

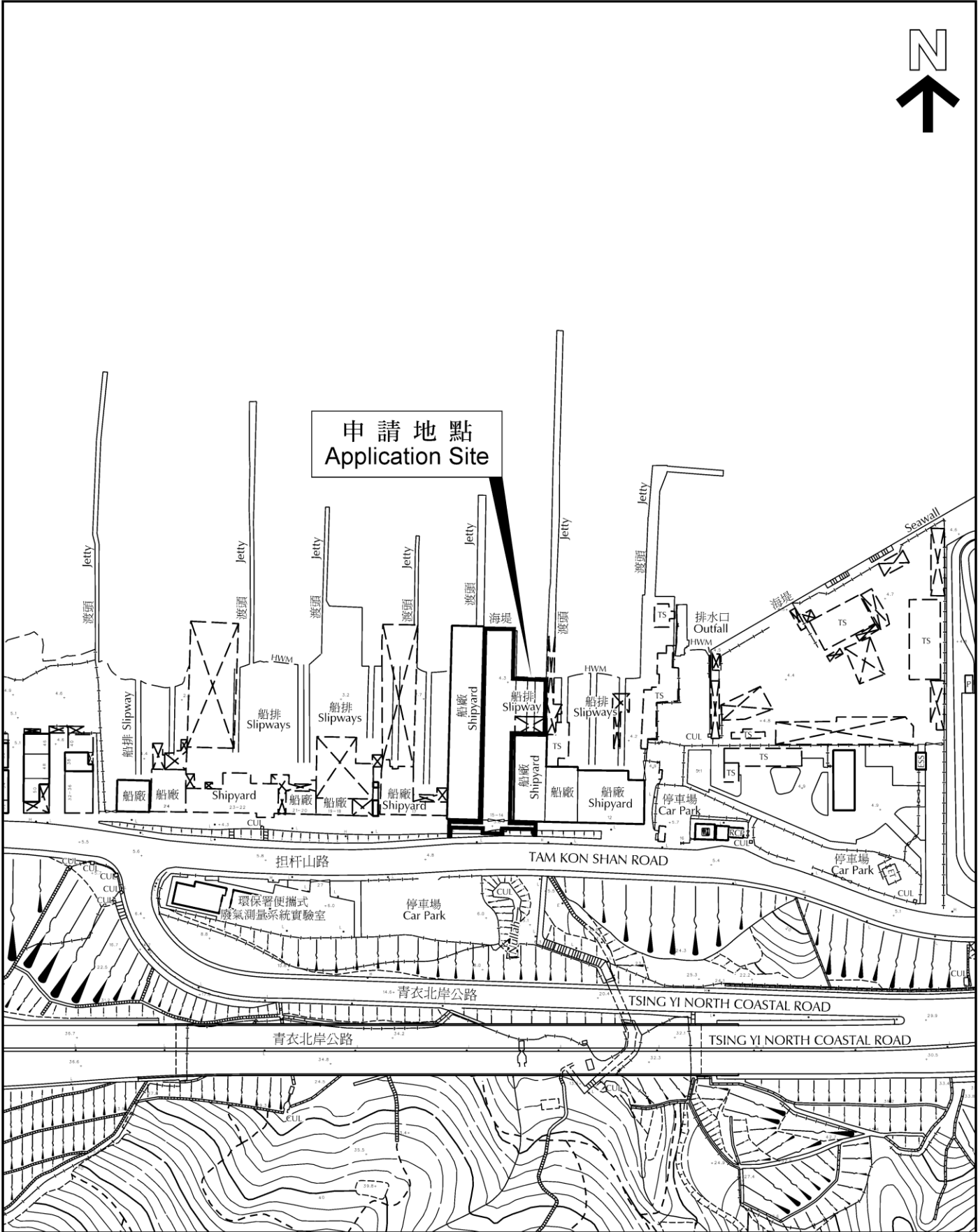
关乎申请编号 A/TY/137 的拟议用途/发展的概括发展规范
Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TY/137

(a) 申请编号 Application no.	A/TY/137		
(b) 位置 / 地址 Location/Address	青衣担杆山路青衣市地段第 14 号(部分)和毗连政府土地 Tsing Yi Town Lot 14 (Part) and Adjoining Government Land, Tam Kon Shan Road, Tsing Yi		
(c) 地盘面积 Site area	约 About 1,434.3 平方米 m ² (包括政府土地约 Includes Government Land of about 1,152.3 平方米 m ²)		
(d) 图则 Plan	青衣分区计划大纲核准图编号 S/TY/28 Approved Tsing Yi Outline Zoning Plan No. S/TY/28		
(e) 地带 Zoning	「其他指定用途」注明「船厂及依靠海运之工业用途」 "Other Specified Uses" annotated "Boatyard and Marine-oriented Industrial Uses"		
(f) 申请用途 / 发展 Applied Use/ Development	拟议露天存放沙 (只限预制沙包) Proposed Open Storage of Sand (Pre-made Sandbags Only)		
(g) 总楼面面积 及 / 或地积比率 Total floor area and/or plot ratio		平方米 m ²	地积比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	-	-
(h) 幢数 No. of block	住用 Domestic	-	
	非住用 Non-domestic	-	
	综合用途 Composite	-	
(i) 建筑物高度 / 层数 Building height/ No. of storeys	住用 Domestic	- 米 m	
		- 米(主水平基准以上) mPD	
		- 层 storey(s)	
	非住用 Non-domestic	- 米 m	
		- 米(主水平基准以上) mPD	
		- 层 storey(s)	
综合用途 Composite	- 米 m		
	- 米(主水平基准以上) mPD		
	- 层 storey(s)		
(j) 上盖面积 Site coverage	-		
(k) 单位数目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²	
	- 公众 Public	- 平方米 m ²	
(m) 停车位及上落 客货车位数目 No. of parking spaces and loading/ unloading spaces	- 上落客货车位 Loading/Unloading Spaces	1	
	- 私家车车位 Private Car Parking Spaces	1	

* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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A/TY/137



行政摘要

此規劃報告書在支持一宗遞交予城市規劃委員會（以下簡稱「城規會」）的規劃申請（以下簡稱「該申請」）作露天存放沙（只限預製沙包）用途（以下簡稱「擬建用途」）。該申請涉及地點位於青衣市地段第 14 號（部份）及毗鄰政府土地（以下簡稱「申請地點」）。申請地點的面積約為 1,434.3 平方米（當中包括約 1,152.3 平方米政府土地）。此規劃報告書提供該申請的背景及規劃理據以支持擬建用途作城規會考慮。

申請地點之一部分現時於 2017 年 2 月 17 日刊憲公佈之青衣計劃大綱核准圖（編號：S/TY/28）被劃為「其他指定用途（船廠及依靠海運之工業用途）」地帶，而另一部分則位於分區計劃大綱核准圖的範圍以外。此規劃報告書詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬建用途能有效地滿足香港建築業對預製沙包的需要；
- (二) 發揮申請地點的地理及環境優勢並提出造船業以外的用途以充分利用現有土地資源；
- (三) 短期租約（STT No. 538 K&T）的條款列明該土地可作露天存放之用，而擬建用途亦是現時分區計劃大綱圖中的第二欄用途；
- (四) 本次申請的發展參數比起上次申請大幅減少；
- (五) 不會跟附近土地用途及建築產生不協調；
- (六) 擬建的車行斜坡的技術可行性已在上次申請中被充分證明並能克服申請地點交通不便的限制；
- (七) 不會造成嚴重的交通問題，附錄二的交通影響評估能證明申請地點附近的道路能應付擬建用途產生的交通；
- (八) 不會造成嚴重的噪音或景觀影響，理由是申請地點的 350 米範圍內沒有噪音感應強的地方而存放物品在任何時間均處於靜止狀態；
- (九) 不會產生嚴重的排水問題，皆因擬建用途發展規模小並沒有擬建任何永久建築物；及
- (十) 不會產生嚴重的環境問題，理由是申請地點內的沙只會以預製沙包的形式存放，不會造成空氣污染及散發塵埃的問題。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，敬希城規會同情批准擬建用途之規劃申請。

申請編號 Application No. : A / TY / 137

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

EXECUTIVE SUMMARY

This Planning Statement is submitted to the Town Planning Board (hereinafter referred to as “the Board”) in support of a planning application (hereinafter referred to as “the current application”) for Proposed Open Storage of Sand (Pre-made Sandbags Only) (hereinafter referred to as “the proposed use”) at Tsing Yi Town Lot 14 (Part) and adjoining Government Land, Tam Kon Shan Road, Tsing Yi, New Territories (hereinafter referred to “the application site”). The application site has a total area of approximately 1,434.3m² (including about 1,152.3m² of Government land). The Planning Statement serves to provide background information and planning justifications in support of the proposed use in order to facilitate the consideration by the Board.

The application site currently falls partly within an area zoned “Other Specified Uses” annotated “Boatyard and Marine-Oriented Industrial Uses” (“OU(BMIU)”) on the approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/28 exhibited for public inspection on 17.2.2017 and is partly outside the OZP Planning Scheme Boundary. As detailed throughout this planning statement, the proposed use is well justified on the grounds that:-

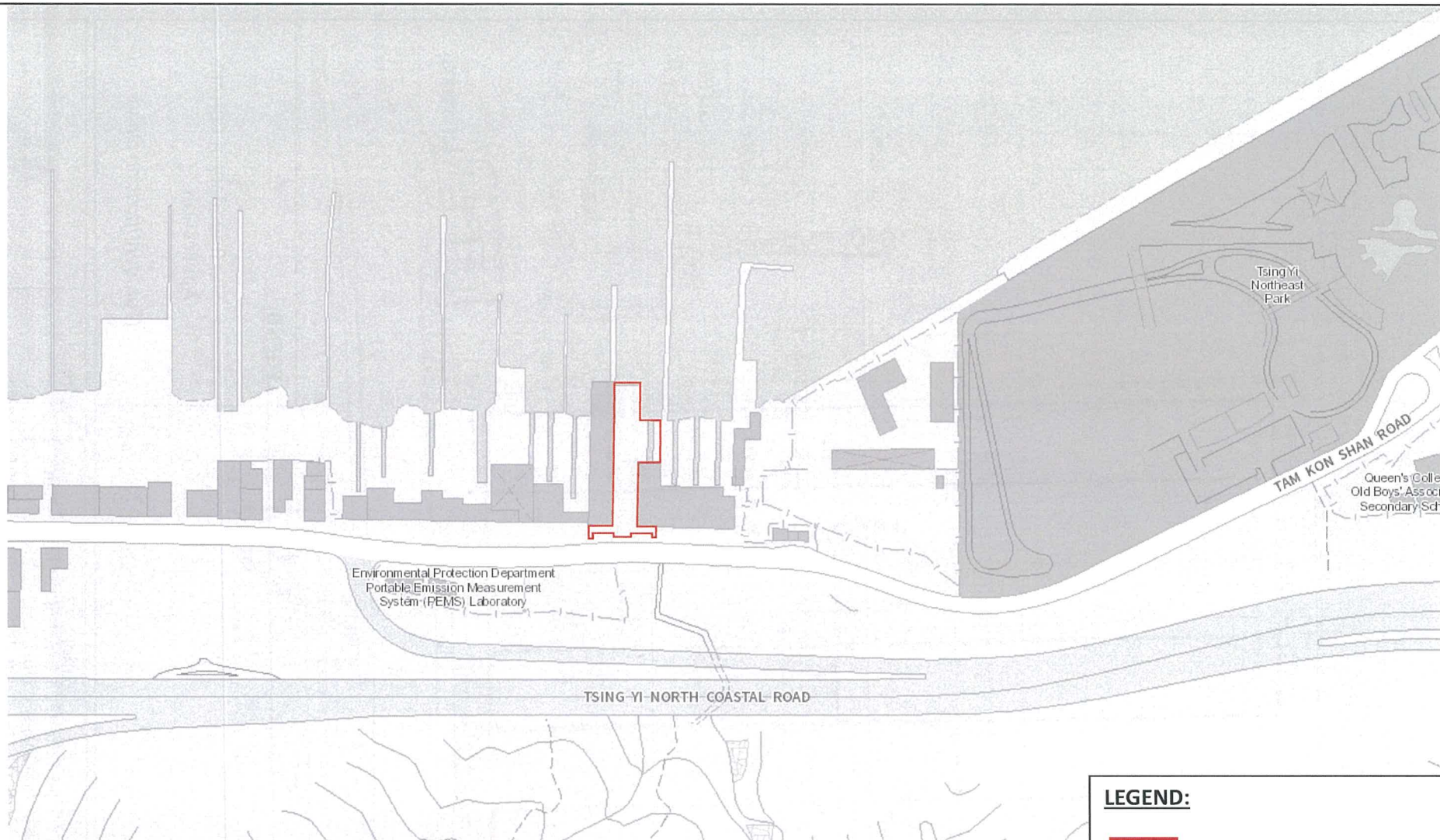
- (i) *it effectively meets the demand for pre-made sandbags for the construction industry in Hong Kong by storing ready-to-use sandbags in the application site;*
- (ii) *valuable land resources can be optimised by taking advantage to the exceptional physical conditions of the application site and proposing alternative use other than the declining shipbuilding industry;*
- (iii) *the use of open storage is permitted according to the Tenancy Agreement of Short Term Tenancy 538 K&T (i.e. the adjoining Government land) whilst the proposed use is a column 2 use of “OU(BMIU)” in the Current OZP;*
- (iv) *the major development parameters have been significantly reduced comparing to those of the previous application No. A/TY/134;*
- (v) *it is considered compatible with the surrounding land uses and built forms;*
- (vi) *the vehicular inaccessibility of the application can be overcome by the implementation of the vehicular access ramp proposal which has already been demonstrated to be technically feasible in the previous application;*
- (vii) *no adverse traffic impact will be anticipated due to the road network in the vicinity of the application site would be able to cope with the traffic generated by the proposed use as evidenced in the Traffic Impact Assessment in Appendix 2;*
- (viii) *no adverse noise nor visual impact will be anticipated in the view of the absence of Noise Sensitive Receiver (NSR) within 350m ambit of the application site and the storage items that would remain stagnant at all time;*
- (ix) *no adverse drainage impact will be anticipated as the proposed use is small in scale which no new permanent building is proposed; and*
- (x) *no adverse environmental impact will be anticipated as the sand would be stored only in form of pre-made sandbags in the application site to minimise air pollution and dust emission to the surroundings.*

In view of the above and the list of detailed planning justifications in this Planning Statement, it is sincerely hoped that the Board will give sympathetic consideration to approve the current application.

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LEGEND:

 The Application Site Boundary
(For Identification Only)

Project:
 Section 16 Planning Application for Proposed Open Storage of Sand (Pre-made Sandbags Only) at Tsing Yi Town Lot No.14 (Part) and adjoining Government Land, Tam Kon Shan Road, Tsing Yi, New Territories

Title:
 The Location Plan

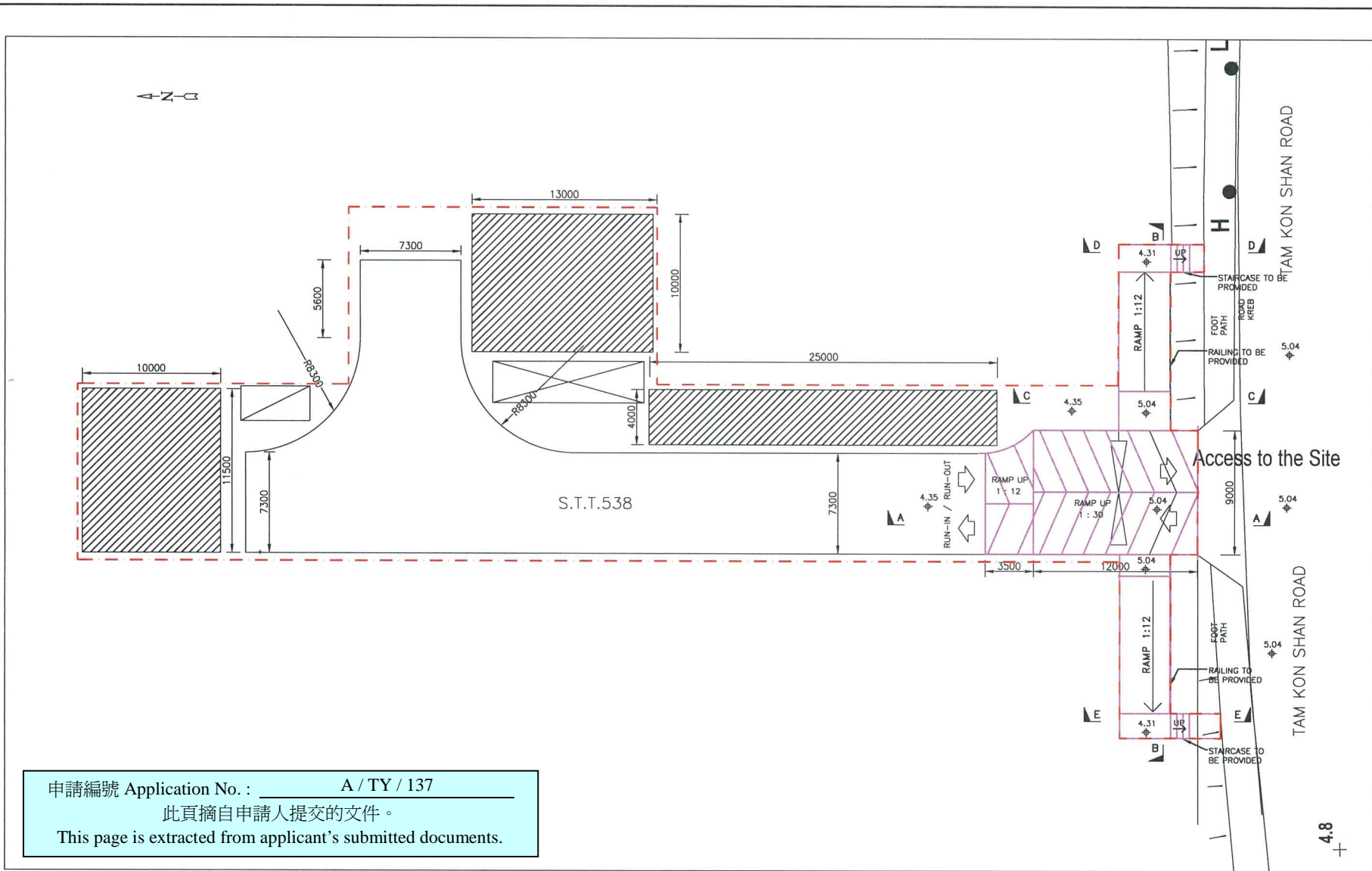
Ref.: ADCL/PLG-10169-R001/F001

Figure:
 1

Scale:
 Not to scale








Date:
 Feb 2019





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Legend:

-  Open Storage Area
-  Parking Space for Private Car
-  Application Site Boundary
-  Loading / Unloading Space for Goods Vehicle
-  E.V.A. / Internal Driveway
-  Extent of Land Filling / Proposed Access Ramps
-  Ingress / Egress

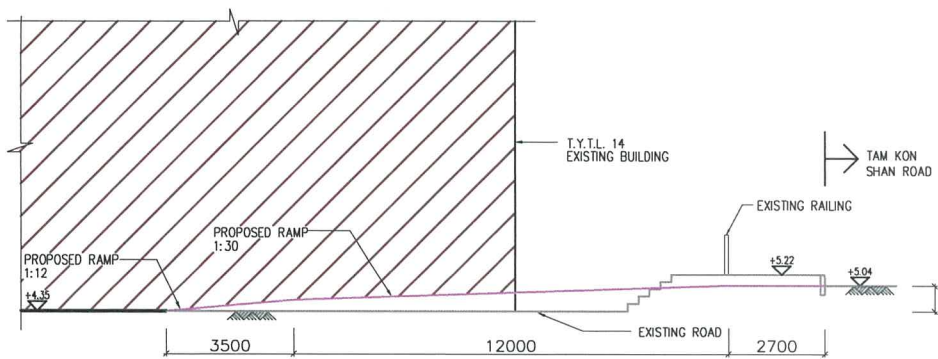
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DESIGNED BY:	DAVID
CHECKED BY:	LOGAN
APPROVED BY:	VINCENT
SCALE:	1:400
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PROJECT:
 PROPOSED OPEN STORAGE OF SAND (PRE-MADE SANDBAGS ONLY) AT TYTL 14 (PART) AND ADJOINING GOVERNMENT LAND, TAM KON SHAN RO

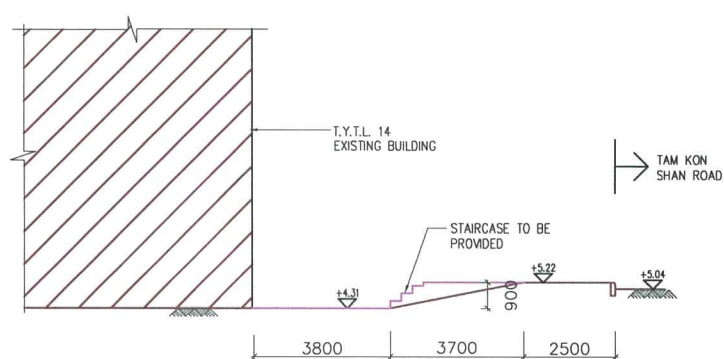
DRAWING TITLE:
 FIGURE 4 - INDICATIVE LAYOUT PLAN

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WAC/18266/G1/GBP/002	

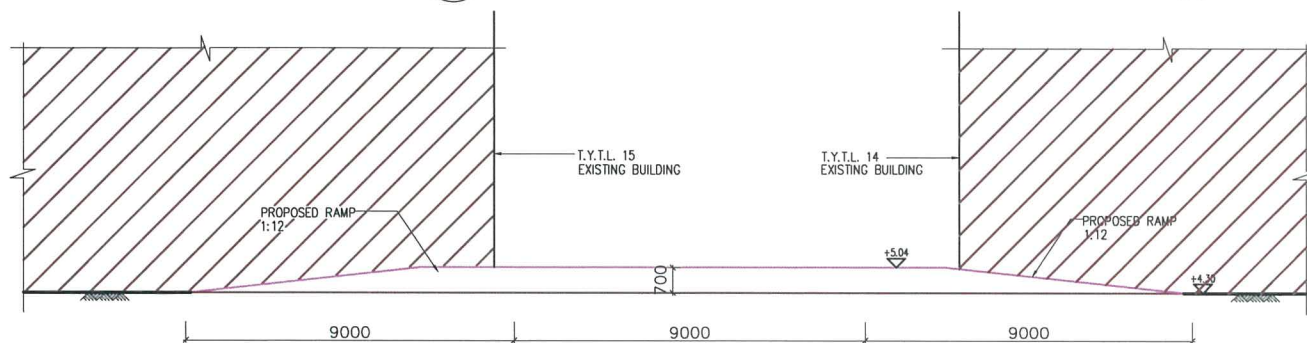




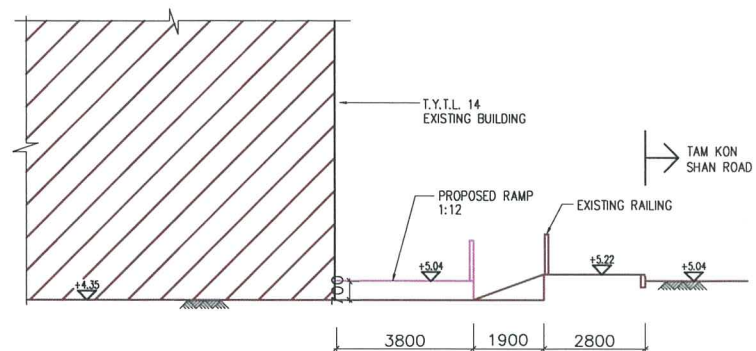
A SECTION
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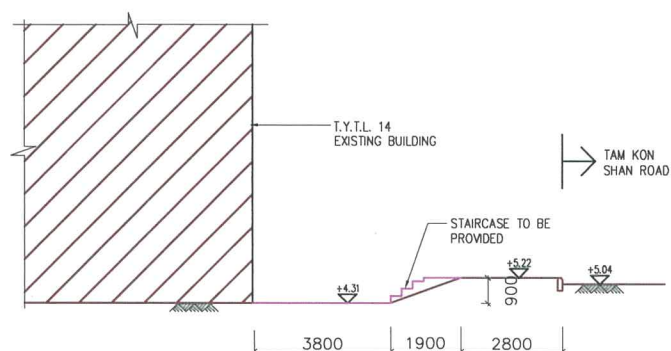
E SECTION
1 : 200



B SECTION
1 : 200



C SECTION
1 : 200



D SECTION
1 : 200

PROJECT NO:	PROJECT_ID		
DRAWN BY:	DAVID		
DESIGNED BY:	DAVID		
CHECKED BY:	LOGAN		
APPROVED BY:	VINCENT		
SCALE:			
CAD FILE:			

PROJECT:
PROPOSED OPEN STORAGE OF SAND (PRE-MADE SANDBAGS ONLY) AT TYTL 14 (PART) AND ADJOINING GOVERNMENT LAND, TAM KON SHAN RO

DRAWING TITLE:
FIGURE 5 - INDICATIVE SECTION PLANS

DRAWING NO:	REV:
WAC/18266/G1/GBP/003	



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申請編號 Application No. : A/TY/137

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)
A/TY/105	擬議貨倉(倉庫作貯存鋼板及鋼材料) Proposed Warehouse (Godown for Storage of Steel Plates and Steel Materials) 覆核拒絕申請的決定 To review the refusal decision of the application	拒絕 Rejected (9.1.2009) 經覆核後拒絕 Rejected on review (24.4.2009)
A/TY/127	擬議臨時混凝土配料廠及附屬設施 (為期 5 年) Proposed Temporary Concrete Batching Plant and Associated Facilities for a Period of 5 Years	拒絕 Rejected (18.12.2015)
A/TY/134	擬議臨時混凝土配料廠 (為期 5 年) Proposed Temporary Concrete Batching Plant for a Period of 5 Years 覆核拒絕申請的決定 To review the refusal decision of the application	拒絕 Rejected (16.3.2018) 經覆核後拒絕 Rejected on review (26.10.2018)

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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 <u>Chinese</u>	英文 <u>English</u>
圖則及繪圖 Plans and Drawings		
總綱發展藍圖／布局設計圖 Master layout plan(s) /Layout plan(s)	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
位置圖 Location Plan, 地段索引圖 Lot Index Plan,		
分區計劃大綱圖摘要圖 Outline Zoning Plan Extract Plan		
報告書 Reports		
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 checked="" 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"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input 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"/>
規劃綱領 Planning Statement		

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