

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/FSS/291**
關乎申請編號 A/FSS/291 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/FSS/291		
Location/address 位置／地址	Workshop 2 (Portion), G/F, Poly Centre, No. 15 Yip Fung Street, On Lok Tsuen, Fanling, New Territories (Lot 5347 in D.D. 51) 新界粉嶺安樂村業豐街 15 號寶利中心地下 2 號工場（部分）（丈量約份第 51 約地段第 5347 號）		
Site area 地盤面積	- sq. m 平方米		
Plan 圖則	Approved Fanling / Sheung Shui Outline Zoning Plan No. S/FSS/26 粉嶺／上水分區計劃大綱核准圖編號 S/FSS/26		
Zoning 地帶	"Industrial" 「工業」		
Applied use/ development 申請用途/發展	Proposed Dangerous Goods Godown (Storage of Refrigerant) 擬議危險品倉庫（貯存雪種）		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	Not more than 不多於 281.826	-
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度／ 層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage	-		

上蓋面積		
No. of units 單位數目	-	
Open space 休憩用地	Private 私人	- sq. m 平方米
	Public 公眾	- sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨 車位數目	-	

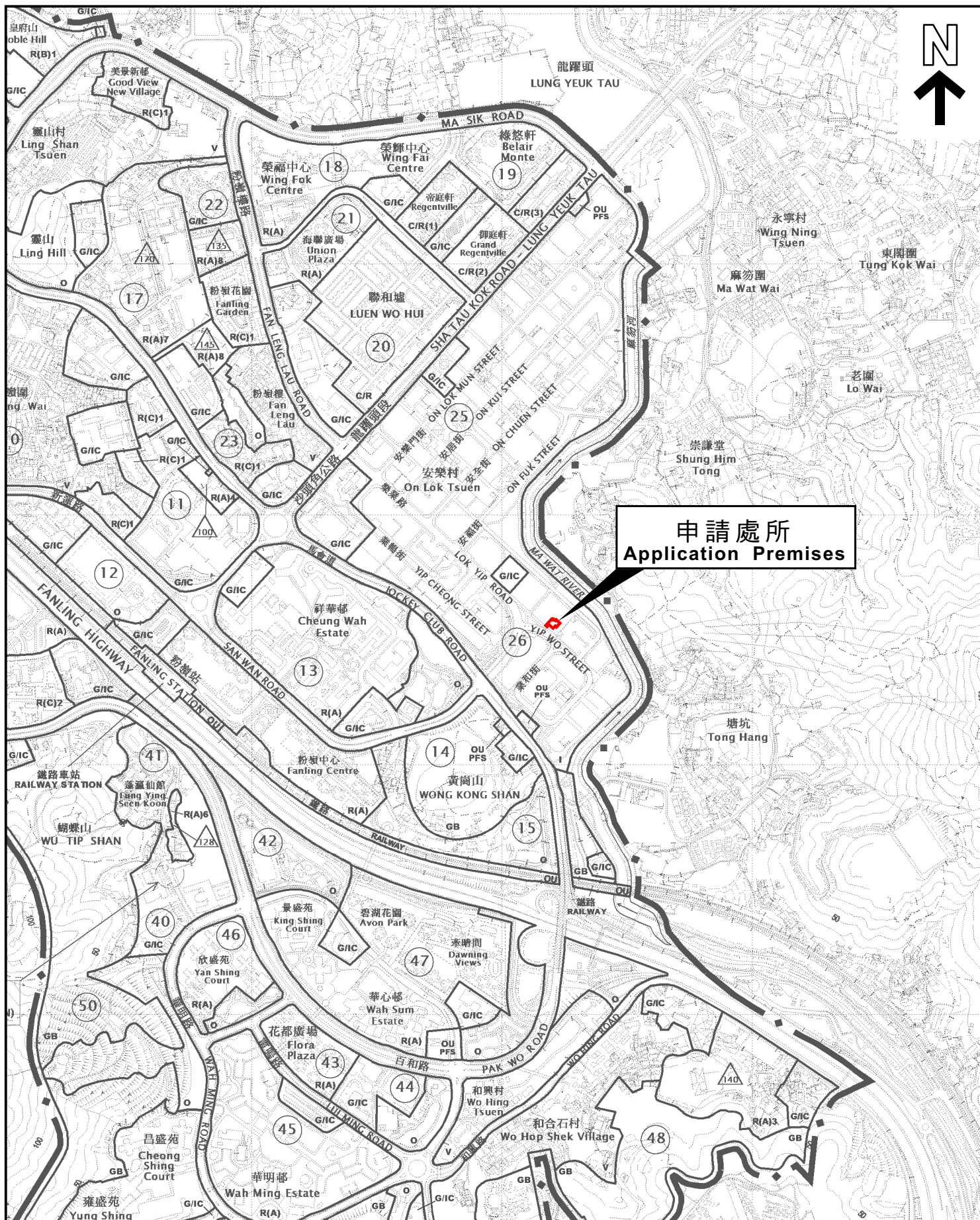
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Location Plan 位置圖</u>		
<u>Lot Index Plan 地段索引圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant 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.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。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。



申請處所
Application Premises

位置圖 LOCATION PLAN

本摘要圖於2023年3月1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/FSS/26

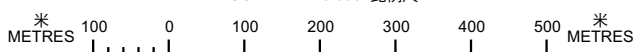
EXTRACT PLAN PREPARED ON
1.3.2023 BASED ON OUTLINE ZONING
PLAN No. S/FSS/26 APPROVED ON
6.12.2022

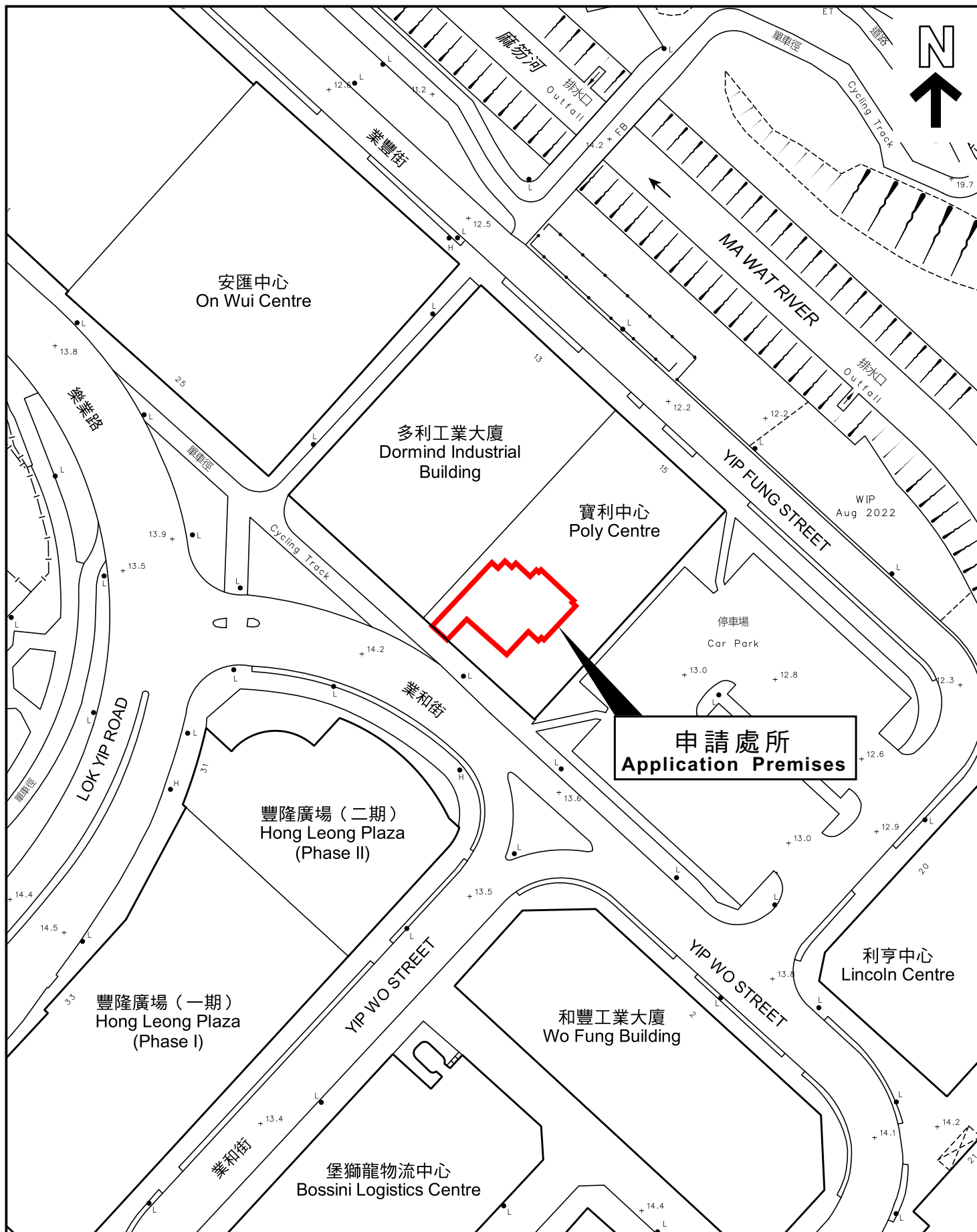
申請處所界線只作識別用
APPLICATION PREMISES BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/FSS/291

SCALE 1 : 10 000 比例尺





平面圖 SITE PLAN

本摘要圖於2023年3月2日擬備，
所根據的資料為測量圖編號3-SW-13A

EXTRACT PLAN PREPARED ON
2.3.2023 BASED ON SURVEY SHEET
No. 3-SW-13A

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APPLICATION PREMISES BOUNDARY
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參考編號
REFERENCE No.

A/FSS/291

EXECUTIVE SUMMARY

The Application Premises (“the Premises”) is a Portion of Workshop 2, G/F, Poly Centre, No. 15 Yip Fung Street, On Lok Tsuen, Fanling, New Territories (Lot No. 5347 in D.D. 51). It is located at about 160m northeast of Fanling Hong Lok Park. It is proposed to apply for the use of “Dangerous Goods Godown (Storage of Refrigerant)” at the Premises. The Premises has a total floor area of about 281.826m² with a volume of about 1,231.58m³.

In accordance with the Approved Fanling/Sheung Shui Outline Zoning Plan (OZP) No. S/FSS/26 gazetted on 16.12.2022, the Premises falls within an area zoned “Industrial” (“I”) in which “Dangerous Goods Godown” is a column 2 use. Therefore, a planning permission from the Town Planning Board (“the Board”) is required.

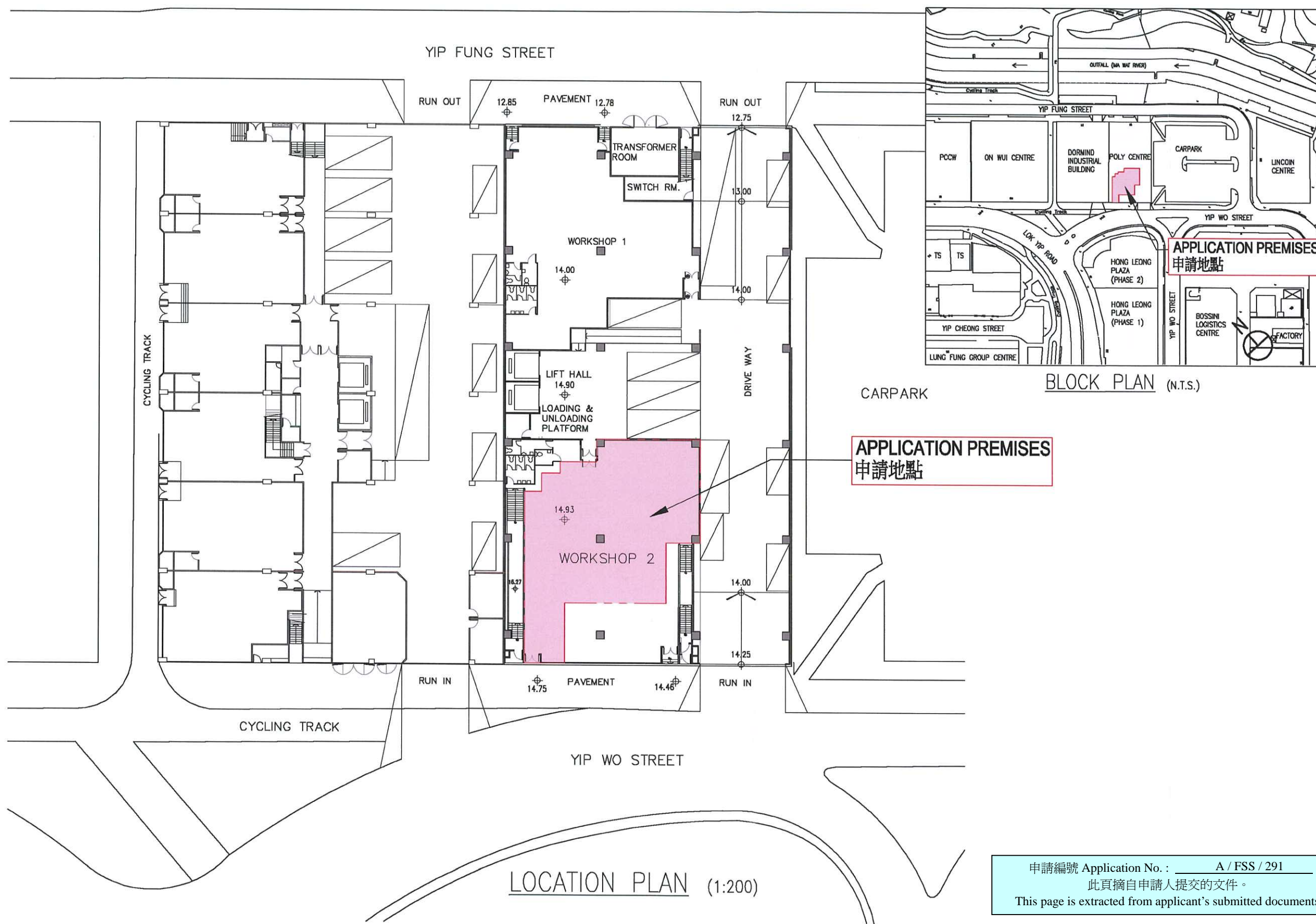
The subject application is justified on the following grounds: 1) In Line with Planning Intention of “Industrial” Zone; 2) Planning Permissions for “Dangerous Goods Godown” Use near the Premises; 3) Compatible with Surrounding Land Uses; 4) No Usage of Dangerous Goods within the Premises; 5) Provision of Appropriate Fire Precaution Measures; 6) No Adverse Traffic Impact; 7) No Adverse Environmental Impact; and 8) Holding Licensed Vehicles for Transporting Dangerous Goods.

申請摘要

申請場地位於粉嶺安樂村業豐街寶利中心地下2號工場部份單位（丈量約份第51約地段5347號）。其座落於粉嶺康公園東北面約160米處。現擬議把申請場地申請用作「危險品倉庫(貯存雪種)」用途。申請場地佔總樓面面積約281.826平方米及體積約1,231.58立方米。

根據2022年12月16日刊憲的粉嶺/上水分區計劃大綱核准圖編號：S/FSS/26，是項申請場地位於「工業」地帶之內。而「危險品倉庫」屬第二欄用途。因此，須要向城市規劃委員會獲取規劃許可。

是項申請的理由如下：1) 跟「工業」地帶的規劃意向相符；2) 在申請場地附近有「危險品倉庫」的規劃許可個案；3) 符合附近的土地用途；4) 不會在申請場地內使用危險品；5) 提供合適的防火措施；6) 不會帶來不良的交通影響；7) 不會帶來不良的環境影響；及8) 持有運送危險品的車輛牌照。



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NO.	DATE	REMARKS

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PROJECT:
PLANNING APPLICATION FOR D.G.
GODOWN AT GROUND FLOOR,
POLY CENTRE,
NO. 15 YIP FUNG STREET,
ON LOK TSUEN, NORTH DISTRICT,
NEW TERRITORIES
- LOT 5347 IN D.D. 51

TITLE:
BLOCK PLAN
AND
LOCATION PLAN

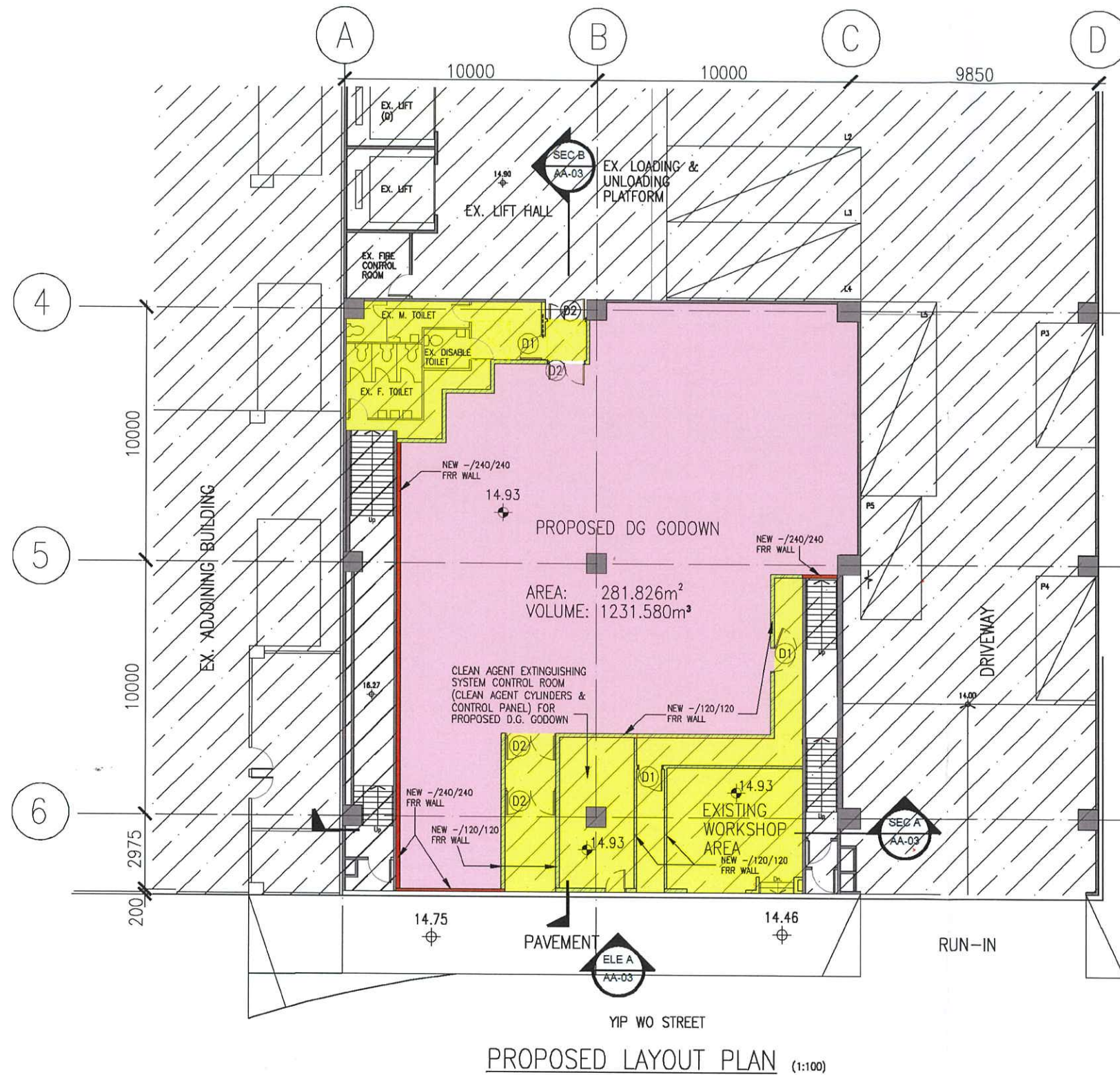
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申請編號 Application No. : A / FSS / 291

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PROPOSED LAYOUT PLAN (1:100)

DOOR LEGEND :-

- (D1) - /120/120 FRR SINGLE LEAF, SELF CLOSING DOOR W. SMOKE SEAL AND W. VISION PANEL
- (D2) - /120/120 FRR DOUBLE LEAF, SELF CLOSING DOOR W. SMOKE SEAL AND W. VISION PANEL

申請編號 Application No. : A / FSS / 291
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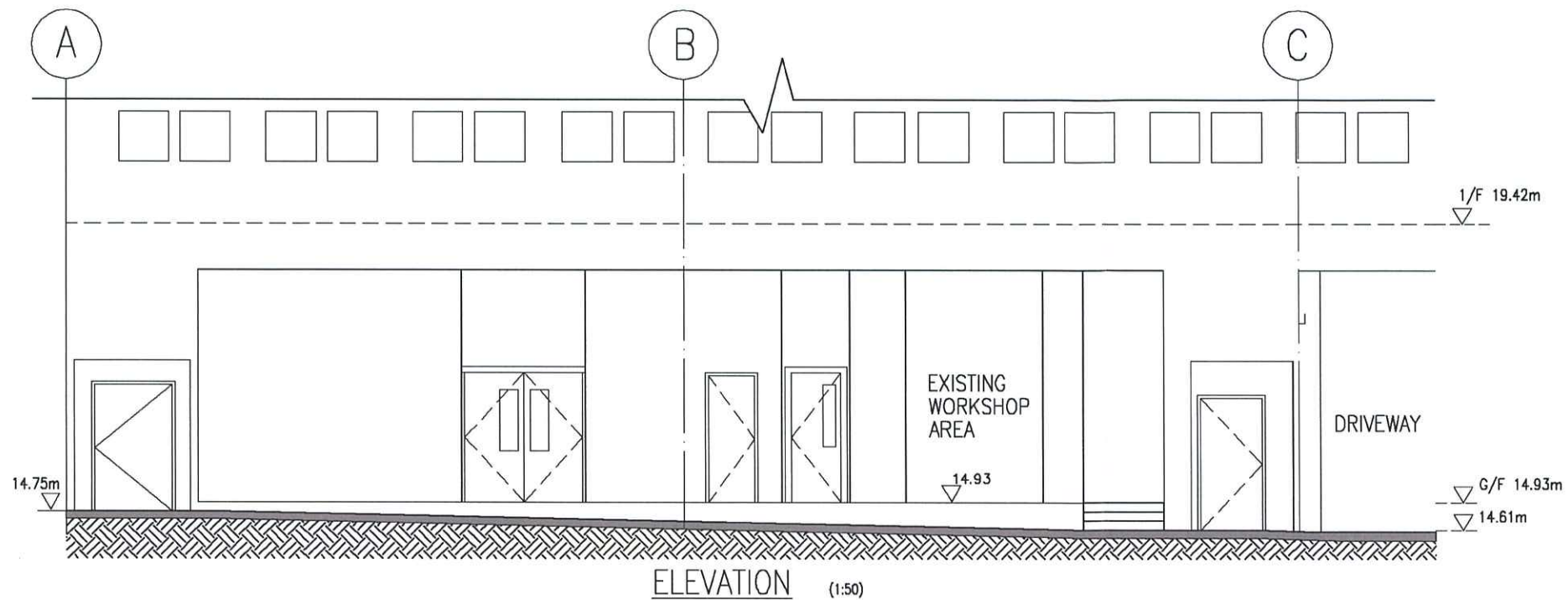
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HIP CHEUNG FIRE CONSULTANTS ENG. CO.
協昌消防顧問工程公司

PROJECT :
PLANNING APPLICATION FOR D.G. GODOWN AT GROUND FLOOR, POLY CENTRE, NO. 15 YIP FUNG STREET, ON LOK TSUEN, NORTH DISTRICT, NEW TERRITORIES
- LOT 5347 IN D.D. 51

TITLE :
PROPOSED LAYOUT PLAN

STAMP OF APPROVAL

DATE : DEC 2022	SCALE : 1:200 (A3)
DRAWN BY : HY HUNG	CHECKED BY : TS CHU
JOB NO. 831-22	DRAWING NO. AA-02



FS NOTES:-

1. ALL EXISTING FIRE FIGHTING SYSTEM AND EQUIPMENT TO BE RETAINED AS EXISTING (REFER TO RECORD DRAWING).
2. SUFFICIENT DIRECTIONAL AND EXIT SIGNS TO BE PROVIDED TO ENSURE THAT ALL EXIT ROUTES FROM ANY FLOOR WITHIN THE BUILDING ARE CLEARLY INDICATED, AS REQUIRED BY THE CONFIGURATIONS OF STAIRCASE SERVING THE BUILDING.
3. NEW PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED.
4. LICENSE OF DANGEROUS GOODS STORE TO BE SUBMITTED SEPARATELY.
5. A CLEAN AGENT EXTINGUISHING SYSTEM TO BE PROVIDED.
6. LICENSE OF DANGEROUS GOODS STORE TO BE SUBMITTED SEPARATELY.

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PROJECT:
PLANNING APPLICATION FOR D.G. GODOWN AT GROUND FLOOR, POLY CENTRE, NO. 15 YIP FUNG STREET, ON LOK TSUEN, NORTH DISTRICT, NEW TERRITORIES - LOT 5347 IN D.D. 51

TITLE:
ELEVATION AND SECTIONS

STAMP OF APPROVAL

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JOB NO. 831-22	DRAWING NO. AA-03

申請編號 Application No. : A / FSS / 291

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