

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/TY/154**
关于申请编号 A/TY/154 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/TY/154		
Location/address 位置／地址	Government Land at Ngau Kok Wan, Wok Tai Wan, Southwest of Tam Kon Shan Road, and Cavern Area on the Hillsides Northwest to Shek Wan at Northwest Tsing Yi 青衣西北牛角湾、镗底湾、担杆山路以西南及石环以西北山坡上的岩洞区的政府土地		
Site area 地盘面积	About 约 393,000 sq. m 平方米 (Includes Government Land of about 包括政府土地约 393,000 sq. m 平方米)		
Plan 图则	Approved Tsing Yi Outline Zoning Plan No. S/TY/32 青衣分区计划大纲核准图编号 S/TY/32		
Zoning 地带	"Green Belt", "Other Specified Uses" annotated "Recreation and Tourism Related Uses", "Other Specified Uses" annotated "Boatyard and Marine-oriented Industrial Uses" and area shown as 'Road' 「绿化地带」、「其他指定用途」注明「康乐及与旅游业有关的用途」、「其他指定用途」注明「船厂及依靠海运之工业用途」及显示为「道路」的地方		
Applied use/ development 申请用途/发展	Proposed Government Use (Underground Quarrying-cum-Cavern Development with Ancillary Operations) 拟议政府用途 (地下采石场暨岩洞发展连附属作业)		
Gross floor area and/or plot ratio 总楼面面积及／ 或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	About 约 8,520*	Not more than 不多於 0.4*
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
Building height/No.	Domestic	-	m 米

* Based on Ngau Kok Wan site area 根据牛角湾地盘面积

of storeys 建筑物高度／ 层数	住用	-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	35	m 米
		Not more than 不多於 40	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	-		
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数		23
	Private Car Parking Spaces 私家车车位		10
	Motorcycle Parking Spaces 电单车车位		5
	Light Goods Vehicle Parking Spaces 轻型货车泊车位		5
	Heavy Goods Vehicle Parking Spaces 重型货车泊车位		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		8
	Goods Vehicle Spaces 货车车位		7
	Container Vehicle Spaces 货柜车车位		1

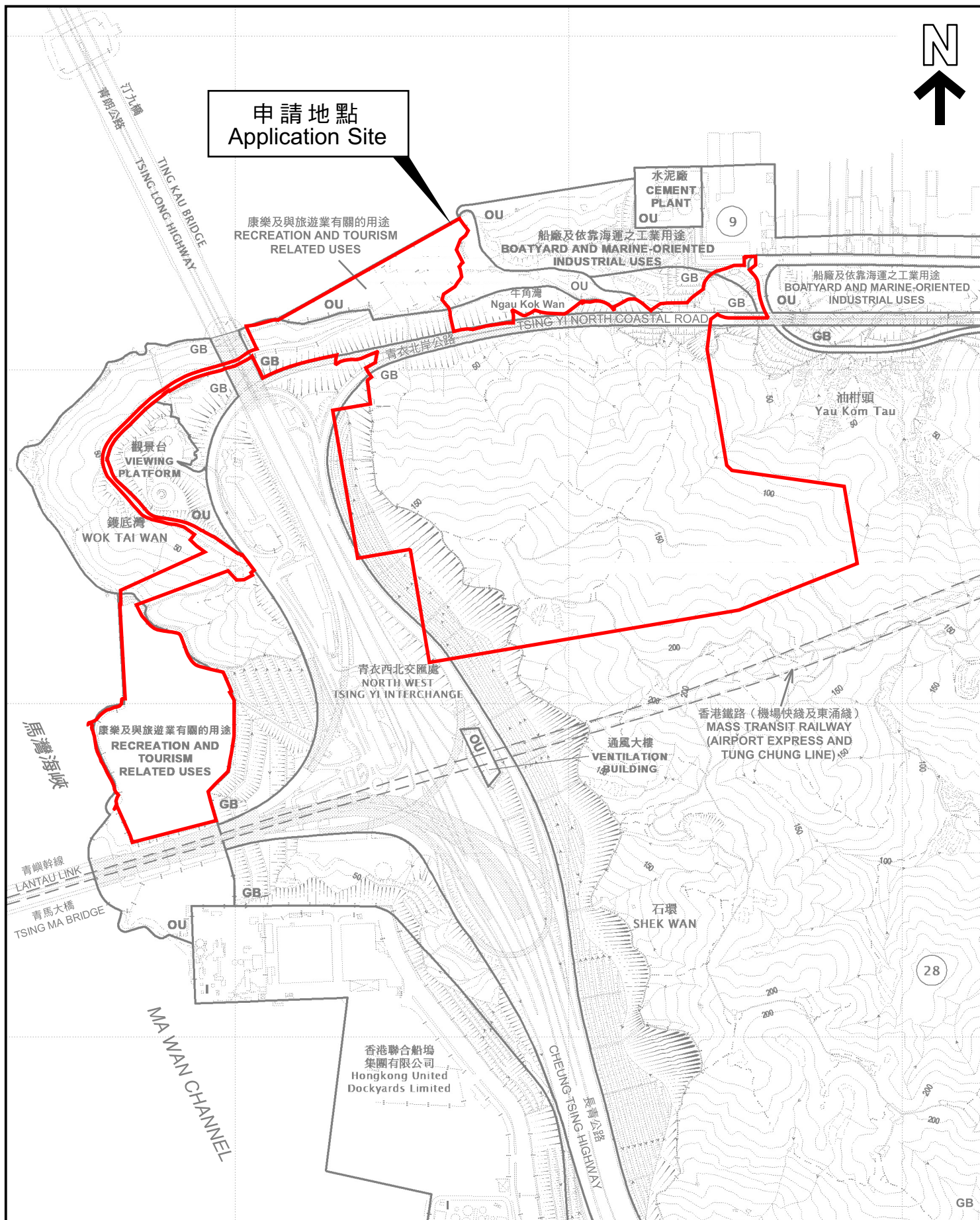
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☒
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☐
Sectional plan(s) 截视图	☐	☒
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☐
Others (please specify) 其他（请注明）	☐	☐
<u>Location Plan 位置图</u>		
<u>Site Plan 平面图</u>		
<u>Land Status Plan 土地类别图</u>		
<u>Landscape Resources and Character Area Plan 景观资源与特色地方图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☒
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☒
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☒
Landscape impact assessment 景观影响评估	☐	☒
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☒
Drainage impact assessment 排水影响评估	☐	☒
Sewerage impact assessment 排污影响评估	☐	☒
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Marine Traffic Impact Assessment 海上交通影响评估</u>		
<u>Waterworks Impact Assessment 水务工程影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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注：上述申请摘要的资料是由申请人提供以方便市民大众参考。對於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。



本摘要圖於2026年9月9日擬備，
所根據的資料為於2022年10月18日
核准的分區計劃大綱圖編號S/TY/32

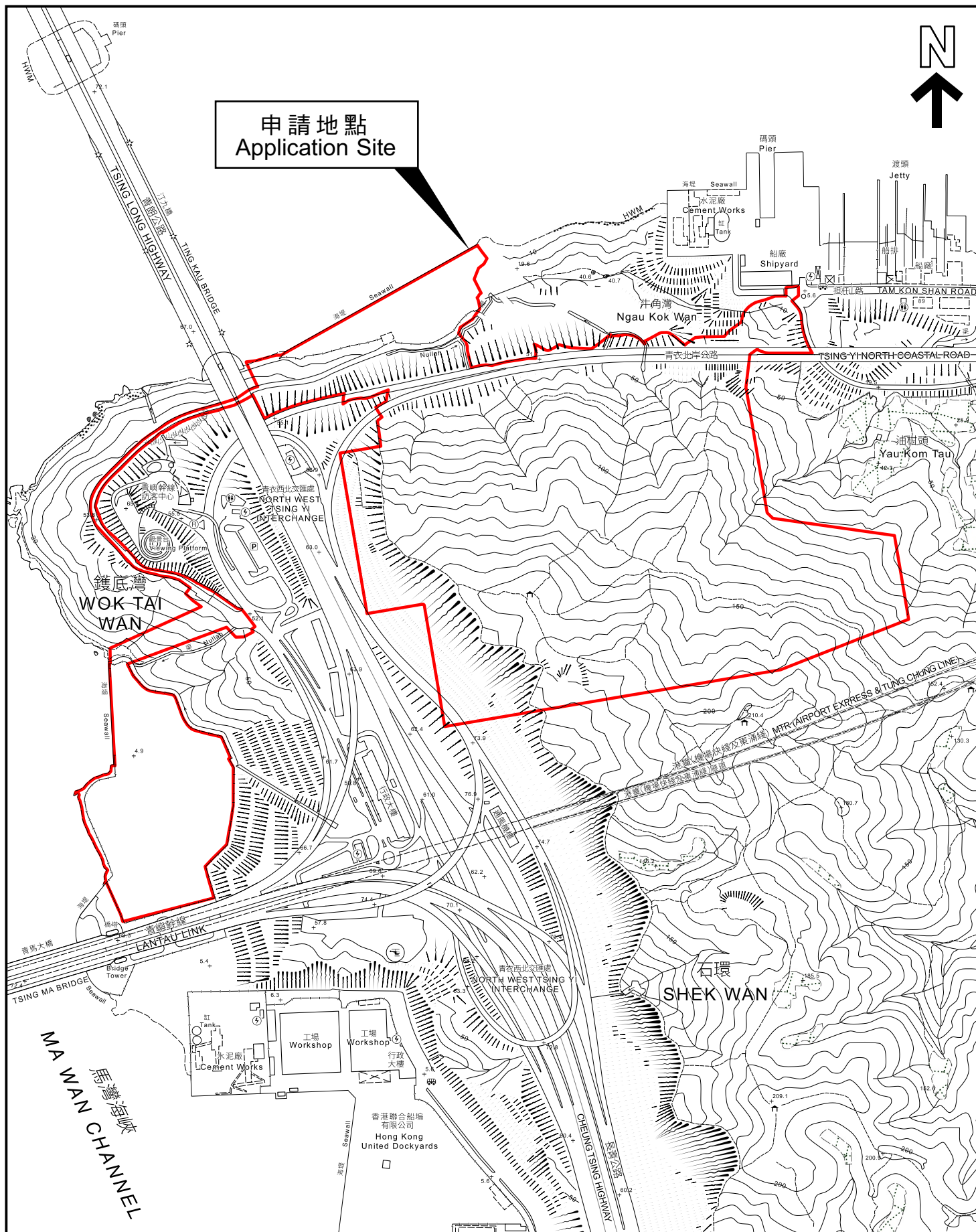
EXTRACT PLAN PREPARED ON
9.9.2026 BASED ON OUTLINE ZONING
PLAN No. S/TY/32 APPROVED ON
18.10.2022

位置圖 LOCATION PLAN

SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/TY/154



本摘要圖於2026年9月9日擬備，
所根據的資料為地形圖組別HP5C圖則
編號6-SE-C及D和10-NE-A及B

EXTRACT PLAN PREPARED ON
9.9.2026 BASED ON TOPOGRAPHIC
MAP SERIES HP5C SHEETS No.
6-SE-C & D AND 10-NE-A & B

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

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REFERENCE No.

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