關乎申請編號 A/KC/444 的擬議用途/發展的概括發展規範
Broad Development Parameters of the Applied Use/Development in respect of Application No. A/KC/444

因應於 2017 年 10 月 18 日及 10 月 19 日接獲的進一步資料而修訂的概括發展規範
Revised broad development parameters in view of the further information received on 18.10.2017 and 19.10.2017

(a) 申請編號 Application no.	A/KC/444			
(b) 位置／地址 Location/Address	葵涌昌榮路 1-7 號葵涌市地段第 432 號和毗連政府土地 Kwai Chung Town Lot 432 and Adjoining Government Land, 1-7 Cheung Wing Road, Kwai Chung			
(c) 地盤面積 Site area	15,143 平方米 m² （包括政府土地約 Includes Government Land of about 2,803 平方米 m²）			
(d) 圖則 Plan	葵涌分區計劃大綱草圖編號 S/KC/28 Draft Kwai Chung Outline Zoning Plan No. S/KC/28			
(e) 地帶 Zoning	「綜合發展區」及「道路」 "Comprehensive Development Area" and "Road"			
(f) 申請用途／發展 Applied Use/ Development	擬議分層住宅、食肆、商店及服務行業和辦公室綜合發展，並將建築物高度限制由 120 米(主水平基準以上) 略為放寬至 145 米(主水平基準以上) Proposed Comprehensive Development for Flat, Eating Place, Shop and Services and Office with Minor Relaxation of Building Height Restriction from 120mPD to 145mPD			
(g) 總樓面面積及／或地積比率 Total floor area and/or plot ratio			平方米 m²	地積比率 Plot ratio
	住用 Domestic		73,056	4.82
	非住用 Non-domestic		23,248	1.54
	包括 including			
	- 辦公室 Office		14,685	---
	- 零售 Retail		8,563	---
(h) 幢數 No. of block	住用 Domestic		4	
	非住用 Non-domestic		1	
	綜合用途 Composite		-	
(i) 建築物高度／層數 Building height/ No. of storeys	住用 Domestic		- 米 m 145 米（主水平基準以上）mPD 40 層 storey(s) 包括 including 2 地庫 Basement 3 平台 Podium (3 podium for Towers 1 to 3) (2 podium for Tower 4) 1 空中花園/隔火層 Sky Garden/Fire refuge floor	
	非住用 Non-domestic		- 米 m 不超過 Not Exceeding 74 米（主水平基準以上）mPD 14 層 storey(s) 包括 including 1 地庫 Basement 3 平台 Podium	
	綜合用途 Composite		- 米 m - 米（主水平基準以上）mPD - 層 storey(s)	

(j) 上蓋面積 Site coverage	27.06 %		
(k) 單位數目 No. of units	1,336 住宅單位 Flats		
(l) 休憩用地 Open Space	- 私人 Private	5,000 平方米 m^2	
	- 公眾 Public	- 平方米 m^2	
(m) 停車位及上落客貨車位數目 No. of parking spaces and loading/ unloading spaces	- 私家車車位 Private Car Parking Spaces		418
	- 電單車車位 Motorcycle Parking Spaces		29
	- 的士／私家車停車處 Taxi/Private Car Lay-Bys		1
	- 上落客貨車位 Loading/Unloading Spaces		23
	包括 including –		
	- 重型貨車 Heavy Goods Vehicles		11
	- 輕型貨車 Light Goods Vehicles		12

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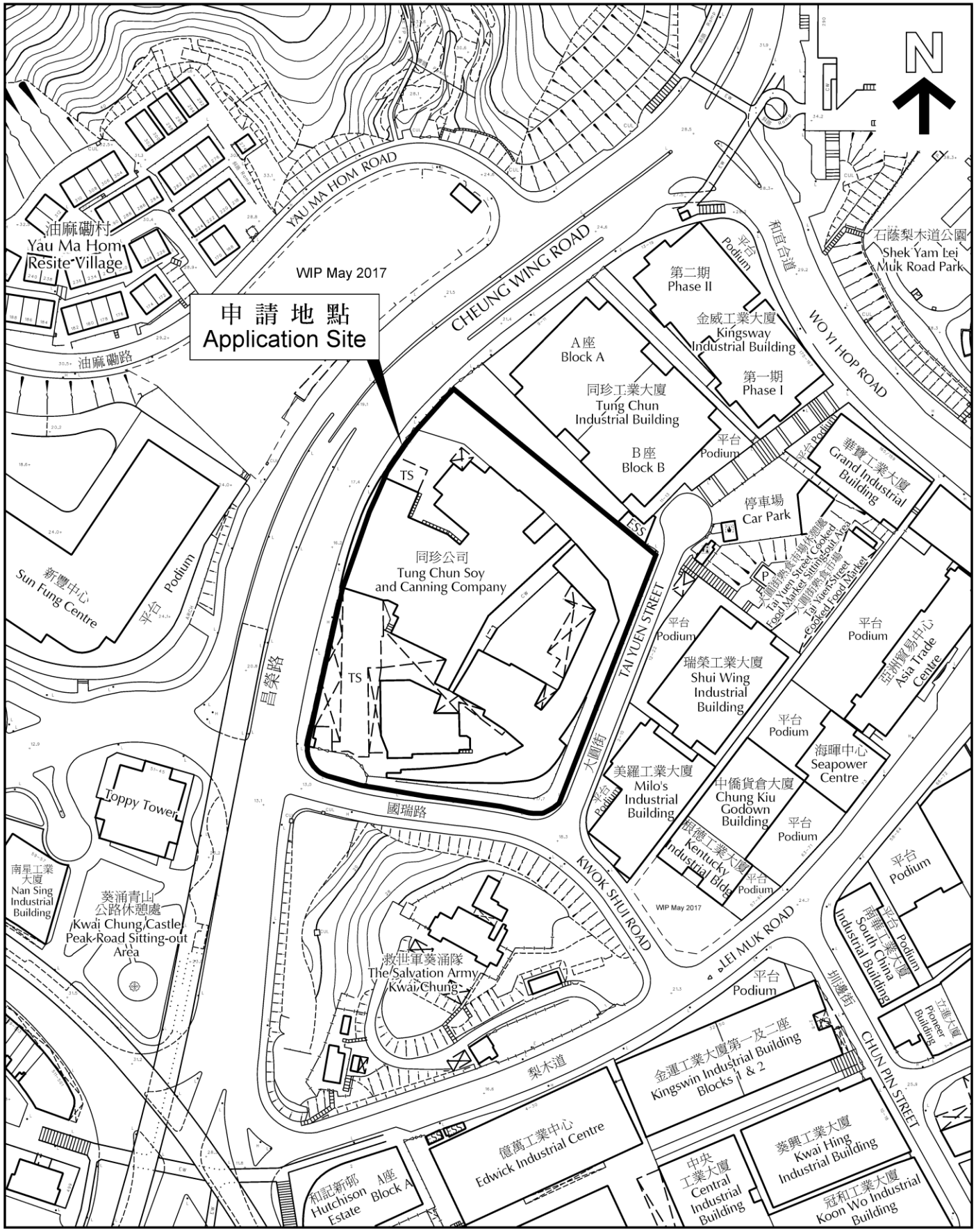
A/KC/444


N
YAU MA HOM ROAD
油麻磡村
Yau Ma Hom Resite Village
WIP May 2017
申 請 地 點
Application Site
CHEUNG WING ROAD
油麻磡路
和宜合道
WO YI HOP ROAD
石蔭梨木道公園
Shek Yam Lei Muk Road Park
第二期
Phase II
平台
Podium
金威工業大廈
Kingsway Industrial Building
第一期
Phase I
A座
Block A
同珍工業大廈
Tung Chun Industrial Building
B座
Block B
華寶工業大廈
Grand Industrial Building
停車場
Car Park
TSS
TS
同珍公司
Tung Chun Soy and Canning Company
新豐中心
Sun Fung Centre
昌榮路
TAI YUEN STREET
大圓街
瑞榮工業大廈
Shui Wing Industrial Building
亞洲貿易中心
Asia Trade Centre
海暉中心
Seapower Centre
美羅工業大廈
Milo's Industrial Building
中僑貨倉大廈
Chung Kiu Godown Building
根德工業大廈
Kentucky Industrial Bldg
國瑞路
Toppy Tower
南星工業大廈
Nan Sing Industrial Building
葵涌青山公路休憩處
Kwai Chung Castle Peak Road Sitting-out Area
救世軍葵涌隊
The Salvation Army Kwai Chung
KWOK SHUI ROAD
LEI MUK ROAD
圳邊街
CHUN PIN STREET
梨木道
金運工業大廈第一及二座
Kingswin Industrial Building Blocks 1 & 2
億萬工業中心
Edwick Industrial Centre
和記新邨 A座
Hutchison Estate Block A
中央工業大廈
Central Industrial Building
葵興工業大廈
Kwai Hing Industrial Building
冠和工業大廈
Koon Wo Industrial Building
南華工業大廈
South China Industrial Building
立德大廈
Pioneer Building

申請編號 Application No. : A/KC/444

備註
Remarks

2017 年 10 月 18 日，申請人呈交進一步資料回應相關部門意見，並附上排污影響評估、環境評估及園境設計總圖的修訂頁面。2017 年 10 月 19 日，申請人再呈交進一步資料回應相關部門意見，並附上空氣流通評估的修訂頁面。

On 18.10.2017, the applicant submitted further information (FI) providing responses to comments of the concerned departments with revised pages for Sewerage Impact Assessment, Environmental Assessment and Landscape Master Plan. On 19.10.2017, the applicant submitted FI providing responses to comments of the concerned departments with revised pages for Air Ventilation 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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LEGEND

- Application Site Boundary
- Boundary of Pink Area
- Proposed Architectural Scheme
- xx.xx Proposed Levels
- + xx.xx Existing Levels
- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Extensive Green Roof
- Proposed Paving
- Proposed Seating Bench
- Proposed Sculptural Feature
- Proposed Water Jet Feature
- Proposed Children's Play Area
- Proposed Pool Area
- Proposed Deck Area
- Proposed Landscaped Terrace

申請編號 Application No. : A / K C / 4 4 4
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

FIGURE TITLE

Section 16 Planning Application, Tung Chun Soy Sauce and Canned Food Factory Redevelopment
For Residential/Commercial Uses at No. 1 to 7 Cheung Wing Road, Kwai Chung

Landscape Master Plan – All Levels

SCALE	A.S.	DATE	Oct 2017
CHECKED	CJF	DRAWN	CL
FIGURE NO.	Figure 4.1	REV	B

Scenic Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
SCENIC 新域
Room 2004,CentreMark,299 Queens Road Central, Sheung Wan,Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

LEGEND

- Application Site Boundary
- Boundary of Pink Area
- Proposed Architectural Scheme
- + xx.xx — Proposed Levels
- xx.xx — Existing Levels
- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Paving
- Proposed Seating Bench
- Proposed Sculptural Feature
- Proposed Water Jet Feature
- Proposed Children's Play Area
- Proposed Seating Area
- Proposed Outdoor Clubhouse Lounge

申請編號 Application No. : A / K C / 4 4 4
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

FIGURE TITLE

Section 16 Planning Application, Tung Chun Soy Sauce and Canned Food Factory Redevelopment
For Residential/Commercial Uses at No. 1 to 7 Cheung Wing Road, Kwai Chung

Landscape Master Plan – UG/F

SCALE	A.S.	DATE	Oct 2017
CHECKED	CJF	DRAWN	CL
FIGURE NO.	Figure 4.2	REV	B

Scenic Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
Room 2004,CentreMark,299 Queens Road Central, Sheung Wan,Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

申請編號 **Application No. : A/KC/444**

與申請地點／處所有關的先前申請
Previous Applications Covering the Application Site/Premises

申請編號 Application No.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
A/KC/97	放寬原先地積比率 9.5，准許重建地積比率為 15 Relaxation of the 9.5 plot ratio control and permission to redevelop the lot to 15 plot ratio	拒絕/不同意 Rejected/Not agreed (10.5.1991)
A/KC/127	工業大廈 An industrial building	在有條件下批給許可 Approved with condition(s) (4.6.1993)
A/KC/197	工業用途 Industrial Use	在有條件下批給許可 Approved with condition(s) (26.1.1996)
A/KC/241	擬議酒店及服務公寓，並提供商業/零售設施 Proposed Hotel & Service Apartment with Commercial/Retail facilities	在有條件下批給許可 Approved with condition(s) (17.3.2000)
A/KC/298	輕微修訂已批准的擬議酒店及服務公寓，並提供商業/零售設施的發展 Minor Amendments to an Approved Development Proposal for Proposed Hotel and Service Apartment with Commercial/Retail facilities	在有條件下批給許可 Approved with condition(s) (19.1.2005)

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申請編號 Application No. : A/KC/444

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

	中文 Chinese	英文 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)	☐	☐
樓宇位置圖 Block plan(s)	☐	☐
樓宇平面圖 Floor plan(s)	☐	☐
截視圖 Sectional plan(s)	☐	☐
立視圖 Elevation(s)	☐	☐
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	☐	☐
經修訂的園境設計總圖／~~園境設計圖~~ Revised Master landscape plan(s)/~~Landscape plan(s)~~	☐	☑
其他（請註明）Others (please specify)	☐	☐
報告書 Reports		
規劃綱要 Planning statement	☐	☐
環境評估 Environmental assessment	☐	☐
交通影響評估 Traffic impact assessment	☐	☐
視覺影響評估 Visual impact assessment	☐	☐
景觀影響評估 Landscape impact assessment	☐	☐
城市設計建議書 Urban Design Proposal	☐	☐
土力影響評估 Geotechnical impact assessment	☐	☐
排水影響評估 Drainage impact assessment	☐	☐
排污影響評估 Sewerage impact assessment	☐	☐
風險評估 Risk Assessment	☐	☐
其他（請註明）Others (please specify)	☐	☑
回應部門的意見 Tables of responses to Departmental comments		
排污影響評估、環境評估及空氣流通評估的修訂頁面 Revised pages for Sewerage Impact Assessment, Environmental Assessment and Air Ventilation Assessment		

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