

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/KC/511**  
**关于申请编号 A/KC/511 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 10.6.2025  
因应於 2025 年 6 月 10 日接获的进一步资料而修订的概括发展规范

|  |   |                                  |                       |
|--|---|----------------------------------|-----------------------|
| Application No.<br>申请编号                            | A/KC/511  |                                  |                       |
| Location/address<br>位置／地址                          | Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung<br>葵涌九华径测量约份第 4 约多个地段及毗连政府土地   |                                  |                       |
| Site area<br>地盘面积                                  | About 约 48,313.167 sq. m 平方米 (Includes Government Land of about 包括政府土地约 22,143.785 sq. m 平方米)   |                                  |                       |
| Plan<br>图则   | Approved Kwai Chung Outline Zoning Plan No. S/KC/32<br>葵涌分区计划大纲核准图编号 S/KC/32  |                                  |                       |
| Zoning<br>地带                                       | "Comprehensive Development Area"<br>「综合发展区」   |                                  |                       |
| Applied use/<br>development<br>申请用途/发展             | Proposed Comprehensive Development including Flats, Retail and Community Facilities with Minor Relaxation of Plot Ratio and Building Height Restrictions<br>拟议综合发展包括分层住宅、零售及社区设施，以及略为放宽地积比率及建筑物高度限制 |                                  |                       |
| Gross floor area and/or plot ratio<br>总楼面面积及／或地积比率 |   | sq. m<br>平方米                     | Plot ratio<br>地积比率    |
|  | Domestic<br>住用  | Not more than 不多於<br>289,826.832 | Not more than 不多於 6   |
|  | Non-domestic<br>非住用   | Not more than 不多於<br>24,152.236  | Not more than 不多於 0.5 |
| No. of block<br>幢数                                 | Domestic<br>住用  | -                                |                       |
|  | Non-domestic<br>非住用   | 1                                |                       |
|  | Composite<br>综合用途   | 14                               |                       |
| Building height/No.                                | Domestic  | -                                | m 米                   |

|  |   |                          |                        |
|--|---|--------------------------|------------------------|
| of storeys<br>建筑物高度／<br>层数   | 住用  | -                        | mPD 米(主水平基准上)          |
|  |   | -                        | Storey(s) 层            |
|  | Non-domestic<br>非住用   | -                        | m 米                    |
|  |   | Not more than 不多於 15.5   | mPD 米(主水平基准上)          |
|  |   | Not more than 不多於 2      | Storey(s) 层            |
|  | Composite<br>综合用途   | -                        | m 米                    |
|  |   | Not more than 不多於 147.55 | mPD 米(主水平基准上)          |
|  |   | Not more than 不多於 40     | Storey(s) 层            |
|  |   | 2                        | Exclude Basement 不包括地库 |
| Site coverage<br>上盖面积  | Not more than 不多於 33.3 %  |                          |                        |
| No. of units<br>单位数目   | 7,052 Flats 住宅单位  |                          |                        |
| Open space<br>休憩用地   | Private 私人  | Not less than 不少於 19,038 | sq. m 平方米              |
|  | Public 公众   | -                        | sq. m 平方米              |
| No. of parking<br>spaces and loading<br>/ unloading spaces<br>停车位及上落客货<br>车位数目 | Total no. of vehicle spaces 停车位总数   |                          | 1543                   |
|  | Private Car Parking Spaces 私家车车位  |                          | 1446                   |
|  | Motorcycle Parking Spaces 电单车车位   |                          | 78                     |
|  | Private Light Bus (for GIC facilities) 私家小巴   |                          | 18                     |
|  | 48-Seater Coach (for GIC facilities) 48 座旅游巴  |                          | 1                      |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客货车位／停车处总数   |                          | 36                     |
|  | Private Car and Taxi pick-up/drop-off (for GIC facilities) 私家车及的士上落客位 (以供政府、机构或社区设施之用)                      |                          | 2                      |
|  | Light Goods Vehicle Spaces 轻型货车车位   |                          | 9                      |
|  | Heavy Goods Vehicle Spaces 重型货车车位   |                          | 18                     |
|  | Ambulance (for GIC facilities) 救护车 (以供政府、机构或社区设施之用)   |                          | 2                      |
|  | Shared-use for Private Light Bus and Light Goods Vehicle (for GIC facilities)<br>私家小巴及轻型货车 (以供政府、机构或社区设施之用) |                          | 1                      |
|  | Shared-use for Private Light Bus and Ambulance (for GIC facilities)<br>私家小巴及救护车 (以供政府、机构或社区设施之用)            |                          | 3                      |
|  | 48-Seater Coach (for GIC facilities) 48 座旅游巴  |                          | 1                      |

\* 有关资料是为方便市民大众参考而提供。對於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。

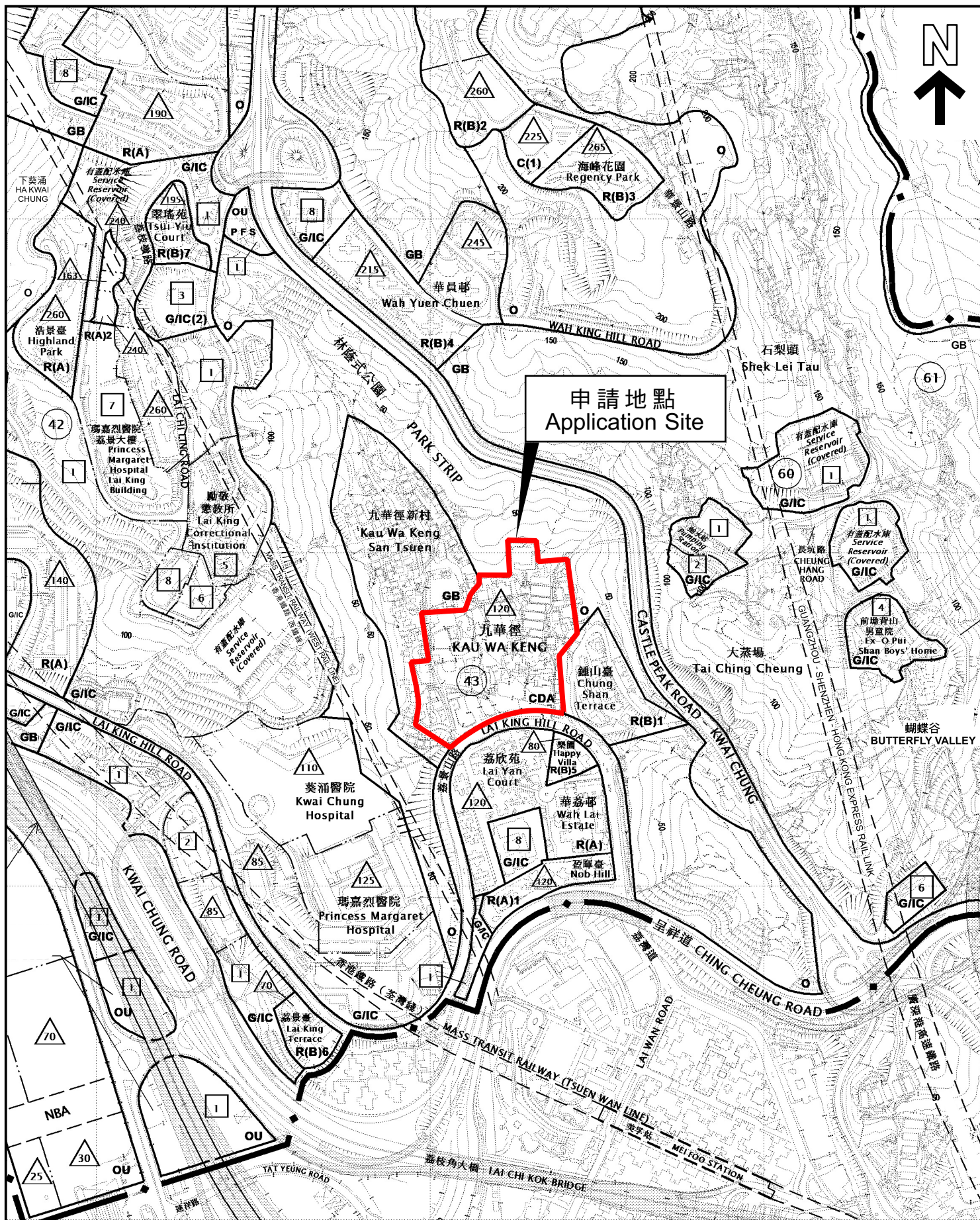
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

| Submitted Plans, Drawings and Documents 提交的图则、绘图及文件  |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | Chinese<br>中文            | English<br>英文                       |
| <b><u>Plans and Drawings 图则及绘图</u></b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图  | <input type="checkbox"/> | <input checked="" 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 checked="" 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) 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 checked="" type="checkbox"/> |
| <b><u>Land Status Plan 土地类别图</u></b>   |                          |                                     |
| <b><u>Reports 报告书</u></b>  |                          |                                     |
| Planning Statement / Justifications 规划纲领 / 理据  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Environmental assessment (noise, air, land contamination, waste management and/or water pollutions) 环境评估（噪音、空气、土地污染、废物管理及／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 checked="" type="checkbox"/> |
| Visual impact assessment 视觉影响评估  | <input type="checkbox"/> | <input checked="" 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 checked="" 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 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"/> |
| <b><u>Air Ventilation Assessment 空气流通评估</u></b>  |                          |                                     |
| <b><u>Waiting Area Assessment 等候区评估</u></b>  |                          |                                     |
| 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.

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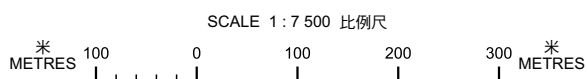




本摘要圖於2025年6月13日擬備，  
所根據的資料為於2023年10月3日  
核准的分區計劃大綱圖編號S/KC/32

EXTRACT PLAN PREPARED ON  
13.6.2025 BASED ON OUTLINE ZONING  
PLAN No. S/KC/32 APPROVED ON  
3.10.2023

## 位置圖 LOCATION PLAN

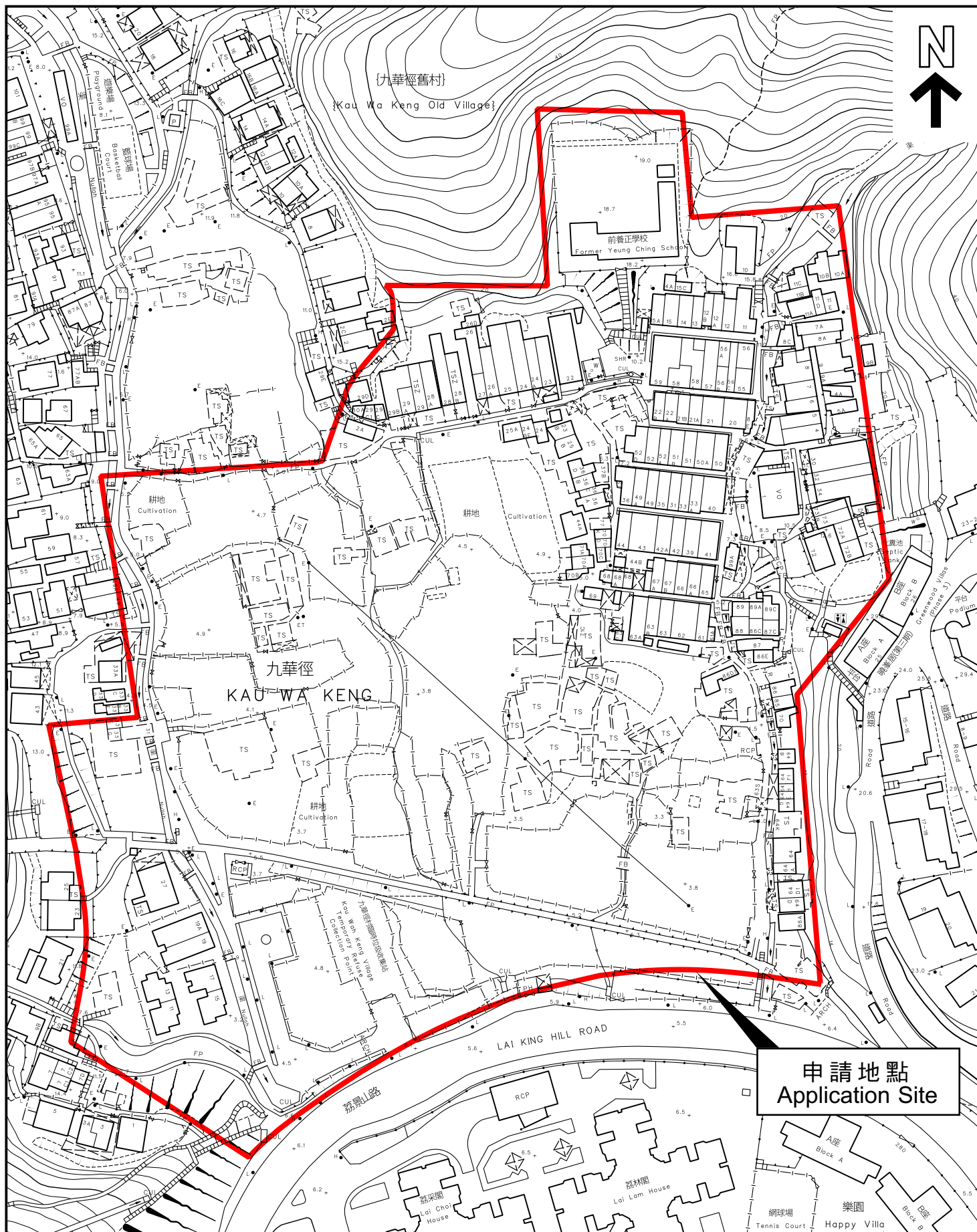


申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.

A/KC/511





申請地點  
Application Site

本摘要圖於2025年6月13日擬備，  
所根據的資料為測量圖  
編號11-NW-2C, 11-NW-7A  
EXTRACT PLAN PREPARED ON  
13.6.2025 BASED ON SURVEY SHEET  
No. 11-NW-2C, 11-NW-7A

## 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/511