

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/TY/2**
关于申请编号 Y/TY/2 而只作指示用途的拟议发展计划的概括发展规范

Revised broad development parameters in view of
the further information received on 5.9.2025
因应于 2025 年 9 月 5 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	Y/TY/2		
Location/address 位置／地址	Tsing Yi Town Lot 80 and 108 RP and adjoining Government land, Tsing Yi 青衣青衣市地段第 80 号及第 108 号余段和毗连政府土地		
Site area 地盘面积	About 约 199,171 sq. m 平方米 (Includes Government Land of about 包括政府土地约 83,985 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	"Industrial", "Other Specified Uses" annotated "Recreation and Tourism Related Uses" and "Green Belt" 「工业」、「其他指定用途」注明「康乐及与旅游业有关的用途」及「绿化地带」		
Proposed Amendment(s) 拟议修订	To rezone the application site from “Industrial”, “Other Specified Uses” annotated “Recreation and Tourism Related Uses” and “Green Belt” to “Residential (Group A)6”, “Residential (Group A)7” and area shown as ‘Road’; and to incorporate an area currently not covered by the approved Tsing Yi Outline Zoning Plan No. S/TY/32 (the OZP) into the OZP and rezone it to “Residential (Group A)6” and “Other Specified Uses” annotated “Marina Club” and amend the Notes of the zone applicable to the site 把申请地点由「工业」、「其他指定用途」注明「康乐及与旅游业有关的用途」及「绿化地带」地带改划为「住宅(甲类)6」、「住宅(甲类)7」地带及显示为「道路」的地方；并把青衣分区计划大纲核准图编号 S/TY/32（下称「大纲图」）以外地方纳入大纲图内并改划为「住宅(甲类)6」及「其他指定用途」注明「游艇俱乐部」地带及修订适用于申请地点土地用途地带的《注释》		
Gross floor area (GFA) and/or plot ratio 总楼面面积及／或地积比率 (不包括公营发展部分的小学及公众休憩用地 Excluding site reserved for primary school & public open space in Public Development Portion)		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	Not more than 不多於 552,965* Not more than 不多於 188,407#	Not more than 不多於 5.58* Not more than 不多於 5.58#
	Non-domestic 非住用	Not more than 不多於 16,410* Not more than 不多於 10,492# Not more than 不多於 2,800^	Not more than 不多於 0.17* Not more than 不多於 0.31# Not more than 不多於 0.25^

* Private Residential Development in Private Development Portion 私人发展部分的私人住宅发展

Public Housing Development in Public Development Portion 公营发展部分的公共房屋发展

^ Marina Club in Private Development Portion 私人发展部分的游艇俱乐部

No. of block 幢数 (只包括具住用用途的大楼 Residential blocks only)	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 综合用途	About 约 44	
Building height/No. of storeys 建筑物高度／ 层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Composite 综合用途	-	m 米
		About 约 67 - 158	mPD 米(主水平基准上)
		About 约 22 - 48	Storey(s) 层 Include 包括 2 Basement 地库
Site coverage 上盖面积	Not more than 不多於 65%* Not more than 不多於 80%#		
No. of units 单位数目	About 约 15,075		
Open space 休憩用地	Private 私人	Not less than 不少於 29,039	sq. m 平方米
	Public 公众	Not less than 不少於 13,172	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		4,619
	Private Car Parking Spaces 私家车车位		4,110
	Motorcycle Parking Spaces 电单车车位		163
	Bicycle Parking Spaces 单车泊车位		346
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		102
	Taxi Spaces 的士车位		6
	Coach Spaces 旅游巴士车位		10
	Light Goods Vehicle Spaces 轻型货车车位		20
	Heavy Goods Vehicle Spaces 重型货车泊车位		66

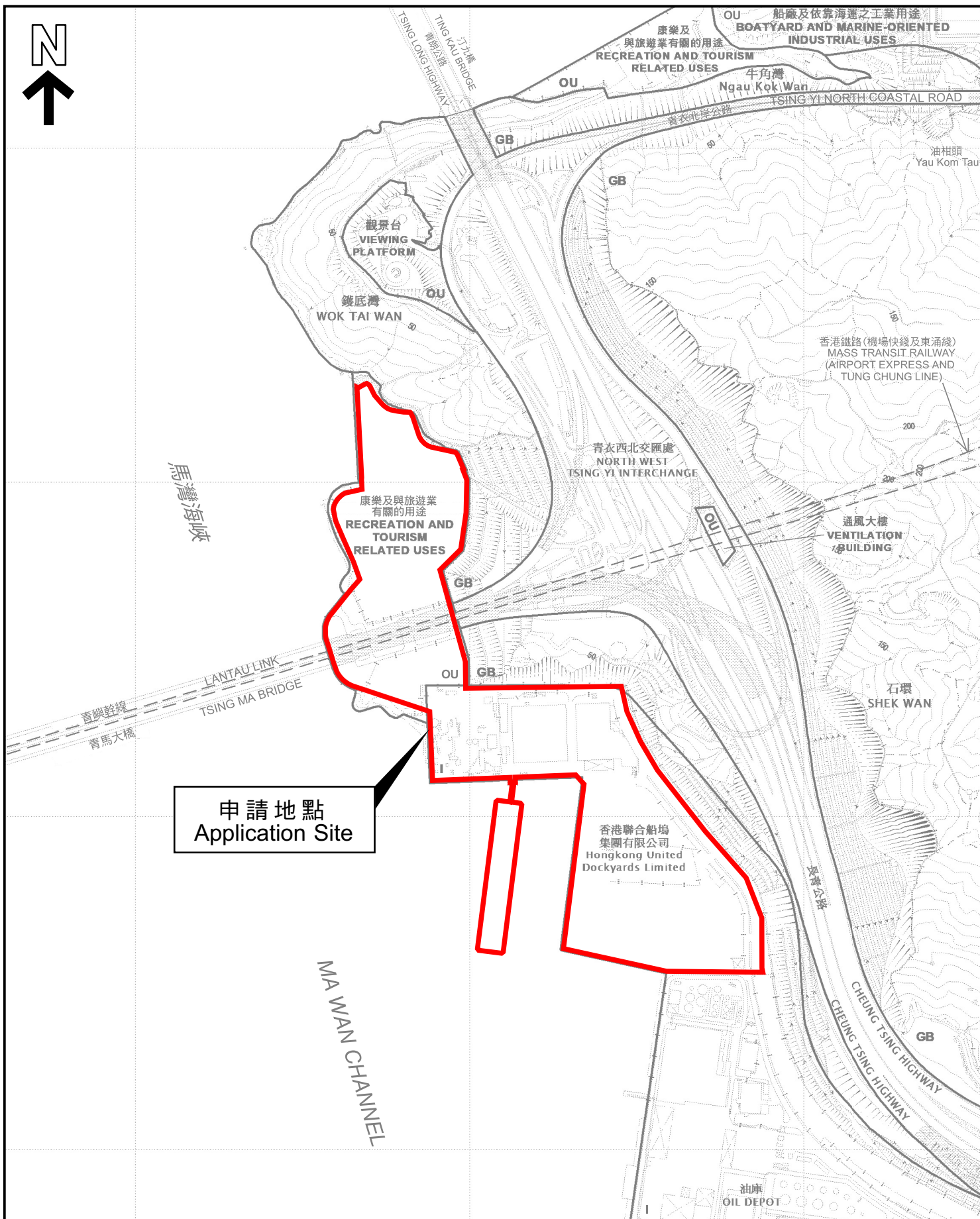
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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		
	Chinese 中文	English 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>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☐
Environmental assessment (noise and air pollutions) 环境评估（噪音及空气污染）	☐	☐
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	☐	☒
Revised 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	☐	☐
Replacement pages of Sewerage impact assessment 排污影响评估的替换页	☐	☐
Replacement pages of Risk assessment 风险评估的替换页	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Responses to departmental comments 回应部门的意见</u>		
<u>Air Ventilation Assessment 空气流通评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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.

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2025年9月10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
10.9.2025 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.
Y/TY/2

申請編號 Application No. : Y/TY/2

備註 Remarks

申請人回應部門意見，並於 2025 年 9 月 5 日提交進一步資料，包括經修訂的空氣流通評估、視覺影響評估及交通影響評估。

The applicant provided responses to departmental comments, and submitted further information on 5.9.2025 which includes a revised air ventilation assessment, visual impact assessment and traffic impact assessment.

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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