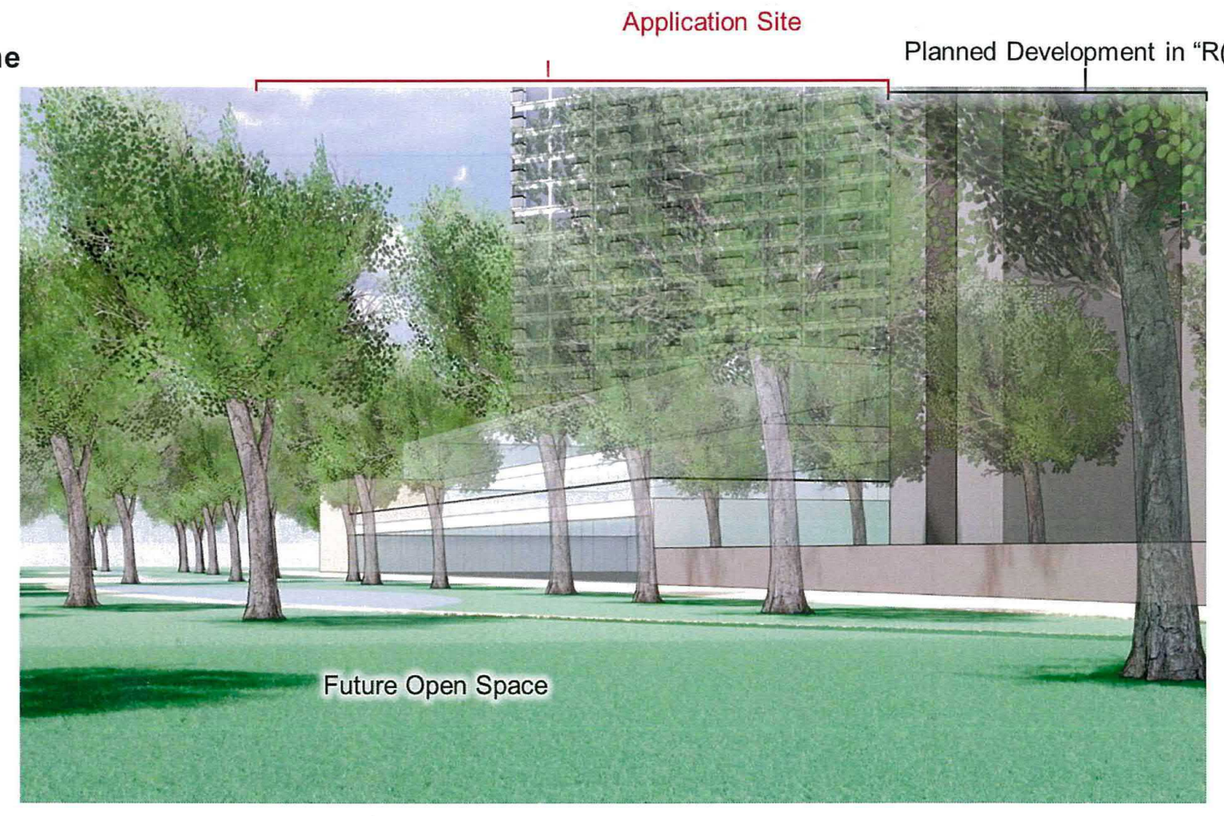
OZP Conforming Scheme



Proposed Scheme



Remarks: Landscaping along the open space and promenade are for illustrative purpose only, subject to detailed design by the Government.

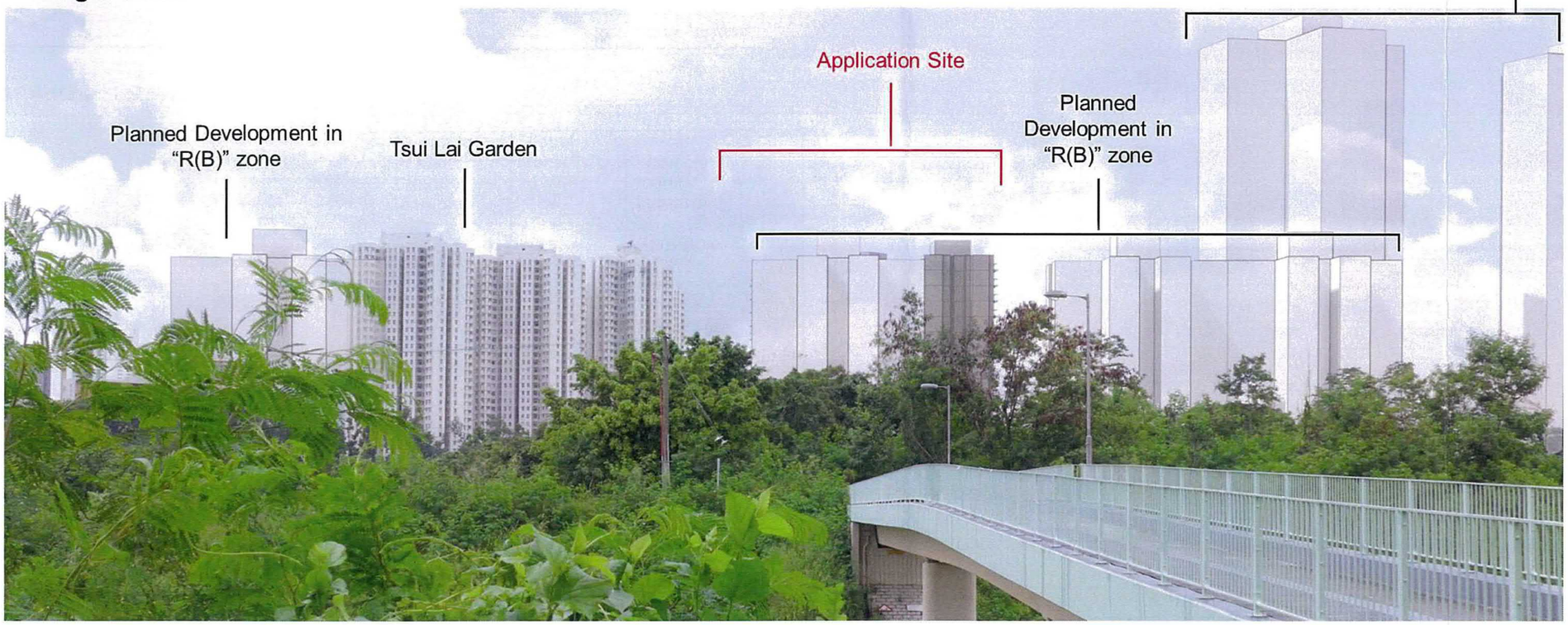
llewelyn davies

Title

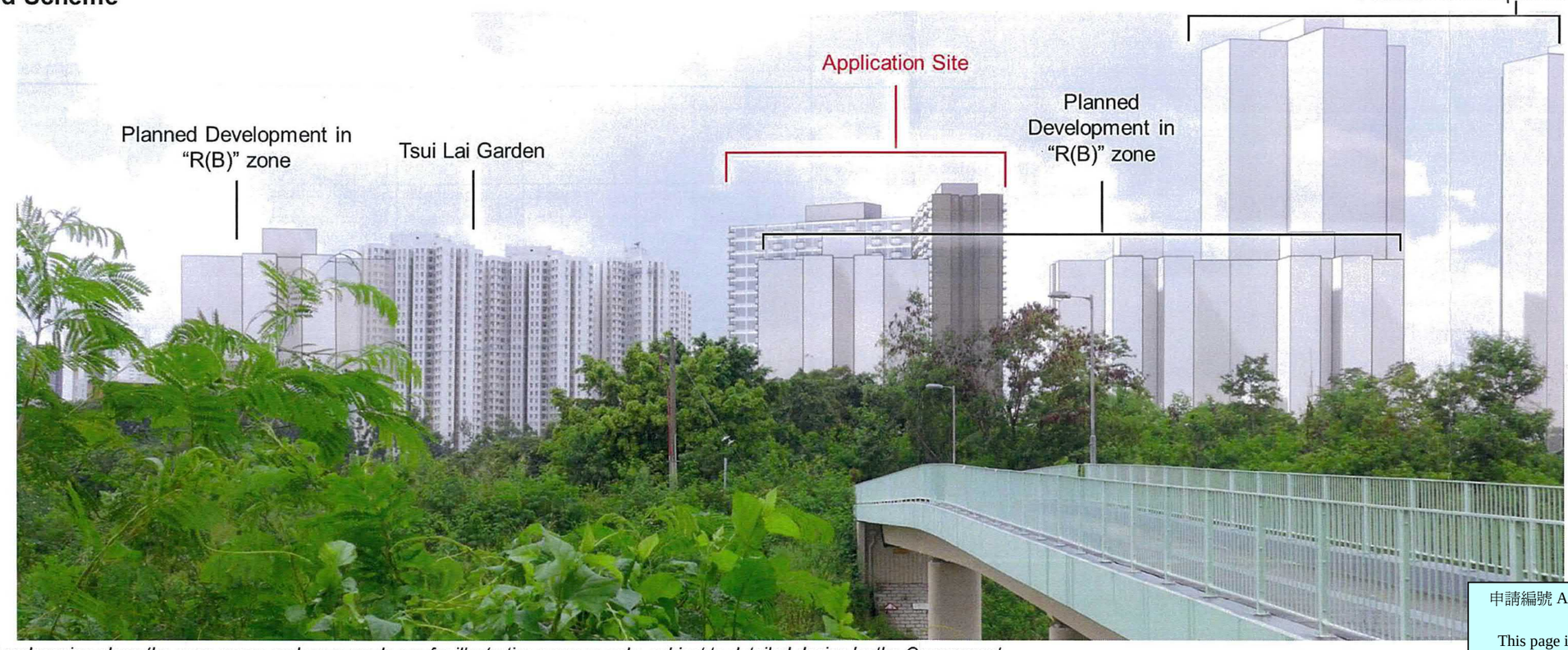
Photomontage: Viewing from VP4 – "Open Space" Zone Adjacent to the Application Site

Checked	DH	Drawn	FT
Rev	1	Date	Aug 2019
Scale	N/A	Figure	6.5

OZP Conforming Scheme



Proposed Scheme



Remarks: Landscaping along the open space and promenade are for illustrative purpose only, subject to detailed design by the Government.

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llewelyn davies

Title

Photomontage: Viewing from VP5 – Riverside Walkways Along Ng Tung River

Checked	DH	Drawn	FT
Rev	1	Date	Aug 2019
Scale	N/A	Figure	6.6

申請編號 Application No. : A/FLN/18

與申請地點／處所有關的先前申請
Previous Applications 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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申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

	中文 Chinese	英文 English
圖則及繪圖 Plans and Drawings		
總綱發展藍圖／佈局設計圖 Master layout plan(s)/Layout plan(s)	☐	☐
樓宇位置圖 Block plan(s)	☐	☐
樓宇平面圖 Floor plan(s)	☐	☐
截視圖 Sectional plan(s)	☐	☐
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☑
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	☐	☐
其他（請註明）Others (please specify)		
	☐	☐
報告書 Reports		
規劃綱領／理據 Planning Statement/Justifications	☐	☐
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)	☐	☐
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	☐	☐
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	☐	☐
視覺影響評估 Visual impact assessment	☐	☐
景觀影響評估 Landscape impact assessment	☐	☐
樹木調查 Tree Survey	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☐
排水影響評估 Drainage impact assessment	☐	☐
排污影響評估 Sewerage impact assessment	☐	☐
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☑
經修訂的空氣流通評估 Revised air ventilation assessment		
回應部門意見表 Table of responses to departmental comments		

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