

**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

Revised broad development parameters in view of

the further information received on 11.7.2024

因应於 2024 年 7 月 11 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	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 359 sq. m 平方米)		
Plan 图则	Section 16 application 第 16 条申请 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		
	Further information received 接获进一步资料 Approved Kwai Chung Outline Zoning Plan No. S/KC/32 葵涌分区计划大纲核准图编号 S/KC/32		
Zoning 地带	Section 16 application 第 16 条申请 Area shown as 'Road' 显示为「道路」的地方		
	Further information received 接获进一步资料 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. of storeys 建筑物高度／层数	Domestic 住用	21.1	m 米
		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		15
	Private Car Parking Spaces (including 2 visitor-cum-accessible car parking spaces) 私家车车位 (包括两个访客兼残疾人士专用泊位)		11
	Motorcycle Parking Spaces 电单车车位		4
	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	

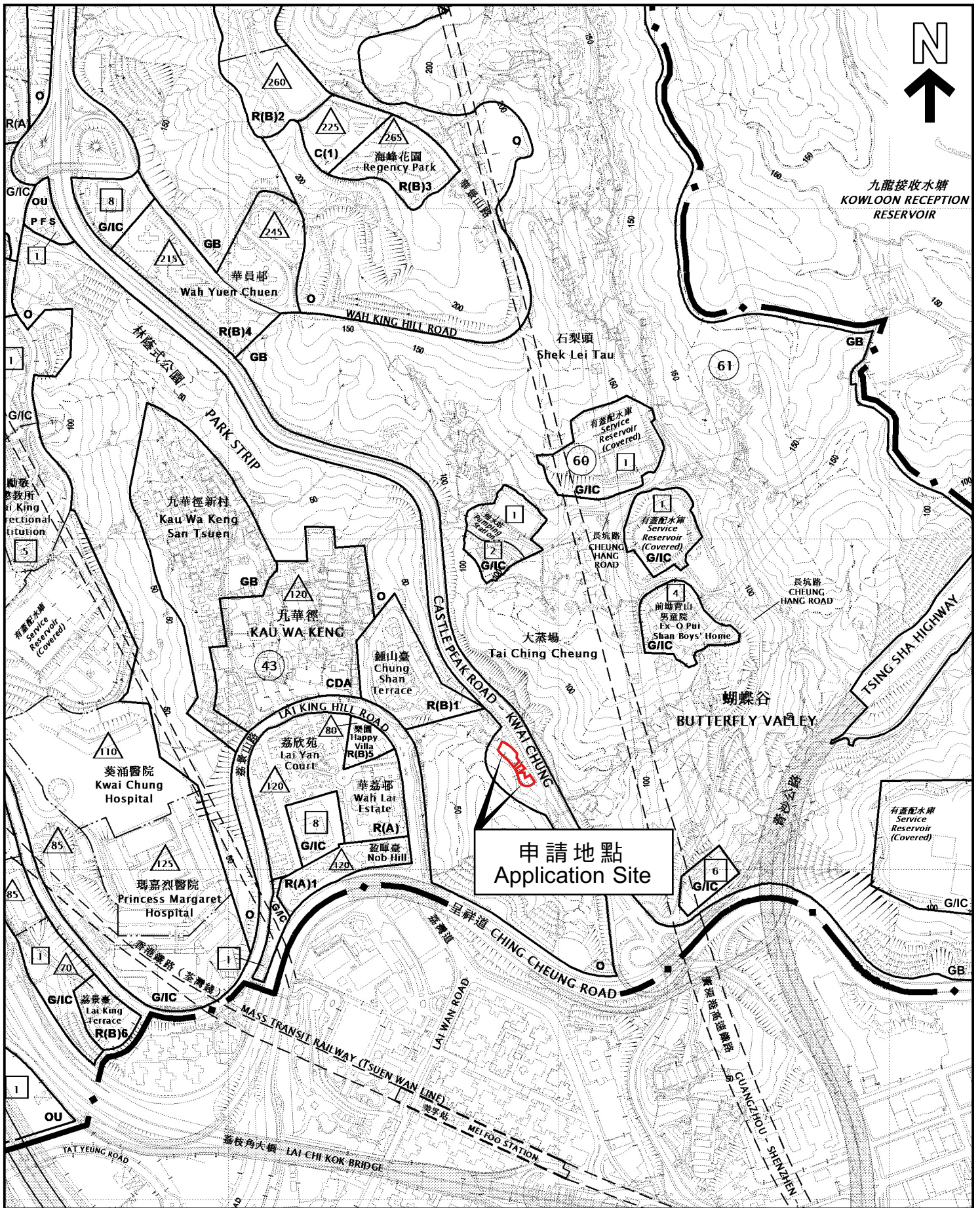
* 有关资料是为方便市民大众参考而提供。对于所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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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 type="checkbox"/>
Floor plan(s) 楼宇平面图	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截视图	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立视图	<input type="checkbox"/>	<input 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) 更新的园境设计总图／园境设计图	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（请注明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Illustrations on the design merits and pedestrian connections 设计优点及行人连接图</u>		
<u>Phasing/Interfaces Plan 发展分段实施／邻接图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	<input type="checkbox"/>	<input 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 type="checkbox"/>
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Drainage impact assessment 排水影响评估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影响评估	<input type="checkbox"/>	<input 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>Replacement pages of Air Quality Impact Assessment 空气质量影响评估的替代页</u>		
<u>Replacement pages of Noise Impact Assessment 噪音影响评估的替代页</u>		
<u>Updated Tree Preservation and Landscape Proposal 更新的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		

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。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。

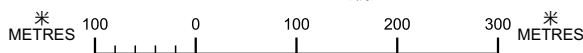


本摘要圖於2024年7月17日擬備，
所根據的資料為於2023年10月3日
核准的分區計劃大綱圖編號S/KC/32

EXTRACT PLAN PREPARED ON
17.7.2024 BASED ON OUTLINE ZONING
PLAN No. S/KC/32 APPROVED ON
3.10.2023

位置圖 LOCATION PLAN

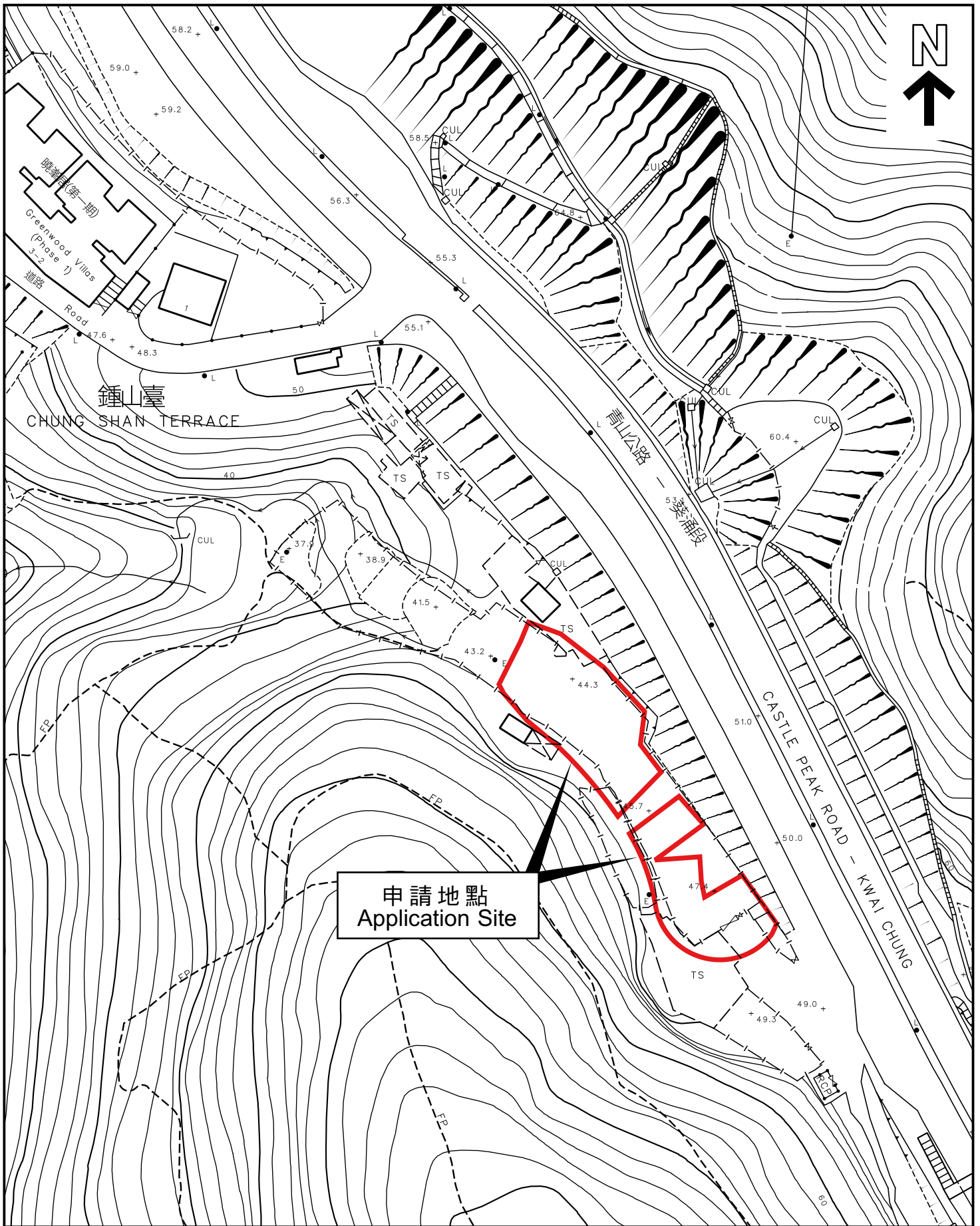
SCALE 1:7 500 比例尺



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



本摘要圖於2024年7月17日擬備，
所根據的資料為測量圖編號11-NW-7B

EXTRACT PLAN PREPARED ON
17.7.2024 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

申請編號 **Application No. : A/KC/504**

備註 Remarks







申請人回應部門意見，並提交更新的樹木保護及園境建議，空氣質量影響評估和噪音影響評估的替代頁，以及發展分段實施/鄰接相關的補充資料。

The applicant provided responses to departmental comments, and submitted an updated tree preservation and landscape proposal, replacement pages of air quality impact assessment and noise impact assessment, as well as supplementary information on development phasing/interface.




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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LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS AND GROUNDCOVER (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED LAWN (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED CREEPING PLANT (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED PAVING (WITHIN APPLICATION SITE BOUNDARY)

- OUTDOOR FURNITURE
-  DINING TABLE AND CHAIRS
 -  OUTDOOR SEATER

-  PROPOSED SHRUBS AND GROUNDCOVER (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  PROPOSED CLIMBING PLANT (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  +3.80
PROPOSED LEVEL

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.

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

D	GENERAL AMENDMENT	05/07/24
C	GENERAL AMENDMENT	07/06/24
B	GENERAL AMENDMENT	27/12/23
A	GENERAL AMENDMENT	05/10/23
REV	DESCRIPTION	DATE

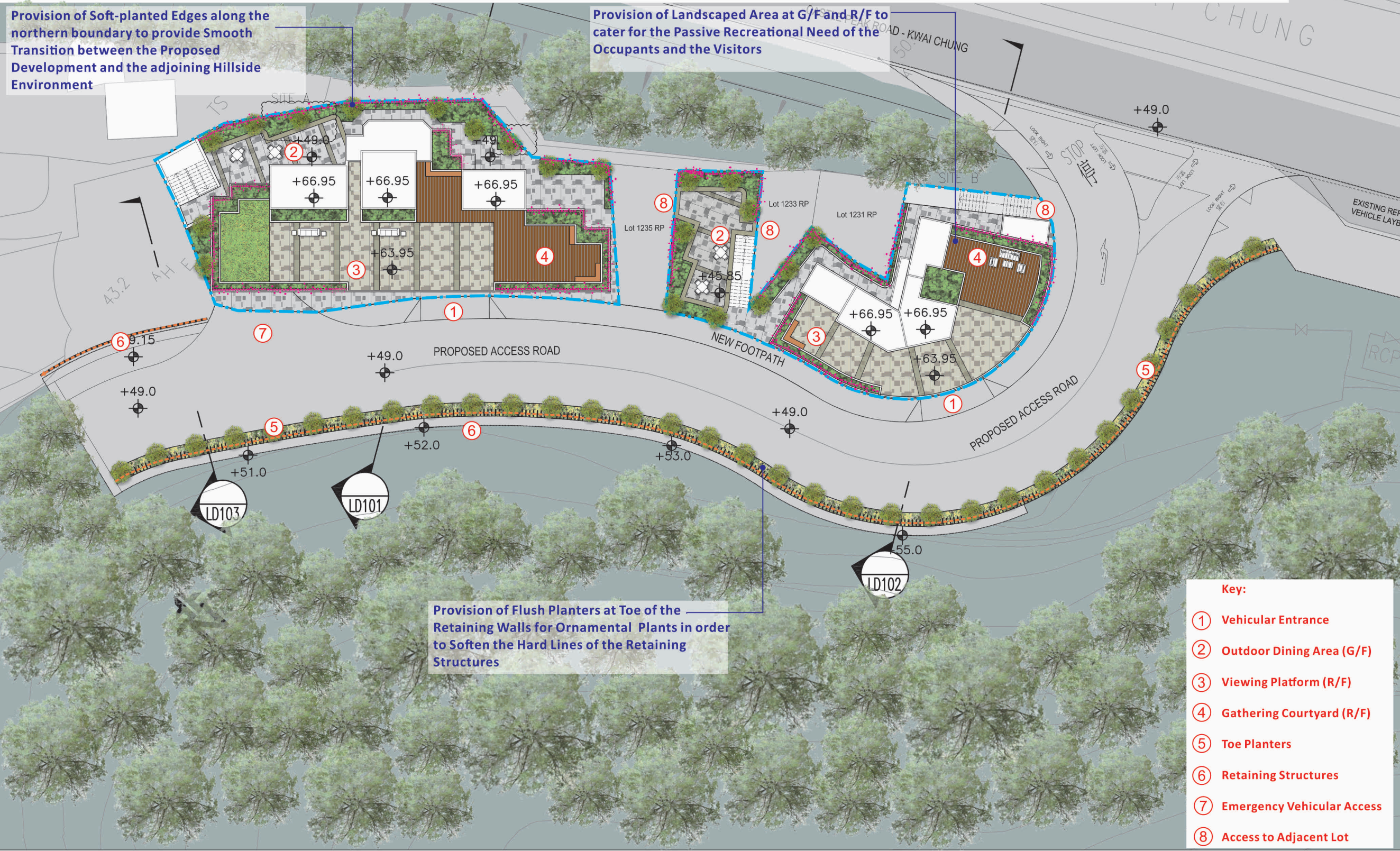
DESIGN BY : TEL
 DRAWN BY : CAD
 CHECKED BY : TEL
 APPROVED BY : TEL









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.

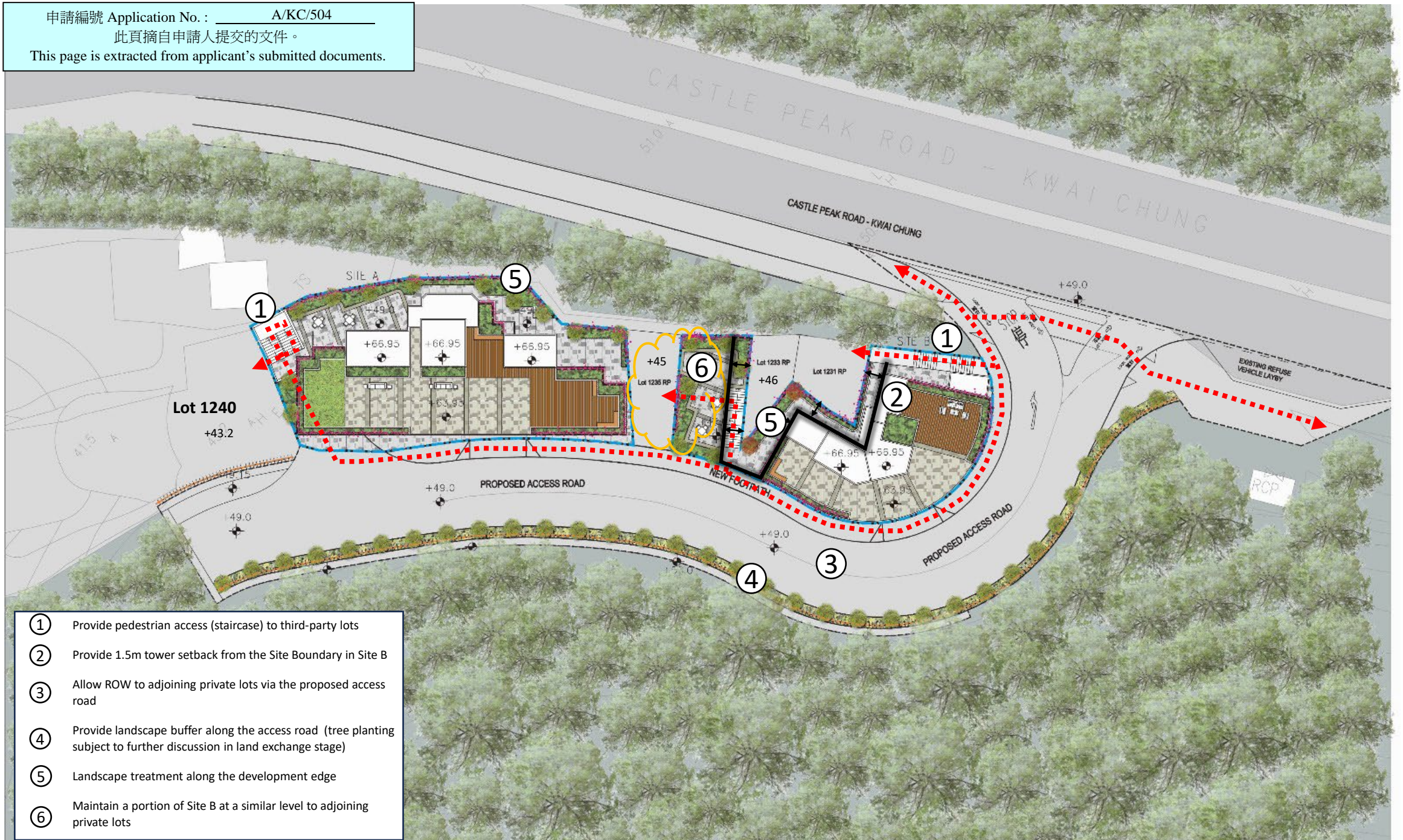
LanDes

LANDES LIMITED
 景藝設計有限公司

FLAT A, 17/F,
 SHUN PONT COMMERCIAL BUILDING,
 5-11 THOMSON ROAD, HONG KONG
 TEL.: 2868 0980 FAX.: 2868 2203
 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:**
-  **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**
 -  **8 Access to Adjacent Lot**



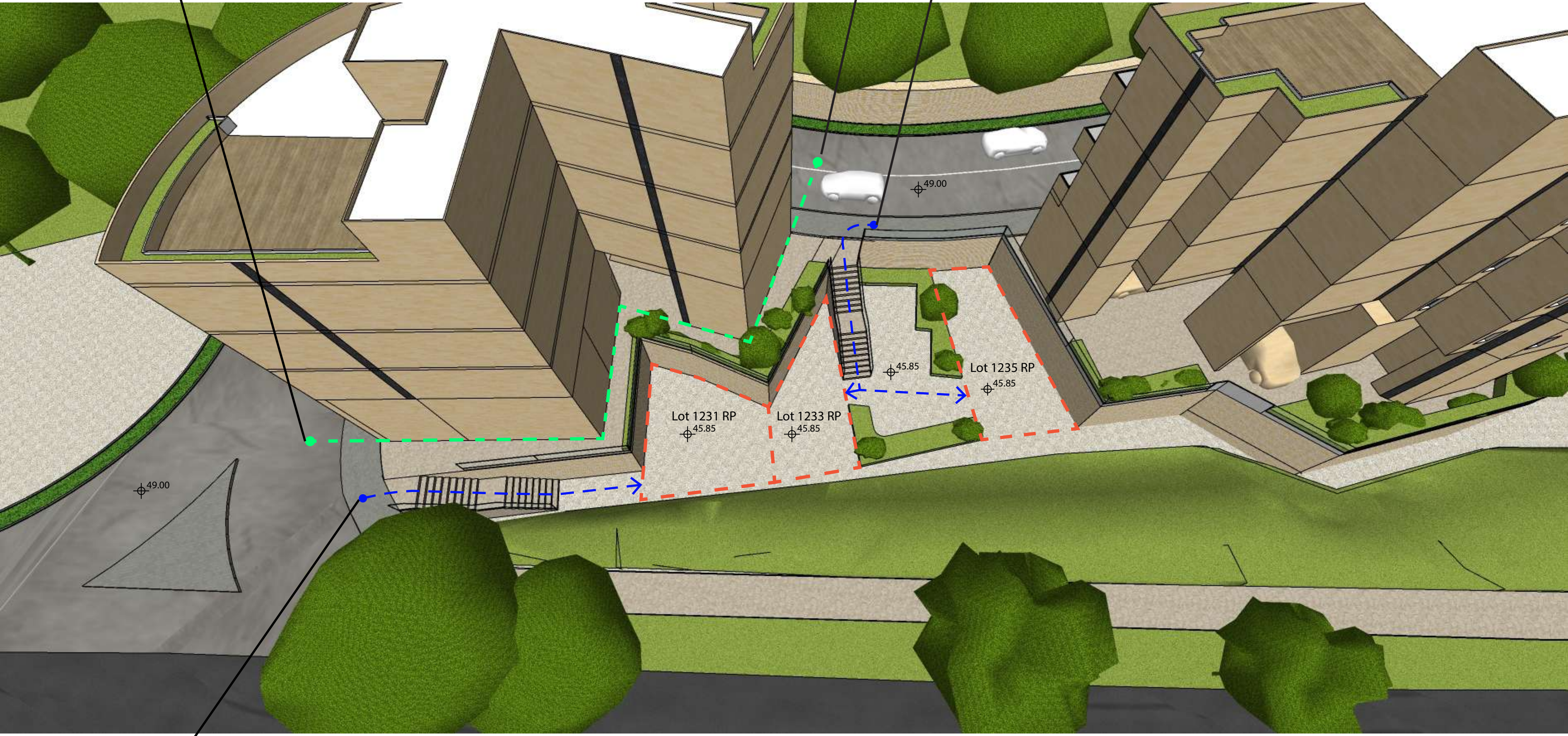
- ① Provide pedestrian access (staircase) to third-party lots
- ② Provide 1.5m tower setback from the Site Boundary in Site B
- ③ Allow ROW to adjoining private lots via the proposed access road
- ④ Provide landscape buffer along the access road (tree planting subject to further discussion in land exchange stage)
- ⑤ Landscape treatment along the development edge
- ⑥ Maintain a portion of Site B at a similar level to adjoining private lots

BUILDING SETBACK
1.5m

BUILDING SETBACK
1.5m

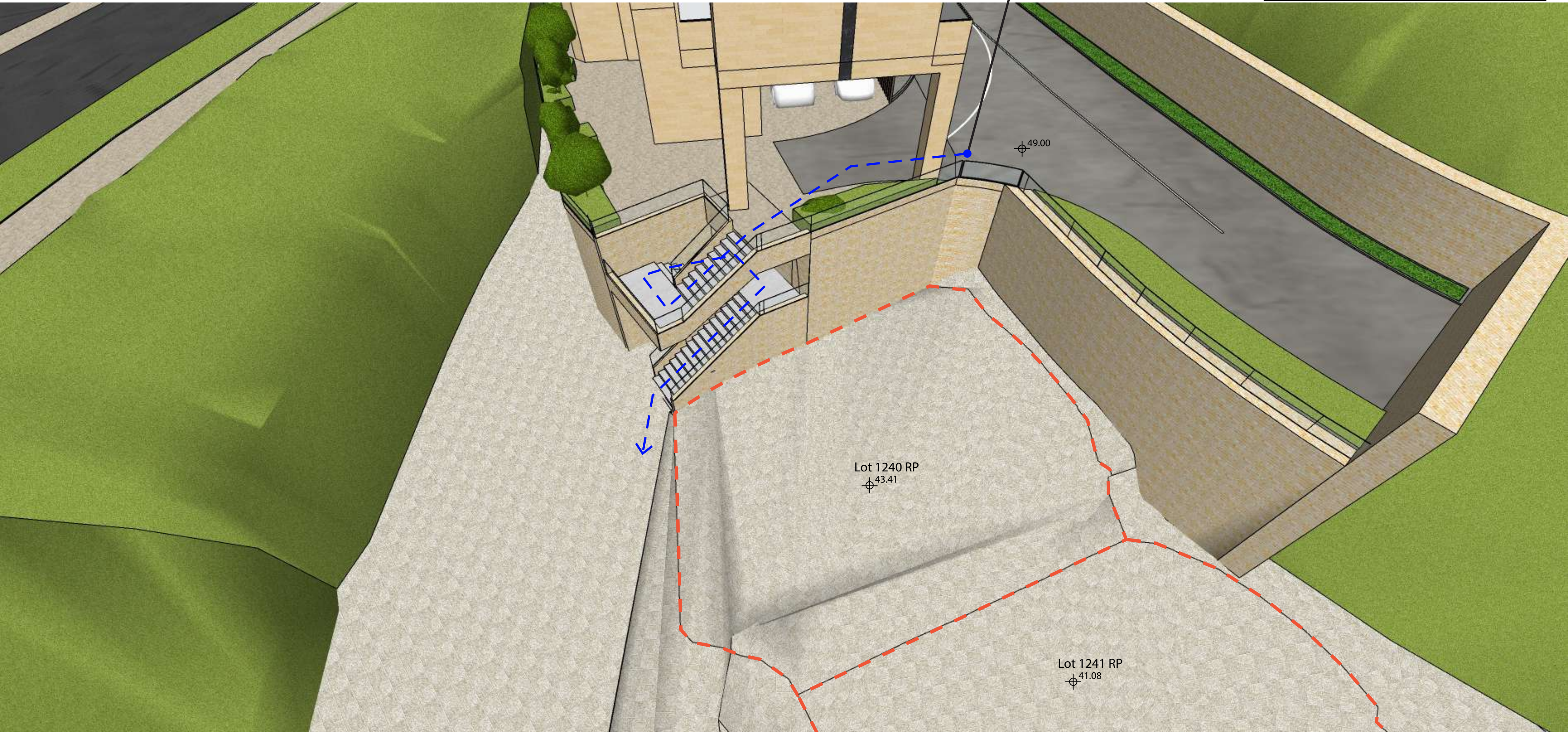
ACCESS FROM ACCESS ROAD
TO LOT 1233 RP & 1235 RP

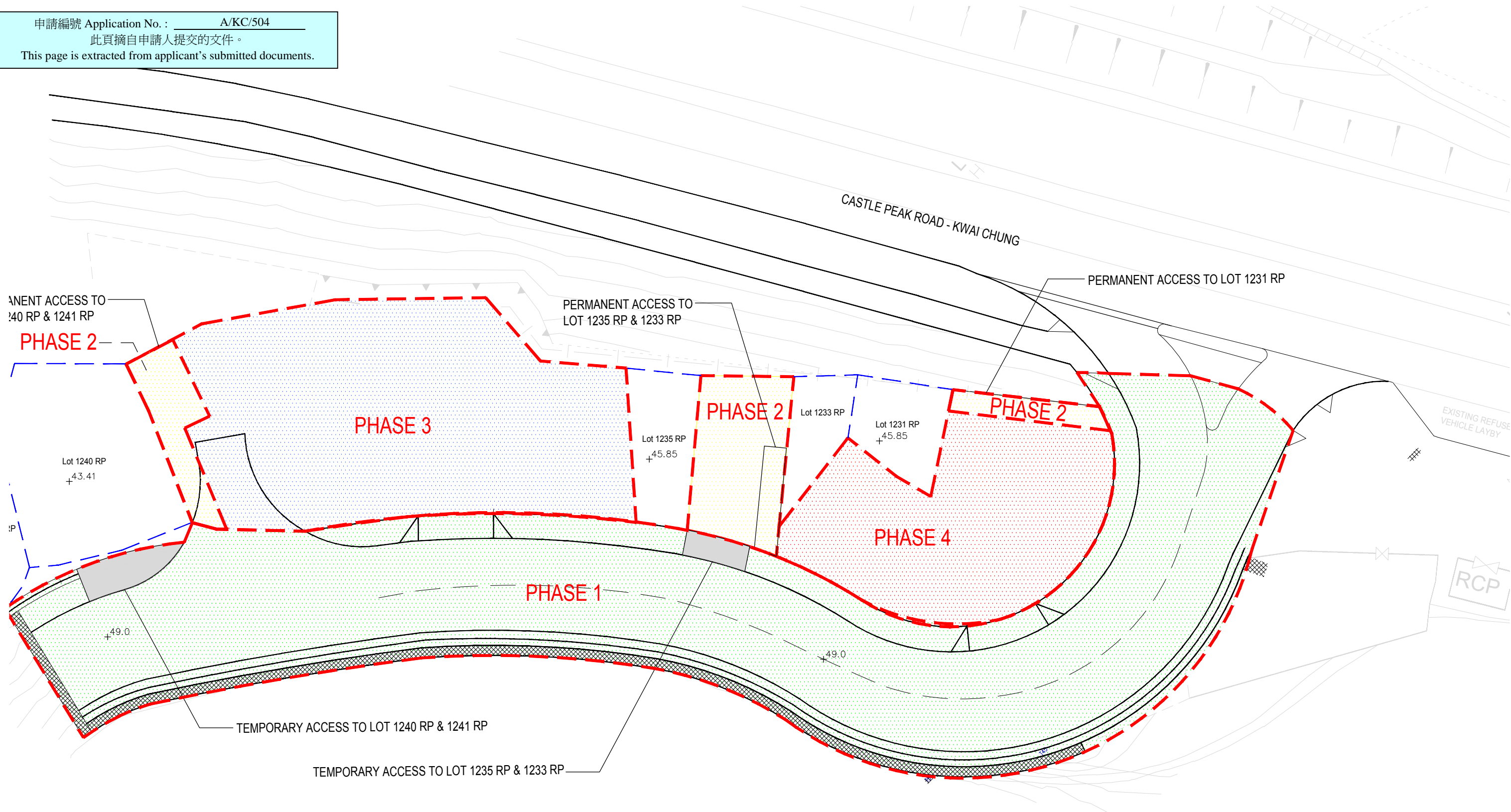
申請編號 Application No. : A/KC/504
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ACCESS FROM
CASTLE PEAK ROAD
TO LOT 1231 RP

ACCESS FROM ACCESS ROAD
TO LOT 1240 RP





PAHSING PLAN

SCALE 1:300

PHASE 1 - CONSTRUCTION OF THE PROPOSED ACCESS ROAD/ EVA.
 DURING CONSTRUCTION, THE OTHER LOTS ARE ACCESSED THROUGH THE TEMPORARY ACCESS CONSTRUCTED IN PHASE 1.

PHASE 3 - CONSTRUCTION OF SITE A
 DURING CONSTRUCTION, THE OTHER LOTS ARE ACCESSED THROUGH THE PERMANENT ACCESS CONSTRUCTED IN PHASE 2.

PHASE 2 - CONSTRUCTION PERMANENT ACCESS TO OTHER LOTS.
 DURING CONSTRUCTION, THE OTHER LOTS ARE ACCESSED THROUGH THE TEMPORARY ACCESS CONSTRUCTED IN PHASE 1.

PHASE 4 - CONSTRUCTION OF SITE B