

**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

Revised broad development parameters in view of
the further information received on 23.2.2024
因應於 2024 年 2 月 23 日接獲的進一步資料而修訂的概括發展規範

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	Section 16 application 第 16 條申請 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		
	Further information received 接獲進一步資料 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	Section 16 application 第 16 條申請 Area shown as 'Road' 顯示為「道路」的地方		
	Further information received 接獲進一步資料 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		15
	Private Car Parking Spaces (including 2 visitor-cum-accessible car parking spaces) 私家車車位 (包括兩個訪客兼殘疾人士專用泊位)		11
	Motorcycle Parking Spaces 電單車車位		4
	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	

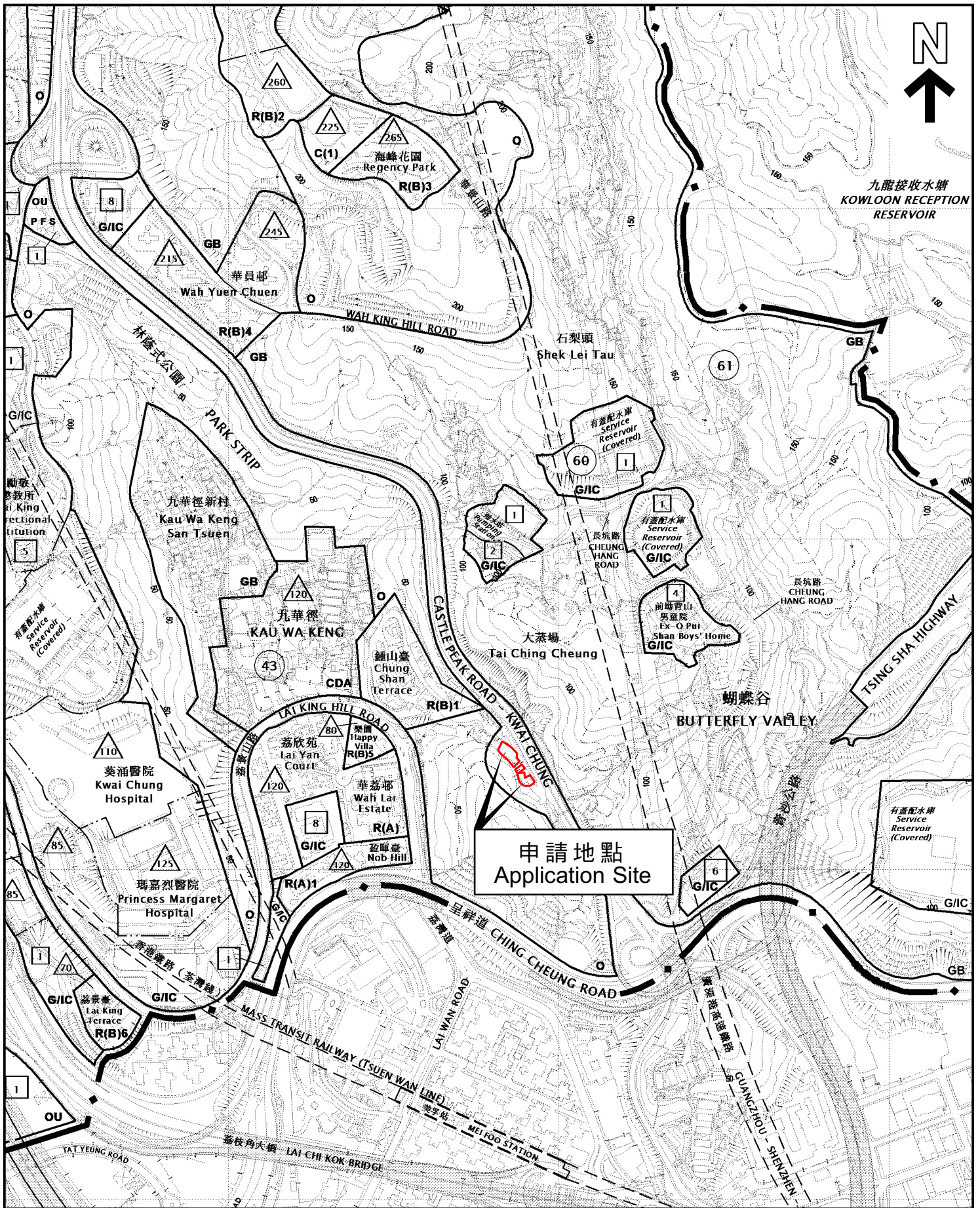
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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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 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"/>
Revised landscape master plan(s)/Landscape plan(s) 經修訂的園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Revised Planting Plan 經修訂的種植圖</u>		
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input 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 and pedestrian) 就車輛及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 Planning Review Report 岩土工程規劃檢討報告	<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 checked="" type="checkbox"/>
<u>Revised Air Quality Impact Assessment 經修訂的空氣質量影響評估</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。

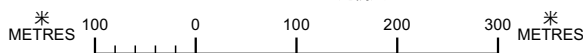


本摘要圖於2024年2月28日擬備，
所根據的資料為於2023年10月3日
核准的分區計劃大綱圖編號S/KC/32

EXTRACT PLAN PREPARED ON
28.2.2024 BASED ON OUTLINE ZONING
PLAN No. S/KC/32 APPROVED ON
3.10.2023

位置圖 LOCATION PLAN

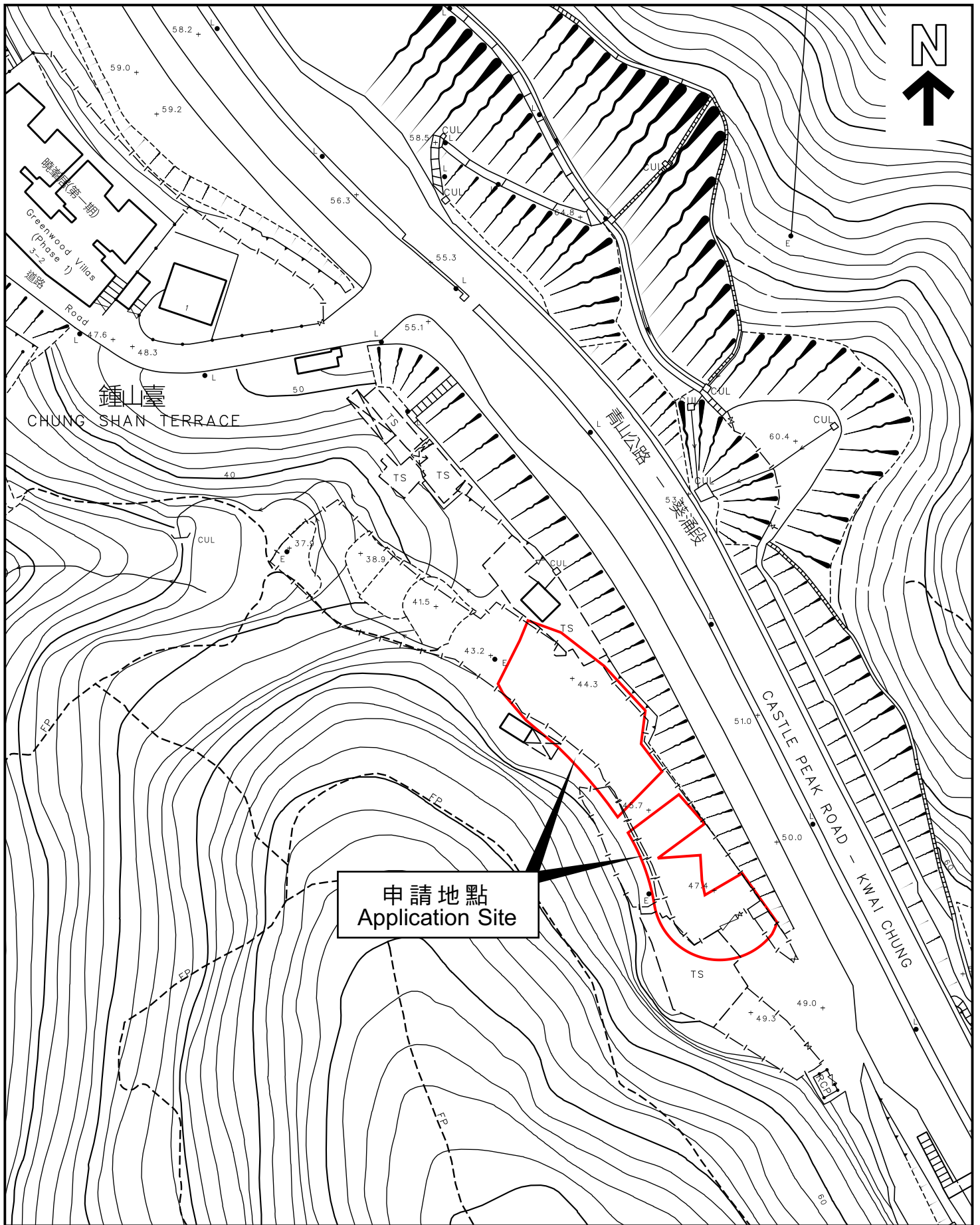
SCALE 1:7 500 比例尺



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



申請地點
Application Site

本摘要圖於2024年2月28日擬備，
所根據的資料為測量圖編號11-NW-7B

EXTRACT PLAN PREPARED ON
28.2.2024 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

申請編號 **Application No. : A/KC/504**

備註 Remarks

申請人回應部門意見，並提交擬議發展的效果圖、交通相關的補充資料，以及經修訂的空氣質量影響評估、建築和園境設計圖則。

The applicant provided responses to departmental comments, and submitted an artist's illustration of the proposed development, supplementary information on traffic aspect, as well as revised Air Quality Impact Assessment, Architectural and Landscape Drawings.

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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B/F PLAN
SCALE 1:300

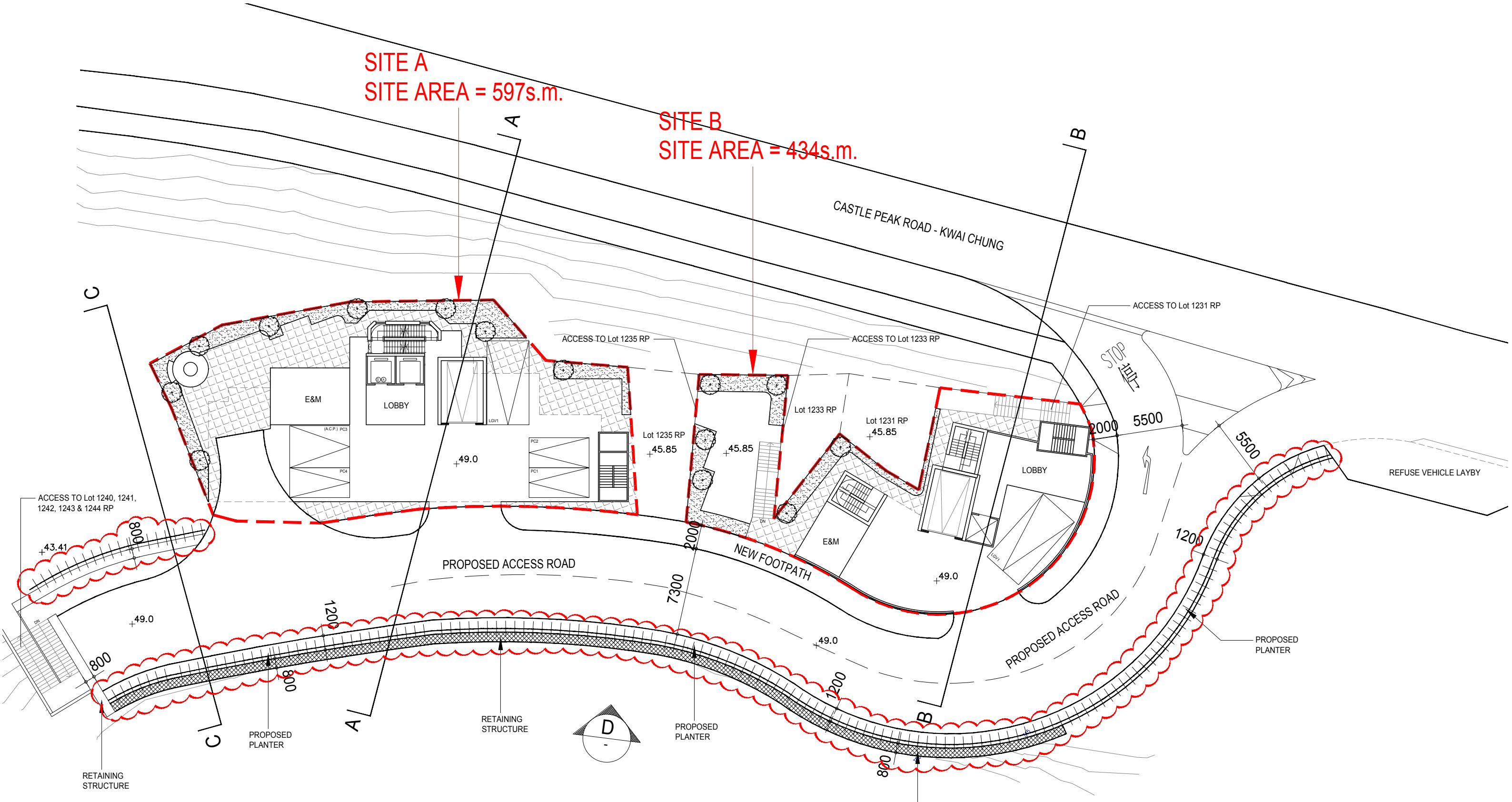
申請編號 Application No. : A / KC / 504
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LAYOUT PLAN

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1:300@A3	2023-06-19	A	2023-10-31	C	2024-02-16	Checked	BL
File no. : 02503	Drawing no. : SK-03	B	2023-11-10	-	-	Drawn	BW

SITE A
SITE AREA = 597s.m.

SITE B
SITE AREA = 434s.m.



ACCESS TO Lot 1240, 1241, 1242, 1243 & 1244 RP

ACCESS TO Lot 1235 RP

ACCESS TO Lot 1233 RP

ACCESS TO Lot 1231 RP

+43.41

+49.0

+45.85

+45.85

+45.85

+49.0

+49.0

+49.0

1200

7300

1200

1200

2000

5500

5500

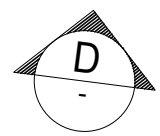
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800



G/F PLAN
SCALE 1:300



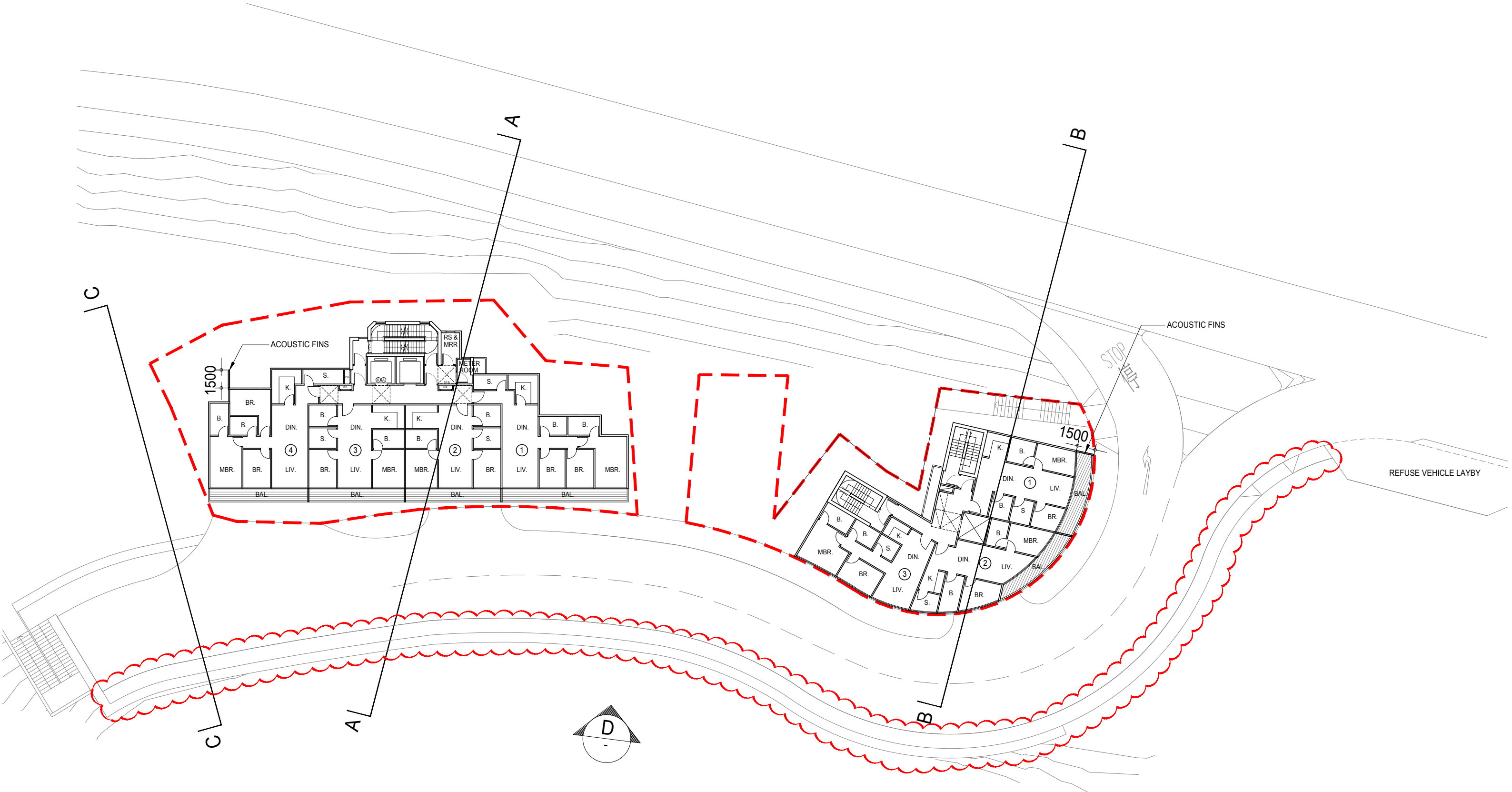
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LAYOUT PLAN

LOT NOS.1232RP,1234RP,1236RP,1237RP AND 1239 IN SURVEY DISTRICT 4 AND ADJOINING GOVERNMENT LAND,CASTLE PEAK ROAD - KWAI CHUNG,LAI CHI KOK

Scale :	Date :	Rev	Date	Rev	Date	Approved	BL
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File no. :	Drawing no. :	B	2023-11-10	-	-	Drawn	BW
02503	SK-02						



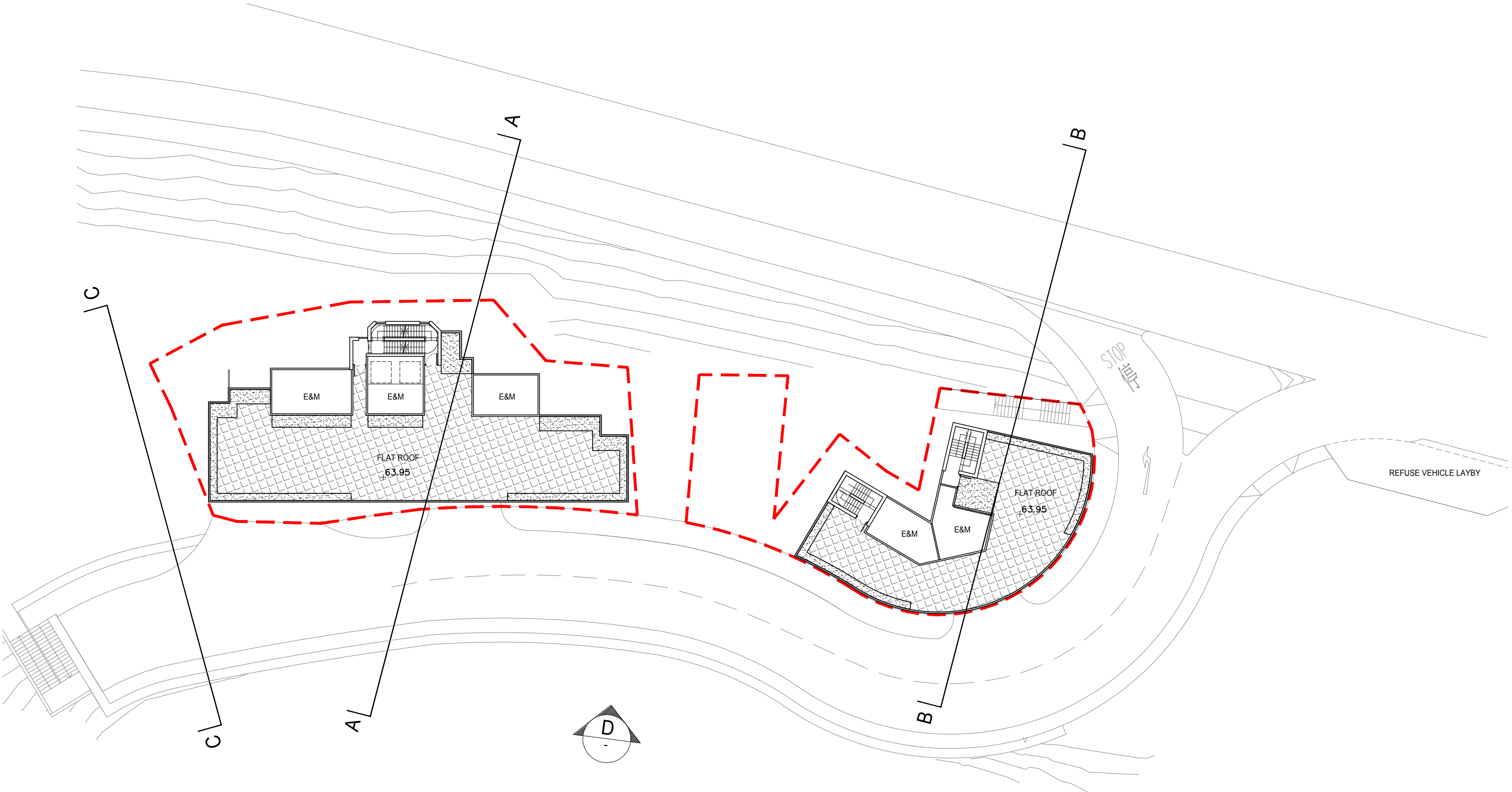
1/F-3/F PLAN

SCALE 1:300

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LAYOUT PLAN

Scale :	Date :	Rev	Date	Rev	Date	Approved
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File no. :	Drawing no. :	A	2023-11-10	-	-	Checked
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						BW

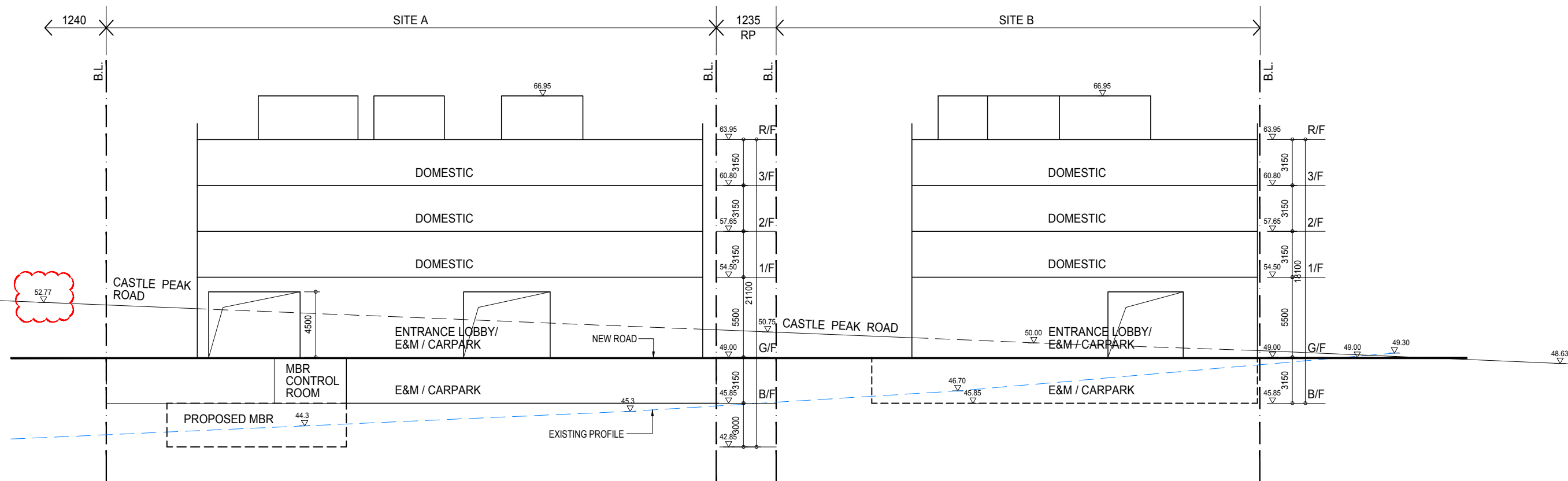


R/F PLAN
SCALE 1:300

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LAYOUT PLAN

Scale :	Date :	Rev	Date	Rev	Date	Approved	BL
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File no. :	Drawing no. :	A	2023-11-10	-	-	Checked	BL
02503	SK-05	B	2024-02-16	-	-	Drawn	BW
















ELEVATION D

SCALE 1:300@A3

申請編號 Application No. : A / KC / 504
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LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED SHRUBS AND GROUNDCOVER (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED LAWN (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED CREEPING PLANT (WITHIN APPLICATION SITE BOUNDARY)
-  PROPOSED PAVING (WITHIN APPLICATION SITE BOUNDARY)

-  OUTDOOR FURNITURE
-  BBQ COUNTER
-  DINING TABLE AND CHAIRS
-  OUTDOOR SEATER
-  PROPOSED SHRUBS AND GROUNDCOVER (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  PROPOSED CLIMBING PLANT (FOR PROPOSED ACCESS ROAD) (FOR INFORMATION ONLY)
-  +3.80
PROPOSED LEVEL

申請編號 Application No. : A / KC / 504
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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

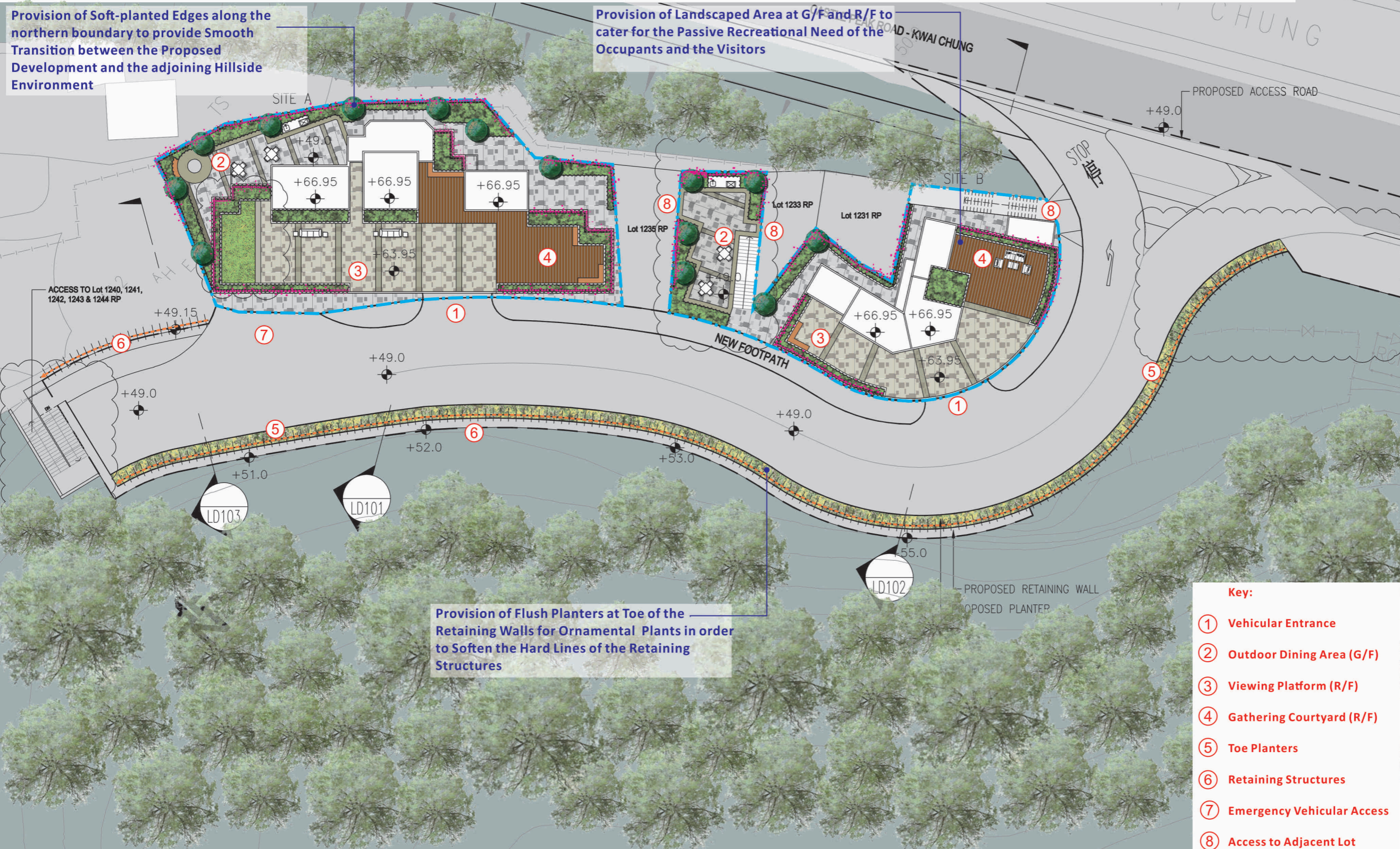
PROJECT No. C2317

DRAWING No. LMP01

SCALE : 1:350

DATE OF ISSUE : APR 2023

CAD FILENAME : C2317-LMP01



REV	DESCRIPTION	DATE
B	GENERAL AMENDMENT	27/12/23
A	GENERAL AMENDMENT	05/10/23

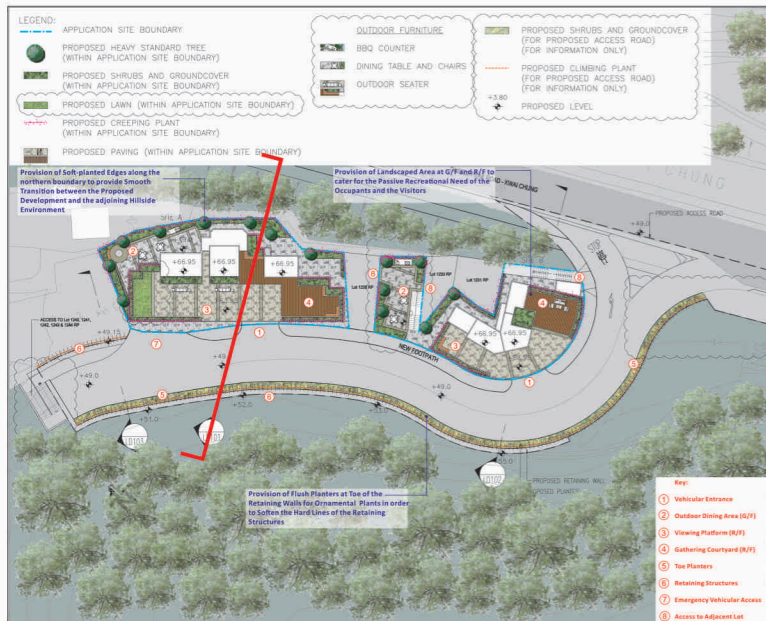
DESIGN BY : TEL
 DRAWN BY : CAD
 CHECKED BY : TEL
 APPROVED BY : TEL

NOTES :
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 3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
 4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

LanDes

LANDES LIMITED
 景藝設計有限公司

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 信邦商業大廈17樓A室
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 傳真: 2868 2203



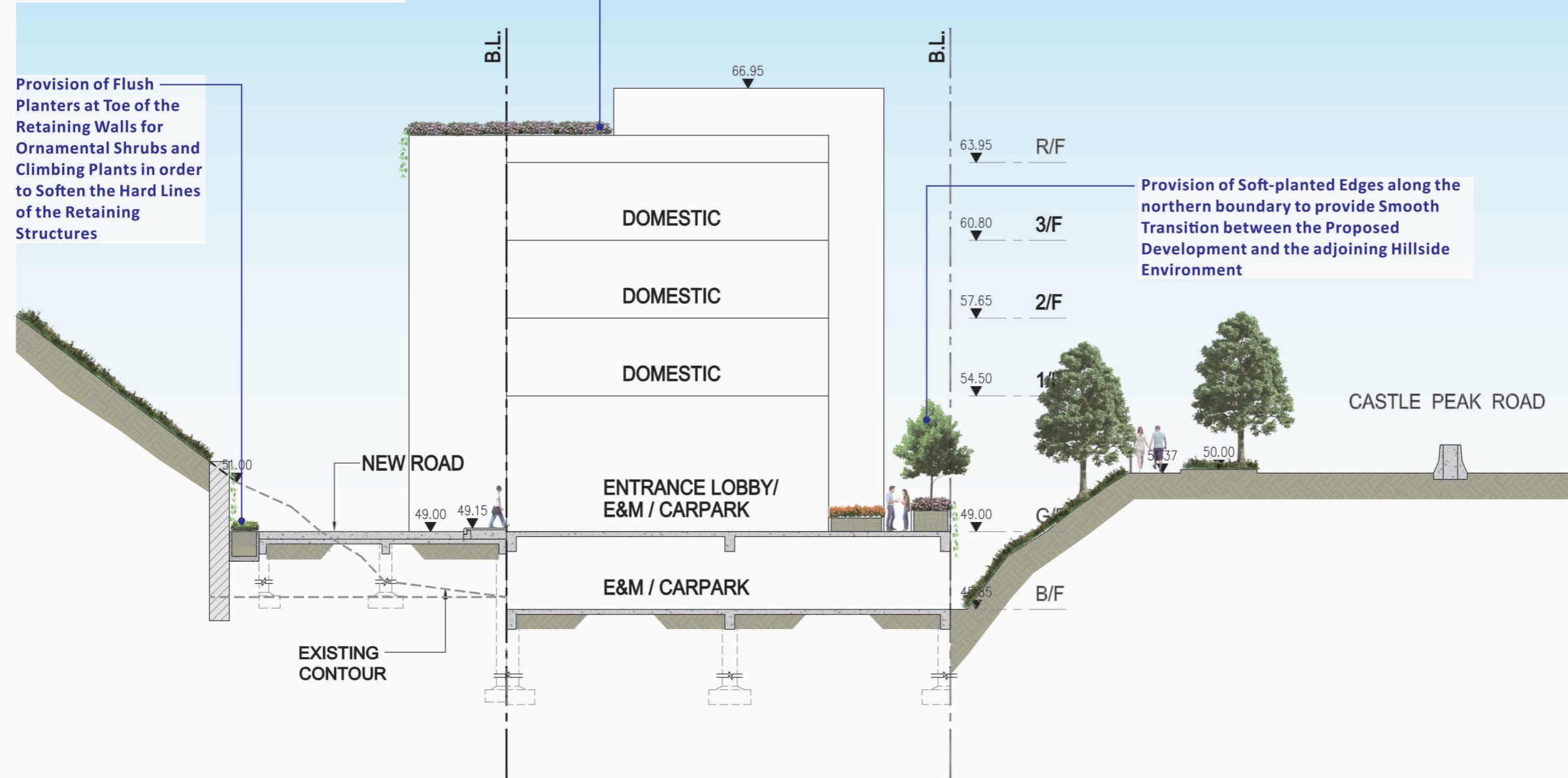
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KEY PLAN
 SCALE 1:1000

Provision of Flush Planters at Toe of the Retaining Walls for Ornamental 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

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



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. LD101

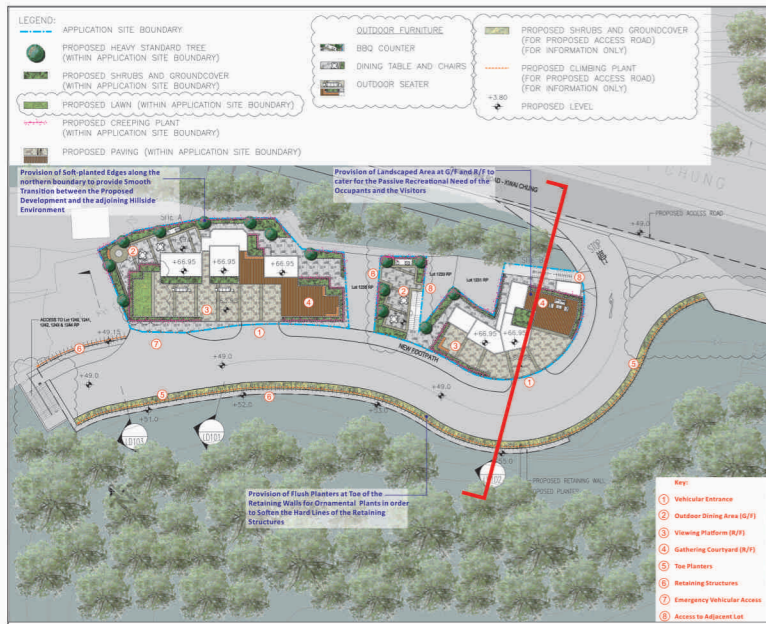
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 DATE OF ISSUE : APR 2023
 CAD FILENAME : C2317-LD101

A	GENERAL AMENDMENT	05/10/23
REV	DESCRIPTION	DATE
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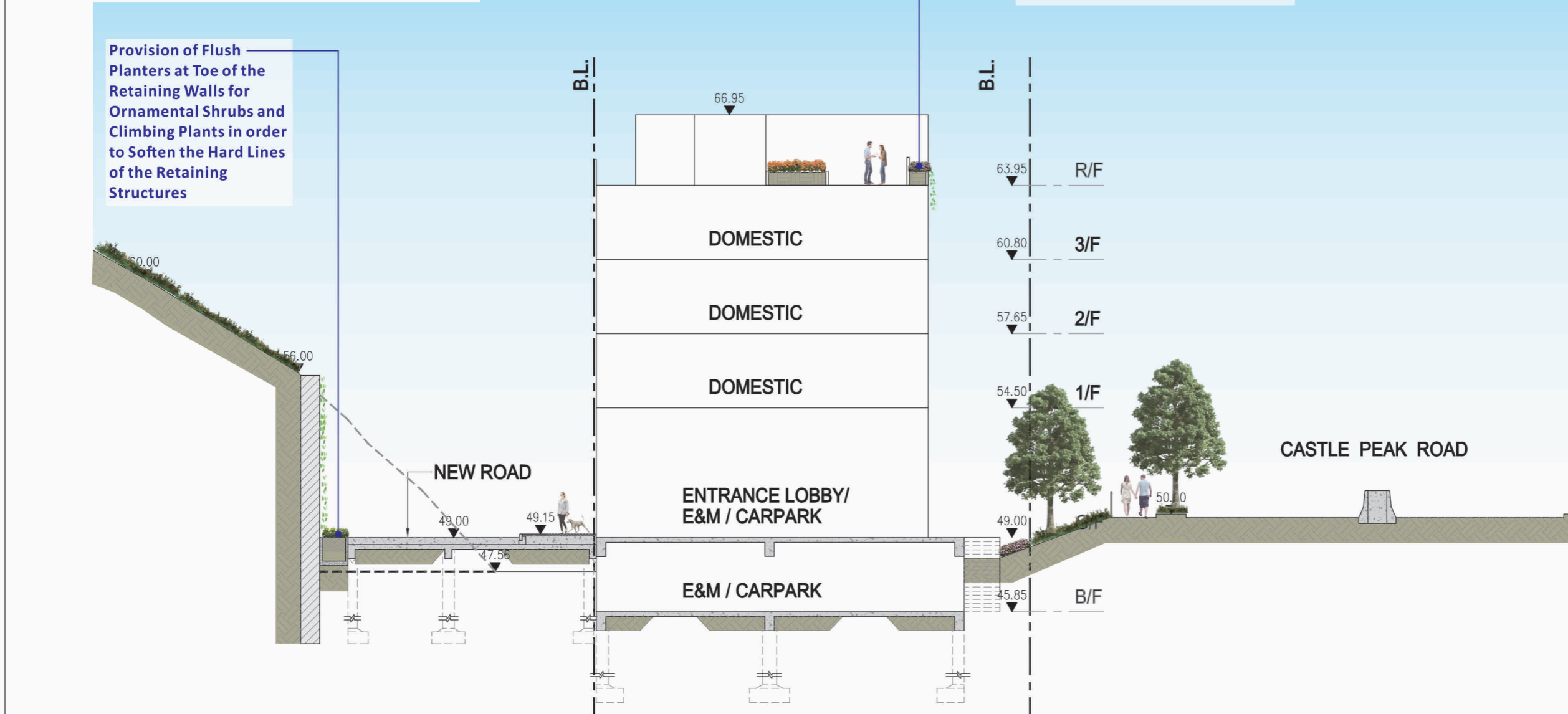
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KEY PLAN
SCALE 1:1000

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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

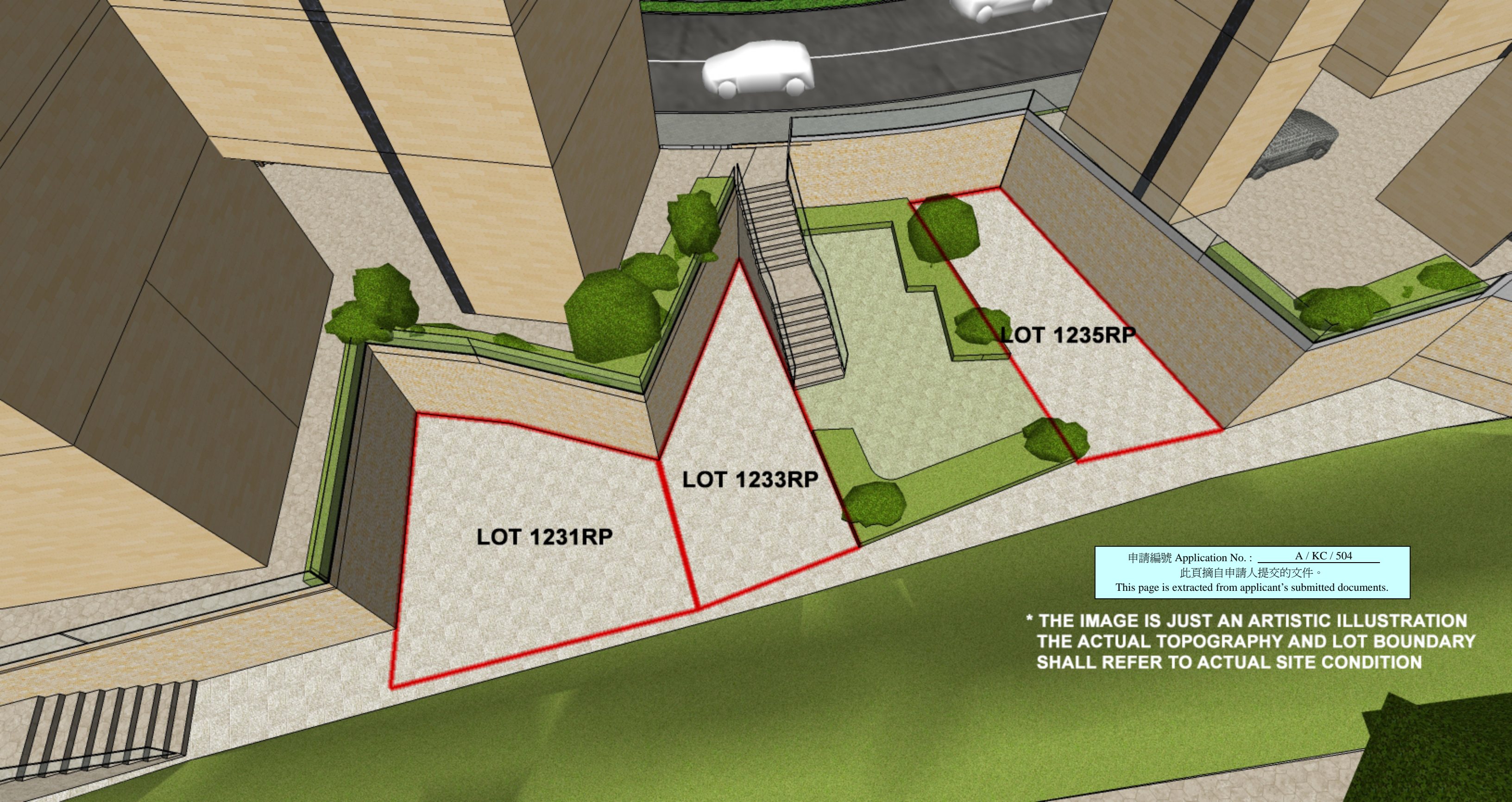
A	GENERAL AMENDMENT	05/10/23
REV	DESCRIPTION	DATE
DESIGN BY : TEL		
DRAWN BY : CAD		
CHECKED BY : TEL		
APPROVED BY : TEL		

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LOT 1231RP

LOT 1233RP

LOT 1235RP

申請編號 Application No. : A / KC / 504
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*** THE IMAGE IS JUST AN ARTISTIC ILLUSTRATION
THE ACTUAL TOPOGRAPHY AND LOT BOUNDARY
SHALL REFER TO ACTUAL SITE CONDITION**