

**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 30.9.2025
因应於 2025 年 9 月 30 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/511		
Location/address 位置／地址	Various Lots in S.D.4 and Adjoining Government Land, Kau Wa Keng, Kwai Chung 葵涌九华径测量约份第 4 约多个地段及毗连政府土地		
Site area 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 图则	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	"Comprehensive Development Area" 「综合发展区」		
Applied use/ development 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 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 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	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 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 综合用途	14	
Building height/No.	Domestic	-	m 米

of storeys 建筑物高度／ 层数	住用	-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 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 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 上盖面积	Not more than 不多於 33.3 %		
No. of units 单位数目	7,052 Flats 住宅单位		
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		1606
	Private Car Parking Spaces 私家车车位		1513
	Motorcycle Parking Spaces 电单车车位		78
	Private Light Bus (for GIC facilities) 私家小巴		14
	48-Seater Coach (for GIC facilities) 48 座旅游巴		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		34
	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)		3
	Light Goods Vehicle Spaces 轻型货车车位		8
	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)		1
	Shared-use for Private Light Bus and Light Goods Vehicle (for GIC facilities) 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) 私家小巴及救护车 (以供政府、机构或社区设施之用)		2
	48-Seater Coach (for GIC facilities) 48 座旅游巴		1

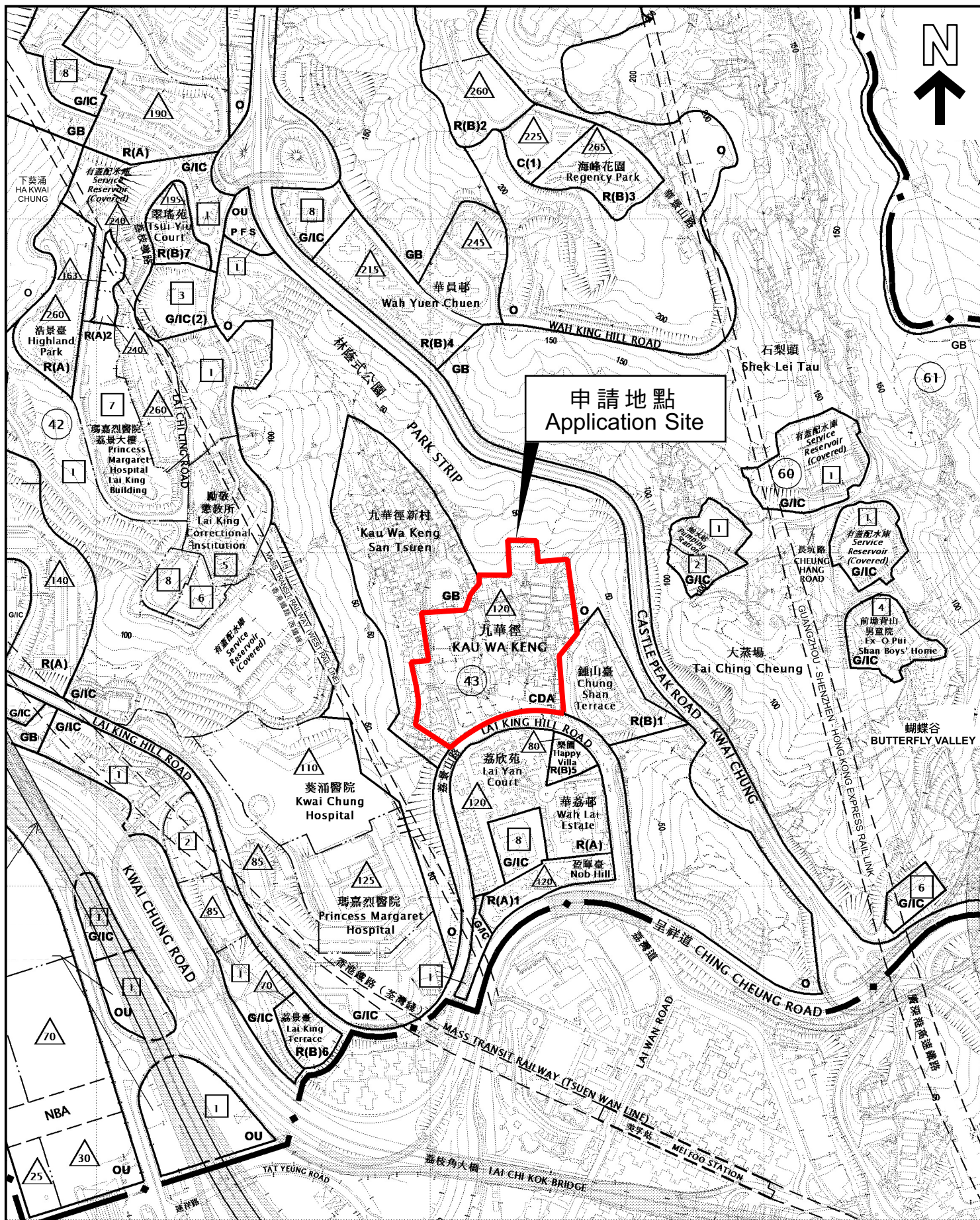
* 有关资料是为方便市民大众参考而提供。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

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		
	<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	☐	☒
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☒
Sectional plan(s) 截视图	☐	☒
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☒
Others (please specify) 其他（请注明）	☐	☐
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☒
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）	☐	☒
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☒
Visual impact assessment 视觉影响评估	☐	☒
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☒
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☒
Sewerage impact assessment 排污影响评估	☐	☒
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Air Ventilation Assessment 空气流通评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

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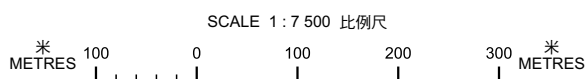
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本摘要圖於2025年10月8日擬備，
所根據的資料為於2023年10月3日
核准的分區計劃大綱圖編號S/KC/32

EXTRACT PLAN PREPARED ON
8.10.2025 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

