

關乎申請編號 A/TY/136 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/TY/136

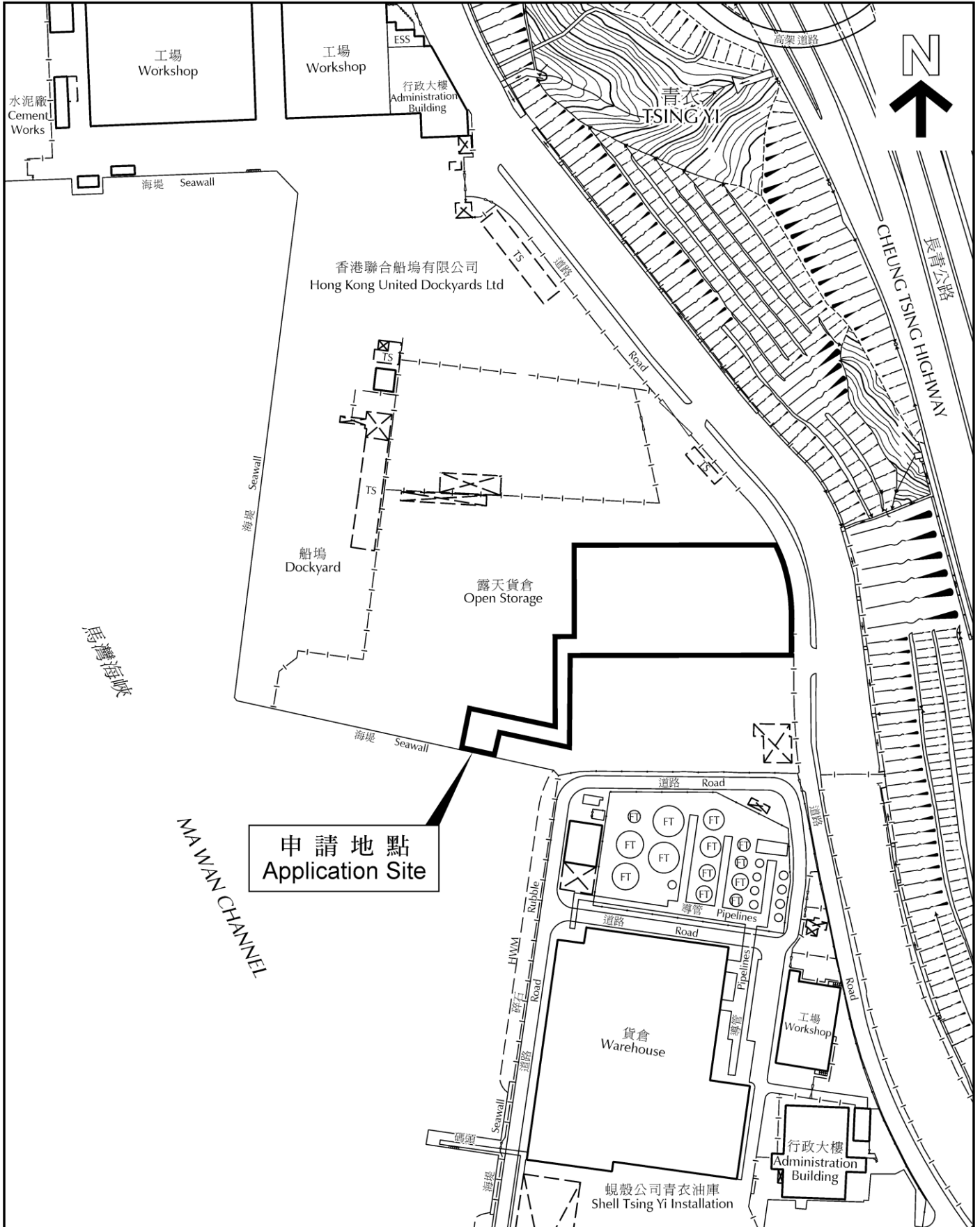
因應於 2018 年 11 月 9 日接獲的進一步資料而修訂的概括發展規範
 Revised broad development parameters in view of
 the further information received on 09.11.2018

(a) 申請編號 Application no.	A/TY/136		
(b) 位置/地址 Location/Address	新界青衣西草灣路青衣市地段第 108 號餘段(部分) Tsing Yi Town Lot 108 RP (Part), Sai Tso Wan Road, Tsing Yi, New Territories		
(c) 地盤面積 Site area	約 About 7,287 平方米 m ²		
(d) 圖則 Plan	青衣分區計劃大綱核准圖編號 S/TY/28 Approved Tsing Yi Outline Zoning Plan No. S/TY/28		
(e) 地帶 Zoning	「工業」 "Industrial"		
(f) 申請用途/發展 Applied Use/ Development	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		
(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	-	-
	非住用 Non-domestic	約 About 3,492	約 About 0.48
(h) 幢數 No. of block	住用 Domestic	-	
	非住用 Non-domestic	36	
	綜合用途 Composite	-	
(i) 建築物高度/ 層數 Building height/ No. of storeys	住用 Domestic	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
	非住用 Non-domestic	不超過 Not Exceeding 35 米 m	
		不超過 Not Exceeding 40.3 米(主水平基準以上)mPD	
	綜合用途 Composite	- 層 storey(s)	
	- 米 m		
	- 米(主水平基準以上)mPD		
	- 層 storey(s)		
(j) 上蓋面積 Site coverage	約 About 32.2 %		
(k) 單位數目 No. of units	-		
(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	4	
	- 混凝土車泊車位 Concrete Truck Parking Spaces	22	
	- 上落客貨車位 Loading/Unloading Spaces	3	

* 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.

A/TY/136



備註
Remarks

申請人呈交進一步資料，包括就收到的部門意見作出回應及一份經修訂的交通影響評估。

The applicant provided further information which includes responses to departmental comments and a revised Traffic Impact Assessment.

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申請編號 Application No. : A/TY/136

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/112	擬議臨時混凝土配料廠（為期3年） Proposed Temporary concrete batching plant for a period of 3 years	在有條件下批給臨時性質的許可， 為期三年 Approved with conditions on a temporary basis for a period of 3 years (24.09.2010) (許可於 24.06.2012 被撤回) (Permission was revoked on 24.06.2012)

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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

	<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／布局設計圖 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	<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 statement	<input type="checkbox"/>	<input type="checkbox"/>
環境評估 Environmental assessment	<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"/>
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"/>
回應部門意見表 Tables of Responses to Departmental Comments		
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經修訂的交通影響評估 Revised Traffic Impact Assessment		

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