

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/KC/493**
關於申請編號 A/KC/493 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/KC/493		
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 號餘段及第 1239 號和毗連政府土地		
Site area 地盤面積	About 約 1,015 sq. m 平方米 (Includes Government Land of about 包括政府土地約 324 sq. m 平方米)		
Plan 圖則	Approved Kwai Chung Outline Zoning Plan No. S/KC/30 葵涌分區計劃大綱核准圖編號 S/KC/30		
Zoning 地帶	Area Shown as 'Road' 顯示為「道路」的地方		
Applied use/ development 申請用途/發展	Proposed Flat 擬議分層住宅		
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	About 約 2,030	2
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	
Building height/No.	Domestic	18.1	m 米

of storeys 建築物高度／ 層數	住用	63.95	mPD 米(主水平基準上)
		3	Storey(s) 層
		1 1	Exclude 不包括 Carport 停車間 Basement 地庫
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	Not more than 不多於 66 %		
No. of units 單位數目	21 Flats 住宅單位		
Open space 休憩用地	Private 私人	Not less than 不少於 70	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		18
	Private Car Parking Spaces 私家車車位		16
	Visitor Car Parking Space 訪客私家車車位		2
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數		1
	Light Goods Vehicle Spaces 輕型貨車車位		1

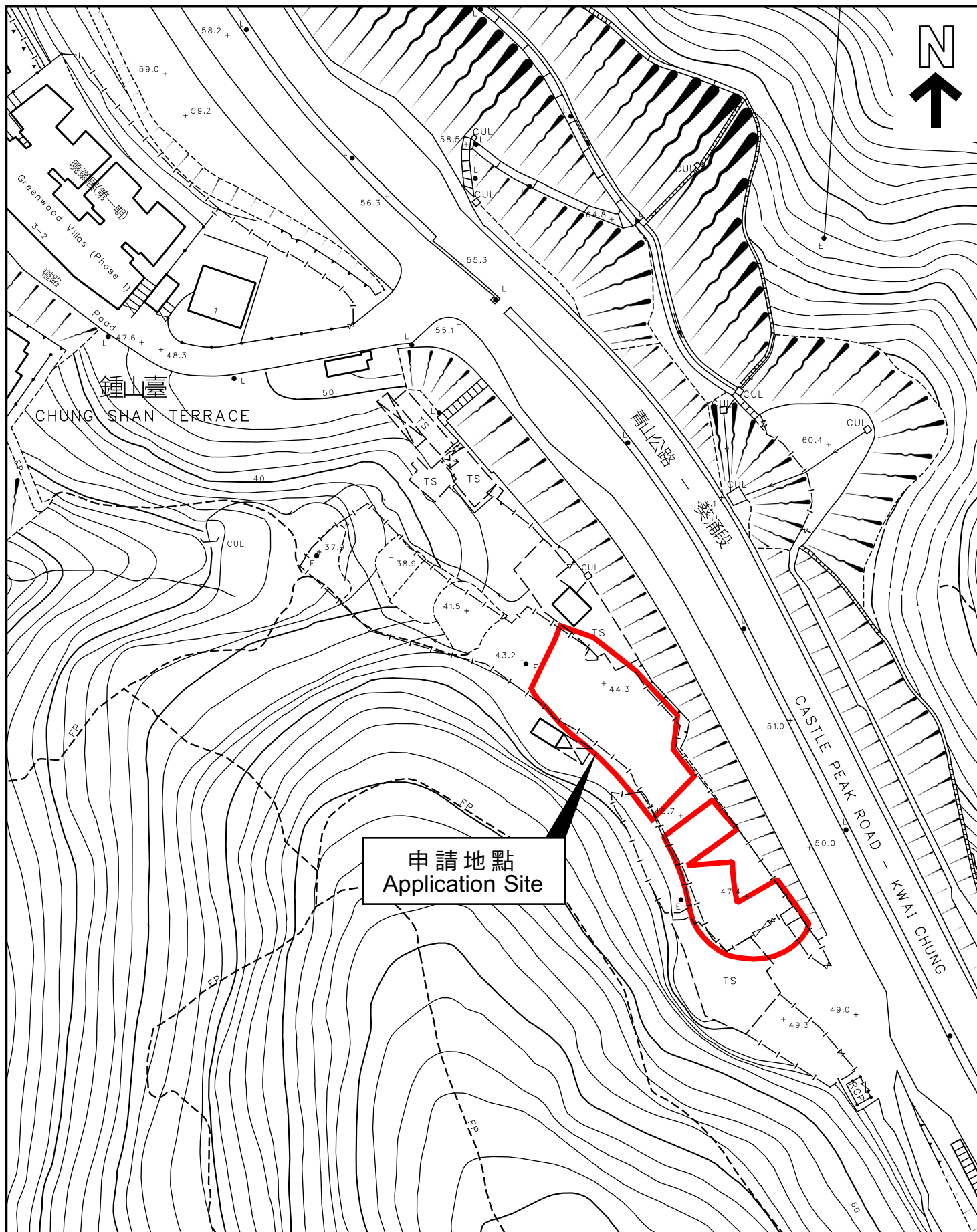
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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		
	<u>Chinese</u> 中文	<u>English</u> 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 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 type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input 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 and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input 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 type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input 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 type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

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。



平面圖 SITE PLAN

本摘要圖於2022年8月8日擬備，
所根據的資料為測量圖編號11-NW-7B

EXTRACT PLAN PREPARED ON
8.8.2022 BASED ON SURVEY SHEET
No. 11-NW-7B

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/493

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核准圖編號S/KC/30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1,015平方米的總地盤面積，總建築面積大約為2,030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；
- 擬議住宅發展能在視覺上與周圍相容，並盡量減少潛在交通噪音及不良空氣質素對未來居民的影響；
- 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
- 鑒於擬議住宅發展規模較小，預計不會對該地區的交通、環境、空氣通風、排污、排水和供水造成不可克服/不可接受的影響。

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。

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”).

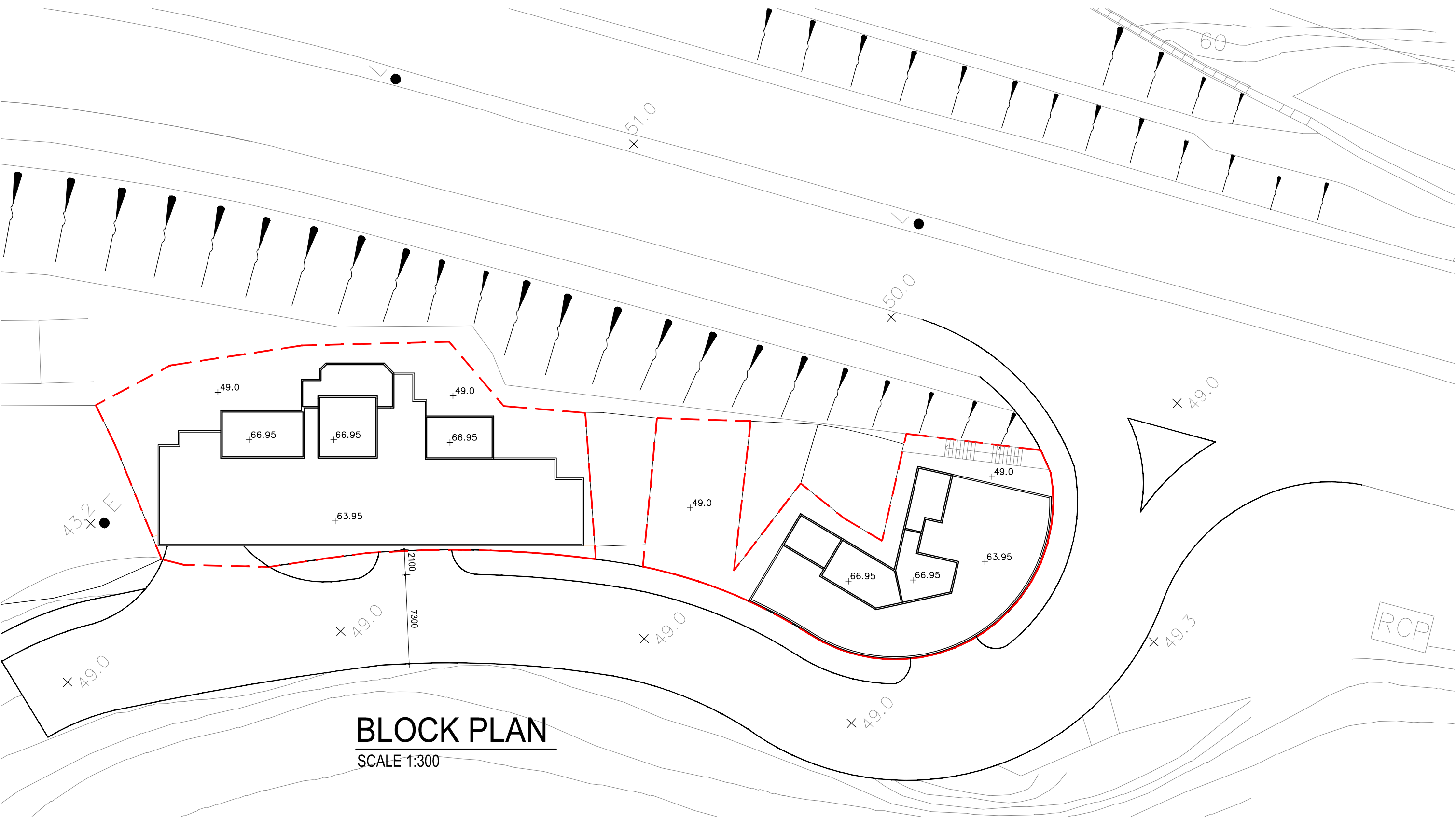
The Site falls within an area shown as ‘Road’ on the Approved Kwai Chung Outline Zoning Plan (“OZP”) No. S/KC/30. According to the Covering Notes of the Approved OZP, all uses or developments, except the provision of some public utilities and street furniture as specified on the Covering Notes, require 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 1,015 sq.m, the total gross floor area (“GFA”) will be approximately 2,030 sq. m, providing a total number of 21 residential units.

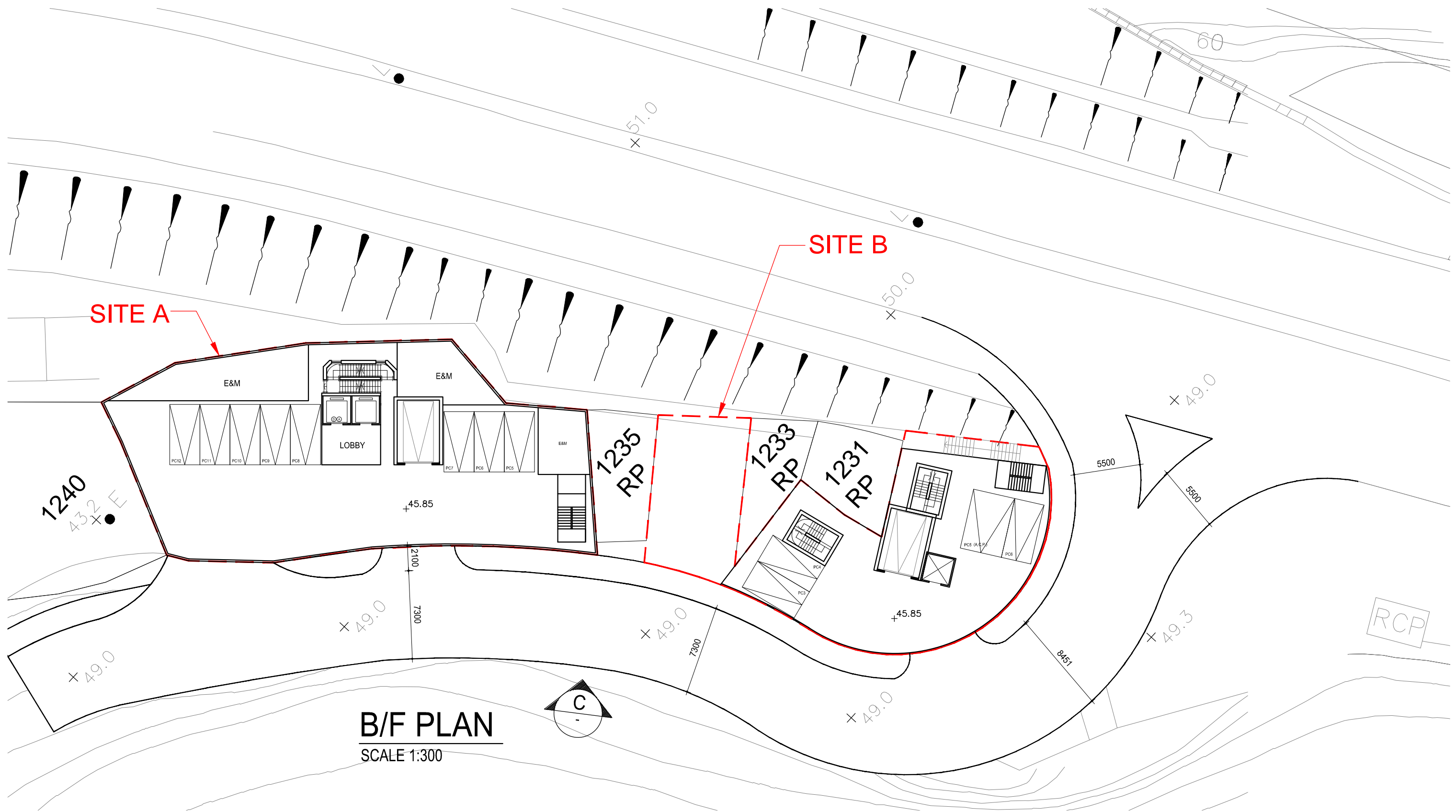
The proposed development is fully justified for the following major reasons:

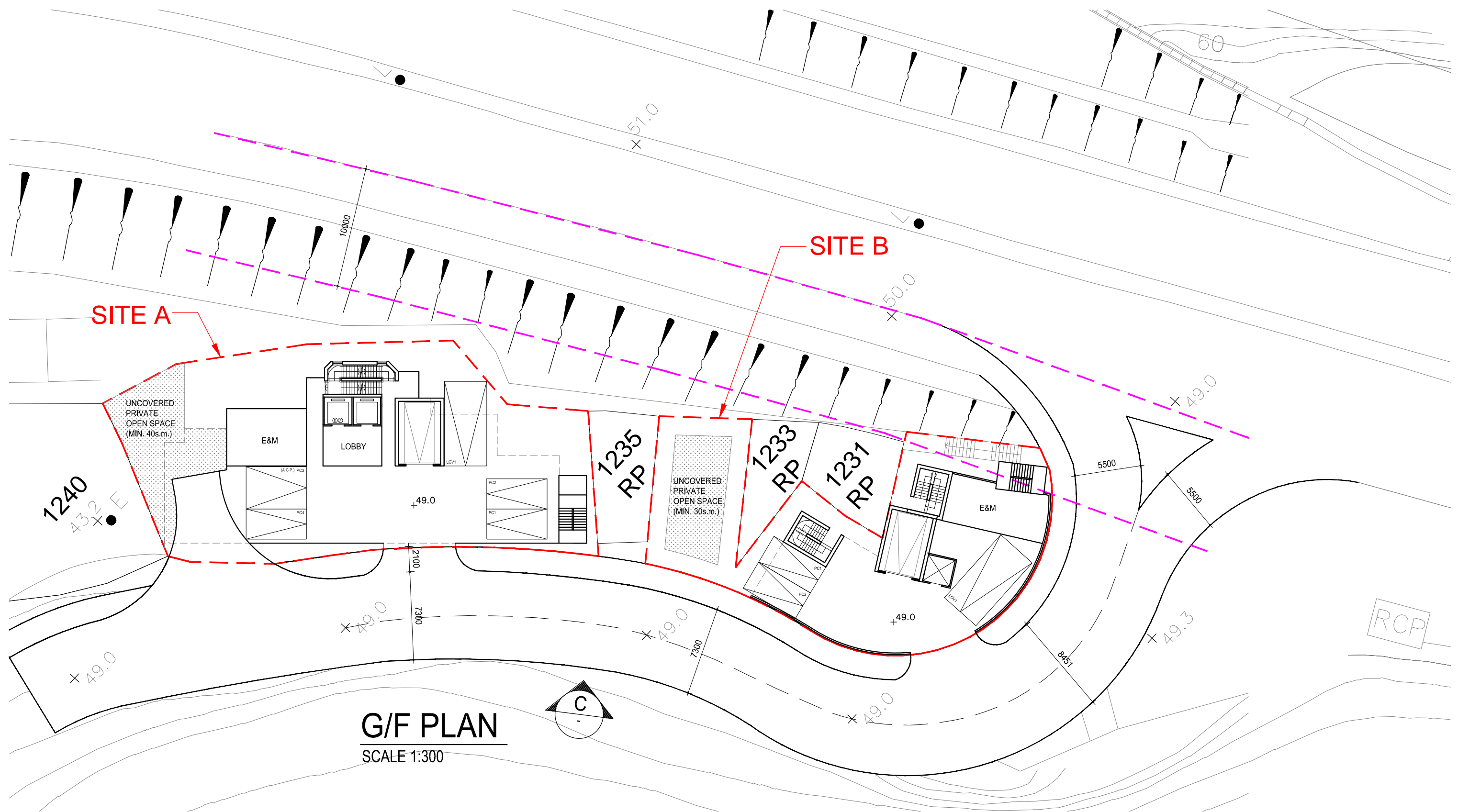
- This planning application represents an optimum use of land resource which is totally in-line with the Government’s policy to optimise the use of developable land and increase housing supply;
- The Proposed Residential Development at the Site will facilitate the phasing out of incompatible brownfield operation at the application 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 and to minimise the potential traffic noise and adverse air quality impacts on the future residents;
- 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
- Given the small scale of the Proposed Residential Development, no insurmountable/unacceptable traffic, environmental, air ventilation, sewerage, drainage and water supply impacts in the area is anticipated.

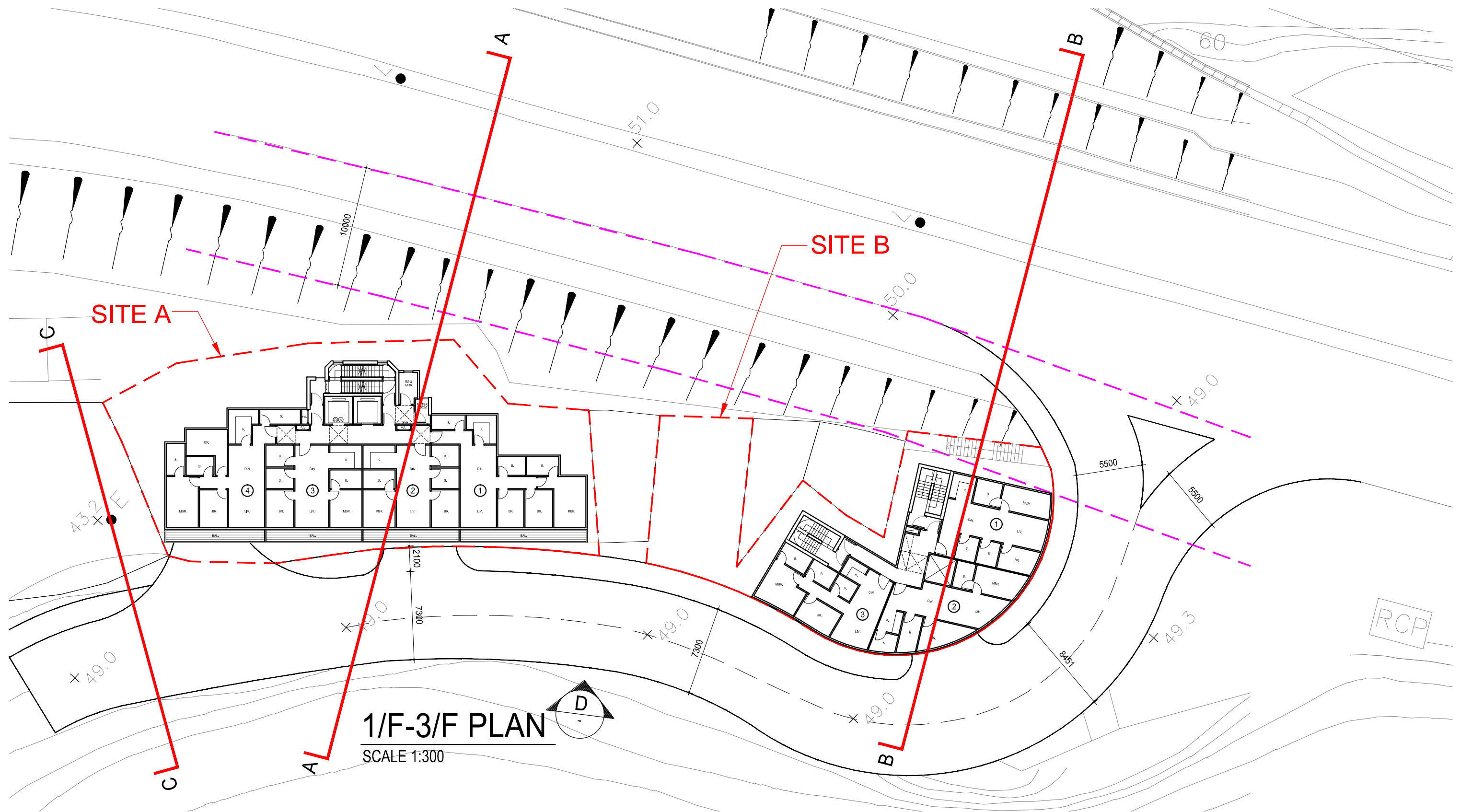
Based on the above, we sincerely request the TPB to give favourable consideration to this Application.

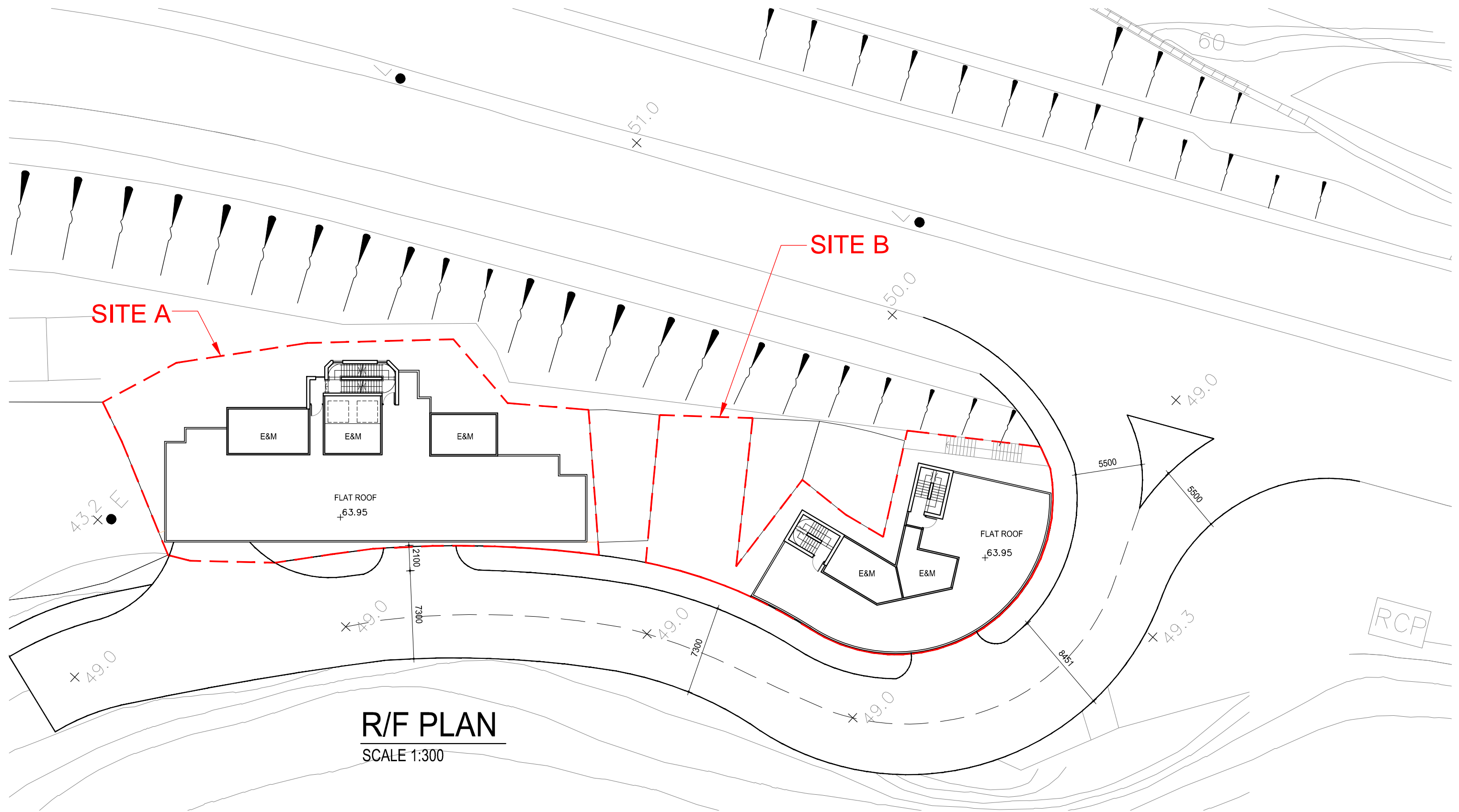


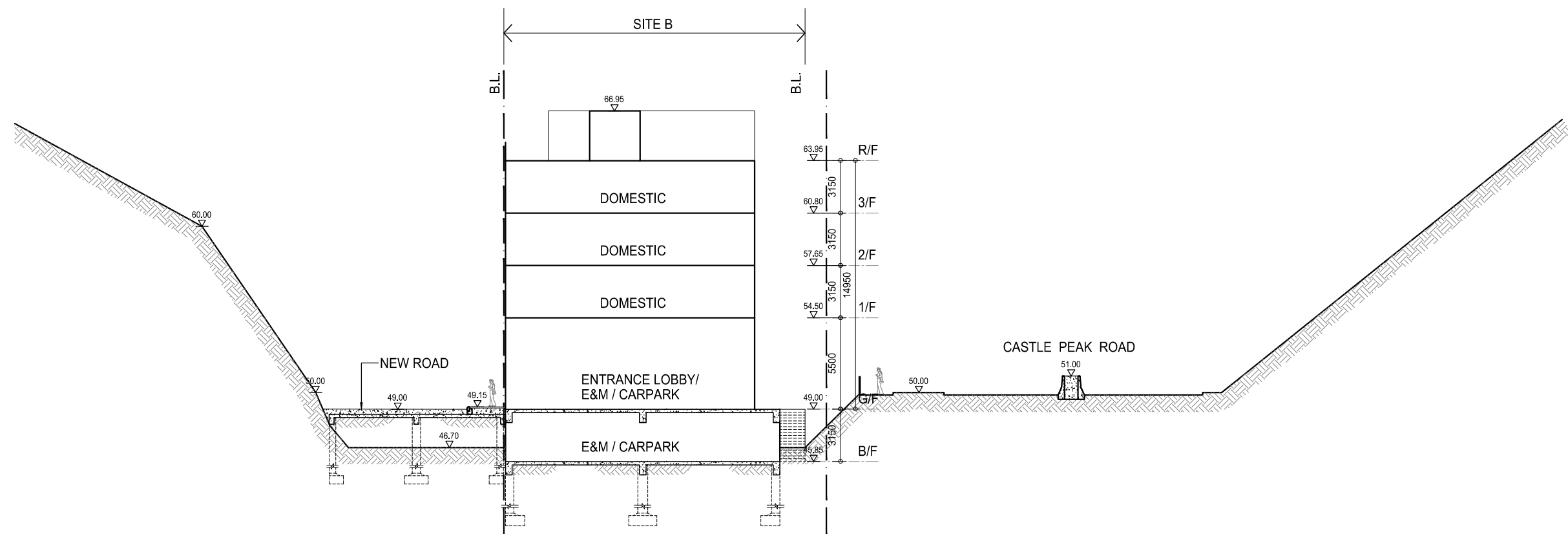
BLOCK PLAN
SCALE 1:300





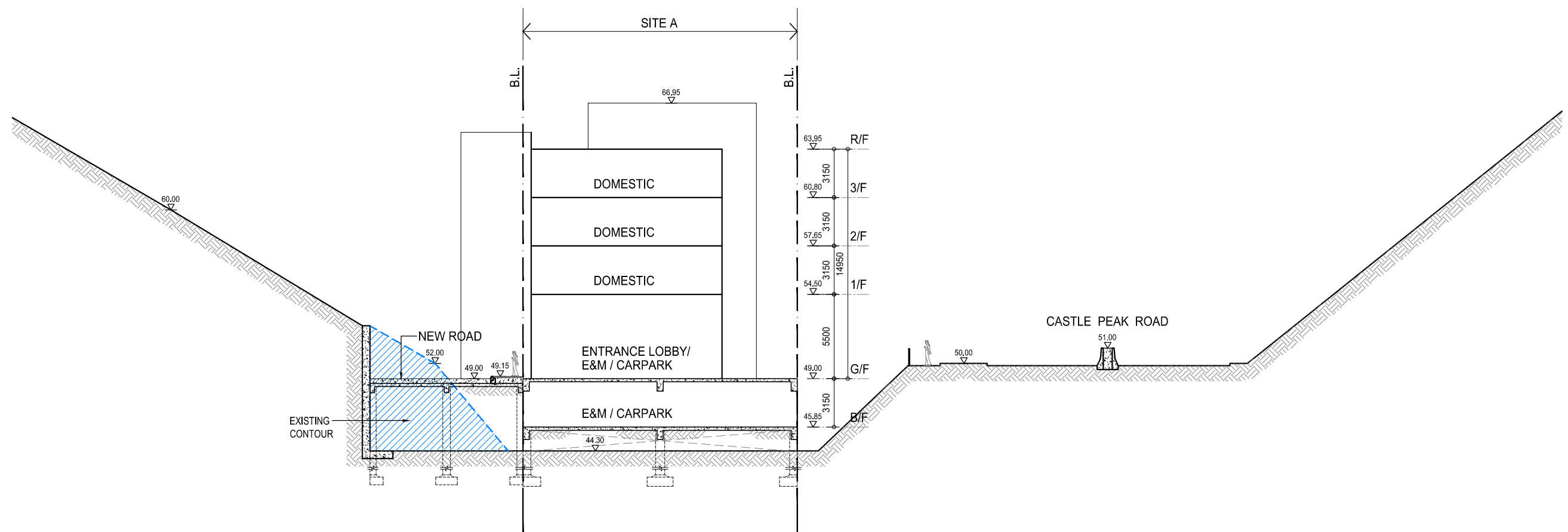






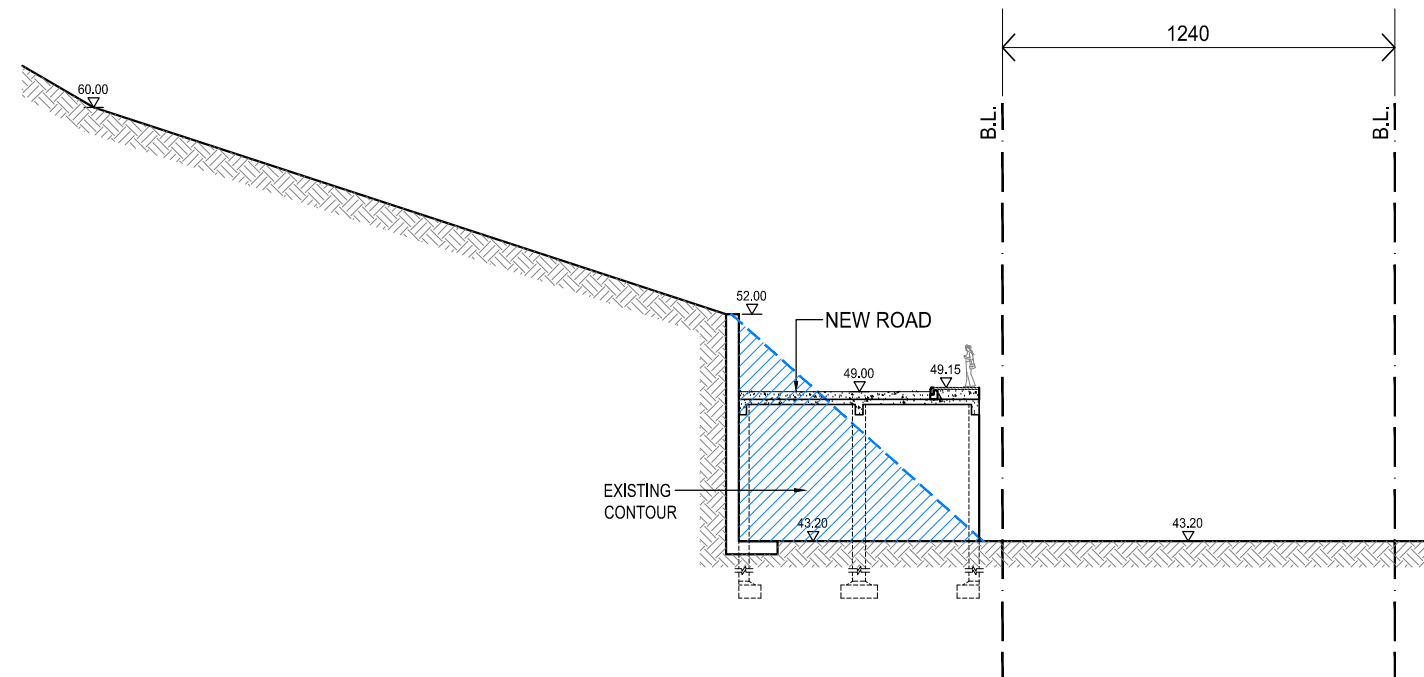
SECTION B

SCALE 1:300

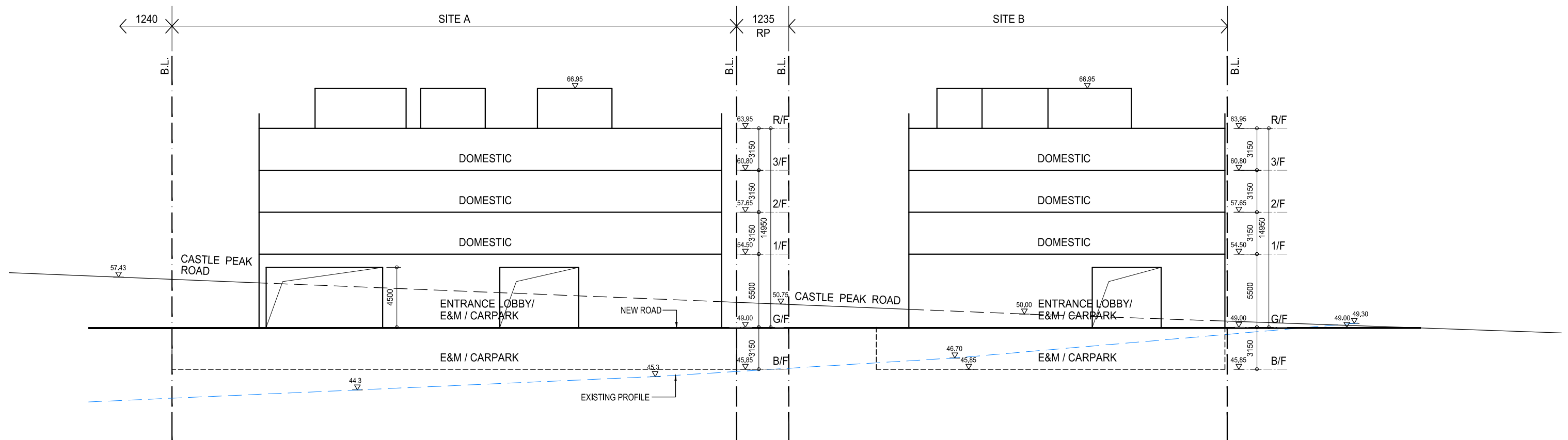


SECTION A

SCALE 1:300



SECTION C
SCALE 1:300



ELEVATION C
SCALE 1:300