

**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 18.7.2023  
因應於 2023 年 7 月 18 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	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 號及第 108 號餘段和毗連政府土地		
Site area 地盤面積	About 約 199,171 sq. m 平方米 (Includes Government Land of about 包括政府 土地約 83,985 sq. m 平方米)		
Plan 圖則	Approved Tsing Yi Outline Zoning Plan No. S/TY/32 青衣分區計劃大綱核准圖編號 S/TY/32		
Zoning 地帶	“Industrial”, “Green Belt” and “Other Specified Uses” annotated “Recreation and Tourism Related Uses” 「工業」、「綠化地帶」及「其他指定用途」 註明「康樂及與旅遊業有關的用途」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from “Industrial”, “Green Belt”, and “Other Specified Uses” annotated “Recreation and Tourism Related Uses” 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 把申請地點由「工業」、「綠化地帶」及「其他指定用途」註明「康樂及與旅遊業有關的用途」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 (GFA) and/or plot ratio 總樓面面積及/或地積比率 (不包括公營發展部分的小學及公眾休憩用地 Excluding site reserved for primary school & public open space in Public Development Portion)		sq. m 平方米	Plot ratio 地積比率
	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 幢數 (只包括具住用用途的大樓 Residential blocks only)	Domestic 住用	-	
	Non-domestic 非住用	-	
	Composite 綜合用途	About 約 44	
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
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 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 Include 包括 2 Basement 地庫
Site coverage 上蓋面積	Not more than 不多於 65%* Not more than 不多於 80%#		
No. of units 單位數目	About 約 15,075		
Open space 休憩用地	Private 私人	Not less than 不少於 42,211	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		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 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	

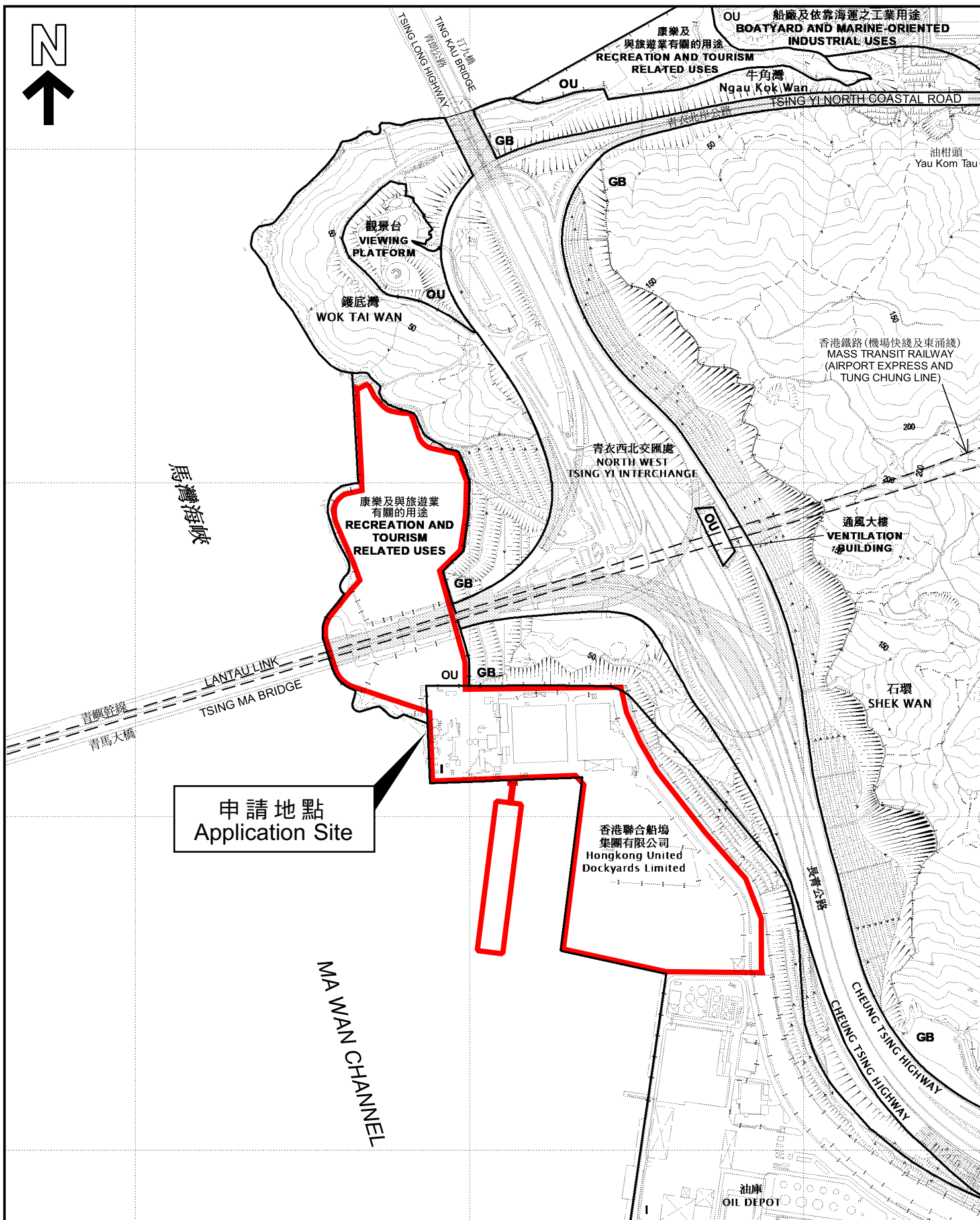
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<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 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 checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Pedestrian circulation network 行人網絡</u>		
<u>Diagram on building separation and building setback 樓宇間距及樓宇後移的繪圖</u>		
<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"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Water Quality Impact Assessment 水質影響評估</u>		
<u>Air Ventilation Assessment 空氣流通評估</u>		
<u>Land Contamination Report 土地污染報告</u>		
<u>Waste Management Report 廢物管理報告</u>		
<u>Proposal on the alternative alignment of Tsing Yi-Lantau Link 青衣至大嶼山連接路的建議替代走綫</u>		
<u>Replacement pages of Supporting Planning Statement 規劃綱領的替換頁</u>		
<u>Assessment on compliance with Sustainable Building Design Guidelines 有關符合可持續樓宇設計指引的評估</u>		
<u>Responses to departmental comments 回應部門的意見</u>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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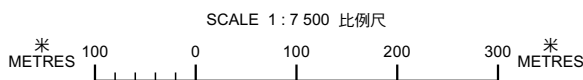
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申請地點  
Application Site

本摘要圖於2023年7月19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  
19.7.2023 BASED ON OUTLINE ZONING  
PLAN No. S/TY/32 APPROVED ON  
18.10.2022

### 位置圖 LOCATION PLAN



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**

申請人於 2023 年 7 月 18 日提交進一步資料，包括水質影響評估、經修訂的評估及報告（包括排污影響評估、空氣流通評估、土地污染報告、風險評估及廢物管理報告）、經修訂的園境設計總圖、青衣至大嶼山連接路的建議替代走綫、規劃綱領的替換頁、有關符合可持續樓宇設計指引的評估、行人網絡、樓宇間距及樓宇後移的繪圖、以及回應部門的意見。

The applicant submitted further information on 18.7.2023 which includes a Water Quality Impact Assessment, revised assessments and reports (including Sewerage Impact Assessment, Air Ventilation Assessment, Land Contamination Report, Quantitative Risk Assessment and Waste Management Report), a revised Landscape Master Plan, a proposal on the alternative alignment of Tsing Yi-Lantau Link; replacement pages of Supporting Planning Statement, assessment on compliance with Sustainable Building Design Guidelines, pedestrian circulation network, diagram on building separation and building setback and responses to departmental comments.

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