

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/TY/2**  
**關於申請編號 Y/TY/2 而只作指示用途的擬議發展計劃的概括發展規範**

Revised broad development parameters in view of  
the further information received on 4.9.2026  
因應於 2026 年 9 月 4 日接獲的進一步資料而修訂的概括發展規範

|                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                    |                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Application No.<br>申請編號                                                                                                                                                                               | Y/TY/2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                    |                                                                               |
| Location/address<br>位置／地址                                                                                                                                                                             | Tsing Yi Town Lot 80 and 108 RP and adjoining Government land, Tsing Yi<br>青衣青衣市地段第 80 號及第 108 號餘段和毗連政府土地                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                    |                                                                               |
| Site area<br>地盤面積                                                                                                                                                                                     | About 約 199,171 sq. m 平方米 (Includes Government Land of about 包括政府<br>土地約 83,985 sq. m 平方米)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                    |                                                                               |
| Plan<br>圖則                                                                                                                                                                                            | Approved Tsing Yi Outline Zoning Plan No. S/TY/32<br>青衣分區計劃大綱核准圖編號 S/TY/32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                    |                                                                               |
| Zoning<br>地帶                                                                                                                                                                                          | "Industrial", "Other Specified Uses" annotated "Recreation and Tourism Related Uses"<br>and "Green Belt"<br>「工業」、「其他指定用途」註明「康樂及與旅遊業有關的用途」及「綠化地帶」                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                    |                                                                               |
| Proposed<br>Amendment(s)<br>擬議修訂                                                                                                                                                                      | To rezone the application site from “Industrial”, “Other Specified Uses” (“OU”) annotated “Recreation and Tourism Related Uses” and “Green Belt” to “Residential (Group A)6” (“R(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 “R(A)6” and “OU” annotated “Marina Club” and amend the Notes of the zone applicable to the site<br>把申請地點由「工業」、「其他指定用途」註明「康樂及與旅遊業有關的用途」及「綠化地帶」地帶改劃為「住宅(甲類)6」、「住宅(甲類)7」地帶及顯示為「道路」的地方；並把青衣分區計劃大綱核准圖編號 S/TY/32（下稱「大綱圖」）以外地方納入大綱圖內並改劃為「住宅(甲類)6」及「其他指定用途」註明「遊艇俱樂部」地帶及修訂適用於申請地點土地用途地帶的《註釋》 |                                                                                    |                                                                               |
| Gross floor area<br>(GFA) and/or plot<br>ratio<br>總樓面面積及／<br>或地積比率<br>(不包括公營發展部分的小學<br>及公眾休憩用地 Excluding<br>site reserved for primary<br>school & public open space in<br>Public Development Portion) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | sq. m<br>平方米                                                                       | Plot ratio<br>地積比率                                                            |
|                                                                                                                                                                                                       | Domestic<br>住用                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Not more than 不多於 552,965*<br>Not more than 不多於 188,407#                           | Not more than 不多於 5.58*<br>Not more than 不多於 5.58#                            |
|                                                                                                                                                                                                       | Non-domestic<br>非住用                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Not more than 不多於 16,410*<br>Not more than 不多於 10,492#<br>Not more than 不多於 2,800^ | Not more than 不多於 0.17*<br>Not more than 不多於 0.31#<br>Not more than 不多於 0.25^ |

\* Private Residential Development in Private Development Portion 私人發展部分的私人住宅發展

# Public Housing Development in Public Development Portion 公營發展部分的公共房屋發展

^ Marina Club in Private Development Portion 私人發展部分的遊艇俱樂部

|                                                                                |                                                                     |                          |                                            |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------|--------------------------------------------|
| No. of block<br>幢數<br>(只包括具住用用途的大樓<br>Residential blocks only)                 | Domestic<br>住用                                                      | -                        |                                            |
|                                                                                | Non-domestic<br>非住用                                                 | -                        |                                            |
|                                                                                | Composite<br>綜合用途                                                   | About 約 44               |                                            |
| Building<br>height/No. of<br>storeys<br>建築物高度／<br>層數                           | Domestic<br>住用                                                      | -                        | m 米                                        |
|                                                                                |                                                                     | -                        | mPD 米(主水平基準上)                              |
|                                                                                |                                                                     | -                        | Storey(s) 層                                |
|                                                                                | Non-domestic<br>非住用                                                 | -                        | m 米                                        |
|                                                                                |                                                                     | -                        | mPD 米(主水平基準上)                              |
|                                                                                |                                                                     | -                        | Storey(s) 層                                |
|                                                                                | Composite<br>綜合用途                                                   | -                        | m 米                                        |
|                                                                                |                                                                     | About 約 67 - 158         | mPD 米(主水平基準上)                              |
|                                                                                |                                                                     | About 約 22 - 48          | Storey(s) 層<br>Include 包括<br>2 Basement 地庫 |
| Site coverage<br>上蓋面積                                                          | Not more than 不多於 65%*<br>Not more than 不多於 80%#                    |                          |                                            |
| No. of units<br>單位數目                                                           | About 約 15,075                                                      |                          |                                            |
| Open space<br>休憩用地                                                             | Private 私人                                                          | Not less than 不少於 29,039 | sq. m 平方米                                  |
|                                                                                | Public 公眾                                                           | Not less than 不少於 13,172 | sq. m 平方米                                  |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停車位及上落客<br>貨車位數目 | Total no. of vehicle spaces 停車位總數                                   |                          | 4,619                                      |
|                                                                                | Private Car Parking Spaces 私家車車位                                    |                          | 4,110                                      |
|                                                                                | Motorcycle Parking Spaces 電單車車位                                     |                          | 163                                        |
|                                                                                | Bicycle Parking Spaces 單車泊車位                                        |                          | 346                                        |
|                                                                                | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 |                          | 102                                        |
|                                                                                | Taxi Spaces 的士車位                                                    |                          | 6                                          |
|                                                                                | Coach Spaces 旅遊巴士車位                                                 |                          | 10                                         |
|                                                                                | Light Goods Vehicle Spaces 輕型貨車車位                                   |                          | 20                                         |
|                                                                                | Heavy Goods Vehicle Spaces 重型貨車泊車位                                  |                          | 66                                         |

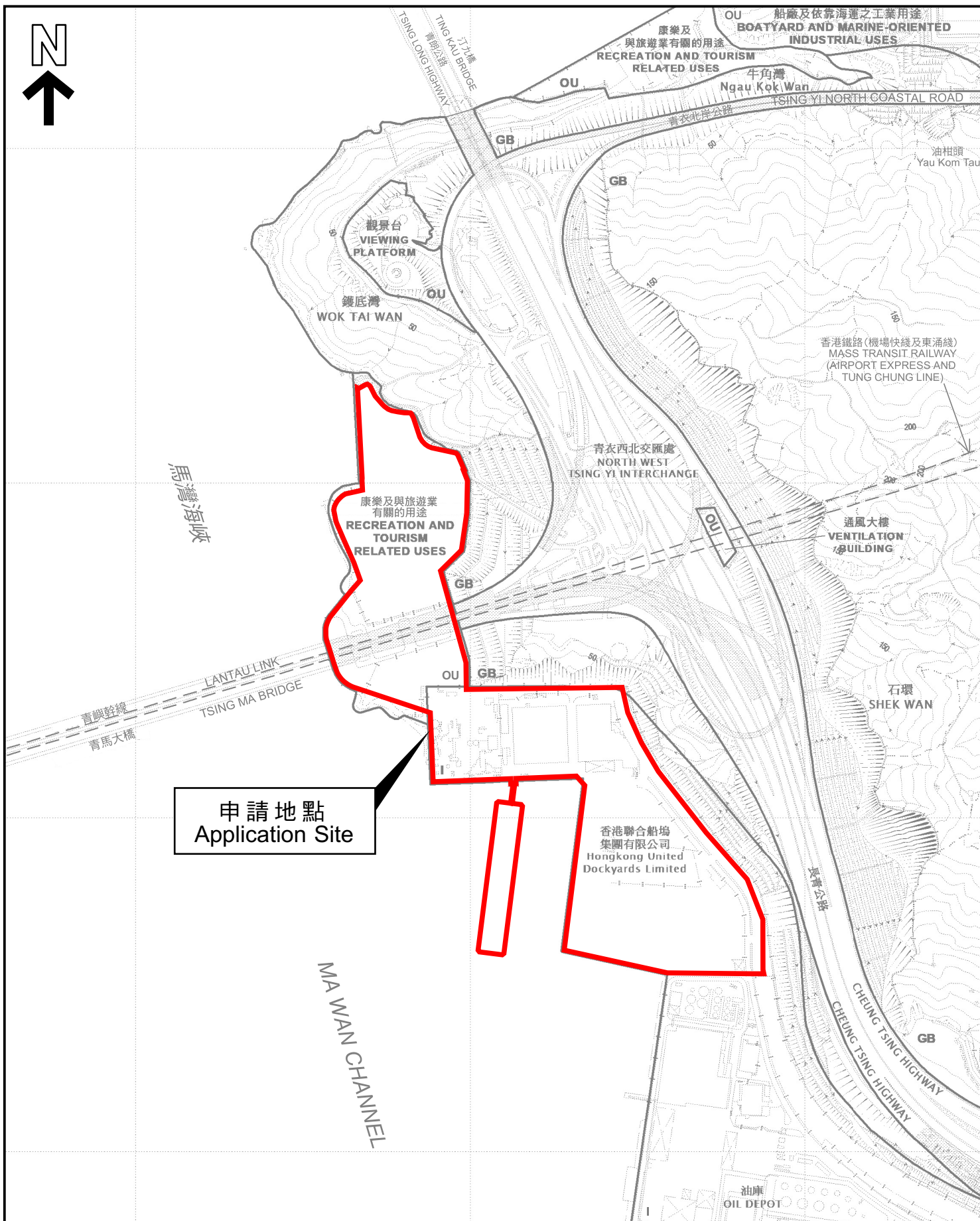
\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

| <b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>        |                          |                                     |
|-------------------------------------------------------------------|--------------------------|-------------------------------------|
|                                                                   | <b>Chinese</b><br>中文     | <b>English</b><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>                            |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                 | <input type="checkbox"/> | <input 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"/>            |
| <b><u>Reports 報告書</u></b>                                         |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise and air pollutions) 環境評估（噪音及空氣污染） | <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 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"/>            |
| Replacement pages of Sewerage impact assessment 排污影響評估的替換頁        | <input type="checkbox"/> | <input type="checkbox"/>            |
| Replacement pages of Risk assessment 風險評估的替換頁                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）                                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b><u>Responses to departmental comments 回應部門意見</u></b>           |                          |                                     |
| <b><u>Revised Noise Impact Assessment 經修訂的噪音影響評估</u></b>          |                          |                                     |
| 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。



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.  
**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 2026 年 9 月 4 日提交進一步資料，包括經修訂的噪音影響評估。

The applicant provided responses to departmental comments, and submitted further information on 4.9.2026 which includes a revised noise 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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