

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TY/142**

關乎申請編號 A/TY/142 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/TY/142		
Location/address 位置/地址	Tsing Yi Town Lot 143, Tam Kon Shan Road, Tsing Yi 青衣担杆山路青衣市地段第 143 號		
Site area 地盤面積	About 約 3,213.98 sq. m 平方米		
Plan 圖則	Approved Tsing Yi Outline Zoning Plan No. S/TY/30 青衣分區計劃大綱核准圖編號 S/TY/30		
Zoning 地帶	"Other Specified Uses" annotated "Boatyard and Marine-oriented Industrial Uses" 「其他指定用途」註明「船廠及依靠海運之工業用途」		
Applied use/ development 申請用途/發展	Proposed Temporary Asphalt Plant for a Period of 5 Years 擬議臨時瀝青廠 (為期 5 年)		
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	About 約 1,394.93	About 約 0.43
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	8	
	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
		6.97 - 36.16	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	About 約 43.4 %		
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	Total no. of vehicle spaces 停車位總數	
	Private Car Parking Spaces 私家車車位	
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	
	Heavy Goods Vehicle Spaces 重型貨車車位	
		2
		2
		4
		4

* 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。

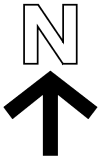
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 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 type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input 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 type="checkbox"/>
<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 checked="" 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 checked="" type="checkbox"/>
<u>Preliminary Environmental Review 初步環境評審報告</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

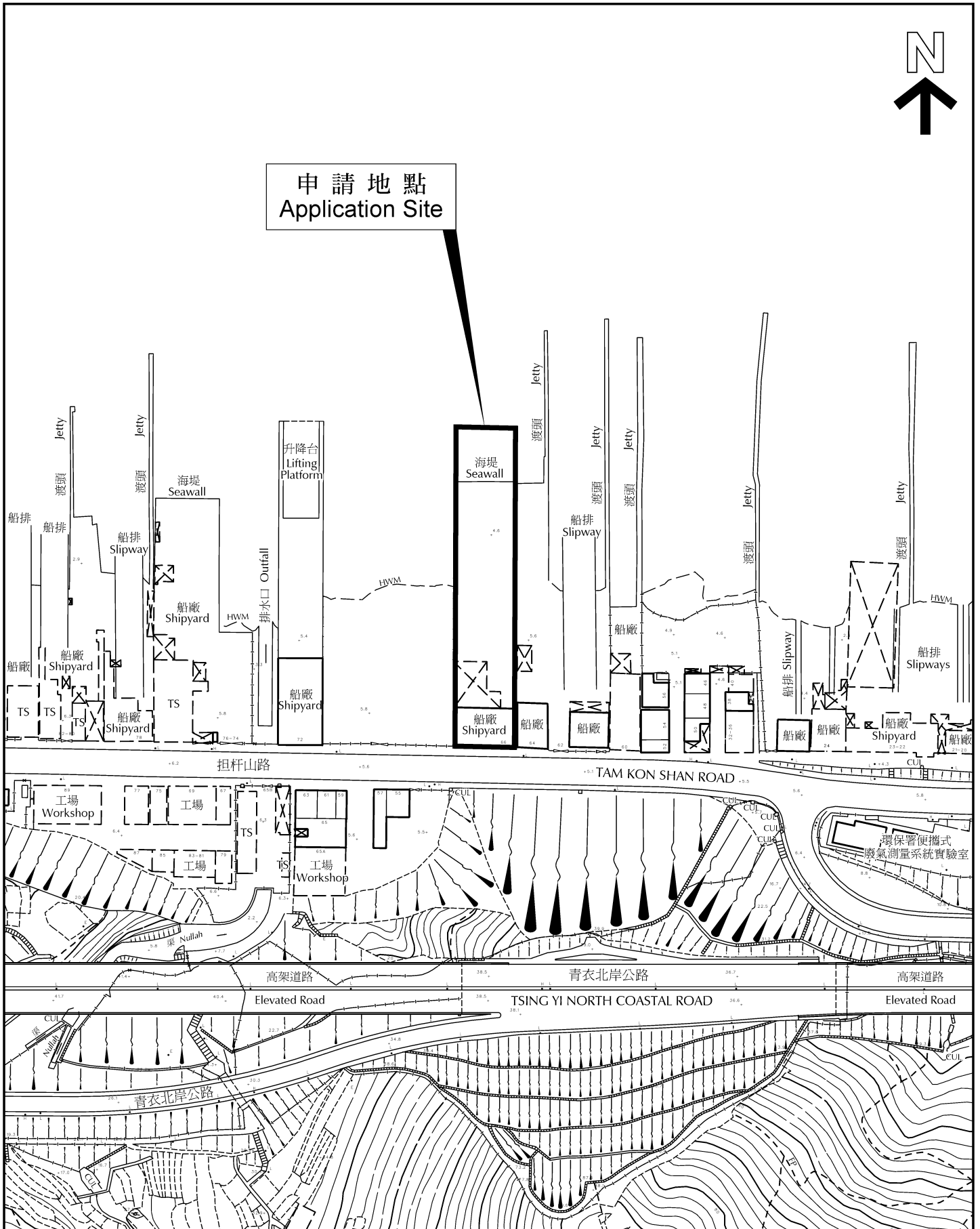
Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In 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。

A/TY/142



申請地點
Application Site



行政摘要

(如內文與其英文版本有差異，則以英文版本為準)

此規劃報告書旨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」）作為期五年的擬議臨時瀝青廠（以下簡稱「擬議用途」）。該申請涉及地點位於新界青衣担杆山路青衣市地段第 143 號（以下簡稱「申請地點」）。該申請是為了將申請地點發展成瀝青廠用途。此規劃報告書提供該申請的背景及規劃理據以支持擬議用途作城規會考慮。

申請地點現時部分位於 2020 年 3 月 13 日刊憲公佈之青衣分區計劃大綱核准圖（編號：S/TY/30）內被劃為「其他指定用途」註明「船廠及依靠海運之工業用途」地帶及部分位於該分區計劃大綱圖所涵蓋的規劃區範圍之外。此規劃報告書詳細闡述擬建用途的規劃理據，當中包括：-

- (一) 擬議用途對滿足地區和本地的瀝青需求以及支持香港的基礎建設發展是不可或缺的；
- (二) 申請地點適合作瀝青生產；
- (三) 申請屬臨時性質，不會影響「其他指定用途」註明「船廠及依靠海運之工業用途」地帶的長遠規劃意向；
- (四) 臨時瀝青廠需要符合所有法定的環境管制和良好的地盤作業守則，預計不會對環境造成不良影響；
- (五) 所有路口將以足夠的容量運作，預計不會對交通造成不良影響；及
- (六) 批准申請不會立下不良先例。

鑑於以上各點及此規劃報告書內所提供的詳細規劃理據，懇請城規會批准該申請作五年臨時用途。

申請編號 Application No. : A / TY / 142

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese Versions, English shall prevail)

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 Temporary Asphalt Plant for a Period of Five Years** (hereinafter referred to as “the proposed use”) at Tsing Yi Town Lot 143, Tam Kon Shan Road, Tsing Yi, New Territories (hereinafter referred to “the application site”).

The current application aims to develop an asphalt plant at the application site. 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” on the approved Tsing Yi Outline Zoning Plan (OZP) No. S/TY/30 gazetted on 13.03.2020 and partly outside the OZP Planning Scheme Boundary. As detailed in this Planning Statement, the proposed use is well justified on the grounds that:-

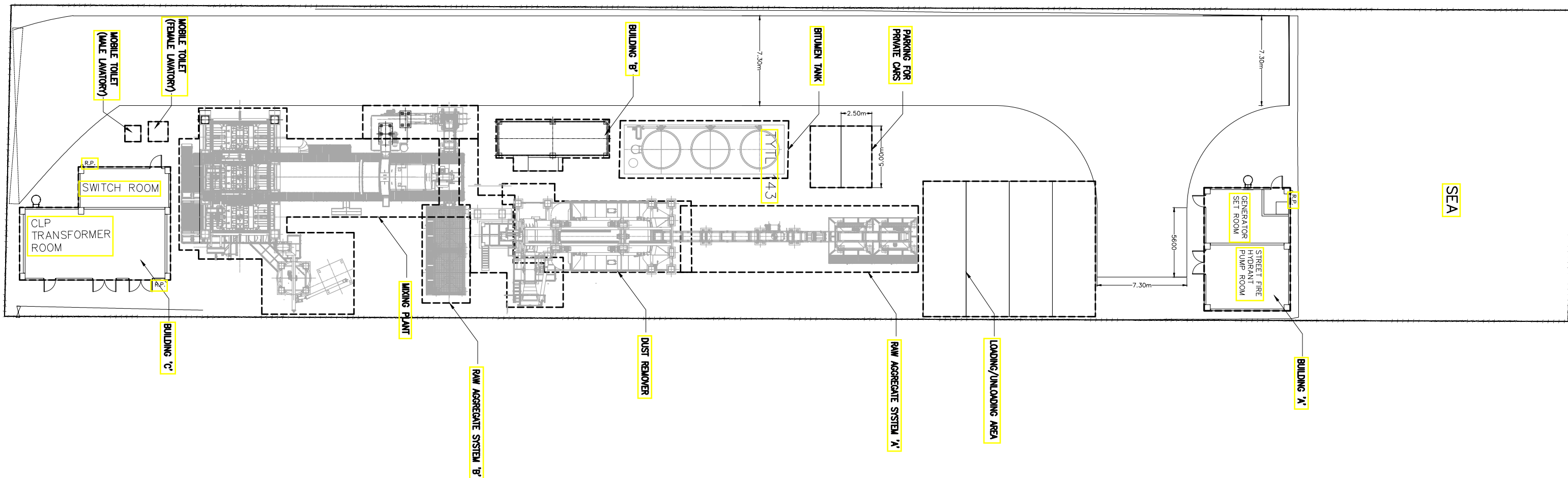
- (a) *The proposed use is essential to address local and territorial demand for asphalt and support Hong Kong infrastructural developments;*
- (b) *The application site is a suitable location for asphalt production;*
- (c) *The proposed use is not incompatible with surrounding areas which is predominated by industrial uses;*
- (d) *The application is of temporary nature, which will not jeopardise the long-term planning intention of “OU(BMIU)”;*
- (e) *No adverse environmental impact is expected as the temporary asphalt will be subject to statutory environmental control measures and good site practices;*
- (f) *No adverse traffic impact is expected as all key links and junctions will operate with sufficient capacity; and*
- (g) *The approval of the current application will not set an undesirable precedent.*

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 favourable consideration to the current application for a temporary period of five years.

申請編號 Application No. : A / TY / 142

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申請編號 Application No. : A/TY/142

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)
沒有 Nil		

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。

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