

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/KC/504**

关于申请编号 A/KC/504 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/KC/504		
Location/address 位置/地址	Lots 1232 RP, 1234 RP, 1236 RP, 1237 RP and 1239 in Survey District 4 and Adjoining Government Land, Castle Peak Road - Kwai Chung, Lai Chi Kok 荔枝角青山公路 - 葵涌段测量约份第 4 约地段第 1232 号余段、第 1234 号余段、第 1236 号余段、第 1237 号余段及第 1239 号和毗连政府土地		
Site area 地盘面积	About 约 1,031 sq. m 平方米 (Includes Government Land of about 包括政府土地约 355 sq. m 平方米)		
Plan 图则	Draft Kwai Chung Outline Zoning Plan No. S/KC/31 葵涌分区计划大纲草图编号 S/KC/31		
Zoning 地带	Area shown as 'Road' 显示为「道路」的地方		
Applied use/ development 申请用途/发展	Proposed Flat 拟议分层住宅		
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	About 约 2,062	About 约 2
	Non-domestic 非住用	-	-
No. of block 幢数	Domestic 住用	2	
	Non-domestic 非住用	-	
	Composite 综合用途	-	
Building height/No.	Domestic	21.1	m 米

of storeys 建筑物高度/ 层数	住用	About 约 63.95	mPD 米(主水平基准上)
		3	Storey(s) 层
		1 1	Exclude 不包括 Carport 停车间 Basement (Carport) 地库 (停车间)
	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
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	Not more than 不多於 66 %		
No. of units 单位数目	21 Flats 住宅单位		
Open space 休憩用地	Private 私人	Not less than 不少於 70	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		13
	Private Car Parking Spaces (including 2 visitor and 2 accessible car parking spaces) 私家车车位 (包括两个访客车位和两个残疾人士专用泊位)		11
	Motorcycle Parking Spaces 电单车车位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数		2
Light Goods Vehicle Spaces 轻型货车车位		2	

* 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.

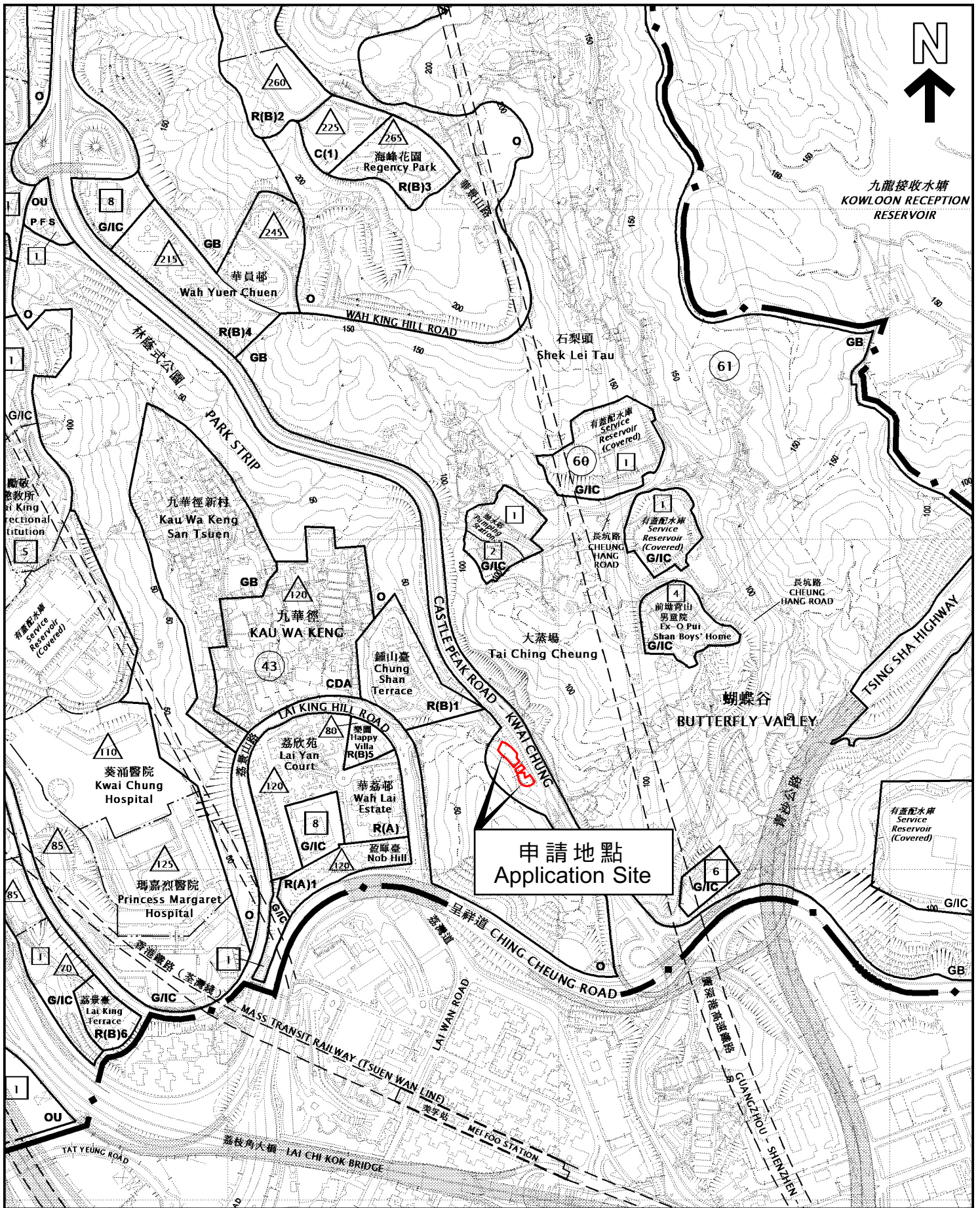
Submitted Plans, Drawings and Documents 提交的图则、绘图及文件

	<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	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 楼宇位置图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 视觉影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景观影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 树木调查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 风险评估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Land Contamination Assessment 土地污染评估</u>		
<u>Water Quality Impact Assessment 水质影响评估</u>		
<u>Tree Preservation and Landscape Proposal 树木保护及园境建议</u>		

Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号

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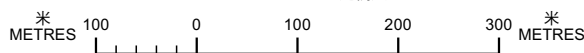


本摘要圖於2023年8月16日擬備，
所根據的資料為於2022年11月18日
展示的分區計劃大綱圖編號S/KC/31

EXTRACT PLAN PREPARED ON
16.8.2023 BASED ON OUTLINE ZONING
PLAN No. S/KC/31 EXHIBITED ON
18.11.2022

位置圖 LOCATION PLAN

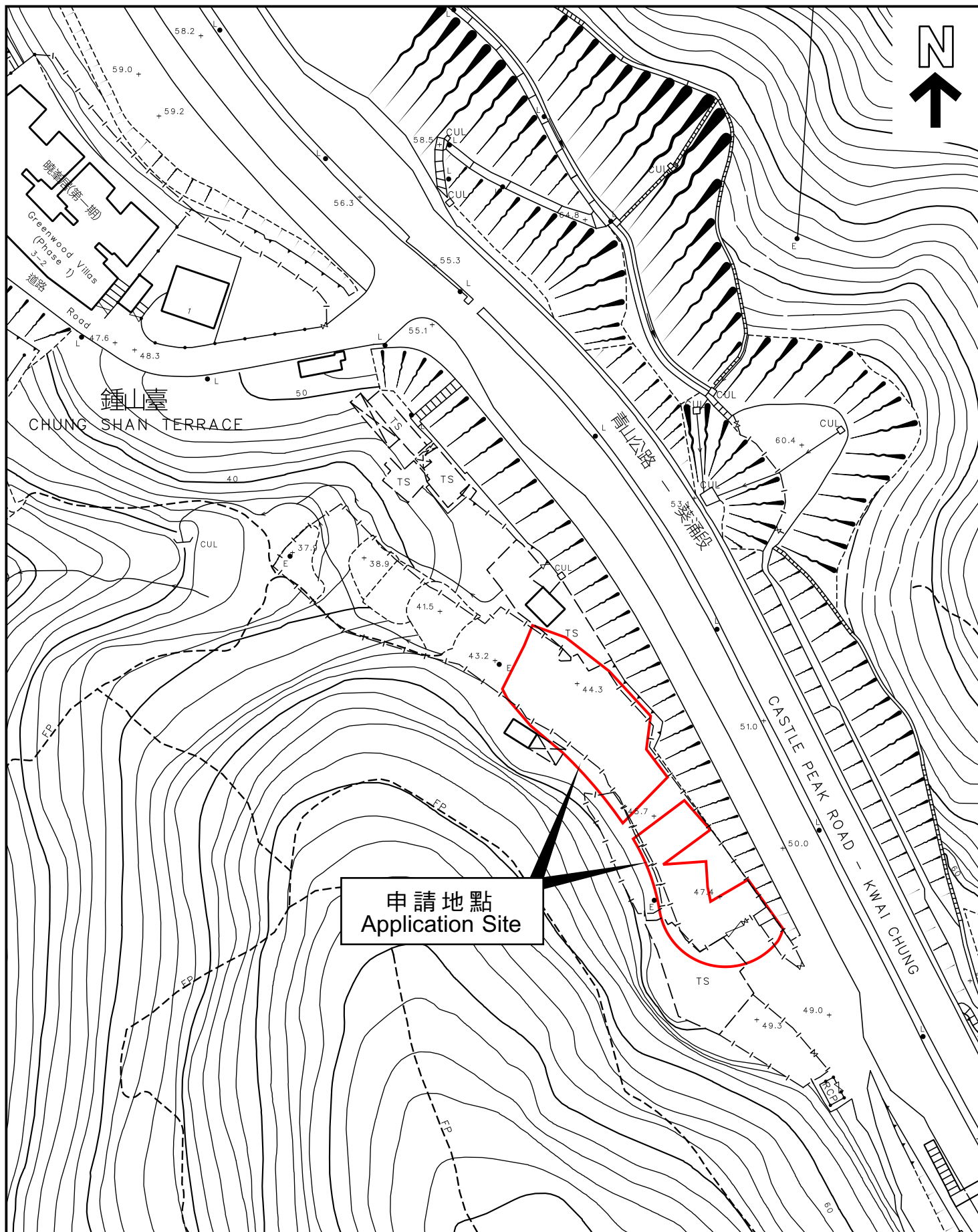
SCALE 1:7 500 比例尺



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/KC/504



申請地點
Application Site

本摘要圖於2023年8月16日擬備，
所根據的資料為測量圖編號11-NW-7B

EXTRACT PLAN PREPARED ON
16.8.2023 BASED ON SURVEY SHEET
No. 11-NW-7B

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.

A/KC/504

行政摘要

本規劃申請書是代表申請人興華發展有限公司（下稱「申請人」）根據城市規劃條例第 16 條，向城市規劃委員會（下稱「城規會」），申請將新界青山公路－葵涌段，測量約份第 4 約地段第 1232 號餘段、第 1234 號餘段、第 1236 號餘段、第 1237 號餘段和第 1239 號及毗連政府土地（下稱「申請地點」）作擬議住宅發展。

申請地點位於葵涌分區計劃大綱草圖編號 S/KC/31 上顯示為「道路」的地方。根據該分區計劃大綱的註釋，除了註釋上所載的一些公用事業設施及街道設施外，所有其他用途或發展必須向城規會申請許可。

擬議住宅發展涉及兩幢三層住宅加上一層停車間（不包括一層地庫）的建築物。基於擬議住用地積比率 2.0 倍及約 1,031 平方米的總地盤面積，總建築面積大約為 2,062 平方米，共提供 21 個住宅單位。

擬議住宅發展是有充份理據支持的，其原因如下：

- 是次規劃申請能夠優化土地資源，完全符合政府善用可開發土地及增加房屋供應的政策；
- 將有助逐步淘汰申請地點上不相容的棕地作業，帶來普遍的環境改善；
- 擬議住宅發展在規模上是合適，與周邊的土地用途和建築物高度協調；
- 擬議住宅發展經過細心設計，在視覺上與周圍相容；
- 為了改善申請地點及相鄰私人地段的車輛出入，申請人承諾自費改善現有車道，使公眾受益；及
- 已進行了各種技術評估，結果均證明這項小規模的住宅開發不會帶來不可克服/不可接受的交通、環境、污水、排水、景觀和岩土影響。

基於以上各項規劃理據，申請人希望是次的規劃申請能獲城規會支持。

申請編號 Application No. : _____ A / KC / 504

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

Executive Summary

The Applicant, Fortune Future Development Limited, seeks approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Residential Development at Lot Nos. 1232 RP, 1234 RP, 1236 RP, 1237 RP and 1239 in Survey District 4 and adjoining Government land, Castle Peak Road - Kwai Chung, Lai Chi Kok, N.T. (the “Site”).

The Site falls within an area shown as ‘Road’ on the Draft Kwai Chung Outline Zoning Plan (“OZP”) No. S/KC/31. According to the Covering Notes of the Approved OZP, all uses or developments, except the provision of some public utilities and street furniture as specified on the Covering Notes, require permission from the TPB.

The Proposed Residential Development consists of 2 residential blocks of 3 storeys over 1 storey of carport (excluding 1 level of basement). Based on a proposed domestic plot ratio (“PR”) of 2.0 on a site area of about 1,031 sq.m, the total gross floor area (“GFA”) will be approximately 2,062 sq. m, providing a total number of 21 residential units.

The proposed development is fully justified for the following major reasons:

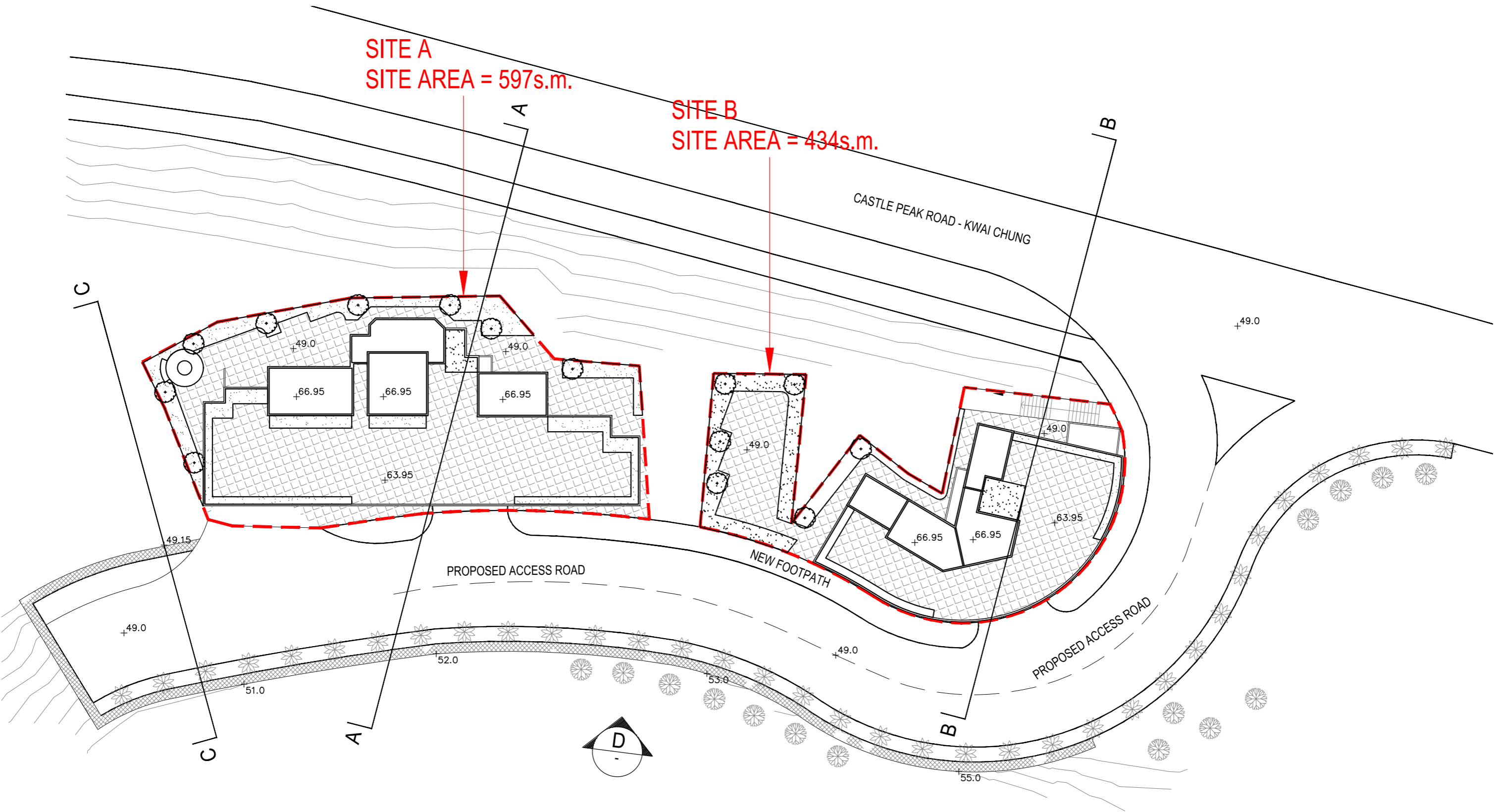
- This planning application represents an optimum use of land resource which is totally in-line with the Government’s policy to optimise the use of developable land and increase housing supply;
- The Proposed Residential Development at the Site will facilitate the phasing out of incompatible brownfield operation at the Site, bringing a general environmental improvement;
- The Proposed Residential Development is appropriate in terms of its scale and compatibility with the surrounding land uses and building heights;
- The Proposed Residential Development is sensibly designed to ensure it is visually compatible with the surrounding context;
- To improve the vehicular accessibility of the Site and adjacent private lots for the benefit of the public, the Applicant is committed to upgrading the existing vehicular access at his own cost; and
- With the support of various technical assessments conducted and attached to this Supporting Planning Statement, it has been proven that this small scale of residential development will not bring insurmountable/unacceptable traffic, environmental, sewerage, drainage, landscape and geotechnical impacts.

Based on the above, we sincerely request the TPB to give favourable consideration to this Application.

申請編號 Application No. : A / KC / 504

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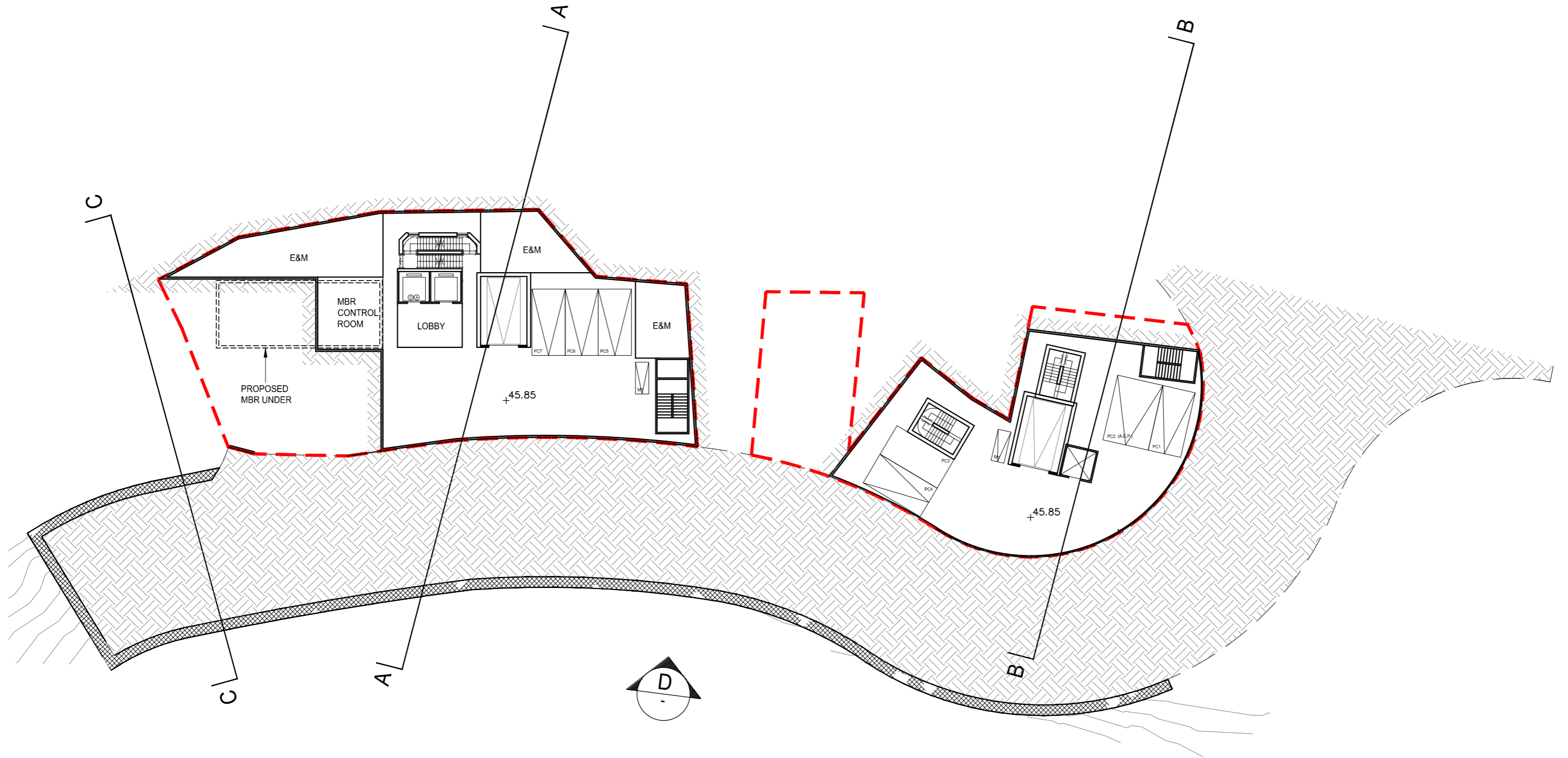
BLOCK PLAN

SCALE 1:300

申請編號 Application No. : A / KC / 504
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BLOCK PLAN

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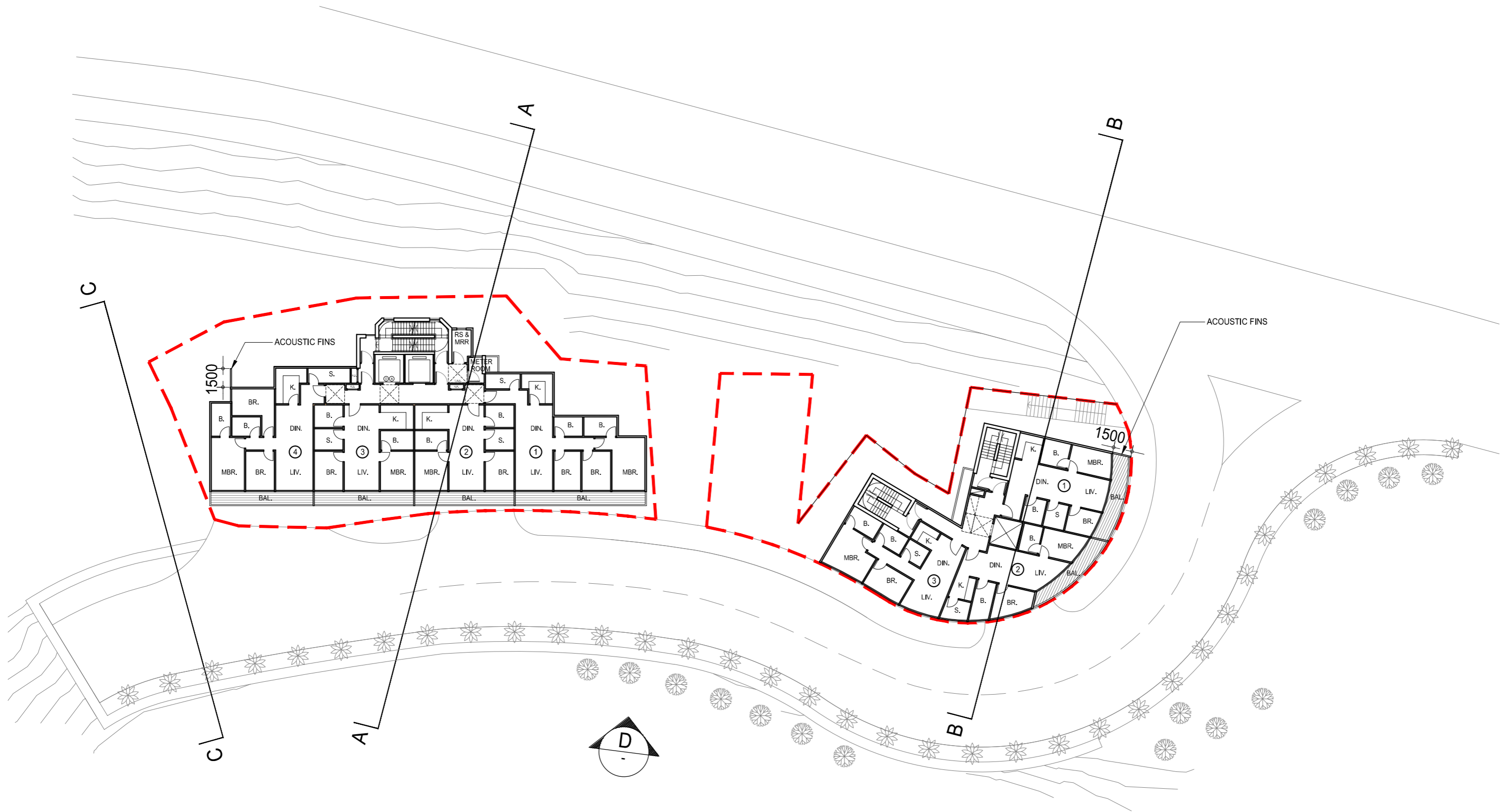


B/F PLAN
SCALE 1:300

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LAYOUT PLAN

Scale :	Date :	Rev	Date	Rev	Date	Approved
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File no. :	Drawing no. :	-	-	-	-	Checked
02503	SK-03	-	-	-	-	Drawn
						BW



1/F-3/F PLAN
SCALE 1:300

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LAYOUT PLAN

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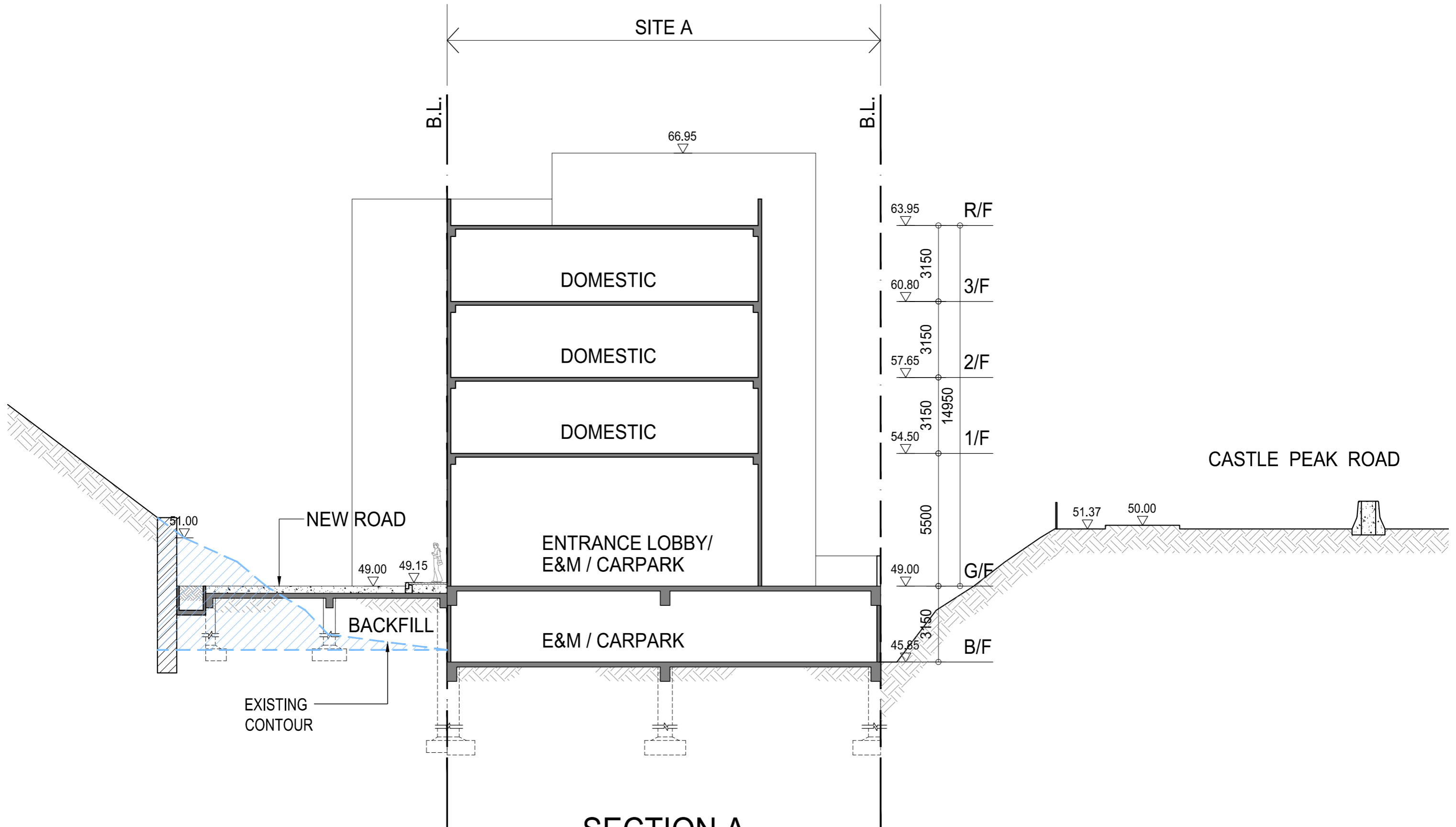


R/F PLAN
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LAYOUT PLAN

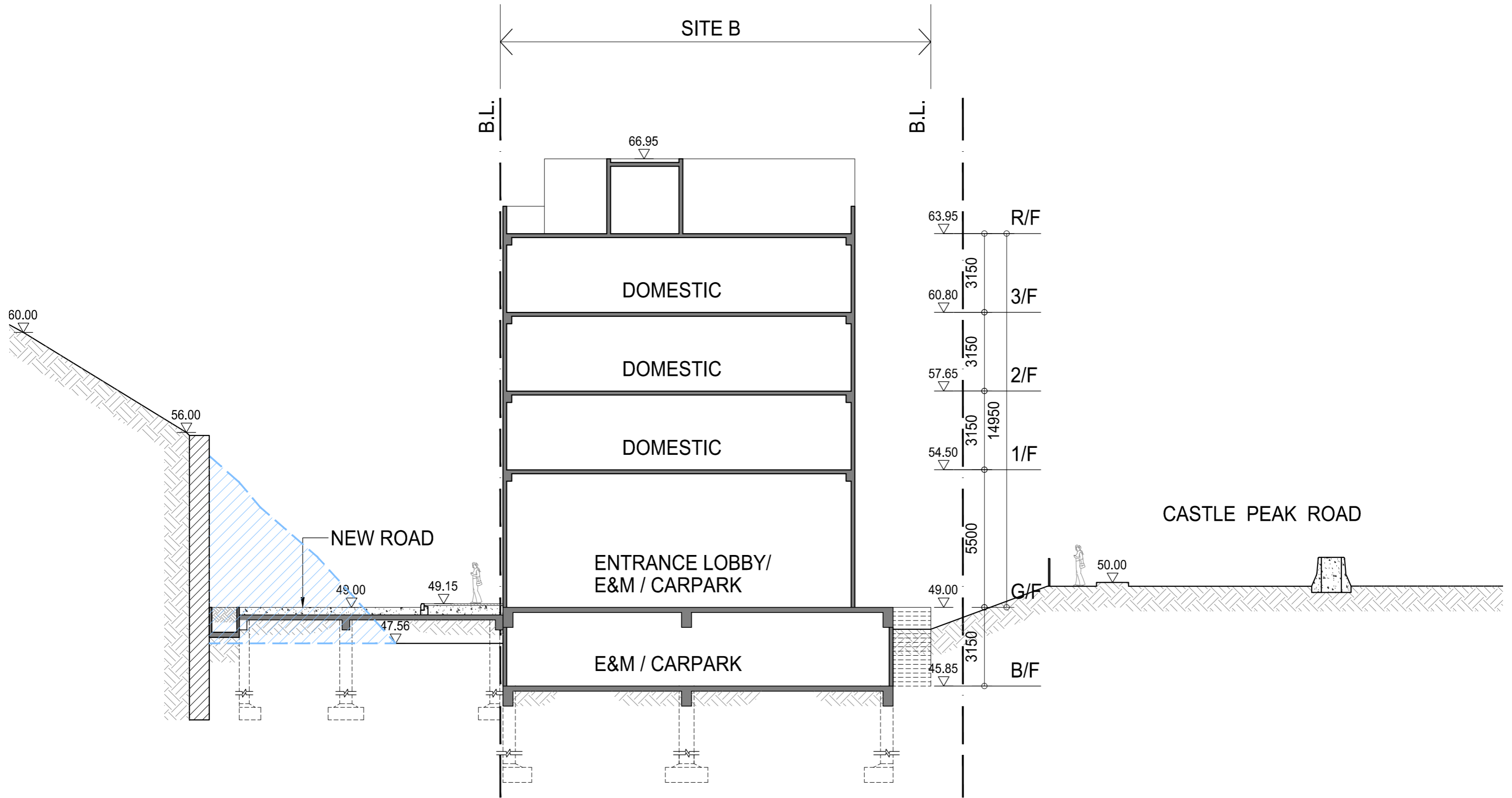
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02503	SK-05	-	-	-	-	Drawn
						BW



SECTION A

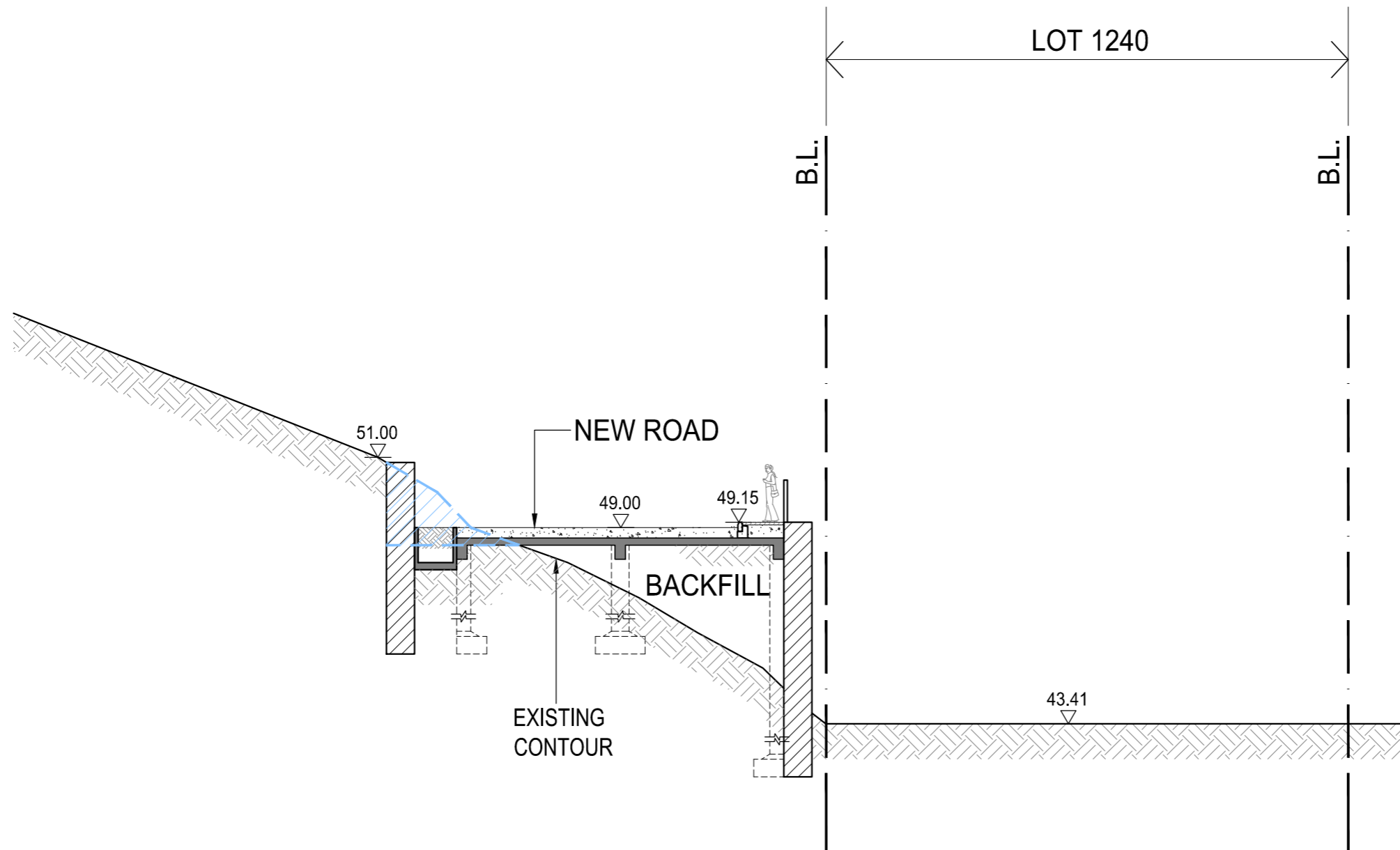
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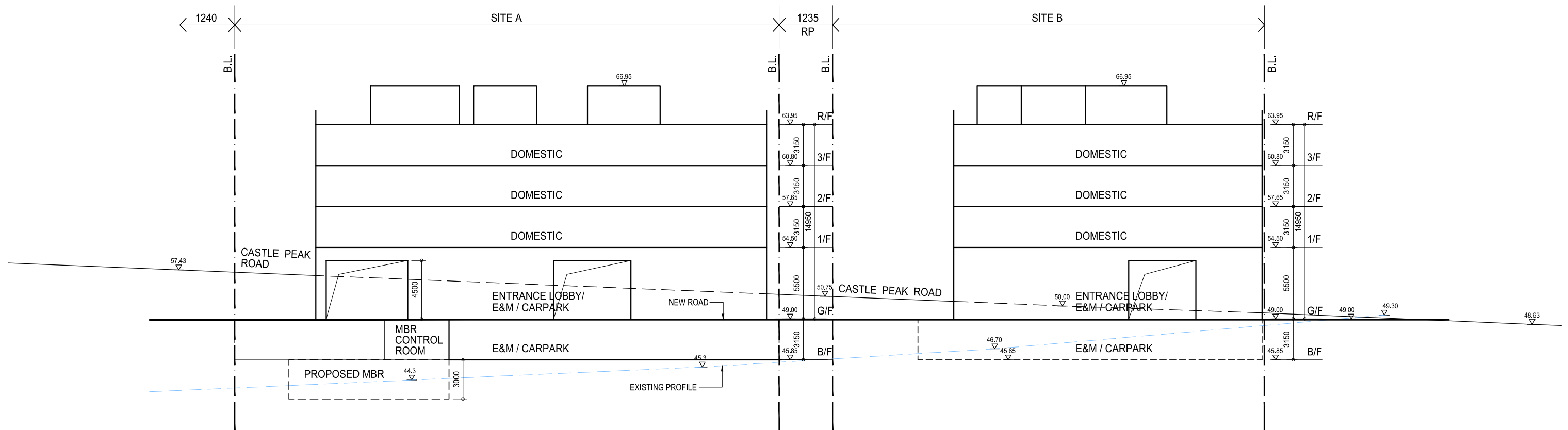
SECTION B
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SECTION C

SCALE 1:150@A3









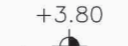


ELEVATION D

SCALE 1:300@A3

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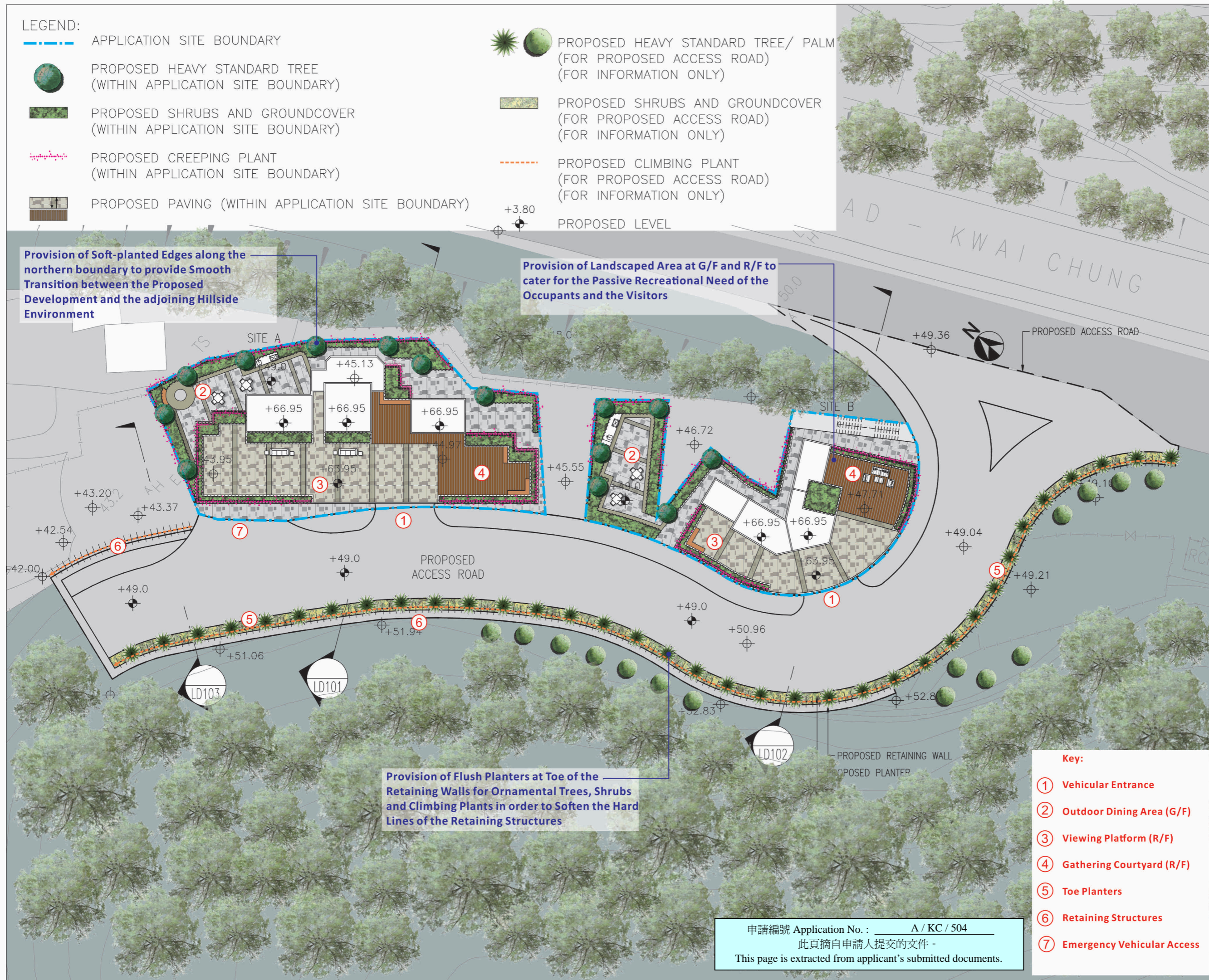
LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED SHRUBS AND GROUNDCOVER (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED CREEPING PLANT (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED PAVING (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED HEAVY STANDARD TREE/ PALM (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  PROPOSED SHRUBS AND GROUNDCOVER (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  PROPOSED CLIMBING PLANT (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  PROPOSED LEVEL

Provision of Soft-planted Edges along the northern boundary to provide Smooth Transition between the Proposed Development and the adjoining Hillside Environment

Provision of Landscaped Area at G/F and R/F to cater for the Passive Recreational Need of the Occupants and the Visitors

Provision of Flush Planters at Toe of the Retaining Walls for Ornamental Trees, Shrubs and Climbing Plants in order to Soften the Hard Lines of the Retaining Structures



PROJECT :
S.16 PLANNING APPLICATION FOR PROPOSED FLAT AT LOT NOS. 1232 RP, 1234 RP, 1236 RP, 1237 RP AND 1239 IN SURVEY DISTRICT 4 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD - KWAI CHUNG, LAI CHI KOK

DRAWING TITLE :
LANDSCAPE MASTER PLAN

PROJECT No. C2317

DRAWING No. LMP01

SCALE : 1:350

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-LMP01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

- Key:**
- ① Vehicular Entrance
 - ② Outdoor Dining Area (G/F)
 - ③ Viewing Platform (R/F)
 - ④ Gathering Courtyard (R/F)
 - ⑤ Toe Planters
 - ⑥ Retaining Structures
 - ⑦ Emergency Vehicular Access

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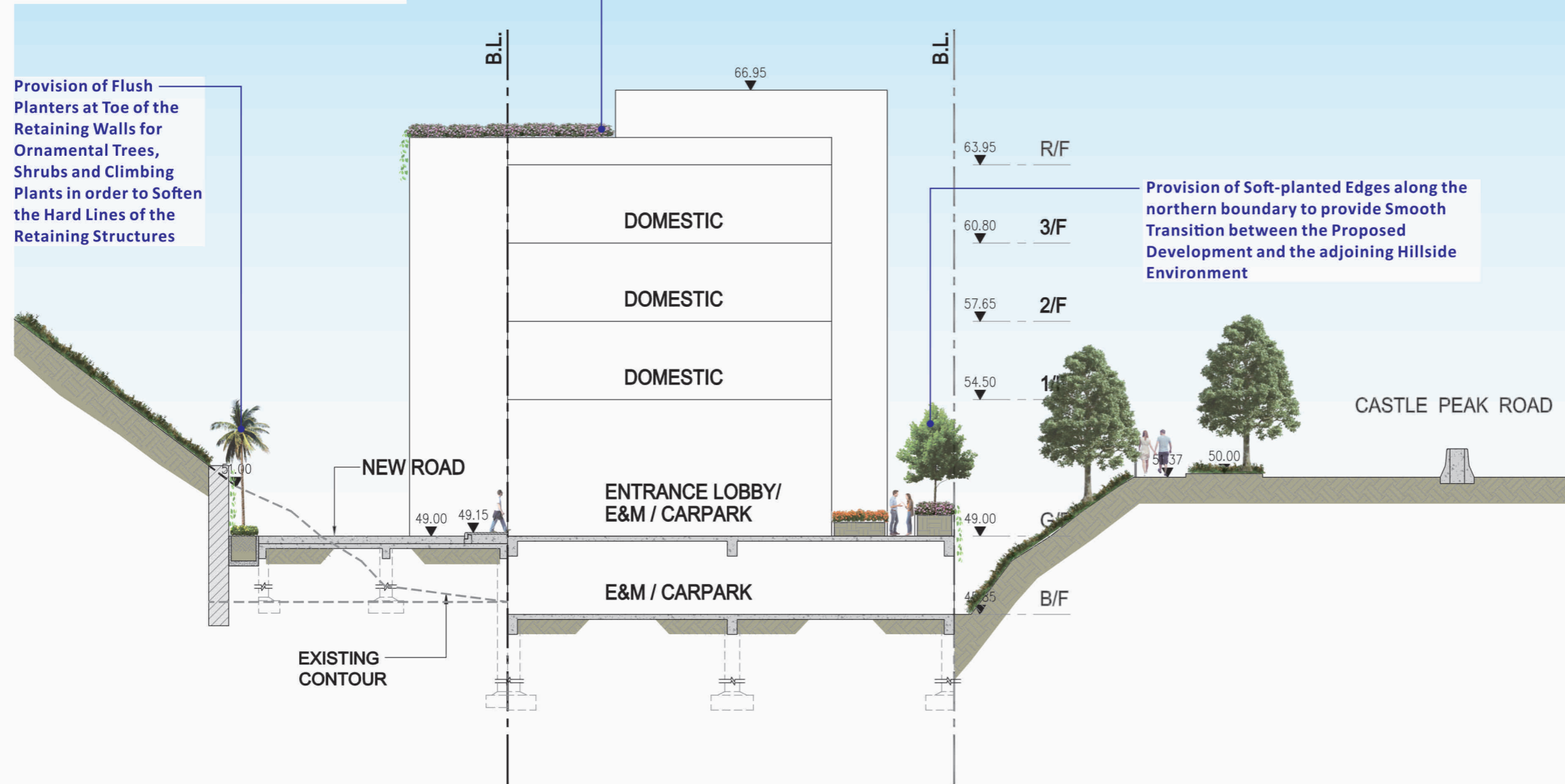
LanDes

LANDES LIMITED
 景藝設計有限公司

FLAT A, 17/F,
 SHUN PONT COMMERCIAL BUILDING,
 5-11 THOMSON ROAD, HONG KONG
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 香港灣仔譚臣道5-11號
 信邦商業大廈17樓A室
 電話: 2868 0980
 傳真: 2868 2203



KEY PLAN
SCALE 1:1000



PROJECT :
S.16 PLANNING APPLICATION FOR PROPOSED FLAT AT LOT NOS. 1232 RP, 1234 RP, 1236 RP, 1237 RP AND 1239 IN SURVEY DISTRICT 4 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD – KWAI CHUNG, LAI CHI KOK

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2317

DRAWING No. LD101

SCALE : 1:200

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-LD101

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DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

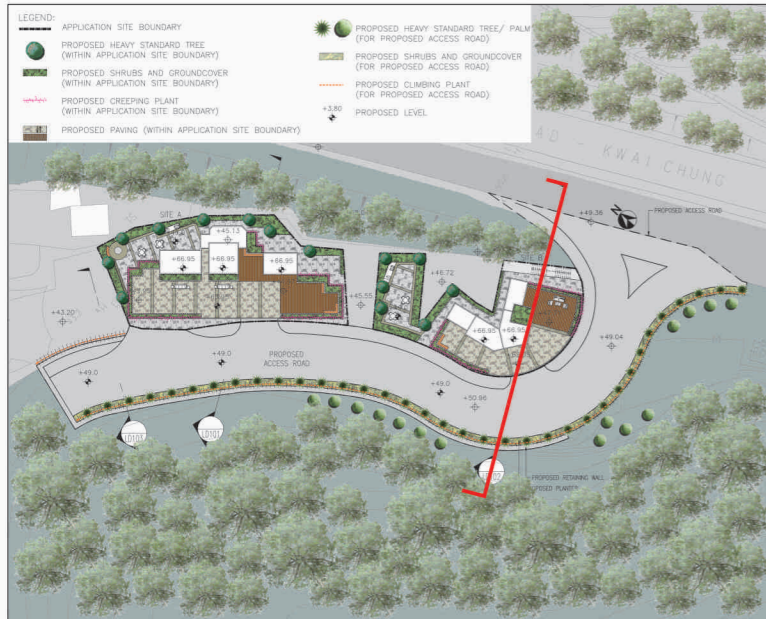
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 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

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傳真: 2868 2203

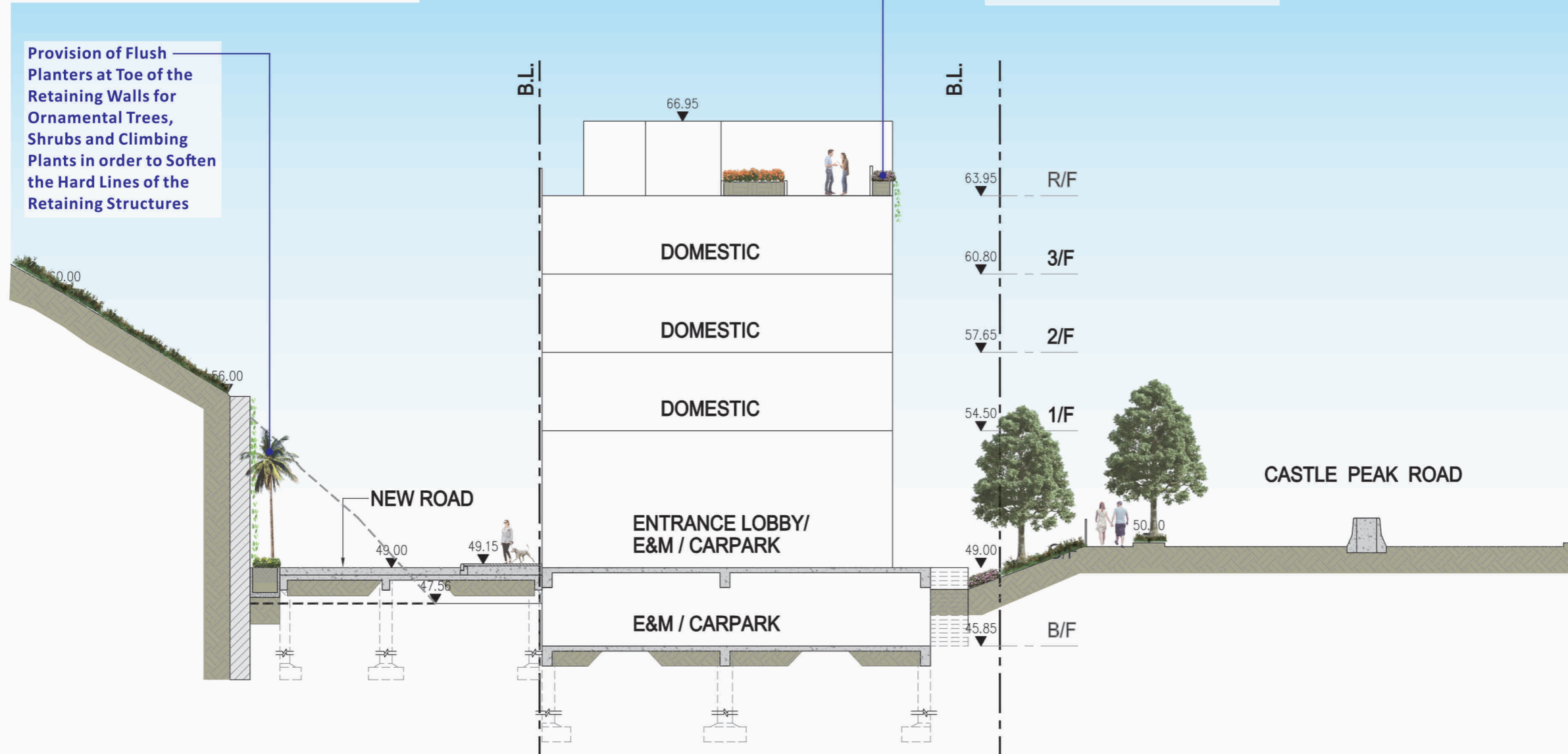
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KEY PLAN
SCALE 1:1000

Provision of Flush Planters at Toe of the Retaining Walls for Ornamental Trees, Shrubs and Climbing Plants in order to Soften the Hard Lines of the Retaining Structures

Provision of Landscaped Area at G/F and R/F to cater for the Passive Recreational Need of the Occupants and the Visitors



PROJECT :
S.16 PLANNING APPLICATION FOR PROPOSED FLAT AT LOT NOS. 1232 RP, 1234 RP, 1236 RP, 1237 RP AND 1239 IN SURVEY DISTRICT 4 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD – KWAI CHUNG, LAI CHI KOK

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2317

DRAWING No. LD102

SCALE : 1:200

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-LD102

REV	DESCRIPTION	DATE
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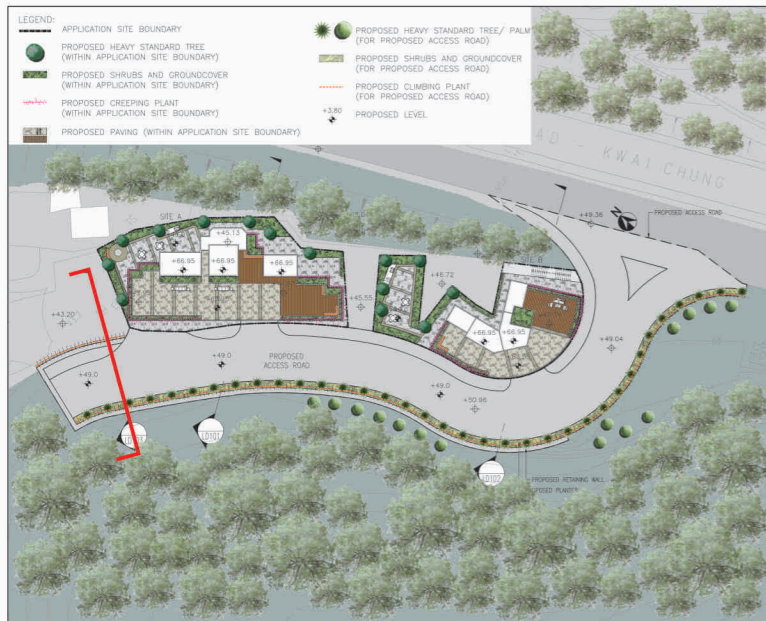
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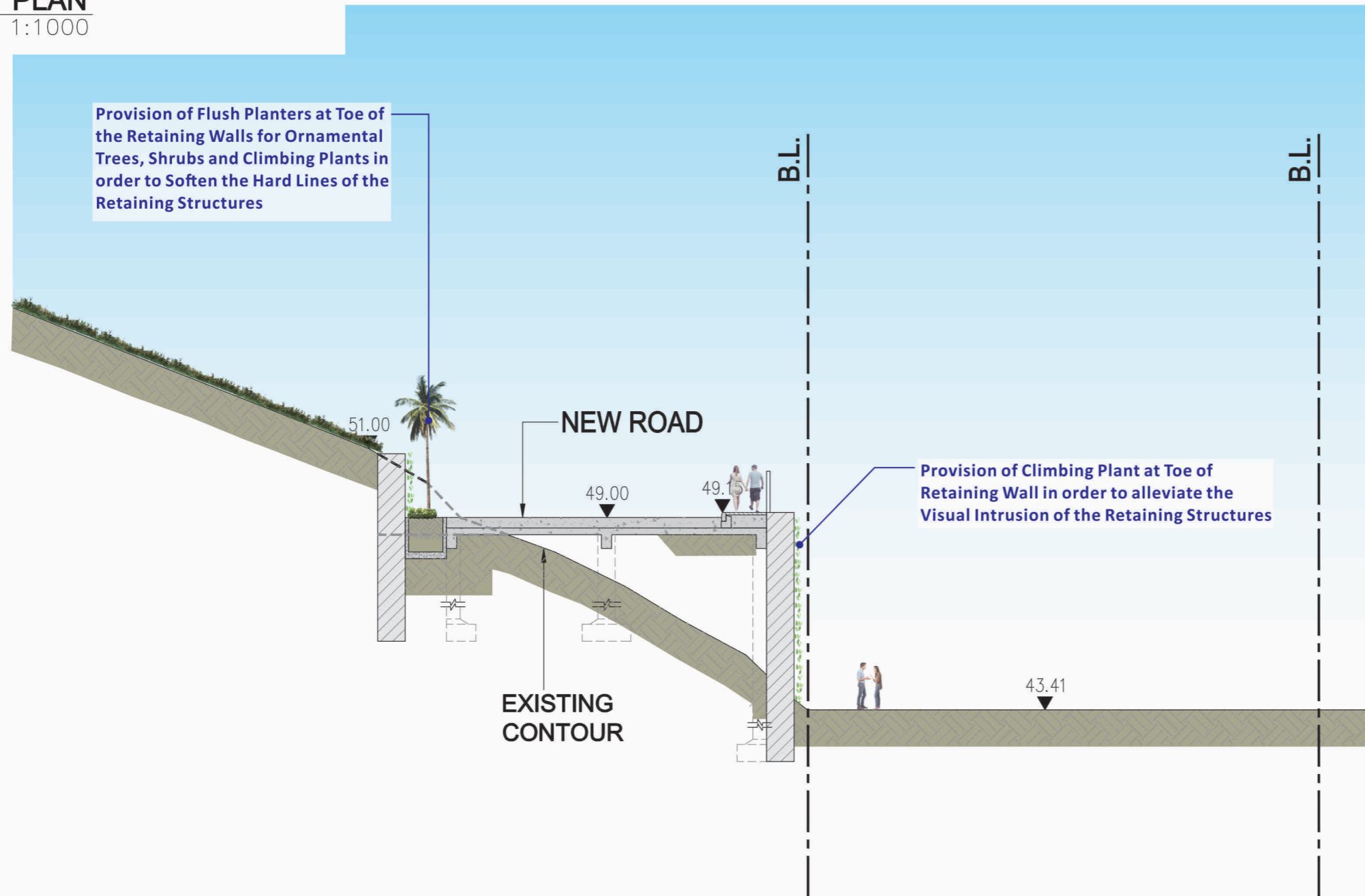
LANDES LIMITED
景藝設計有限公司

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申請編號 Application No. : A / KC / 504
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KEY PLAN
SCALE 1:1000



PROJECT :
S.16 PLANNING APPLICATION FOR PROPOSED FLAT AT LOT NOS. 1232 RP, 1234 RP, 1236 RP, 1237 RP AND 1239 IN SURVEY DISTRICT 4 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD – KWAI CHUNG, LAI CHI KOK

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2317

DRAWING No. LD103

SCALE : 1:150

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-LD103

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- LEGEND:
- APPLICATION SITE BOUNDARY
 - COMMUNAL OPEN SPACE
 - +3.80 PROPOSED LEVEL

TARGET POPULATION: 70 PERSONS
REQUIRED COMMUNAL OPEN SPACE: 70 SQ.M.
(1 SQ.M. PER PERSON IN ACCORDANCE WITH HKPSG)

PROVIDED COMMUNAL OPEN SPACE: 414.10 SQ.M.
(>70 SQ.M.)

PROJECT :
 S.16 PLANNING APPLICATION FOR PROPOSED FLAT AT LOT NOS. 1232 RP, 1234 RP, 1236 RP, 1237 RP AND 1239 IN SURVEY DISTRICT 4 AND ADJOINING GOVERNMENT LAND, CASTLE PEAK ROAD - KWAI CHUNG, LAI CHI KOK

DRAWING TITLE :
 OPEN SPACE PROVISION

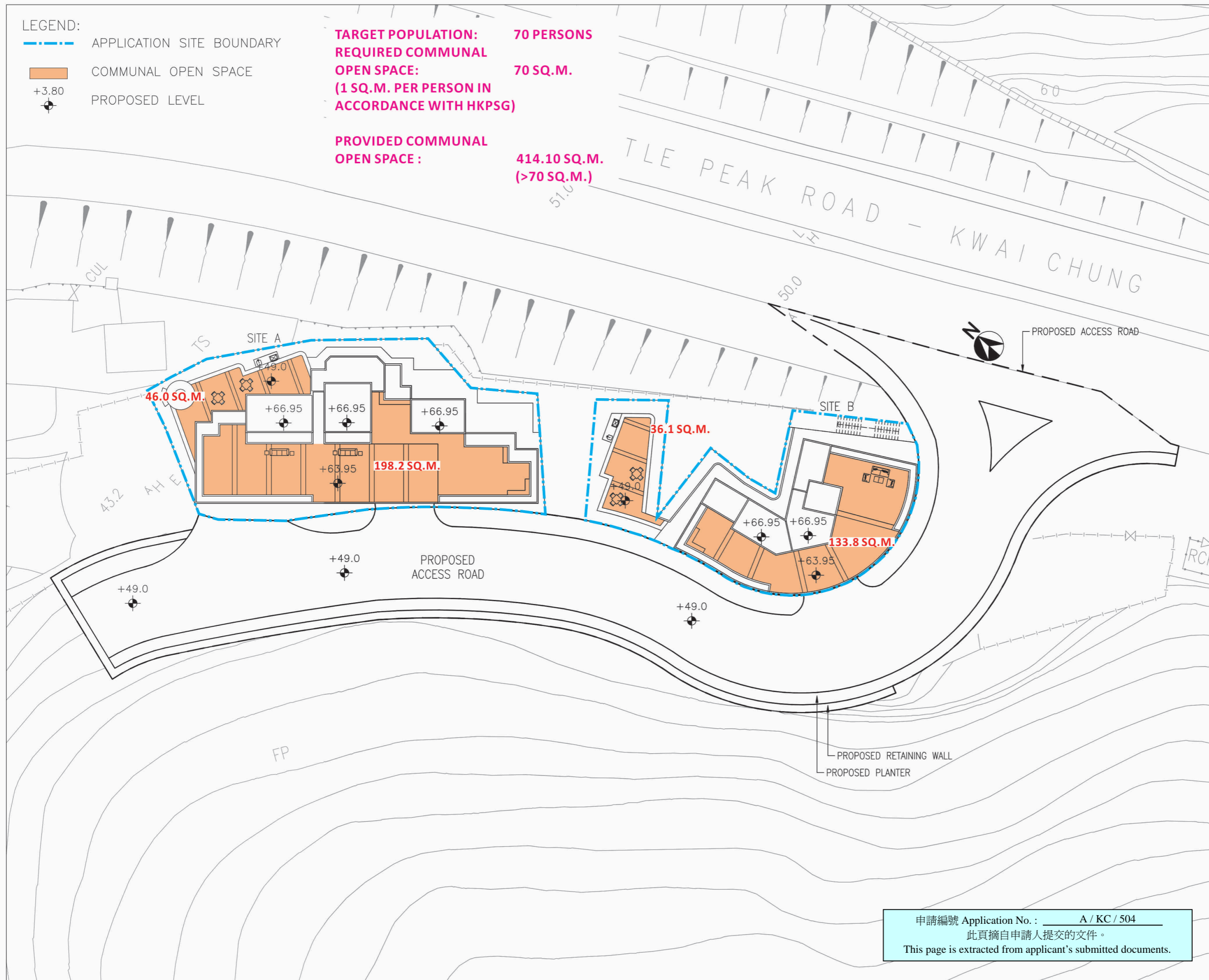
PROJECT No. C2317

DRAWING No. OS01

SCALE : 1:350

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-OS01



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