

**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 11.11.2024 and 15.11.2024
因應於 2024 年 11 月 11 日及 2024 年 11 月 15 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", "Other Specified Uses" annotated "Recreation and Tourism Related Uses" and "Green Belt" 「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 Amendment(s) 擬議修訂	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 (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 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 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	

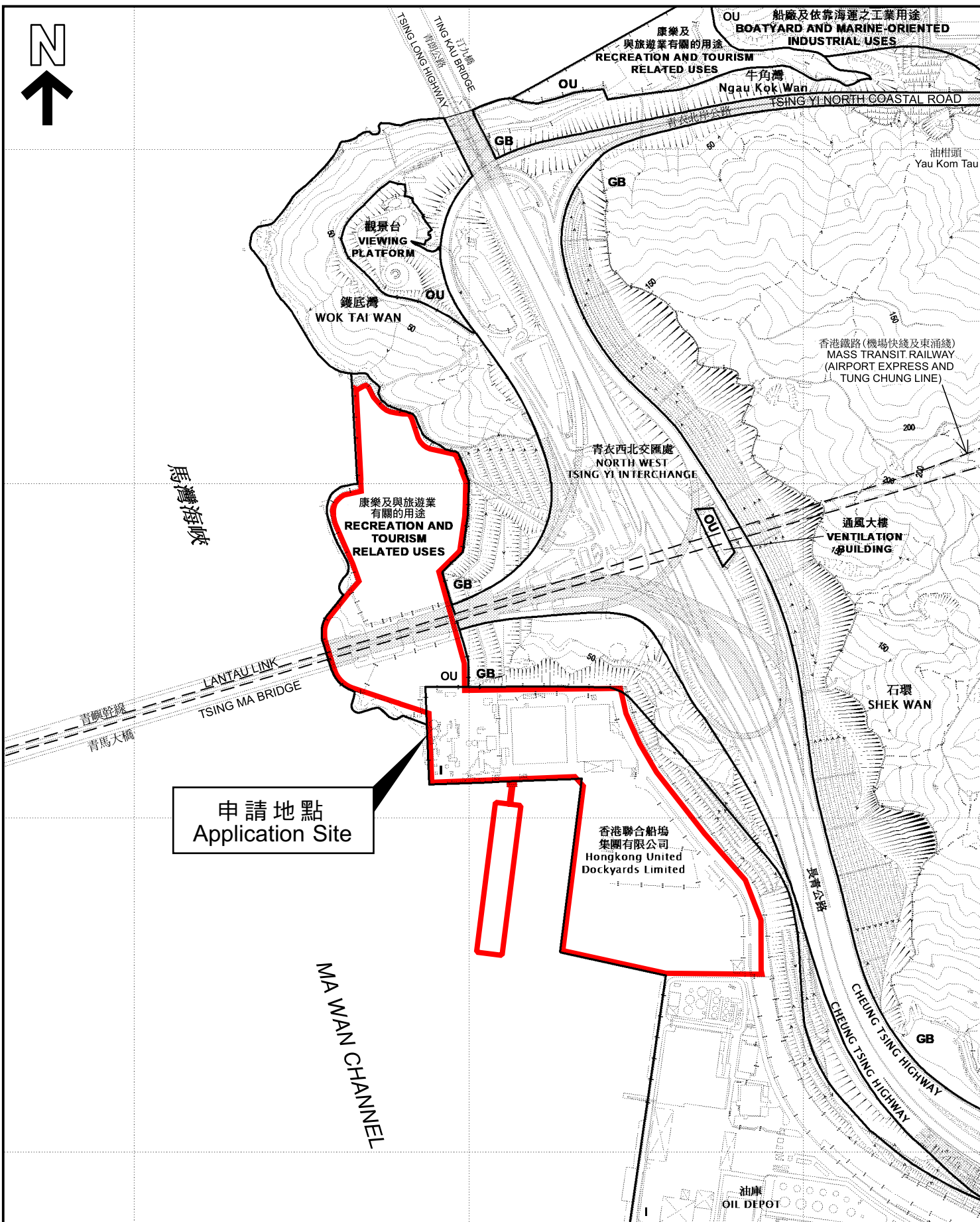
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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 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"/>
Revised Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" 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"/>
<u>Revised Proposal on the Alternative Alignment of Tsing Yi-Lantau Link 經修訂的青衣至大嶼山連接路的建議替代走綫</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		

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.

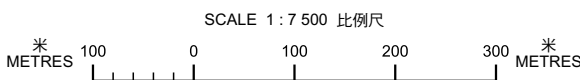
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申請地點
Application Site

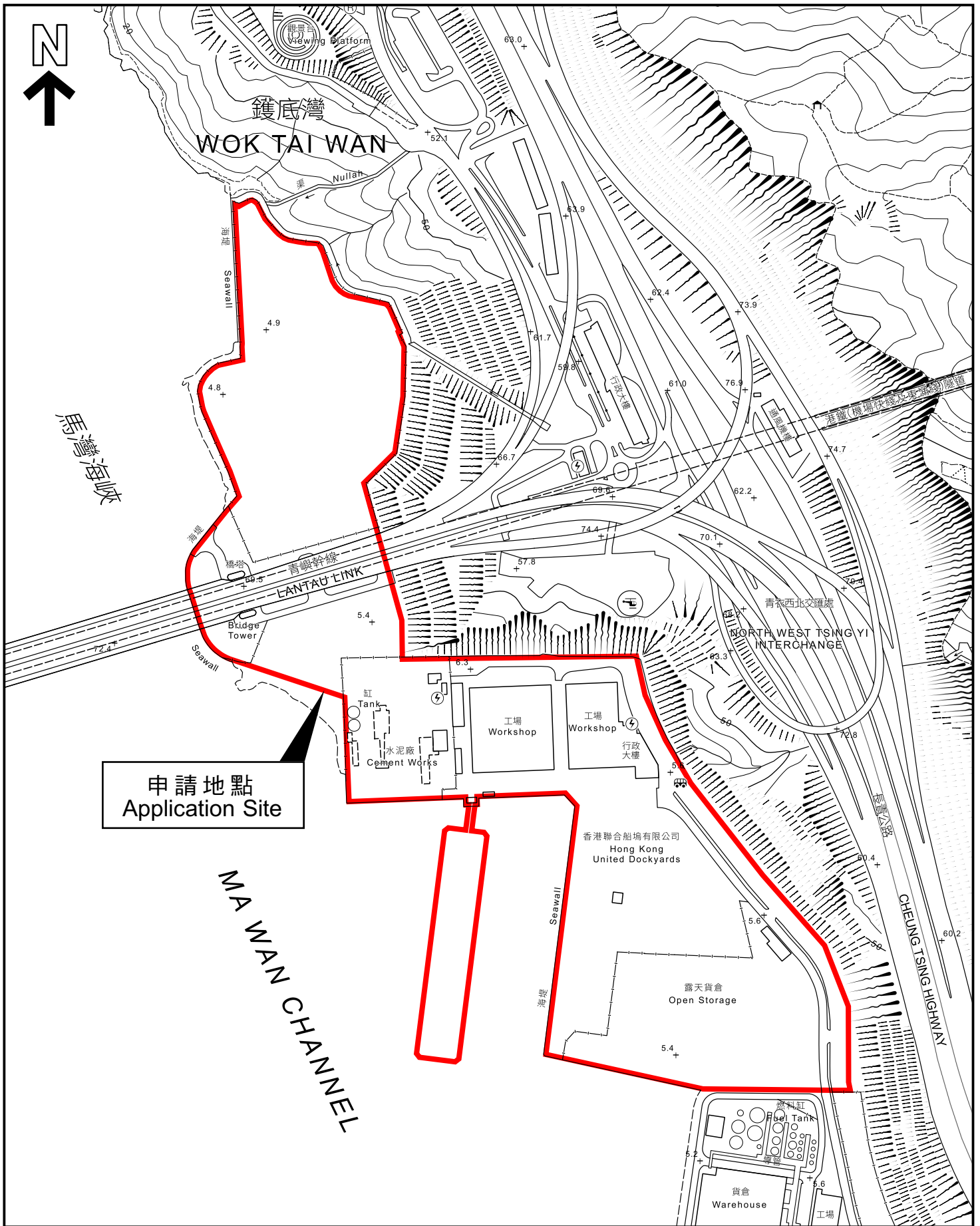
位置圖 LOCATION PLAN

本摘要圖於2024年11月13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
13.11.2024 BASED ON OUTLINE ZONING
PLAN No. S/TY/32 APPROVED ON
18.10.2022



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



本摘要圖於2024年11月13日擬備，
 所根據的資料為地形圖編號
 6-SE-C及D 和 10-NE-A及B
 EXTRACT PLAN PREPARED ON
 13.11.2024 BASED ON TOPOGRAPHIC
 MAPS 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

參考編號
 REFERENCE No.

Y/ITY/2

申請編號 Application No. : Y/TY/2

備註 Remarks

申請人回應部門意見，並於 2024 年 11 月 11 日及 15 日提交進一步資料，包括經修訂的青衣至大嶼山連接路的建議替代走綫，以及經修訂的視覺影響評估。

The applicant provided responses to departmental comments, and submitted further information on 11.11.2024 and 15.11.2024 which includes a revised proposal on the alternative alignment of Tsing Yi-Lantau Link, and a revised visual 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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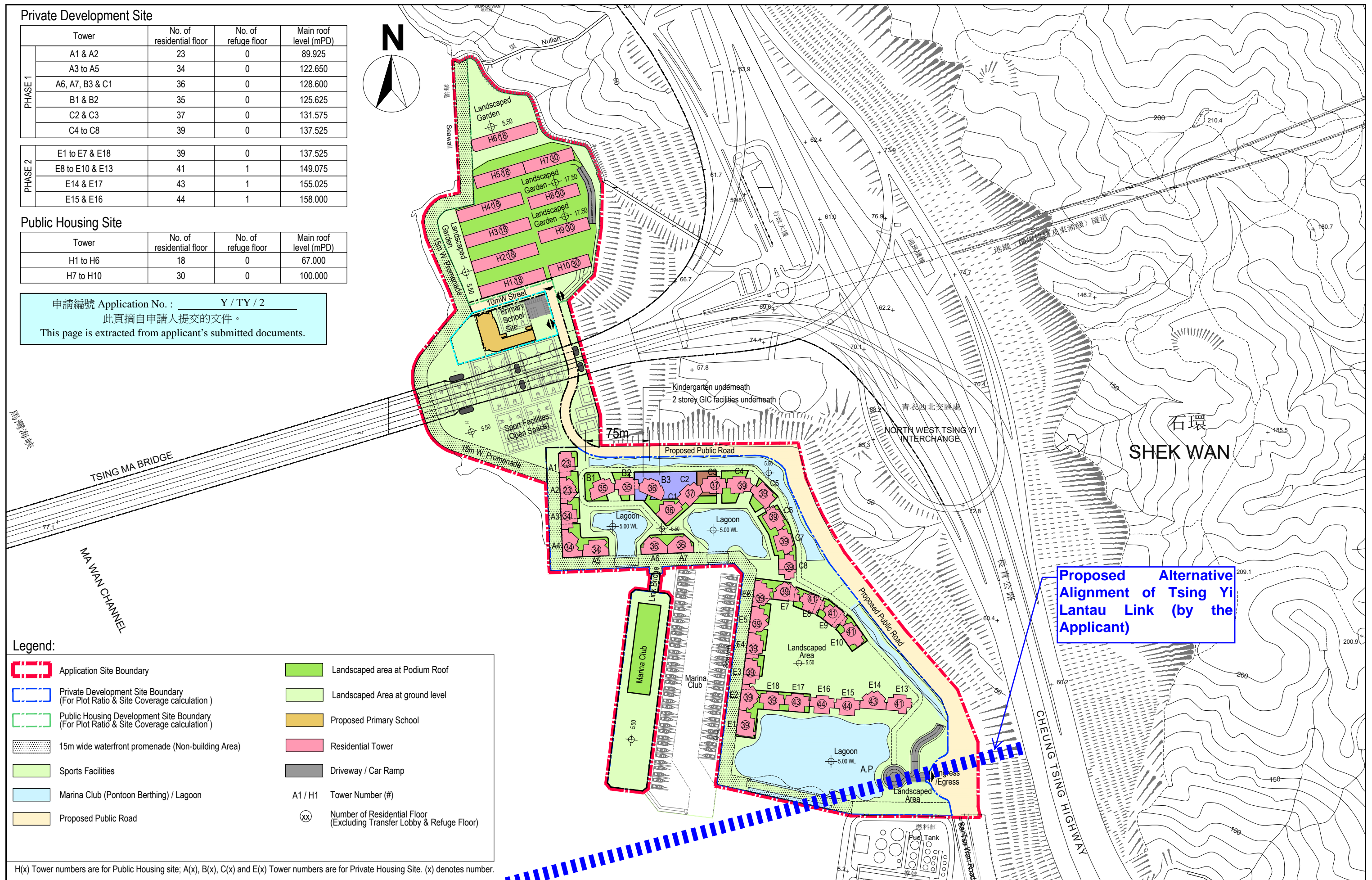
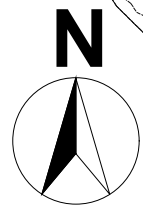
Private Development Site

	Tower	No. of residential floor	No. of refuge floor	Main roof level (mPD)
PHASE 1	A1 & A2	23	0	89.925
	A3 to A5	34	0	122.650
	A6, A7, B3 & C1	36	0	128.600
	B1 & B2	35	0	125.625
	C2 & C3	37	0	131.575
	C4 to C8	39	0	137.525
PHASE 2	E1 to E7 & E18	39	0	137.525
	E8 to E10 & E13	41	1	149.075
	E14 & E17	43	1	155.025
	E15 & E16	44	1	158.000

Public Housing Site

	Tower	No. of residential floor	No. of refuge floor	Main roof level (mPD)
	H1 to H6	18	0	67.000
	H7 to H10	30	0	100.000

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Legend:

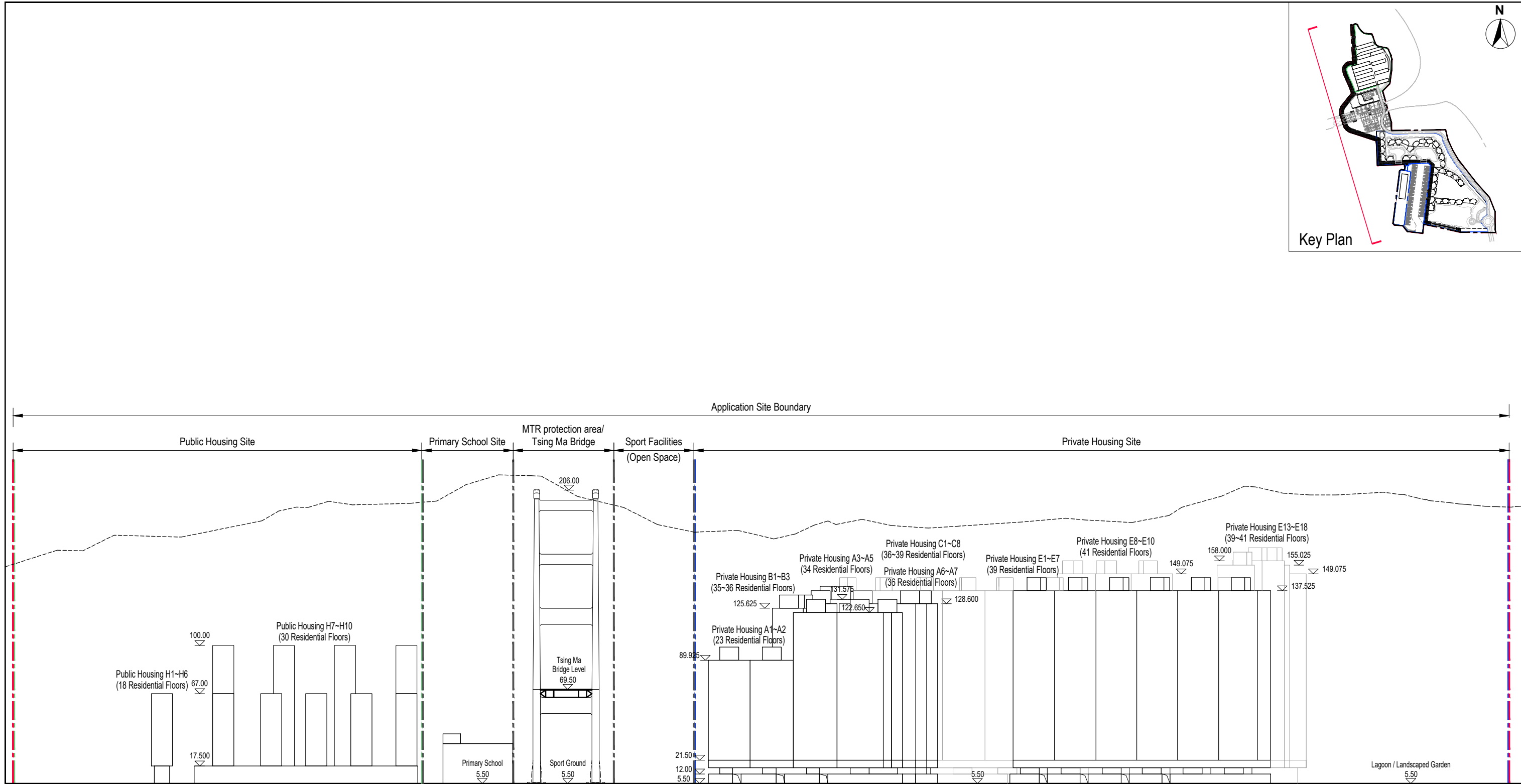
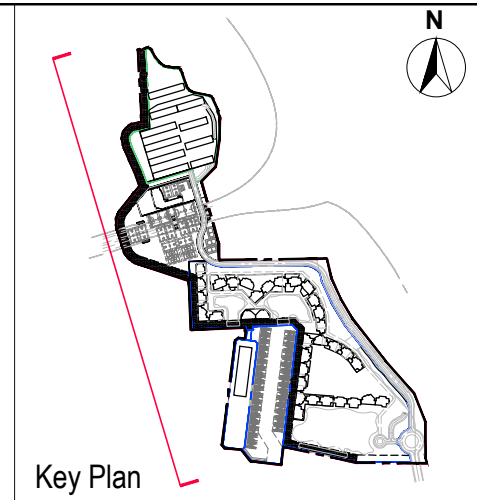
- Application Site Boundary
- Private Development Site Boundary (For Plot Ratio & Site Coverage calculation)
- Public Housing Development Site Boundary (For Plot Ratio & Site Coverage calculation)
- 15m wide waterfront promenade (Non-building Area)
- Sports Facilities
- Marina Club (Pontoon Berthing) / Lagoon
- Proposed Public Road
- Landscaped area at Podium Roof
- Landscaped Area at ground level
- Proposed Primary School
- Residential Tower
- Driveway / Car Ramp
- A1 / H1 Tower Number (#)
- (xx) Number of Residential Floor (Excluding Transfer Lobby & Refuge Floor)

H(x) Tower numbers are for Public Housing site; A(x), B(x), C(x) and E(x) Tower numbers are for Private Housing Site. (x) denotes number.

Project: **Hong Kong United Dockyards Redevelopment**

Drawing Title: **Master Layout Plan**

Scale: 1:4000@A3
 Figure No.: 2.0
 Drawn by: WK
 Checked by: LC
 Date: 19/12/2022
 Revision: -



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Project:
Hong Kong United Dockyards Redevelopment

Drawing Title
Elevation Plan

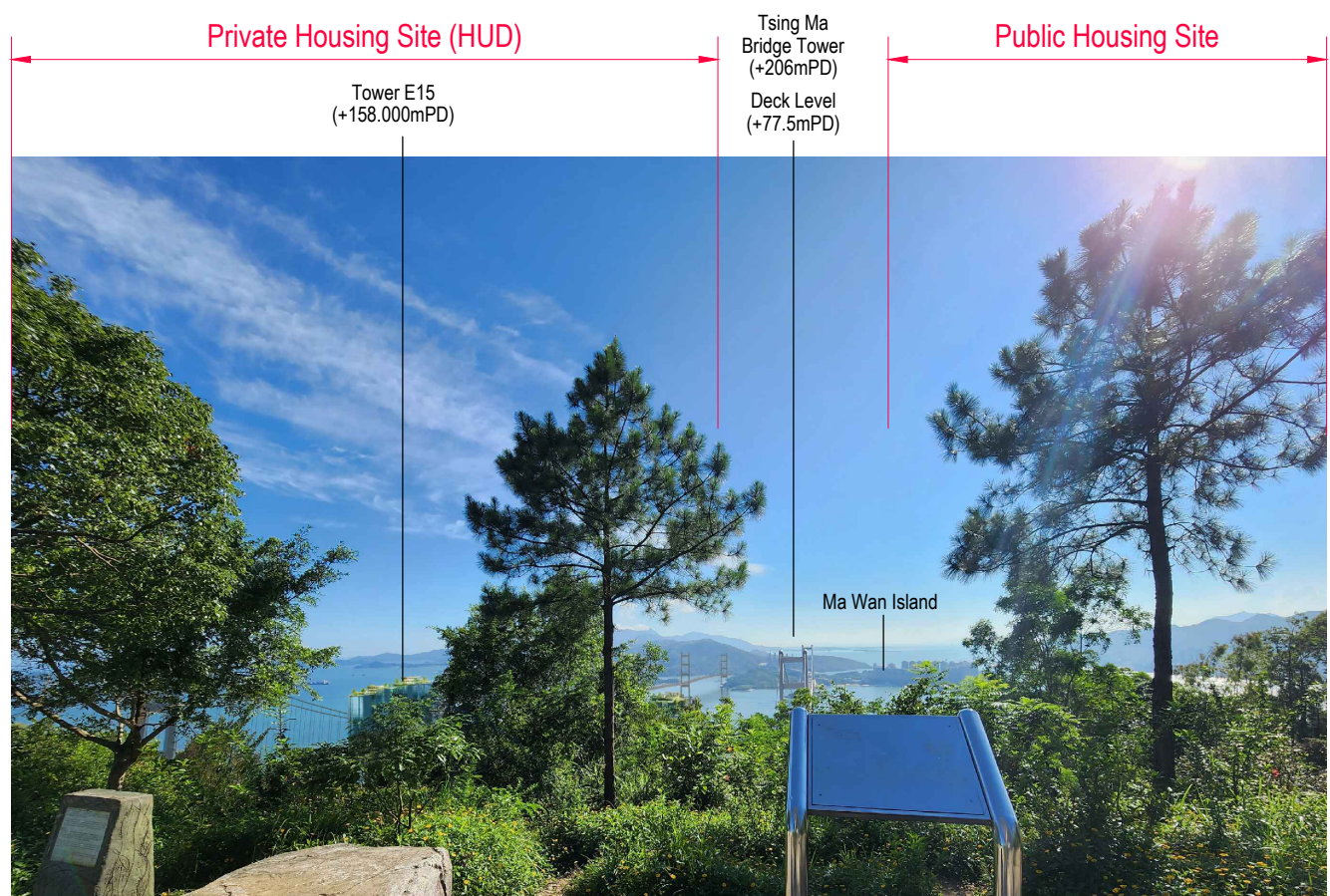
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Drawn by WK	Checked by LC
Date 19/12/2022	Revision: -



VP1A Original View from Tsing Yi Nature Trails Picnic Area 2



Key Plan

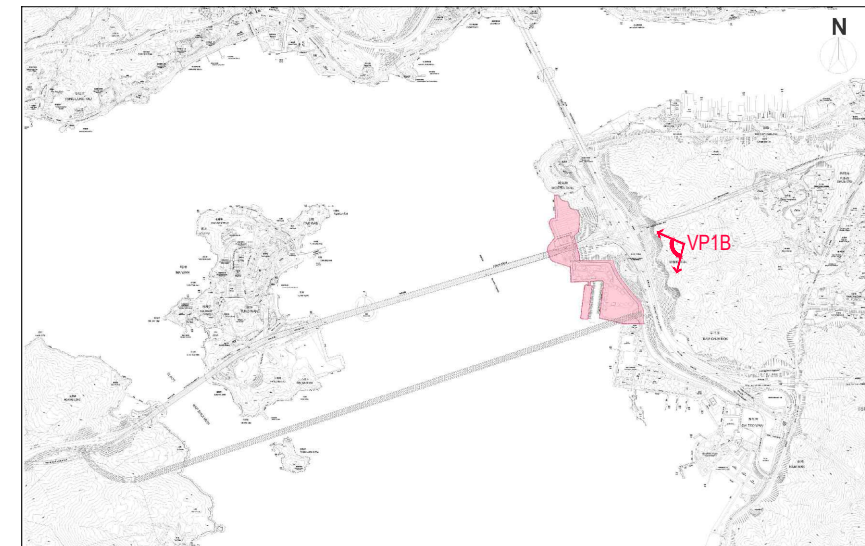


View VP1A with Current Proposed Scheme

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Original View VP1B from Tsing Yi Nature Trails near Picnic Areas 1



Key Plan



View VP1B with Current Proposed Scheme

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Project:
 Hong Kong United Dockyards Redevelopment

Drawing Title
 Photomontage of VP1B - View from Tsing Yi Nature Trails near Picnic Areas 1

Scale: NTS		Figure No.: 6.2	
Drawn by BL	Checked by SY	Date 17/10/2024	Revision: A



VP1C Original View from Tsing Yi Nature Trails near Pavilion 1



Key Plan



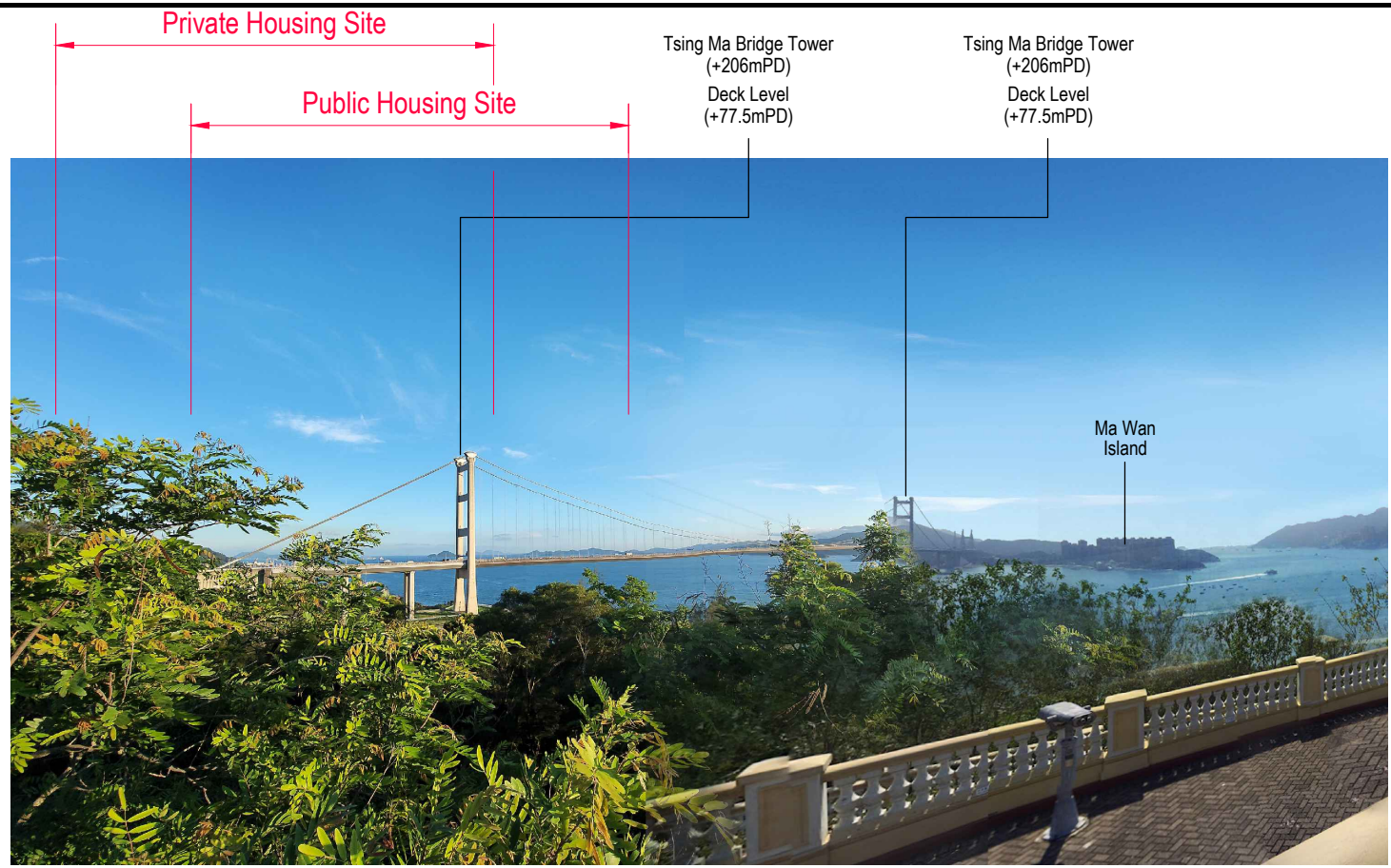
View VP1C with Current Proposed Scheme

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Project: Hong Kong United Dockyards Redevelopment

Drawing Title: Photomontage of VP1C - View from Tsing Yi Nature Trails near Pavilion 1

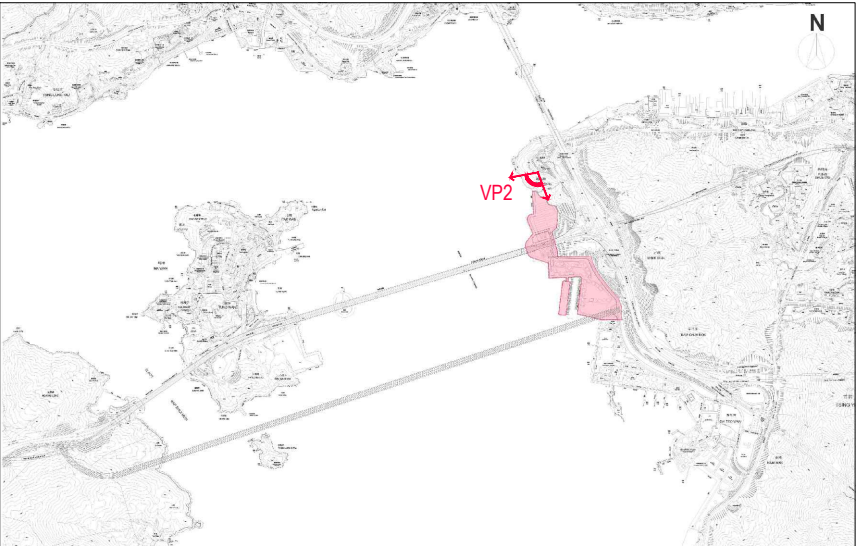
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Drawn by: BL	Checked by: SY	Date: 17/10/2024	Revision: A



VP2 Original View from Lantau Link Viewing Platform

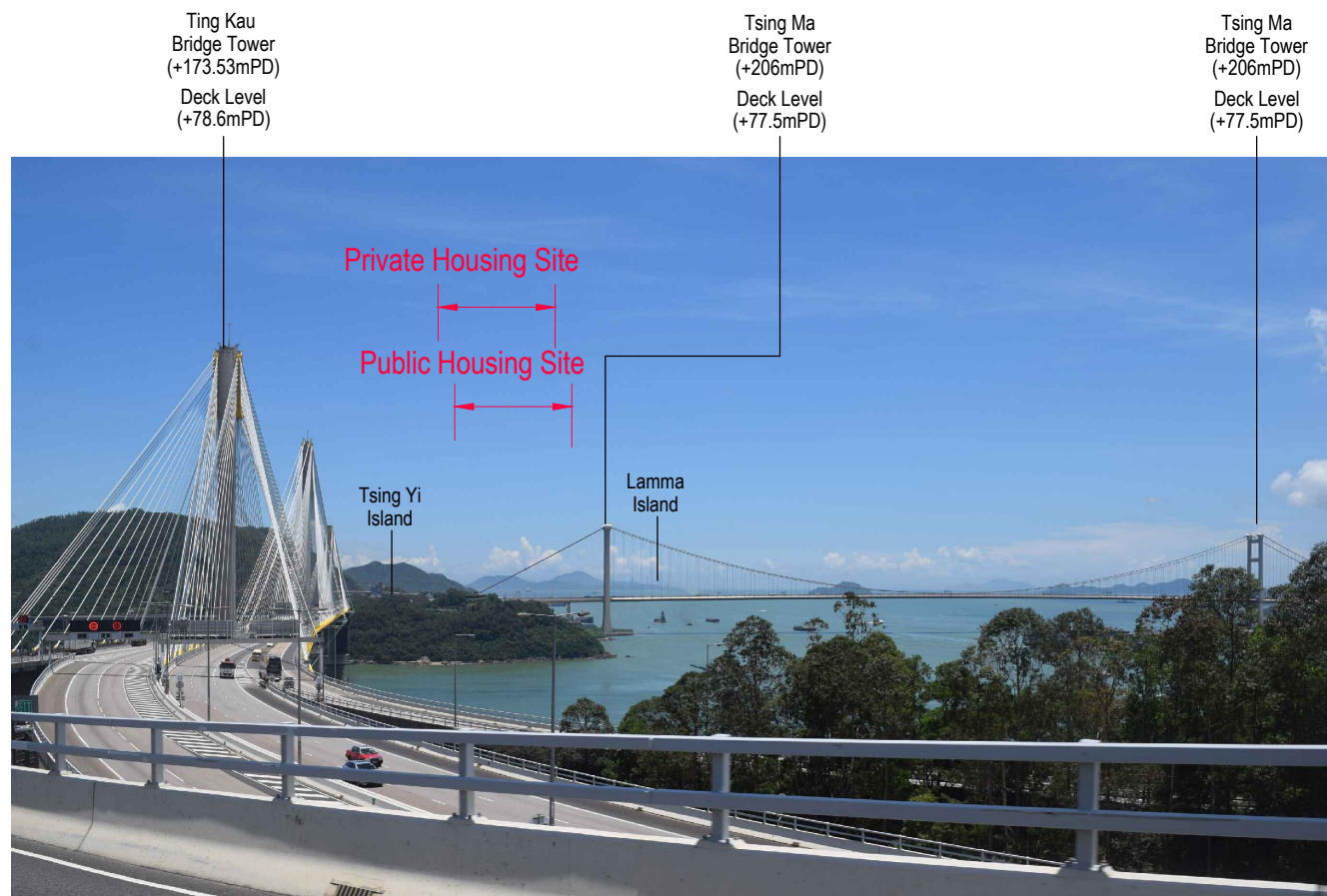


VP2 View with Current Proposed Scheme

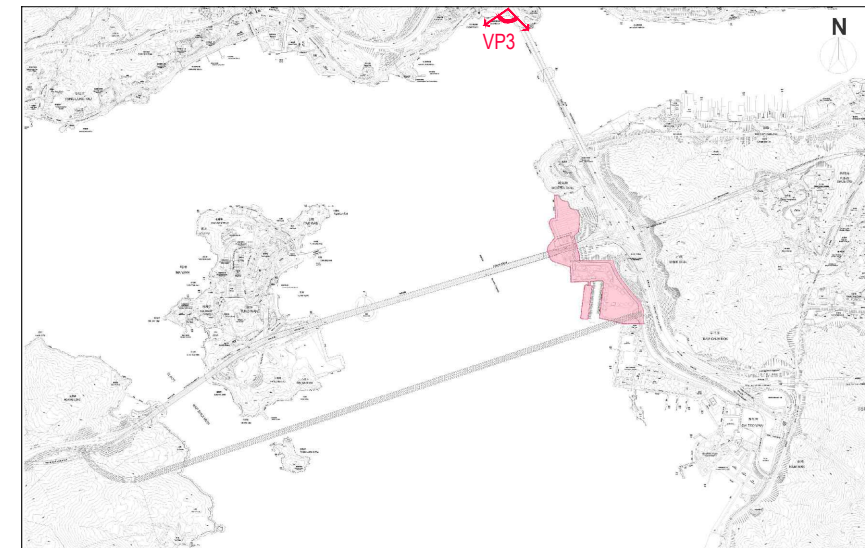


Key Plan

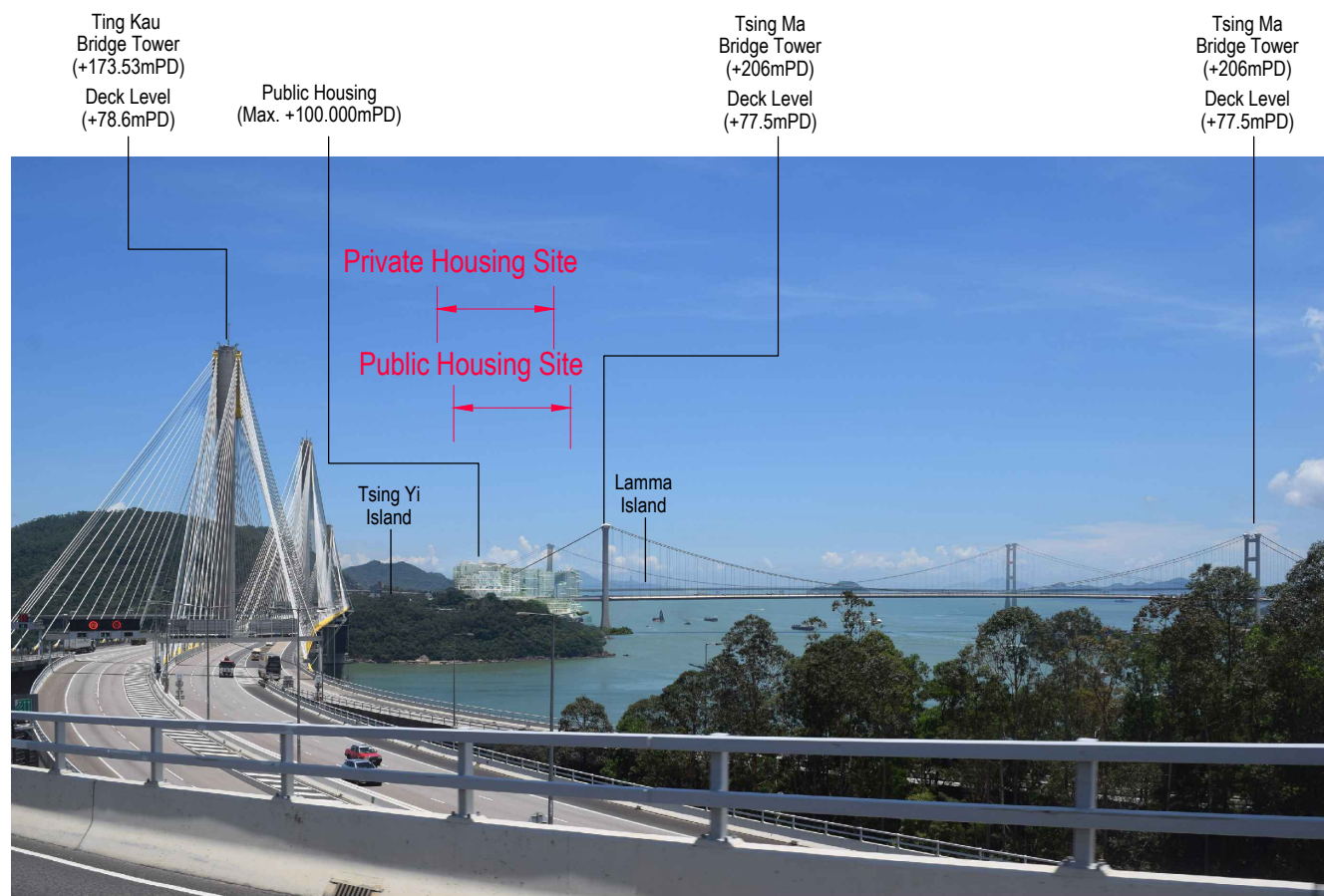
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VP3 Original View from Ting Kau Bridge Deck (Ting Kau Side)

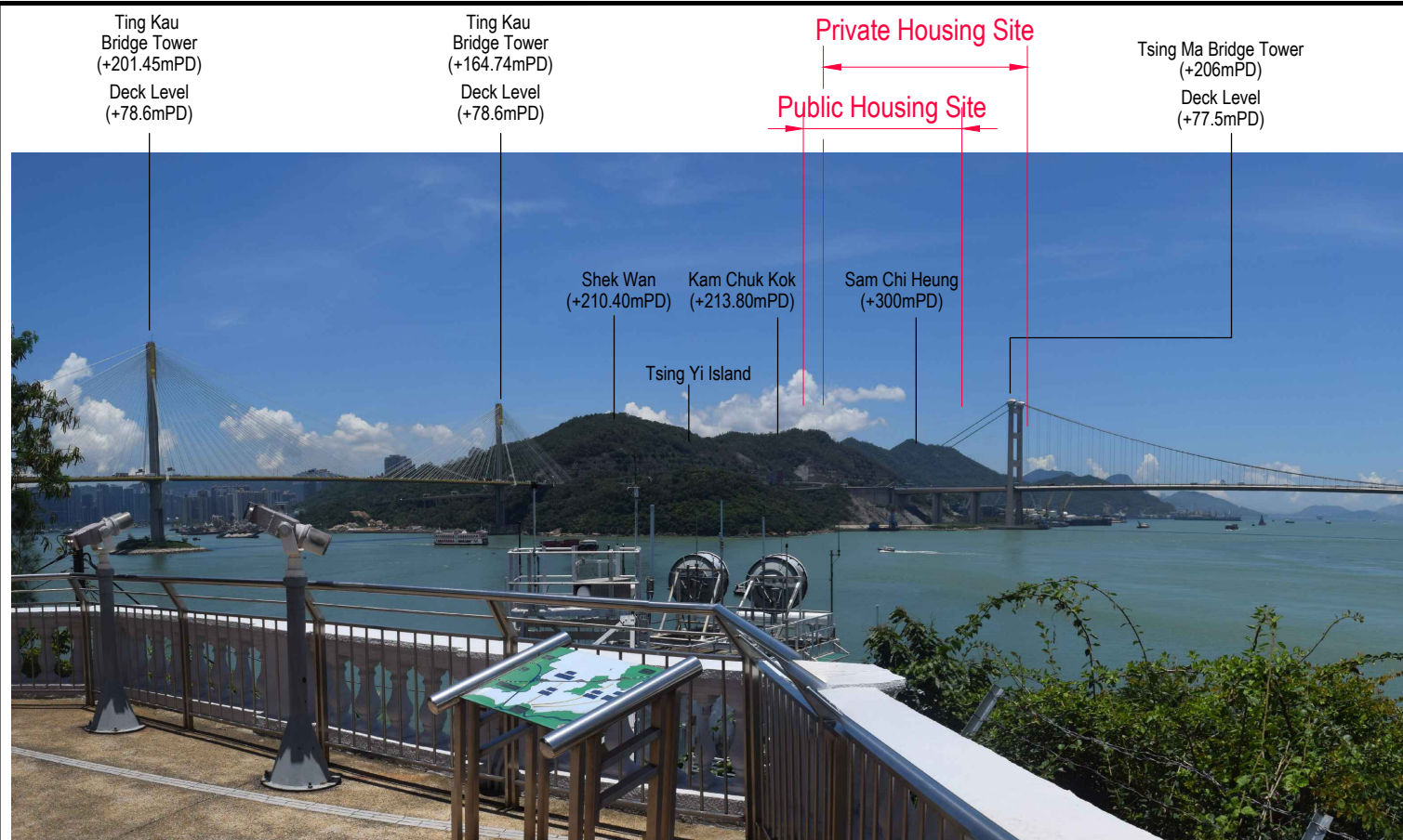


Key Plan



View VP3 with Current Proposed Scheme

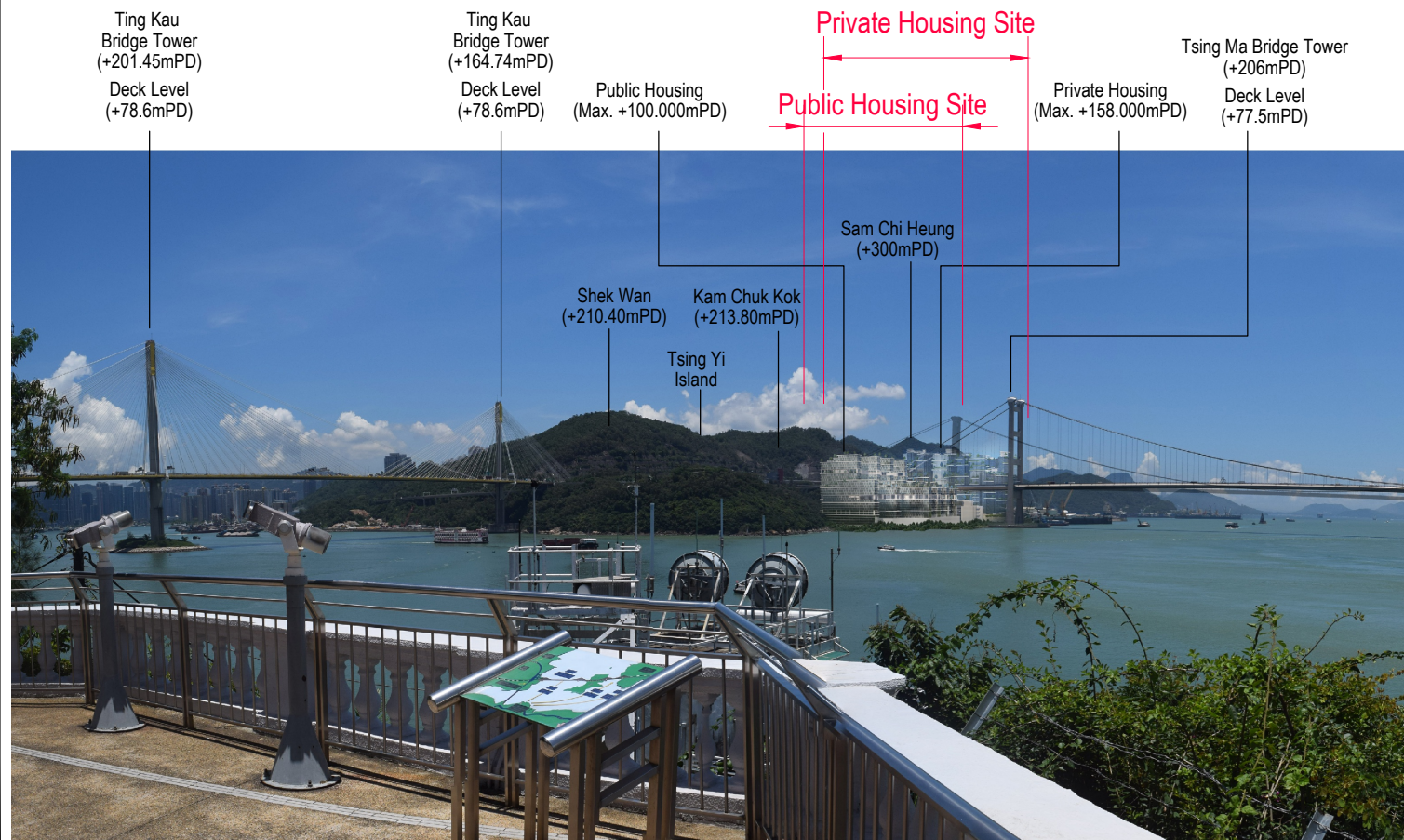
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VP4 Original View from Airport Core Programme Exhibition Centre



Key Plan



View VP4 with Current Proposed Scheme

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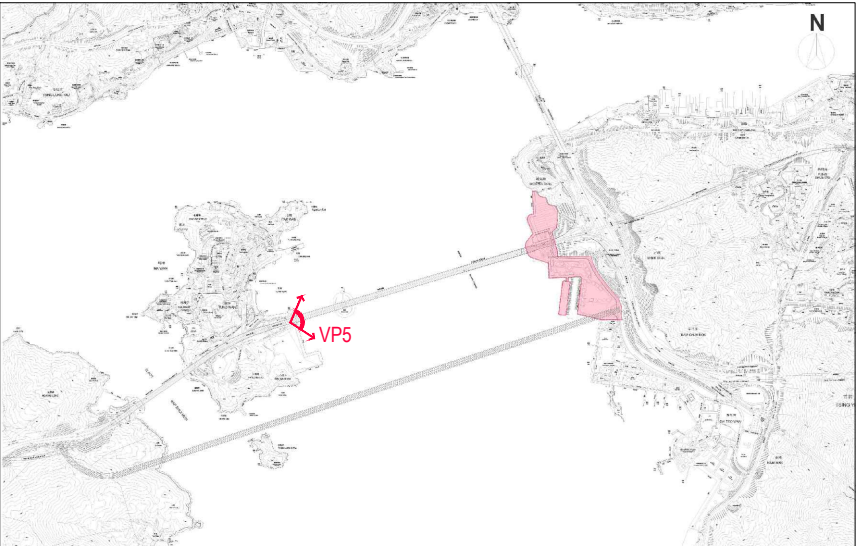
Project:
 Hong Kong United Dockyards Redevelopment

Drawing Title
 Photomontage of VP4 - View from Airport Core Programme Exhibition Centre

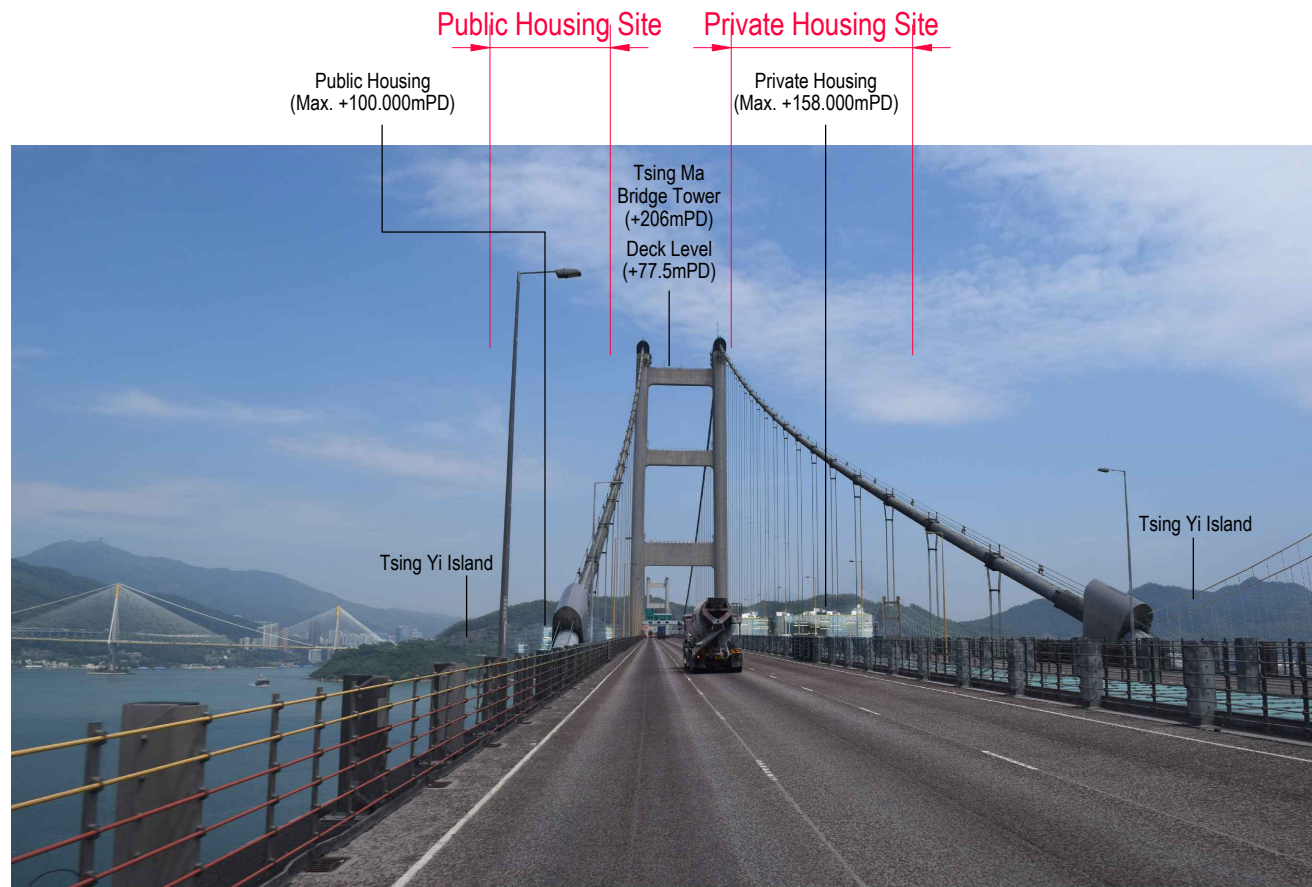
Scale: NTS	Figure No.: 6.6
Drawn by BL	Checked by SY
Date 14/11/2024	Revision: B



VP5 Original View from Tsing Ma Bridge Deck (Eastbound)



Key Plan



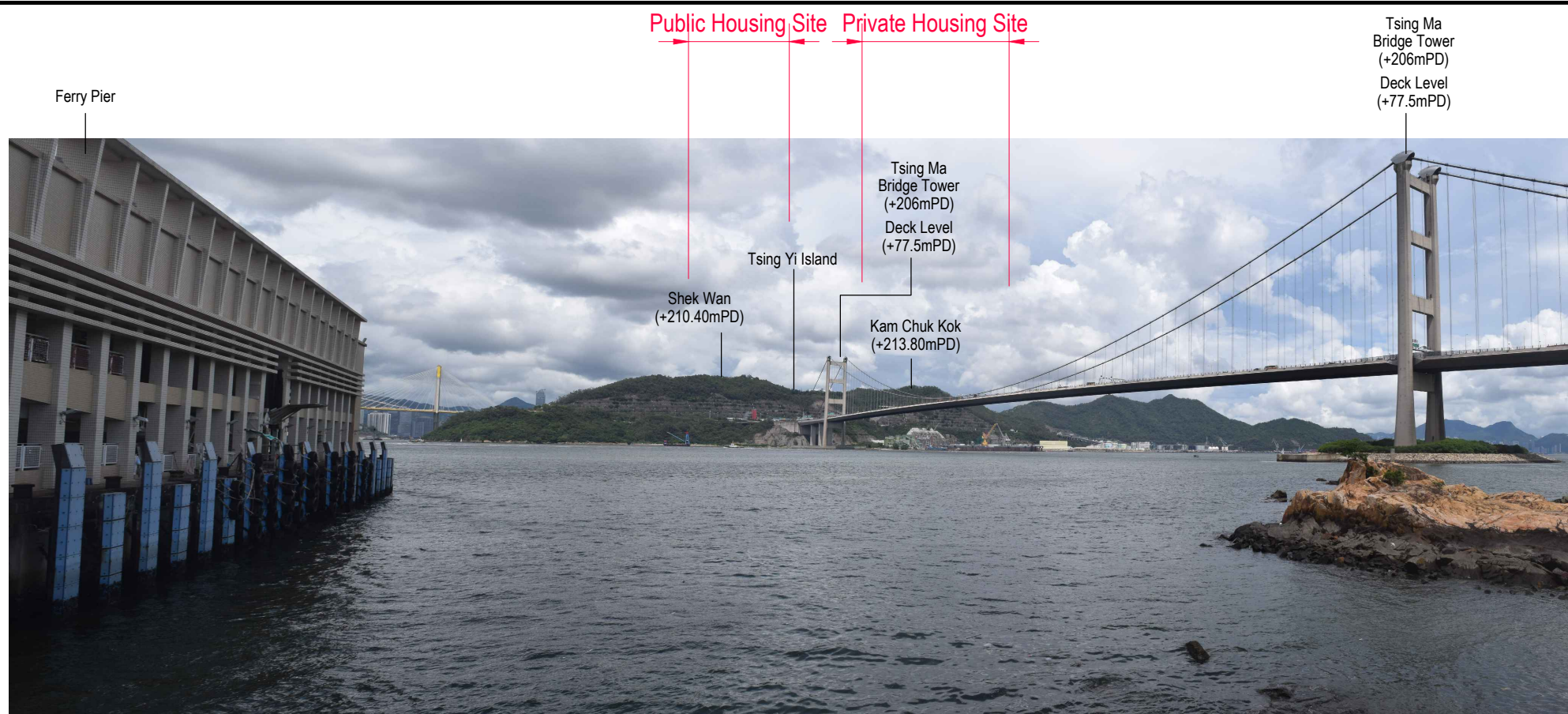
View VP5 with Current Proposed Scheme

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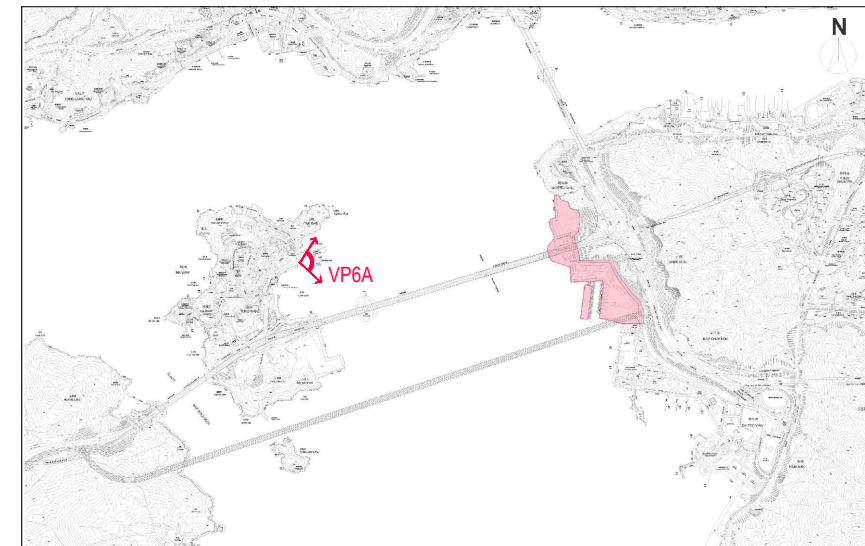
Project:
 Hong Kong United Dockyards Redevelopment

Drawing Title
 Photomontage of VP5 - View from Tsing Ma Bridge Deck (Eastbound)

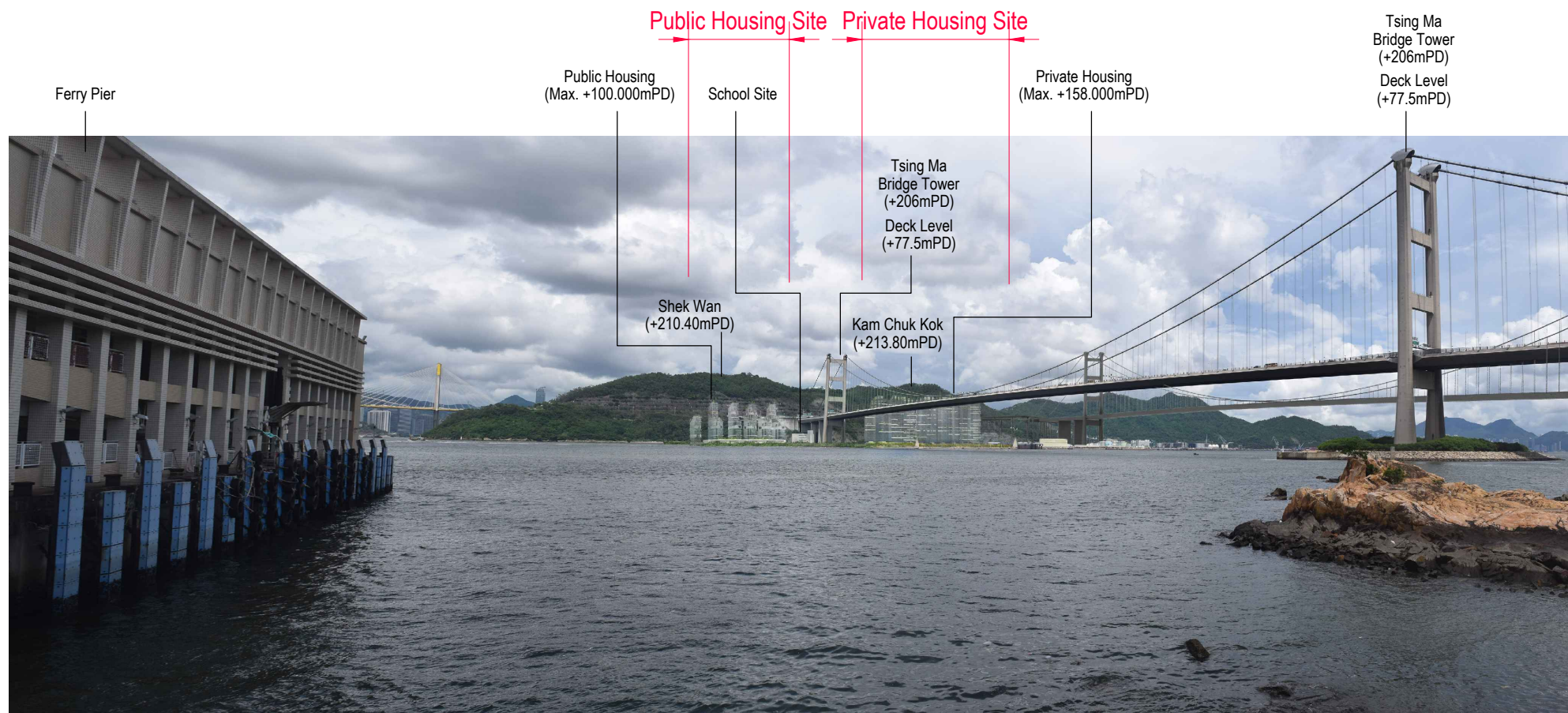
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Drawn by BL	Checked by SY	Date 17/10/2024	Revision: A



VP6A Original View from Ma Wan Tung Wan Beach near Ferry Pier



Key Plan



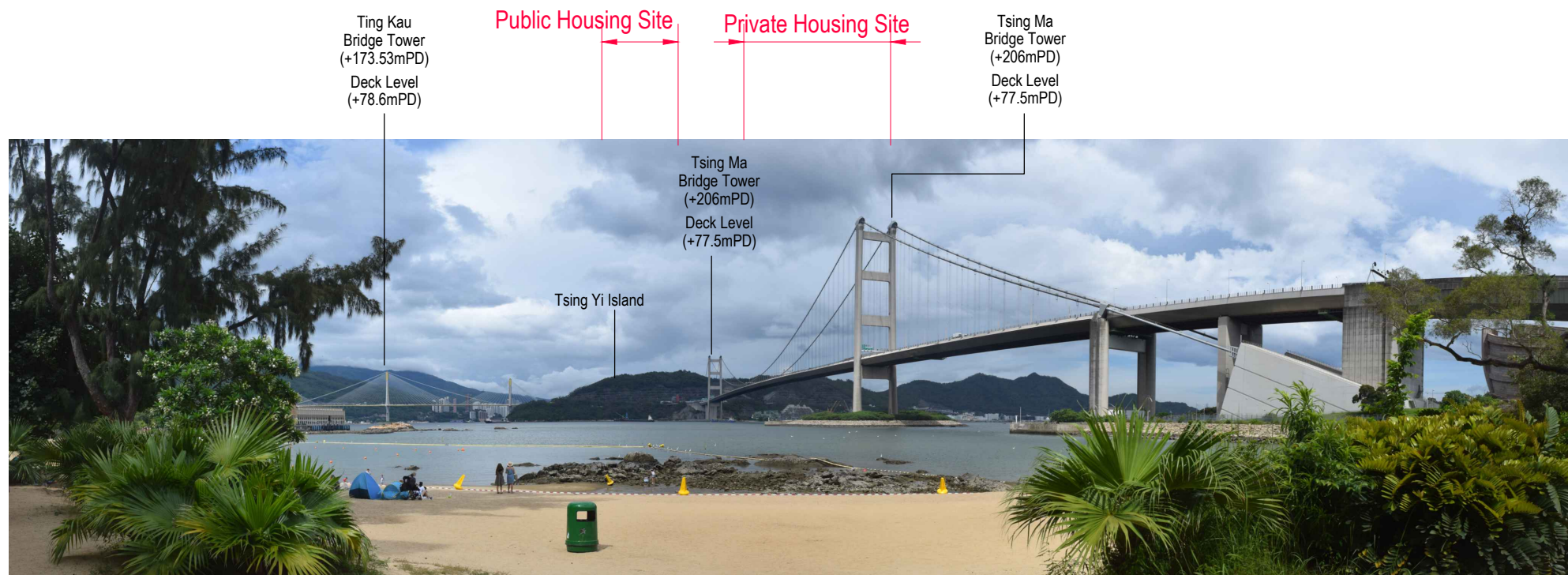
View VP6A with Current Proposed Scheme

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Project: Hong Kong United Dockyards Redevelopment

Drawing Title: Photomontage of VP6A - View from Ma Wan Tung Wan Beach near Ferry Pier

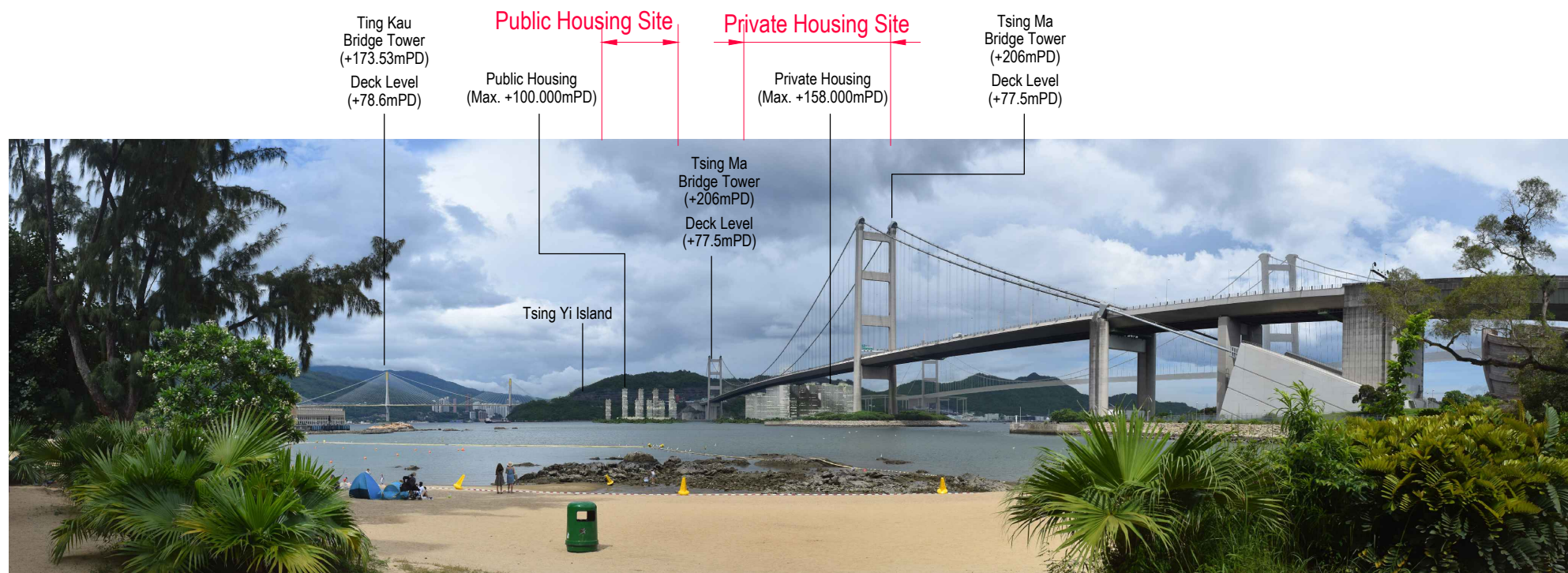
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Drawn by: BL	Checked by: SY	Date: 17/10/2024	Revision: A



VP6B Original View from Ma Wan Tung Wan Beach near Park Island Commercial Complex



Key Plan



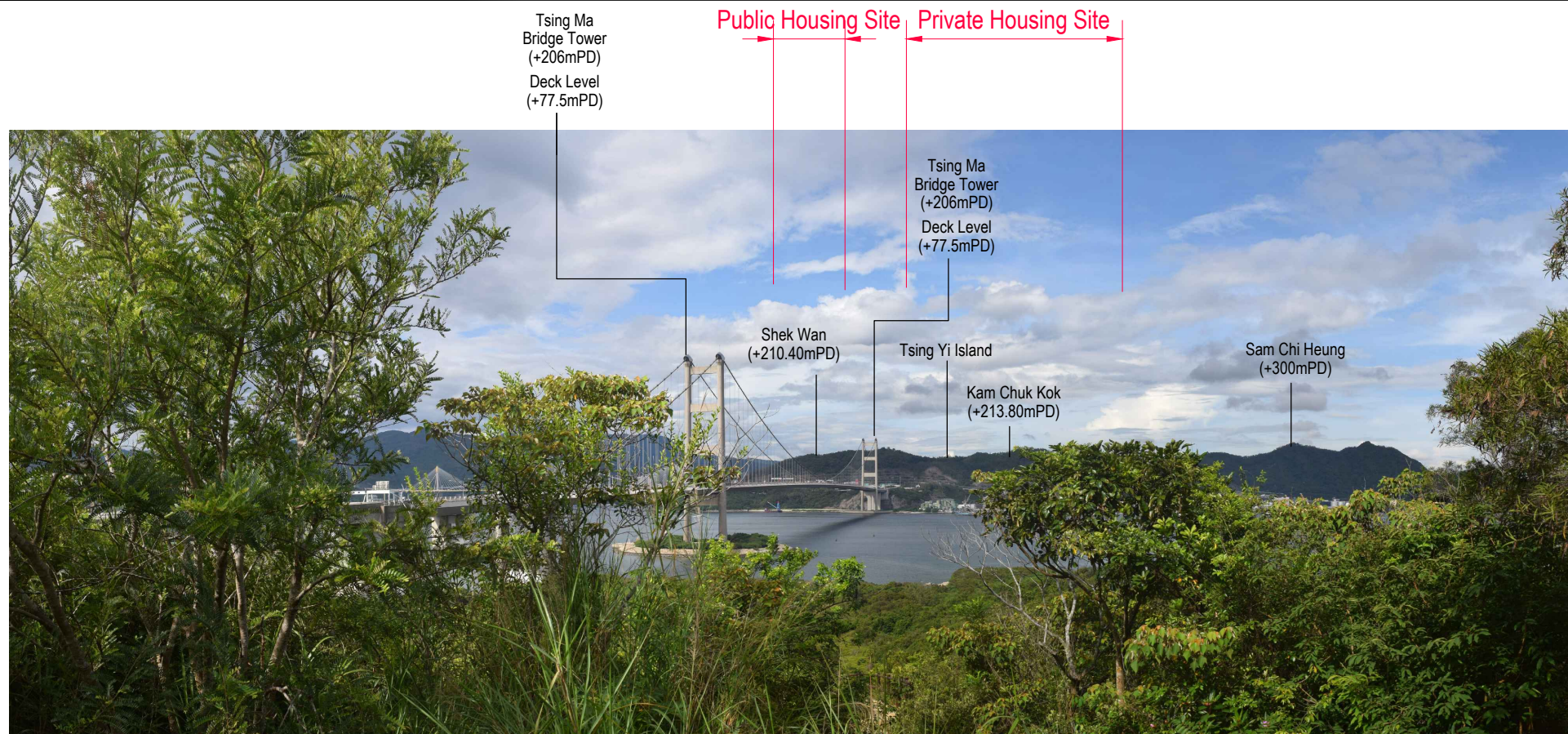
View VP6B with Current Proposed Scheme

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Project:
 Hong Kong United Dockyards Redevelopment

Drawing Title
 Photomontage of VP6B - Ma Wan Tung Wan Beach near Park Island Commercial Complex

Scale: NTS		Figure No.: 6.9	
Drawn by BL	Checked by SY	Date 17/10/2024	Revision: A



VP7 Original View from Tai Leng Tau Hiking Trail Ma Wan



Key Plan



View VP7 with Current Proposed Scheme

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Project:
 Hong Kong United Dockyards Redevelopment

Drawing Title
 Photomontage of VP7 - Tai Leng Tau Hiking Trail Ma Wan

Scale: NTS		Figure No.: 6.10	
Drawn by BL	Checked by SY	Date 17/10/2024	Revision: A