

关乎申请编号 Y/KC/13 而只作指示用途的拟议发展计划的概括发展规范
Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/KC/13

因应于 2019 年 1 月 30 日接获的进一步资料而修订的概括发展规范
 Revised broad development parameters in view of
 the further information received on 30.1.2019

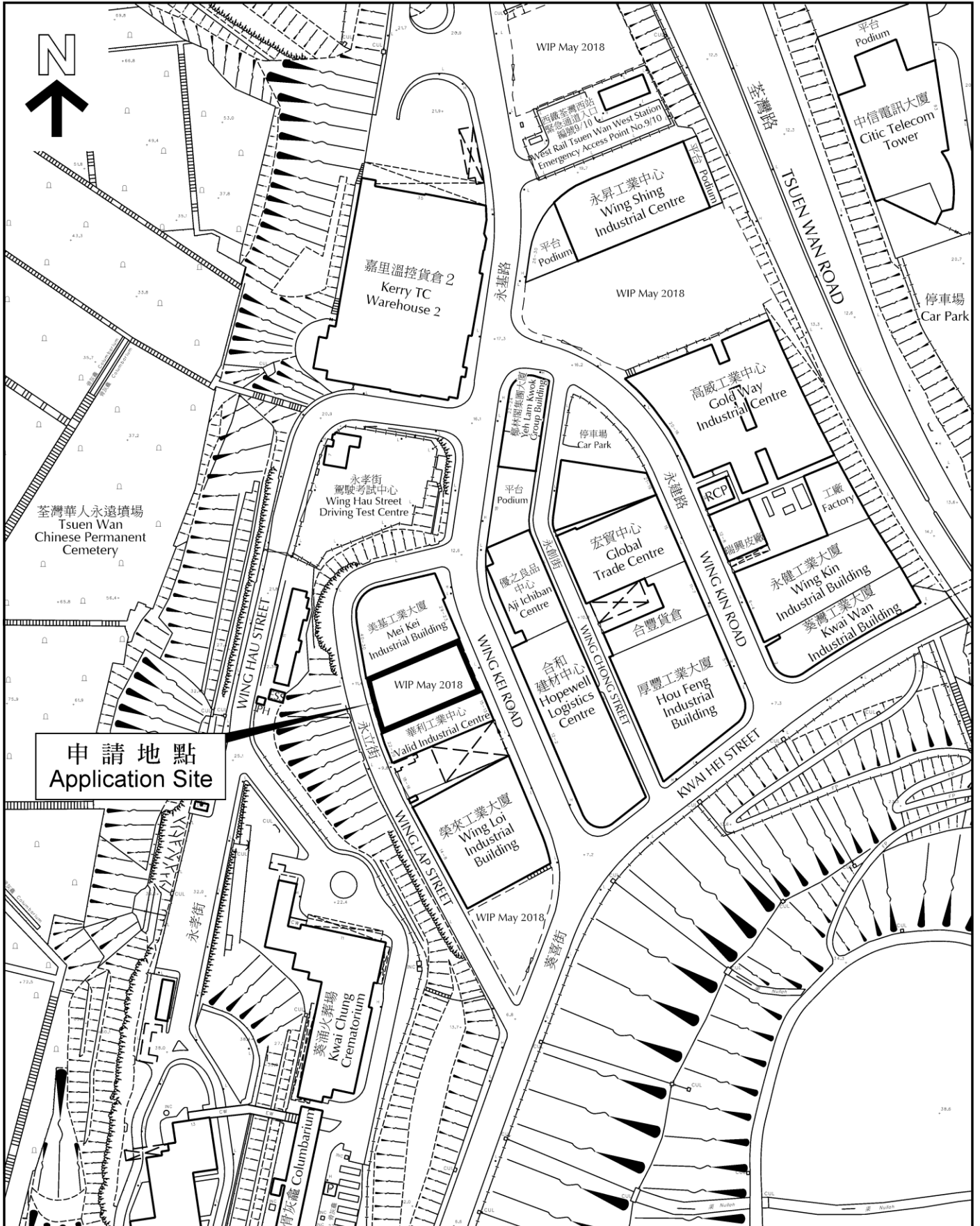
(a) 申请编号 Application no.	Y/KC/13		
(b) 位置 / 地址 Location/Address	葵涌永立街 24-28 号 24-28 Wing Lap Street, Kwai Chung		
(c) 地盘面积 Site area	约 About 929 平方米 m ²		
(d) 图则 Plan	第 12A 条申请 Section 12A application 葵涌分区计划大纲草图编号 S/KC/28 Draft Kwai Chung Outline Zoning Plan No. S/KC/28		
	接获进一步资料 Further information received 葵涌分区计划大纲草图编号 S/KC/29 Draft Kwai Chung Outline Zoning Plan No. S/KC/29		
(e) 地带 Zoning	第 12A 条申请 Section 12A application 「工业」 "Industrial"		
	接获进一步资料 Further information received 「工业」 "Industrial"		
(f) 拟议修订 Proposed Amendment(s)	把「工业」地带改划为「其他指定用途」注明「灵灰安置所 (2)」地带 To rezone the application site from "Industrial" to "Other Specified Uses" annotated "Columbarium (2)"		
(g) 总楼面面积 及 / 或地积比率 Total floor area and/or plot ratio		平方米 m ²	地积比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	不多于 Not More Than 8,825	9.5
(h) 幢数 No. of block	住用 Domestic	-	
	非住用 Non-domestic	1	
	综合用途 Composite	-	
(i) 建筑物高度 / 层数 Building height/ No. of storeys	住用 Domestic	- 米 m	-
		- 米(主水平基准以上) mPD	-
	非住用 Non-domestic	- 米 m	-
		不超过 Not Exceeding 105 米 (主水平基准以上) mPD 15 层 storey(s) 包括 including 1 地库 Basement	-
综合用途 Composite	- 米 m	-	
(j) 上盖面积 Site coverage	15 米以上 Over 15m	约 About 60%	
	15 米以下 Below 15m	约 About 100%	
(k) 单位数目 No. of units	20,000 灵灰位 Columbarium Niches		

(l) 休憩用地 Open Space	- 私人 Private	- 平方米 m ²
	- 公众 Public	- 平方米 m ²
(m) 停车位及上落 客货车位数目 No. of parking spaces and loading/ unloading spaces	- 私家车车位 Private Car Parking Spaces	1
	- 伤残人士泊车位 Disabled Car Parking Spaces	1
	- 巴士停泊处(连上落客处) Bus Lay By (cum Loading and Unloading)	2
	- 轻型货车泊车位 Light Goods Vehicle Parking Spaces	1

* 有关资料是为方便市民大众参考而提供。对于所载数据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.

Y/KC/13



申請編號 Application No. : Y/KC/13

**備註
Remarks**

申請人於 2019 年 1 月 30 日呈交進一步資料，包括回應部門的意見及提交一份經修訂的交通影響評估及一份經修訂的垂直運輸評估。

On 30.1.2019, the applicant provided further information including response to departmental comments, a revised Traffic Impact Assessment and a revised Vertical Transport Assessment.

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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申請編號 Application No. : Y/KC/13

與申請地點屬相同地帶的先前申請
Previous Applications Relating to the Application Site with Same Zoning(s)

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Y/KC/9	把「工業」地帶改劃為「其他指定用途」註 明「工業及靈灰安置所」地帶 To rezone the application site from "Industrial" to "Other Specified Uses" annotated "Industrial and Columbarium"	拒絕/不同意 Rejected/not agreed (17.3.2017)

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申請編號 Application No. : Y/KC/13

申請人提交的圖則、繪圖及報告書
Plans, Drawings and Reports Submitted by Applicant

中文 英文
Chinese English

圖則及繪圖 Plans and Drawings

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

報告書 Reports

規劃綱要 Planning statement	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估 Environmental impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
交通影響評估 Traffic impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

經修訂的交通影響評估 Revised Traffic Impact Assessment

經修訂的垂直運輸評估 Revised Vertical Transport Assessment

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