

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/KC/511**
關乎申請編號 A/KC/511 的擬議用途/發展的概括發展規範

| | | | |
|---|--|----------------------------------|-----------------------|
| Application No. 申請編號 | A/KC/511 | | |
| Location/address 位置／地址 | Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung 葵涌九華徑測量約份第 4 約多個地段及毗連政府土地 | | |
| Site area 地盤面積 | About 約 48,313.167 sq. m 平方米 (Includes Government Land of about 包括政府土地約 22,143.785 sq. m 平方米) | | |
| Plan 圖則 | Approved Kwai Chung Outline Zoning Plan No. S/KC/32 葵涌分區計劃大綱核准圖編號 S/KC/32 | | |
| Zoning 地帶 | "Comprehensive Development Area" 「綜合發展區」 | | |
| Applied use/ development 申請用途/發展 | Proposed Comprehensive Development including Flats, Retail and Community Facilities with Minor Relaxation of Plot Ratio and Building Height Restrictions 擬議綜合發展包括分層住宅、零售及社區設施，以及略為放寬地積比率及 建築物高度限制 | | |
| Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率 | | sq. m 平方米 | Plot ratio 地積比率 |
| | Domestic 住用 | Not more than 不多於 289,826.832 | Not more than 不多於 6 |
| | Non-domestic 非住用 | Not more than 不多於 24,152.236 | Not more than 不多於 0.5 |
| No. of block 幢數 | Domestic 住用 | - | |
| | Non-domestic 非住用 | 1 | |
| | Composite 綜合用途 | 14 | |
| 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 |
| | | Not more than 不多於 15.5 | mPD 米(主水平基準上) |
| | | Not more than 不多於 2 | Storey(s) 層 |

| | | | |
|--|--|--------------------------|---------------------------|
| | Composite 綜合用途 | - | m 米 |
| | | Not more than 不多於 147.55 | mPD 米(主水平基準上) |
| | | Not more than 不多於 40 | Storey(s) 層 |
| | | 2 | Include 包括 Basement 地庫 |
| Site coverage 上蓋面積 | Not more than 不多於 33.3 % | | |
| No. of units 單位數目 | 7,052 Flats 住宅單位 | | |
| Open space 休憩用地 | Private 私人 | Not less than 不少於 19,038 | 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 | | 1542 |
| | Private Car Parking Spaces 私家車車位 | | 1446 |
| | Motorcycle Parking Spaces 電單車車位 | | 78 |
| | Private Light Bus (for GIC facilities) 私家小巴 | | 17 |
| | 48-Seater Coach (for GIC facilities) 48 座旅遊巴 | | 1 |
| | Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 | | 35 |
| | Private Car and Taxi pick-up/drop-off (for GIC facilities) 私 家車及的士上落客位 (以供政府、機構或社區設施之用) | | 2 |
| | Light Goods Vehicle Spaces 輕型貨車車位 | | 9 |
| | Heavy Goods Vehicle Spaces 重型貨車車位 | | 18 |
| | Ambulance (for GIC facilities) 救護車 (以供政府、機構 或社區設施之用) | | 2 |
| | Shared-use for Private Light Bus and Light Goods Vehicle (for GIC facilities) 私家小巴及輕型貨車 (以供政府、機構或社區設施之用) | | 1 |
| | Shared-use for Private Light Bus and Ambulance (for GIC facilities) 私家小巴及救護車 (以供政府、機構或社區設施之用) | | 3 |

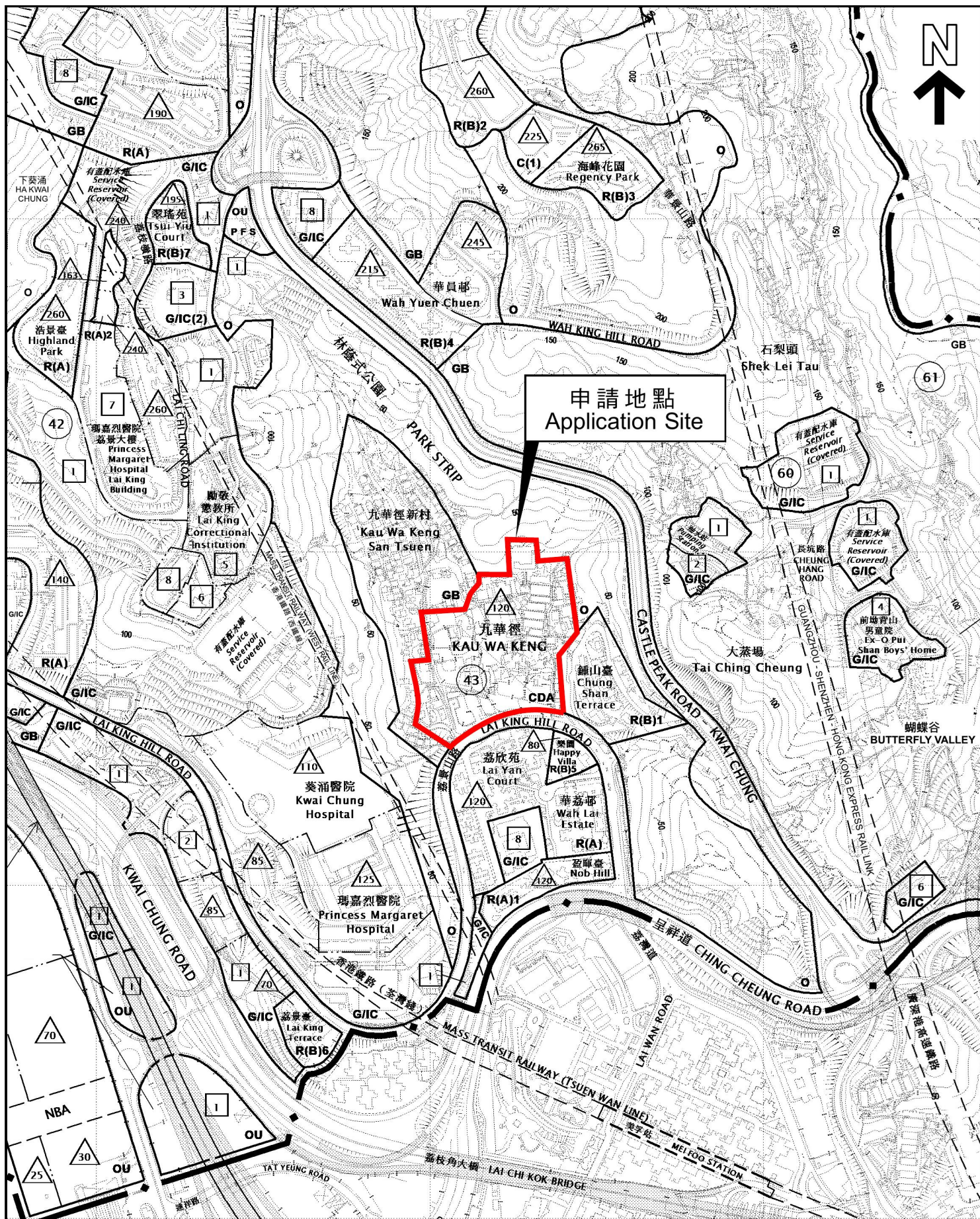
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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.

| Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件 | | |
|--|--------------------------|-------------------------------------|
| | Chinese 中文 | English 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 checked="" type="checkbox"/> |
| Block plan(s) 樓宇位置圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Floor plan(s) 樓宇平面圖 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sectional plan(s) 截視圖 | <input type="checkbox"/> | <input checked="" 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 checked="" 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 type="checkbox"/> |
| <u>Reports 報告書</u> | | |
| Planning Statement / Justifications 規劃綱領 / 理據 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air, land contamination, waste management and/or water pollutions) 環境評估（噪音、空氣、土地污染、廢物管理及／或水的污染） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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 checked="" type="checkbox"/> |
| Tree Survey 樹木調查 | <input type="checkbox"/> | <input checked="" 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 checked="" 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 type="checkbox"/> |
| Others (please specify) 其他（請註明） | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>Air Ventilation Assessment</u> | | |
| 空氣流通評估 | | |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號 | | |

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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2025年4月15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
15.4.2025 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
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.

A/KC/511

