

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/KC/504**

關於申請編號 A/KC/504 的擬議用途/發展的概括發展規範

Application No. 申請編號	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 1,031 sq. m 平方米 (Includes Government Land of about 包括政府土地約 355 sq. m 平方米)		
Plan 圖則	Draft Kwai Chung Outline Zoning Plan No. S/KC/31 葵涌分區計劃大綱草圖編號 S/KC/31		
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 2,062	About 約 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	21.1	m 米

of storeys 建築物高度/ 層數	住用	About 約 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 (Carport) 地庫 (停車間)
	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		13
	Private Car Parking Spaces (including 2 visitor and 2 accessible car parking spaces) 私家車車位 (包括兩個訪客車位和兩個殘疾人士專用泊位)		11
	Motorcycle Parking Spaces 電單車車位		2
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位/停車處總數		2
	Light Goods Vehicle Spaces 輕型貨車車位		2

* 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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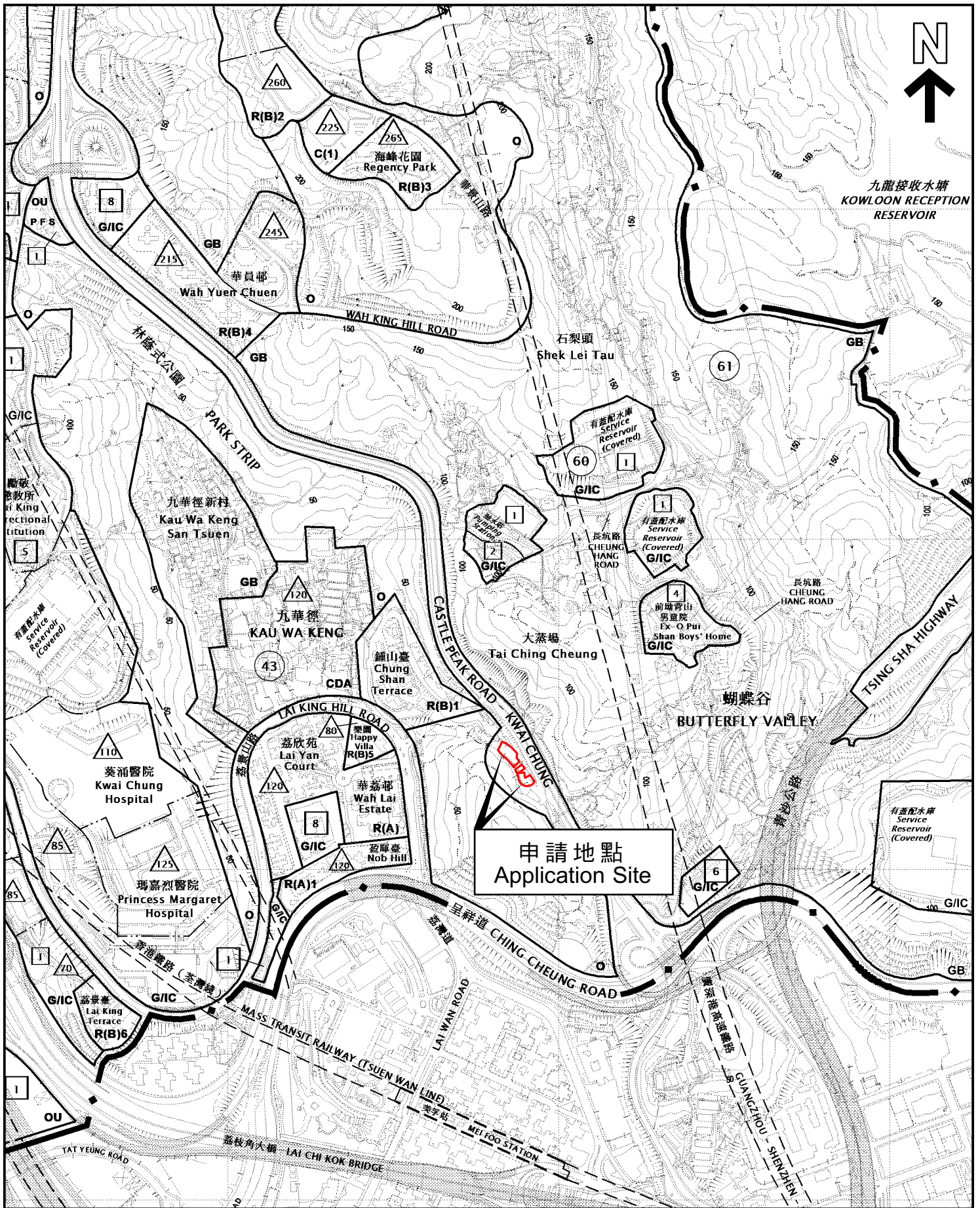
Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<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 checked="" 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 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 and/or water pollutions) 環境評估（噪音、空氣及／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 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 checked="" 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>Land Contamination Assessment 土地污染評估</u>		
<u>Water Quality Impact Assessment 水質影響評估</u>		
<u>Tree Preservation and Landscape Proposal 樹木保護及園境建議</u>		

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。

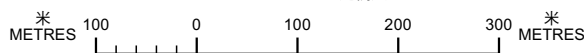


本摘要圖於2023年8月16日擬備，
所根據的資料為於2022年11月18日
展示的分區計劃大綱圖編號S/KC/31

EXTRACT PLAN PREPARED ON
16.8.2023 BASED ON OUTLINE ZONING
PLAN No. S/KC/31 EXHIBITED ON
18.11.2022

位置圖 LOCATION PLAN

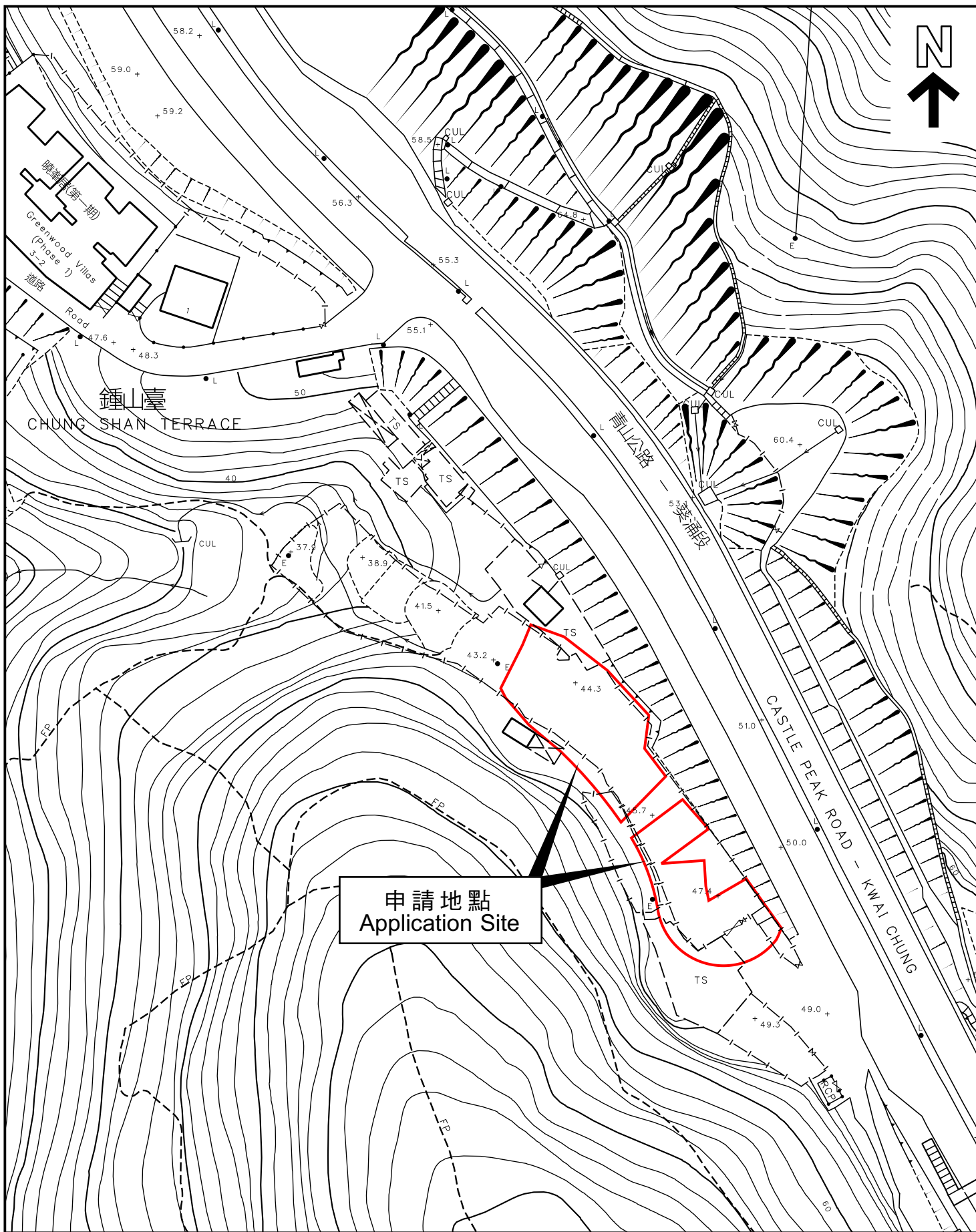
SCALE 1:7 500 比例尺



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2023年8月16日擬備，
 所根據的資料為測量圖編號11-NW-7B
 EXTRACT PLAN PREPARED ON
 16.8.2023 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

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草圖編號S/KC/31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1,031平方米的總地盤面積，總建築面積大約為2,062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；
- 擬議住宅發展經過細心設計，在視覺上與周圍相容；
- 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
- 已進行了各種技術評估，結果均證明這項小規模的住宅開發不會帶來不可克服/不可接受的交通、環境、污水、排水、景觀和岩土影響。

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。

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.

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 Draft Kwai Chung Outline Zoning Plan (“OZP”) No. S/KC/31. 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 1,031 sq.m, the total gross floor area (“GFA”) will be approximately 2,062 sq. m, providing a total number of 21 residential units.

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

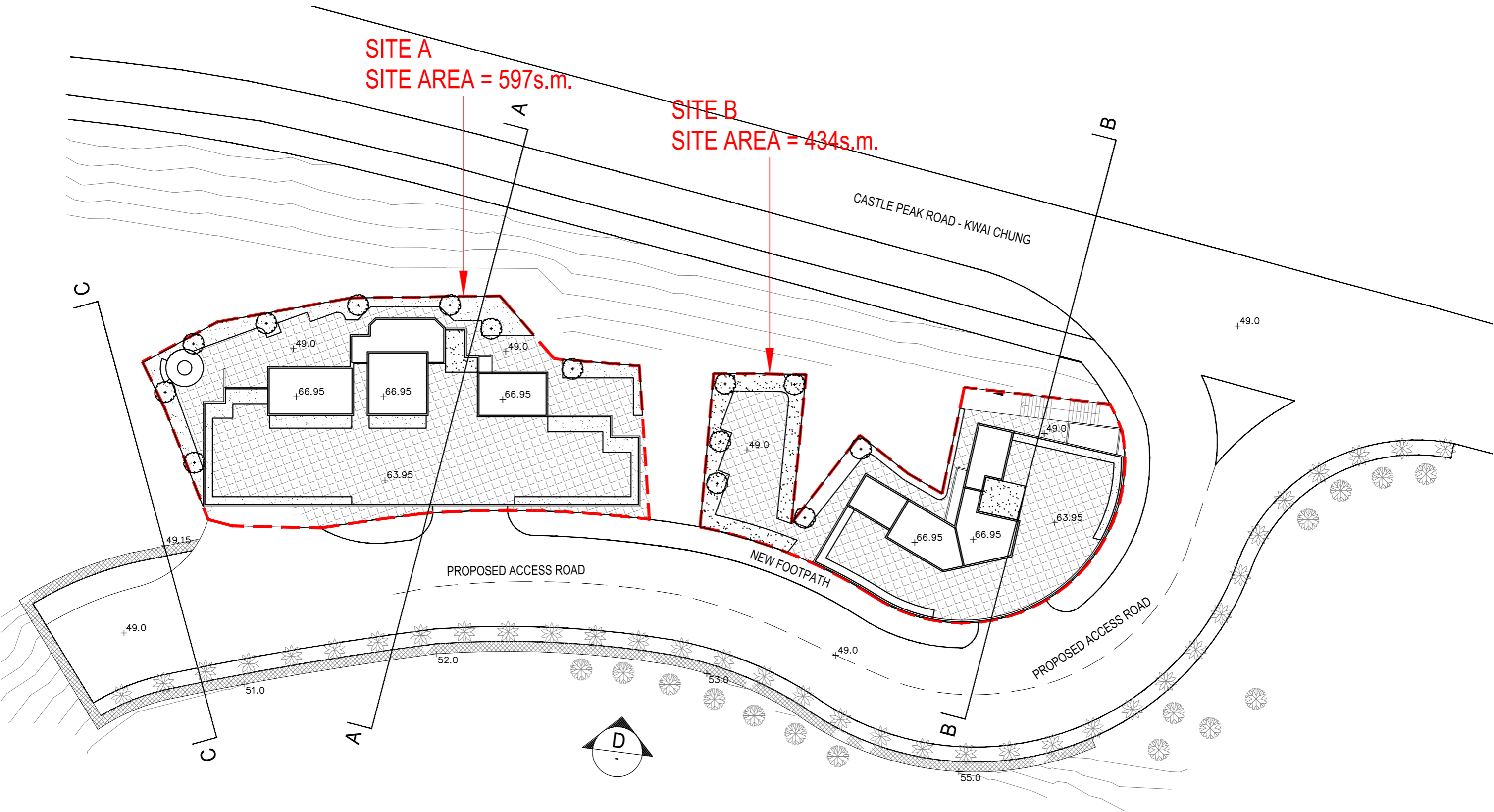
- This planning application represents an optimum use of land resource which is totally in-line with the Government’s policy to optimise the use of developable land and increase housing supply;
- The Proposed Residential Development at the Site will facilitate the phasing out of incompatible brownfield operation at the 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;
- 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
- With the support of various technical assessments conducted and attached to this Supporting Planning Statement, it has been proven that this small scale of residential development will not bring insurmountable/unacceptable traffic, environmental, sewerage, drainage, landscape and geotechnical impacts.

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

申請編號 Application No. : A / KC / 504

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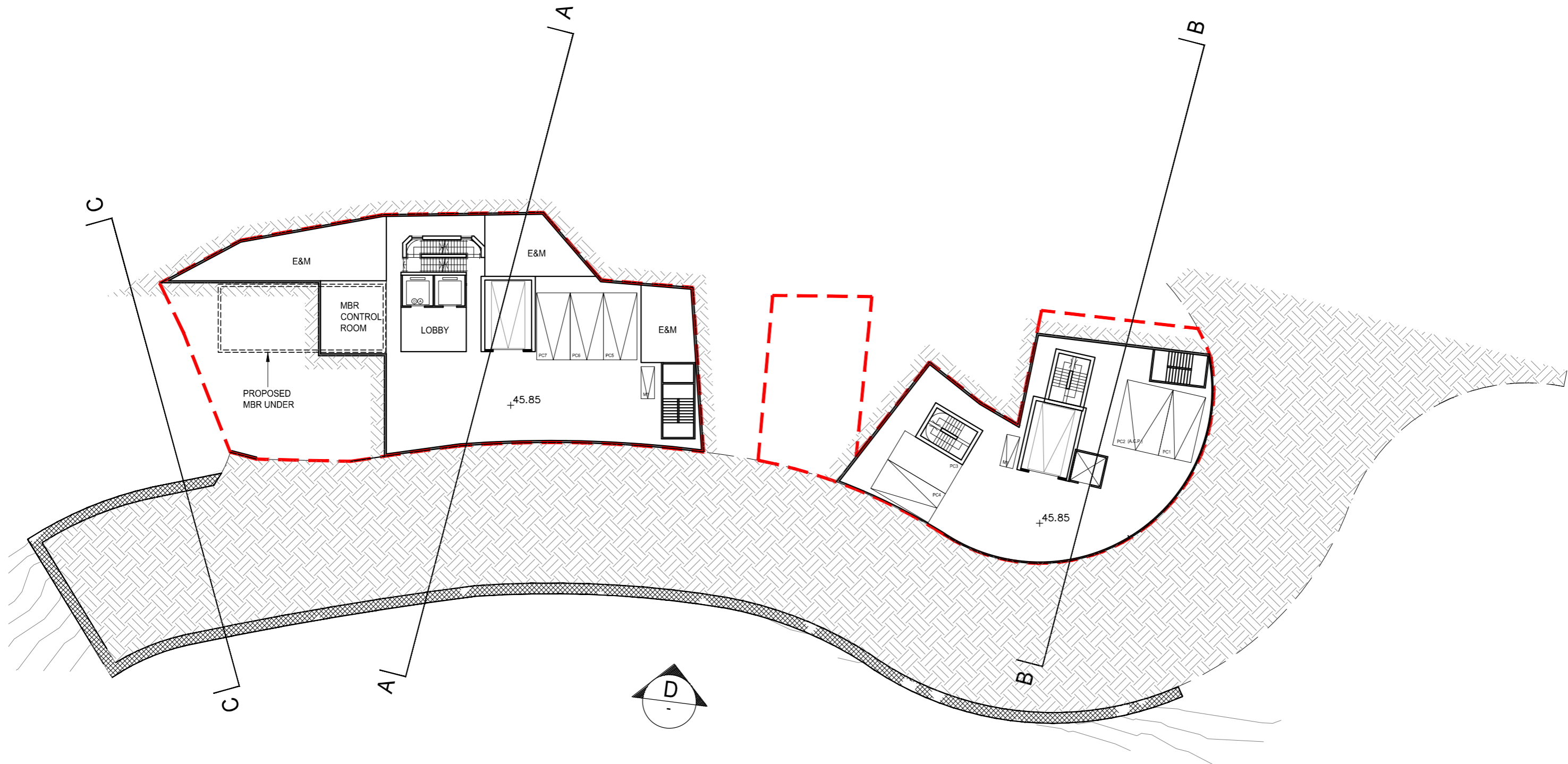
BLOCK PLAN

SCALE 1:300

申請編號 Application No. : A / KC / 504
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BLOCK PLAN

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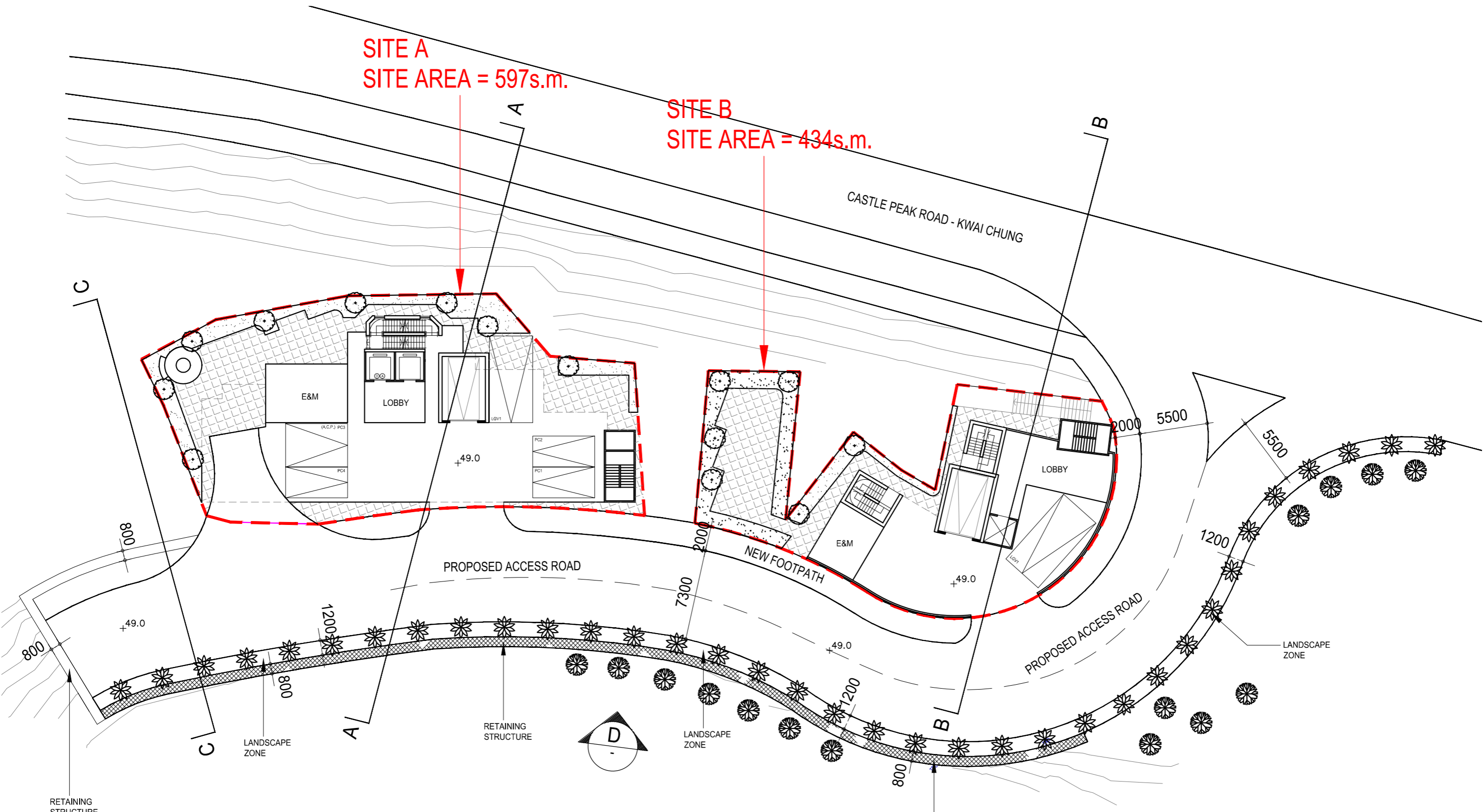


B/F PLAN
SCALE 1:300

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LAYOUT PLAN

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02503	SK-03	-	-	-	-	Drawn
						BW



SITE A
SITE AREA = 597s.m.

SITE B
SITE AREA = 434s.m.

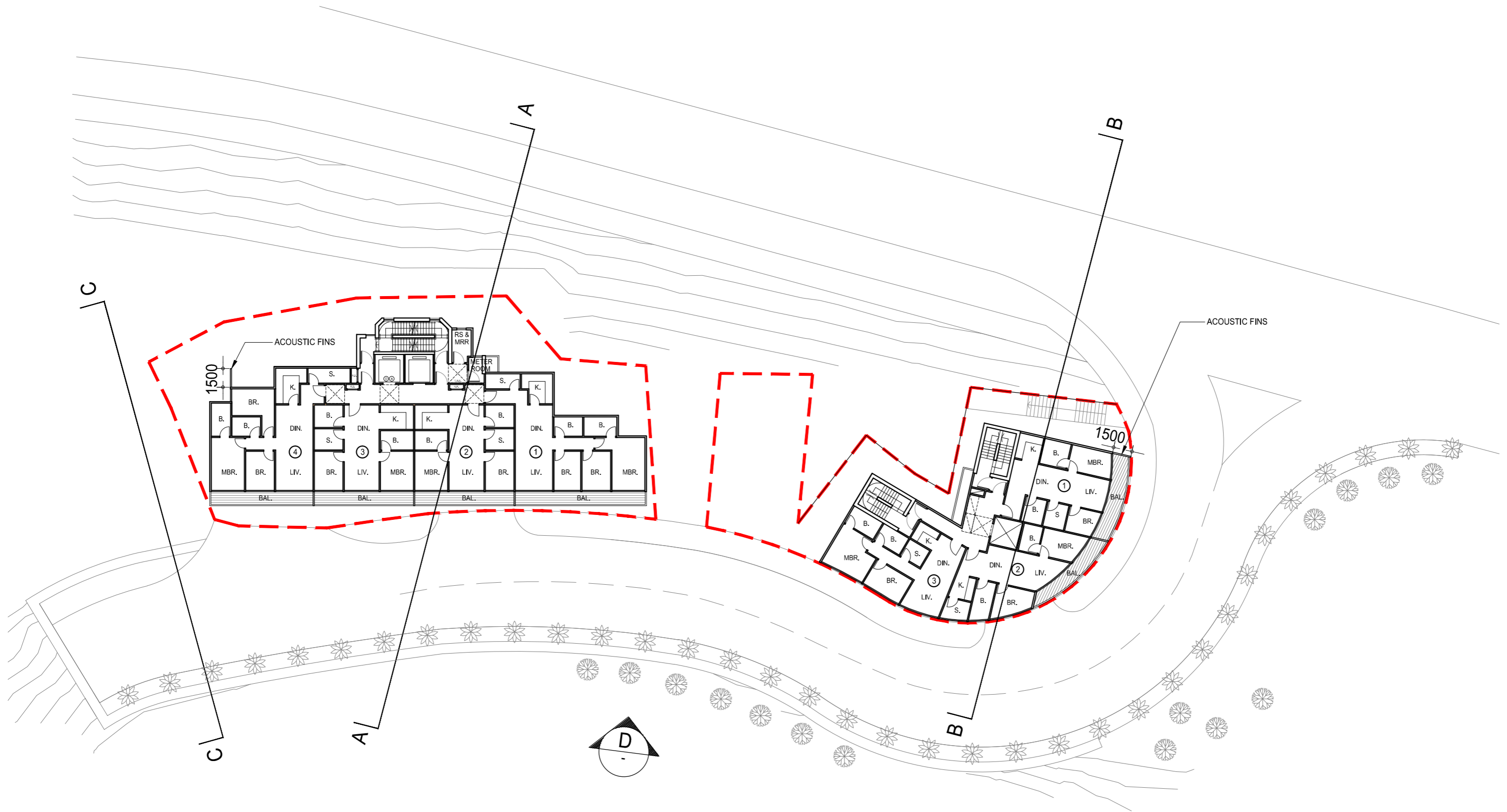
G/F PLAN
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LAYOUT PLAN

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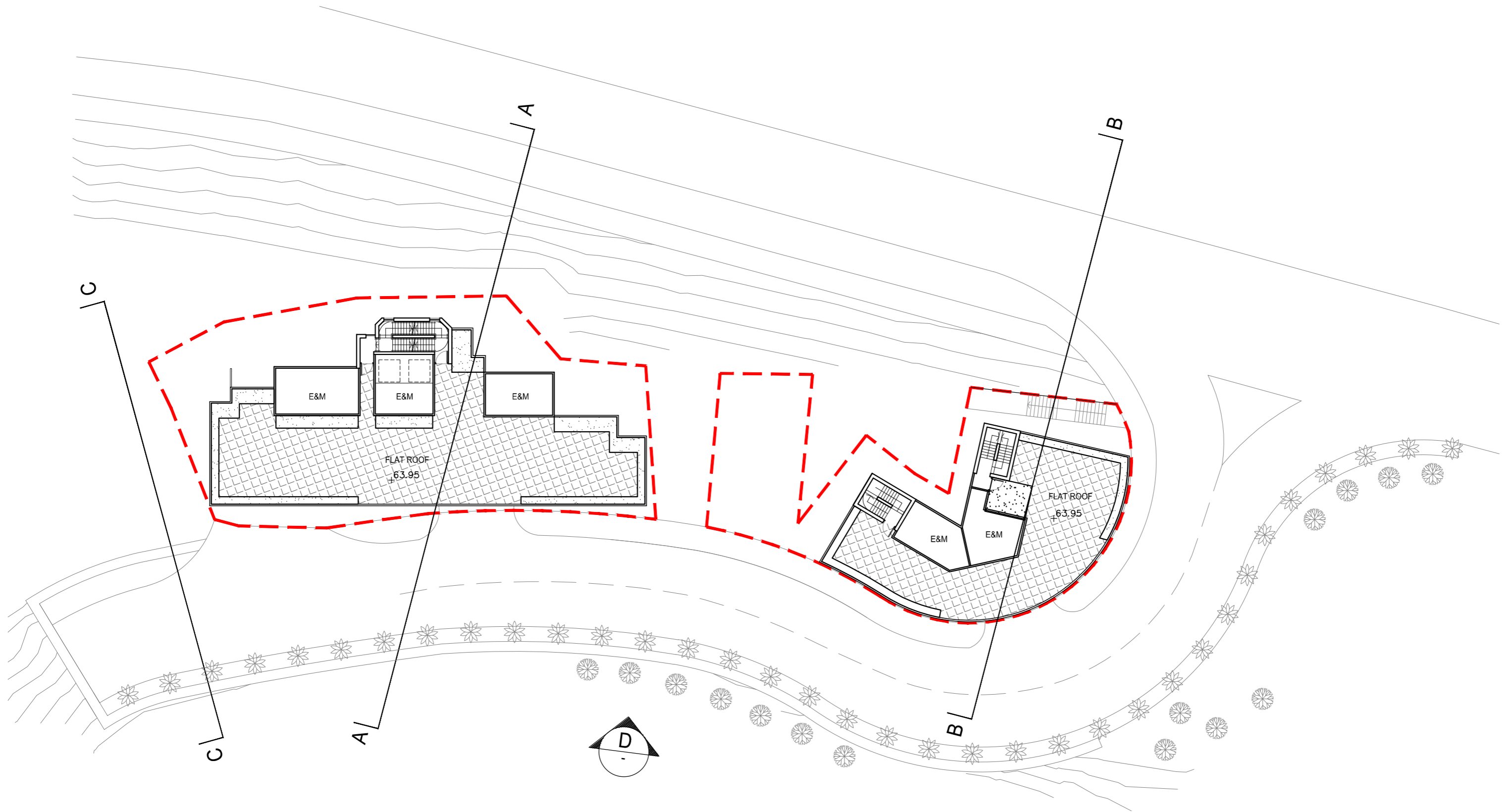


1/F-3/F PLAN
SCALE 1:300

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LAYOUT PLAN

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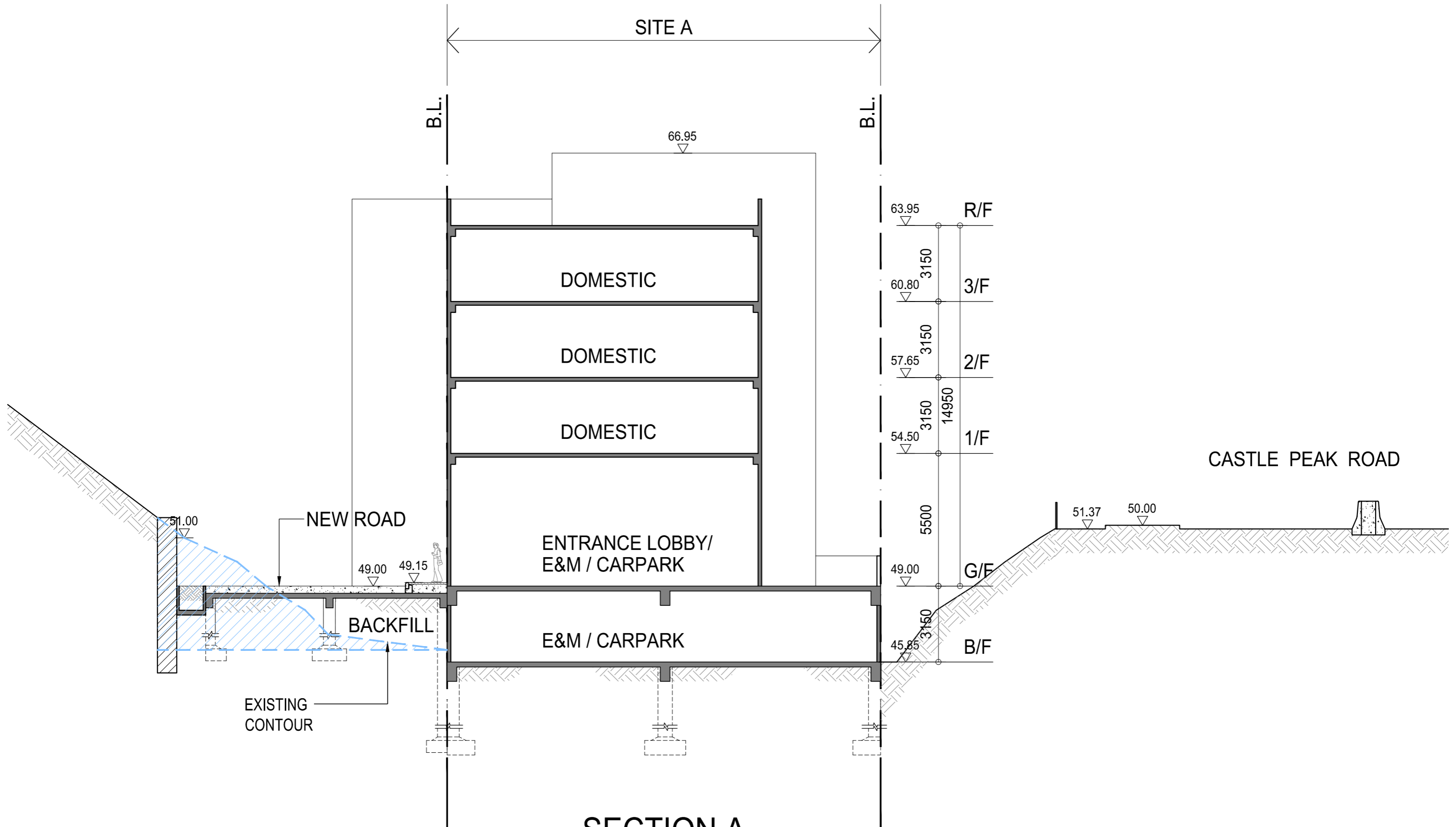


R/F PLAN
SCALE 1:300

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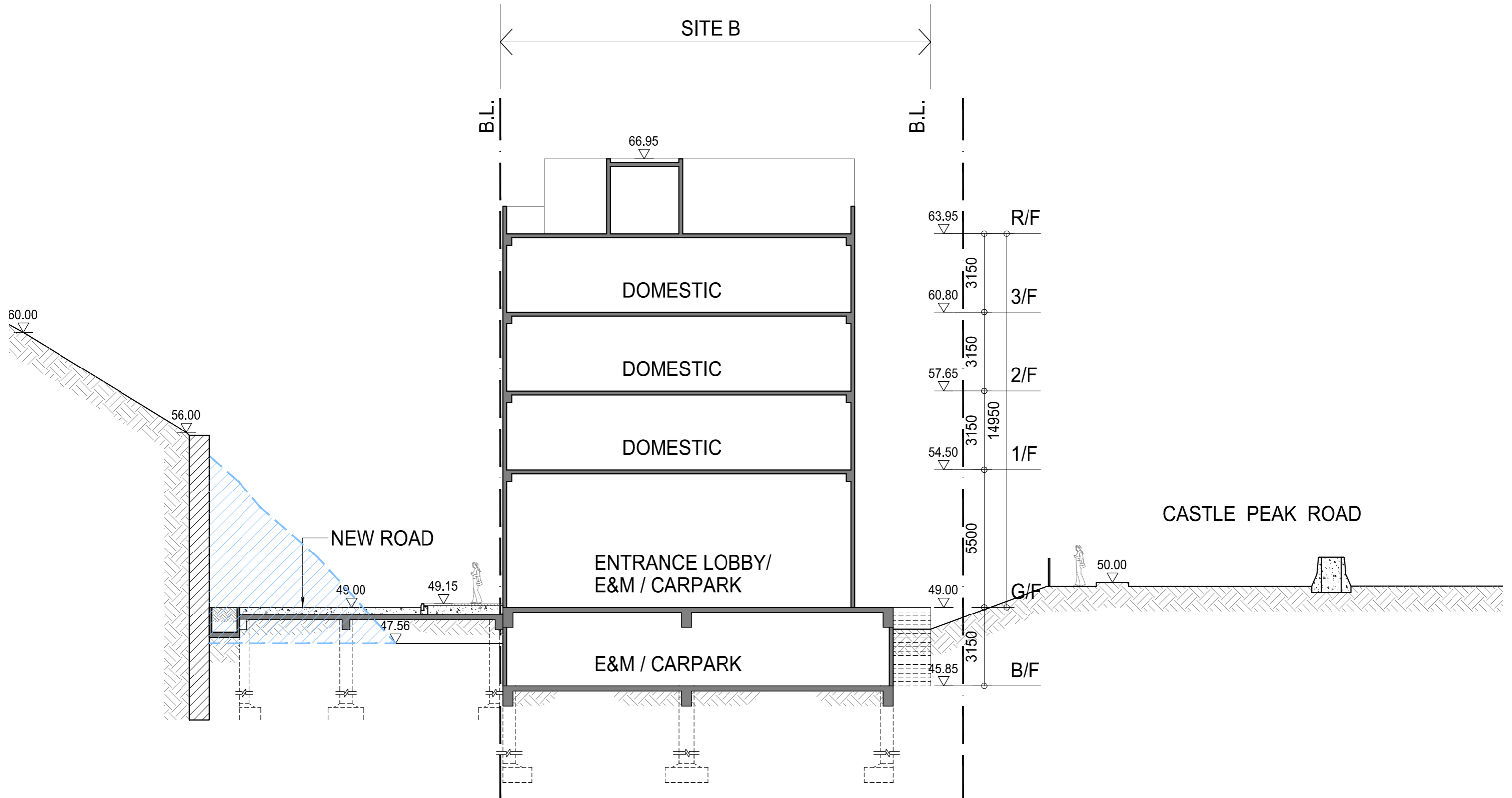
LAYOUT PLAN

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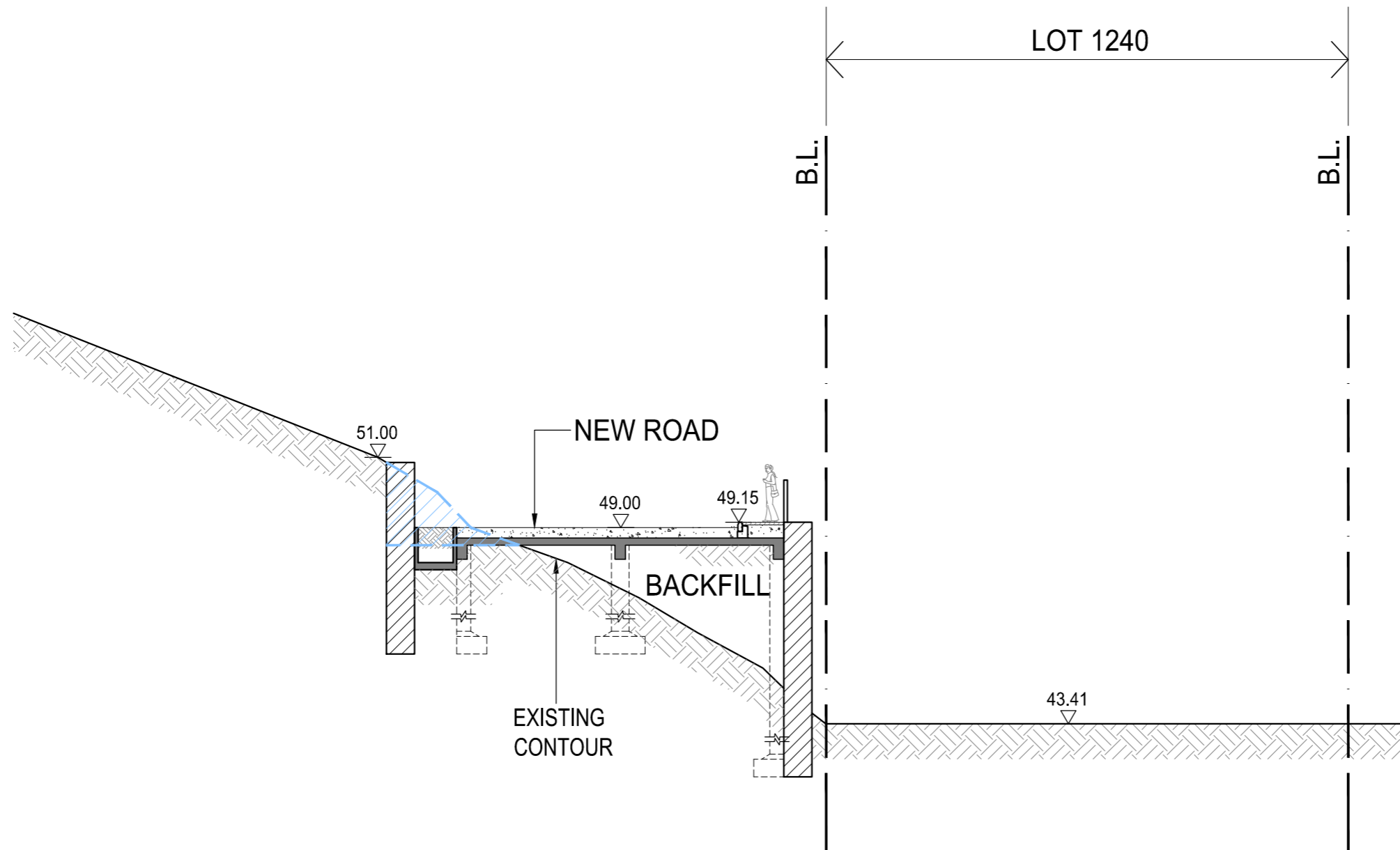
SECTION A
SCALE 1:150@A3

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SECTION B
SCALE 1:150@A3

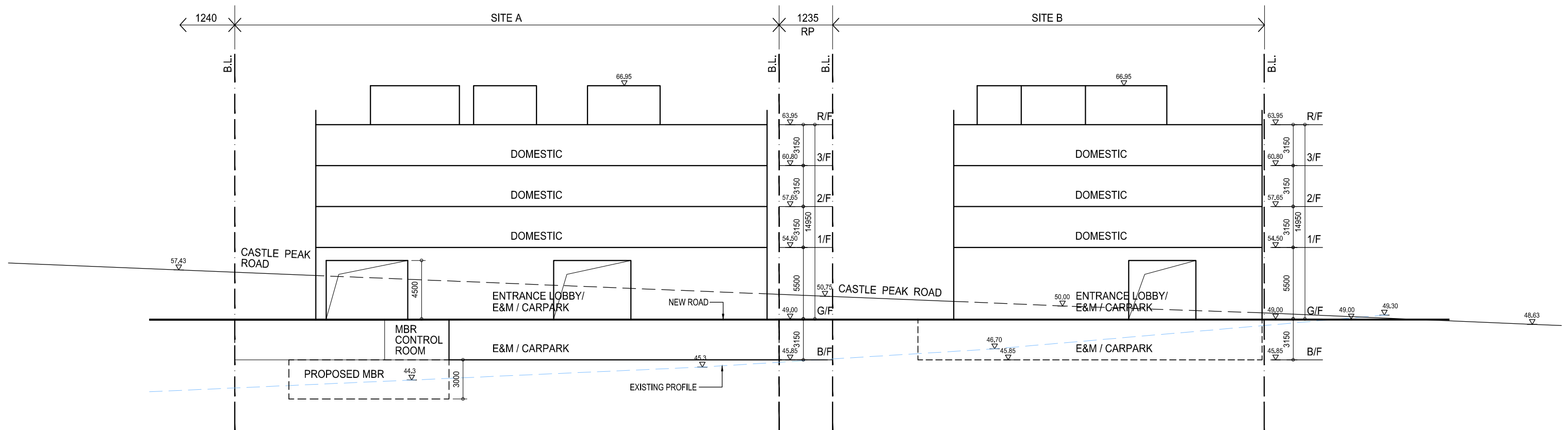
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SECTION C

SCALE 1:150@A3











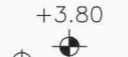
ELEVATION D

SCALE 1:300@A3

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ELEVATION

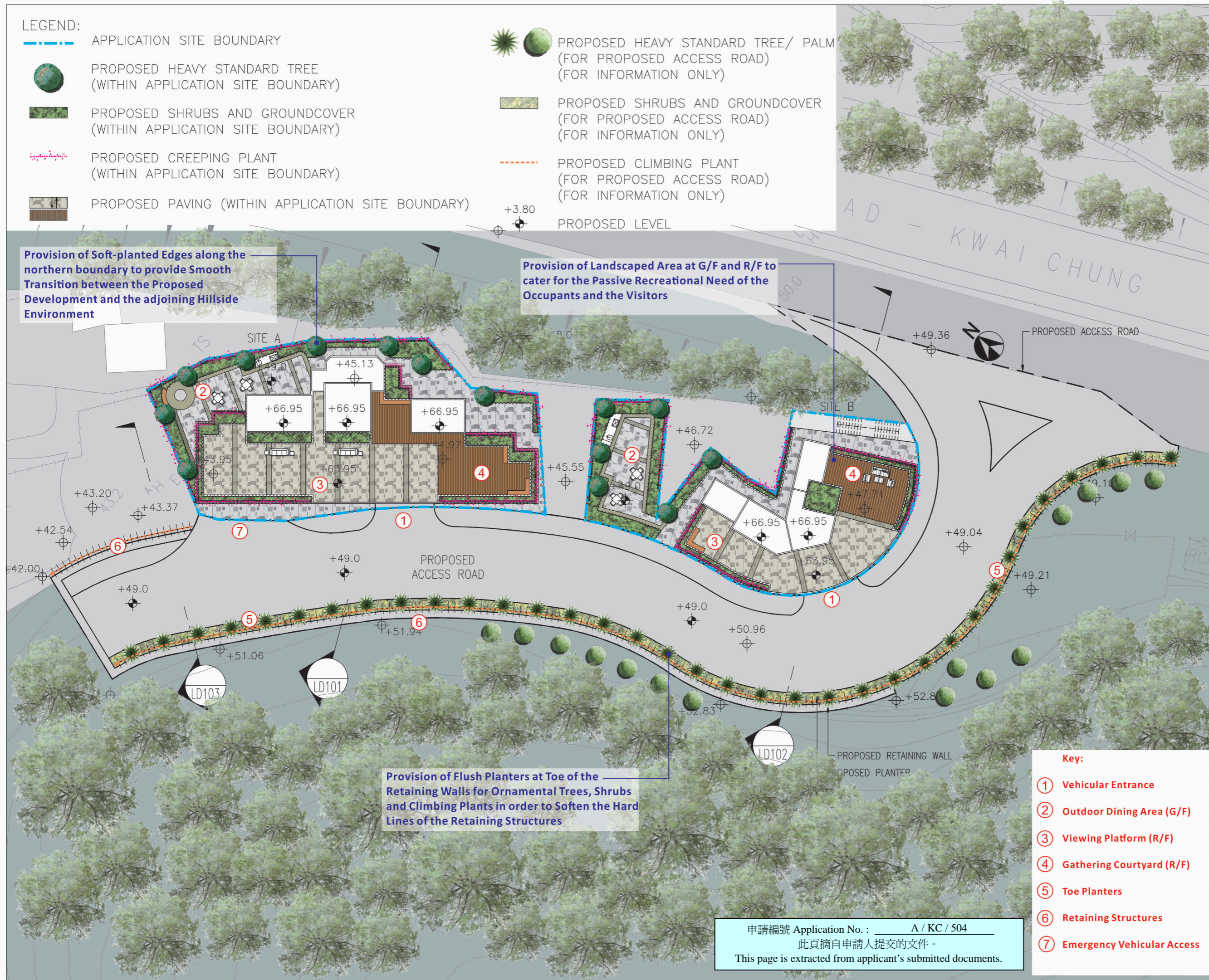
LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED SHRUBS AND GROUNDCOVER (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED CREEPING PLANT (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED PAVING (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED HEAVY STANDARD TREE/ PALM (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  PROPOSED SHRUBS AND GROUNDCOVER (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  PROPOSED CLIMBING PLANT (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  PROPOSED LEVEL

Provision of Soft-planted Edges along the northern boundary to provide Smooth Transition between the Proposed Development and the adjoining Hillside Environment

Provision of Landscaped Area at G/F and R/F to cater for the Passive Recreational Need of the Occupants and the Visitors

Provision of Flush Planters at Toe of the Retaining Walls for Ornamental Trees, Shrubs and Climbing Plants in order to Soften the Hard Lines of the Retaining Structures



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

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

- NOTES :
- DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.
 - COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.
 - ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 - READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

- 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

申請編號 Application No. : A / KC / 504
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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

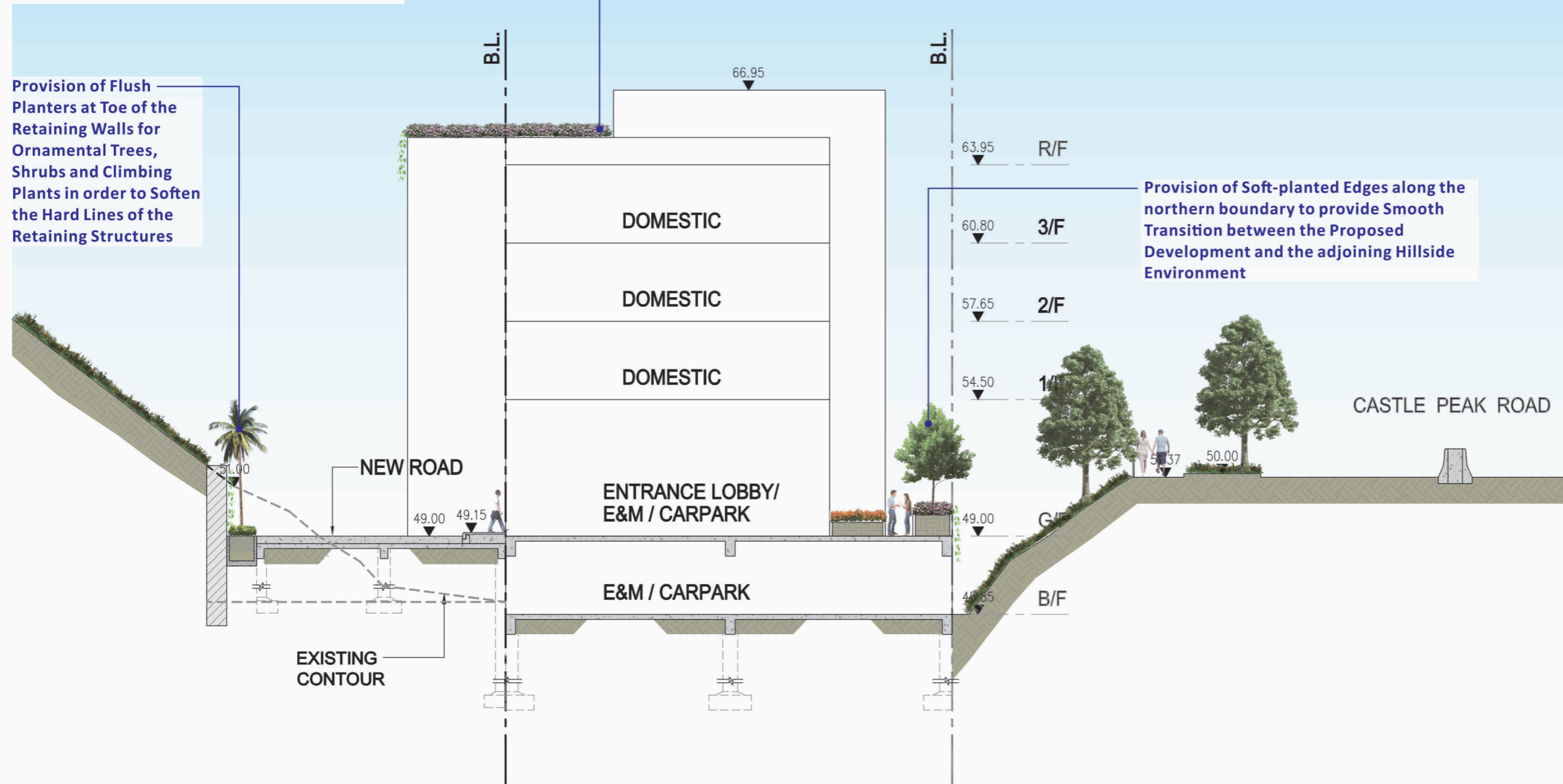


KEY PLAN
SCALE 1:1000

Provision of Flush Planters at Toe of the Retaining Walls for Ornamental Trees, Shrubs and Climbing Plants in order to Soften the Hard Lines of the Retaining Structures

Provision of Landscaped Area at G/F and R/F to cater for the Passive Recreational Need of the Occupants and the Visitors

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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 SECTION

PROJECT No. C2317

DRAWING No. LD101

SCALE : 1:200

DATE OF ISSUE : APR 2023

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

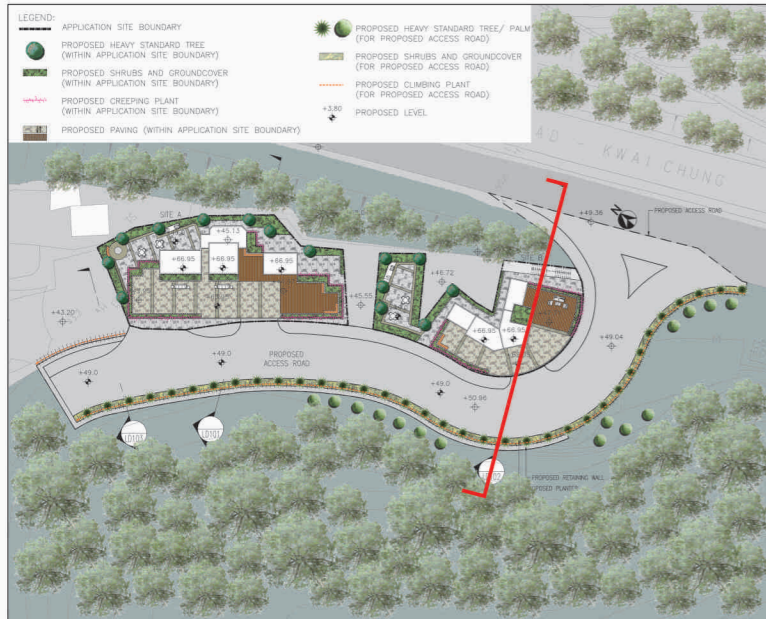
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LANDES LIMITED
景藝設計有限公司

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

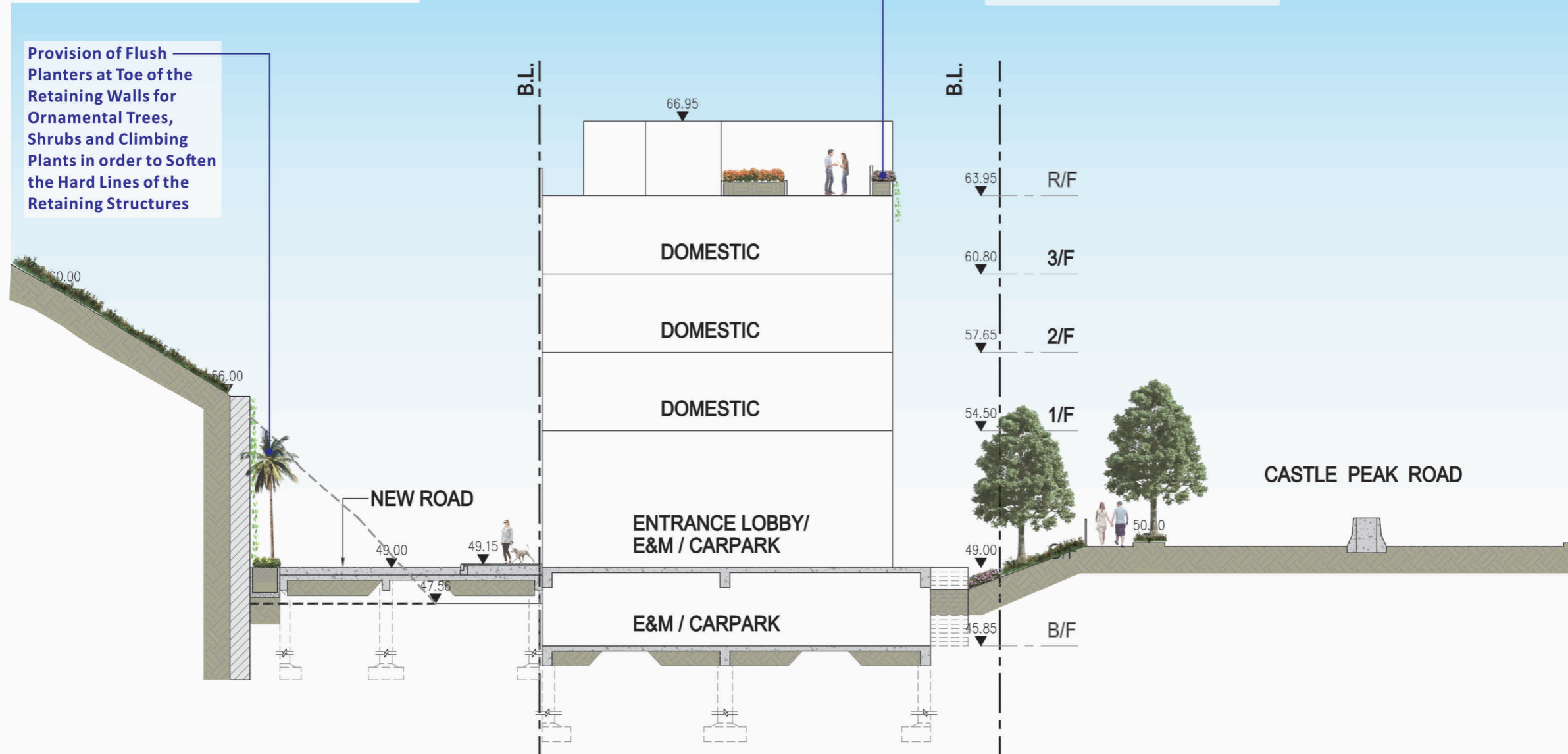
申請編號 Application No. : A / KC / 504
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KEY PLAN
SCALE 1:1000

Provision of Flush Planters at Toe of the Retaining Walls for Ornamental Trees, Shrubs and Climbing Plants in order to Soften the Hard Lines of the Retaining Structures

Provision of Landscaped Area at G/F and R/F to cater for the Passive Recreational Need of the Occupants and the Visitors



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 SECTION

PROJECT No. C2317

DRAWING No. LD102

SCALE : 1:200

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-LD102

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

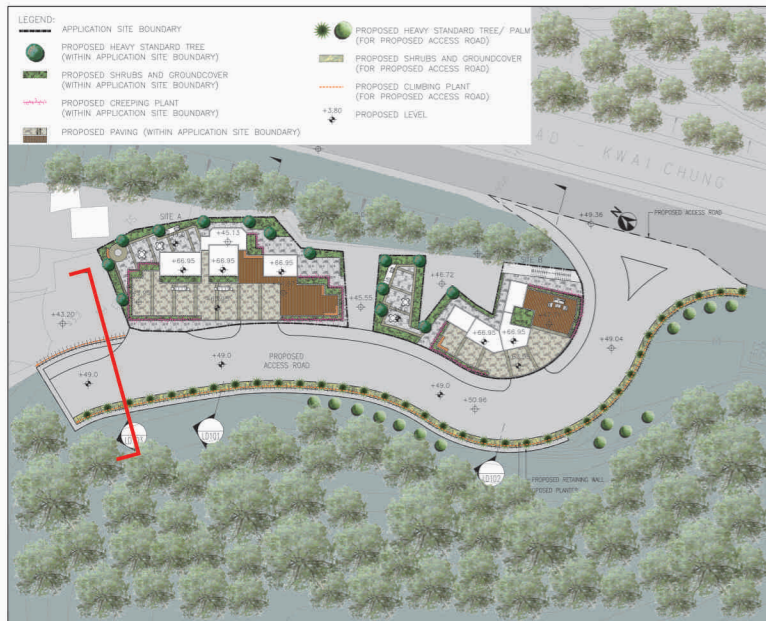
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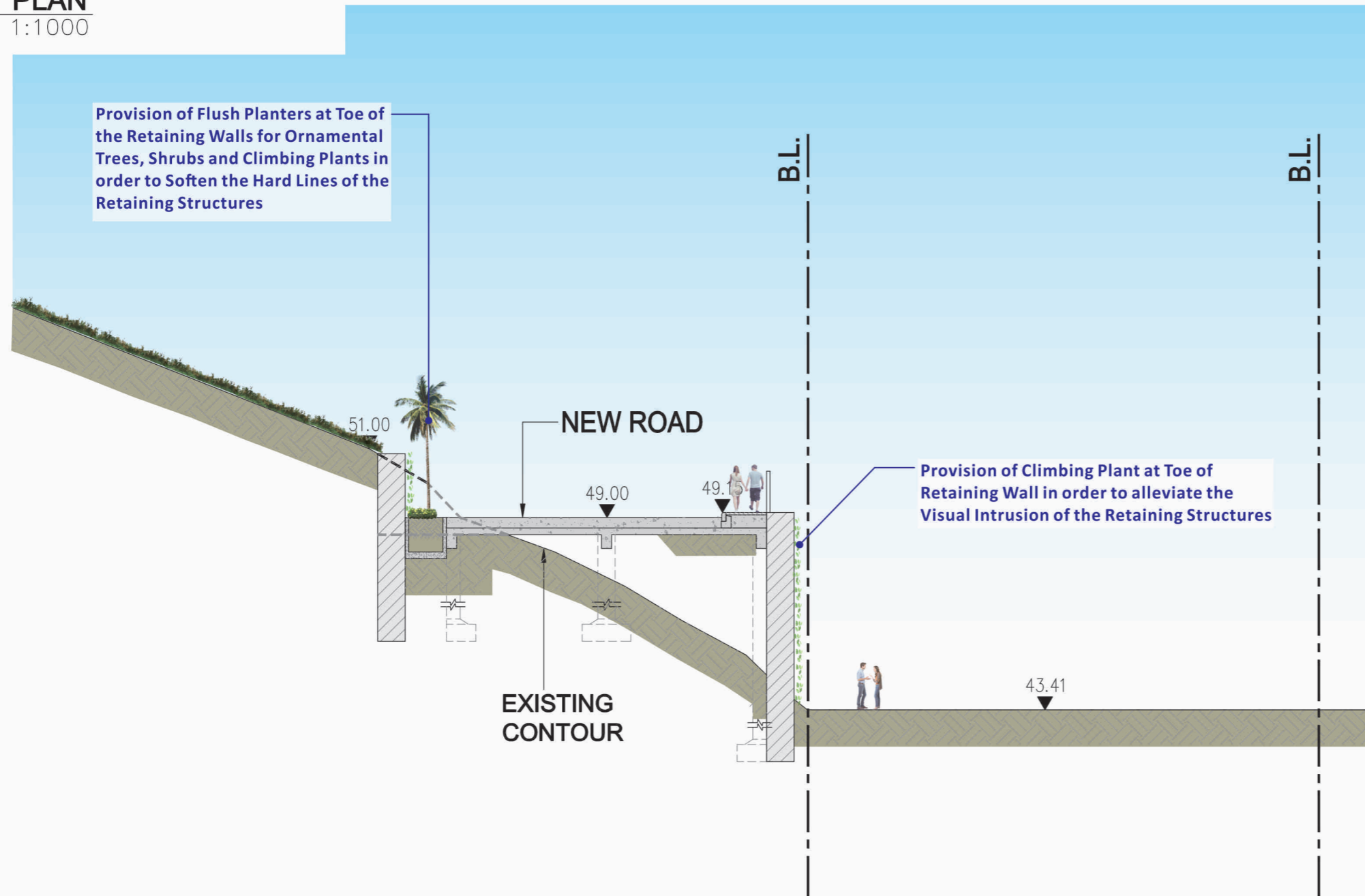
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FLAT A, 17/F,
SHUN PONT COMMERCIAL BUILDING,
5-11 THOMSON ROAD, HONG KONG
TEL.: 2868 0980 FAX.: 2868 2203
香港灣仔譚臣道5-11號
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KEY PLAN
SCALE 1:1000



PROJECT :
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DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2317

DRAWING No. LD103

SCALE : 1:150

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-LD103

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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
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- LEGEND:
- APPLICATION SITE BOUNDARY
 - COMMUNAL OPEN SPACE
 - +3.80 PROPOSED LEVEL

TARGET POPULATION: 70 PERSONS
REQUIRED COMMUNAL OPEN SPACE: 70 SQ.M.
(1 SQ.M. PER PERSON IN ACCORDANCE WITH HKPSG)

PROVIDED COMMUNAL OPEN SPACE: 414.10 SQ.M.
(>70 SQ.M.)

PROJECT :
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DRAWING TITLE :
 OPEN SPACE PROVISION

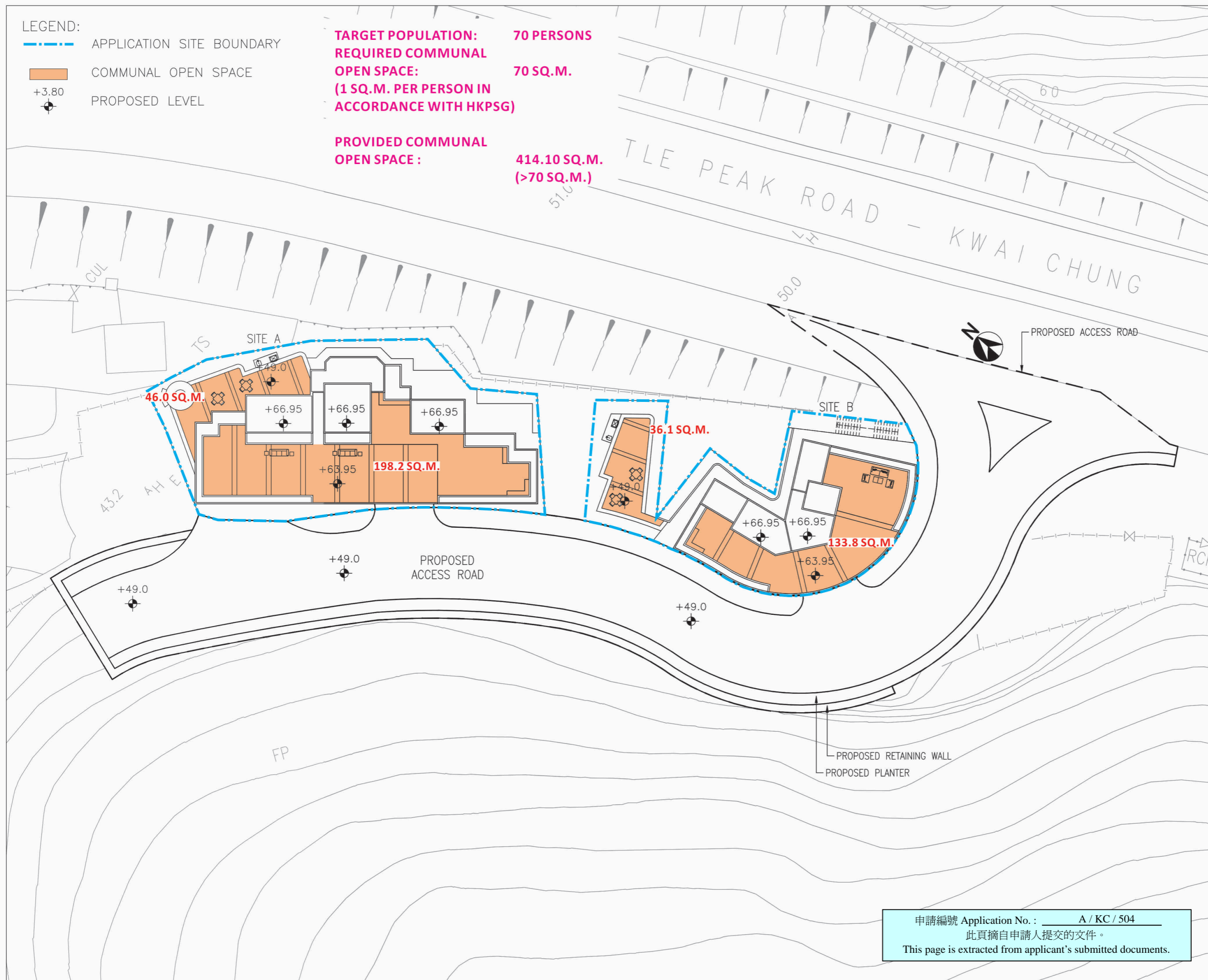
PROJECT No. C2317

DRAWING No. OS01

SCALE : 1:350

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-OS01



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LANDES LIMITED
 景藝設計有限公司

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 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
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