# Broad Development Parameters of the Applied Use/Development in respect of Application No. A/KC/468

### 关乎申请编号 A/KC/468 的拟议用途/发展的概括发展规范

Application No. 申请编号	A/KC/468		
Location/address 位置/地址	Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung 葵涌永基路 13-15 号华利工业中心		
Site area 地盘面积	About 约 522.3 sq. m 平方米		
Plan 图则	Draft Kwai Chung Outline Zoning Plan No. S/KC/29 葵涌分区计划大纲草图编号 S/KC/29		
Zoning 地带	"Industrial" 「工业」		
Applied use/ development 申请用途/发展	Proposed Shop and Services and Office (Wholesale Conversion of an Existing Industrial Building) 拟议商店及服务行业及办公室 (大规模改建现有工业大厦)		
Gross floor area and/or plot ratio		sq. m 平方米	Plot ratio 地积比率
总楼面面积及/ 或地积比率	Domestic 住用	-	-
	Non-domestic 非住用	About 约 4,961.635	About 约 9.5
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 综合用途	-	
Building height/No.	Domestic 住用	-	m米
of storeys 建筑物高度/		-	mPD 米(主水平基准上)
层数		-	Storey(s) 层
	Non-domestic 非住用	58.681	m米
		-	mPD 米(主水平基准上)
		16	Storey(s) 层 Include 包括
		1	Carport 停车间
	Composite 综合用途	-	m米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	About 约 59.998 %		

No. of units 单位数目		-	
Open space 休憩用地	Private 私人	- sq	. m 平方米
	Public 公众	- sq. m 平方米	
No. of parking	Total no. of vehicle spaces 停车位总数		8
spaces and loading			
/ unloading spaces	Private Car	Parking Spaces 私家车车位	5
停车位及上落客货	Motorcycle	Parking Spaces 电单车车位	3
车位数目	Total no. of vehic 上落客货车位/	cle loading/unloading bays/lay-bys /停车处总数	3
	Light Goods	s Vehicle Spaces 轻型货车车位	3

<sup>\*</sup> 有关资料是为方便市民大众参考而提供。对於所载资料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。

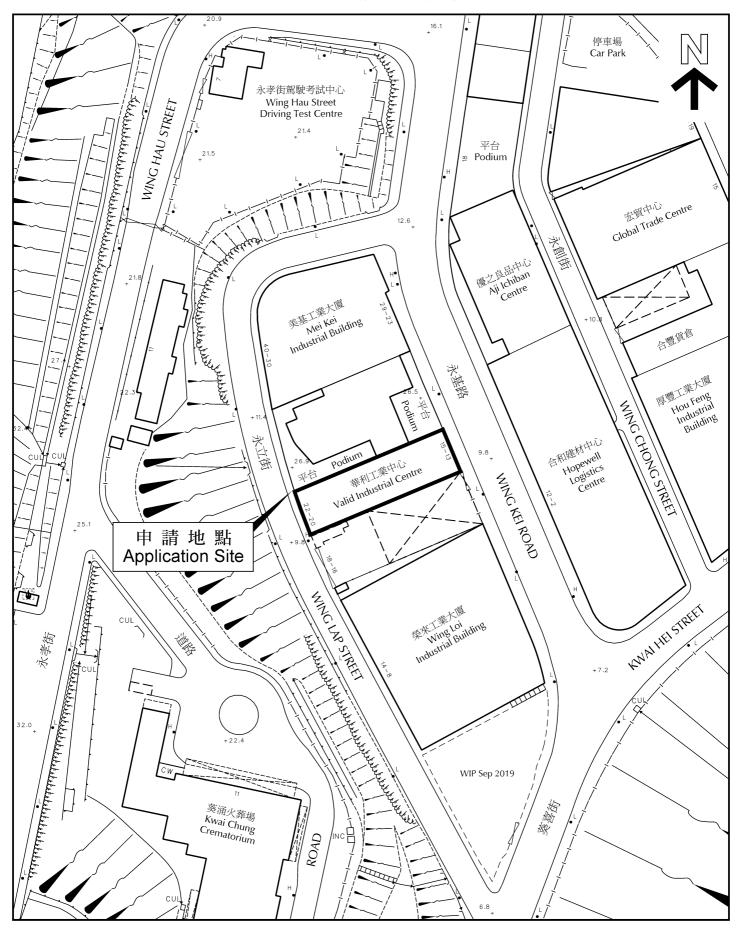
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	<u>Chinese</u> 中文	English 英文
Plans and Drawings 图则及绘图  Master layout plan(s)/Layout plan(s) 总纲发展蓝图/布局设计图 Block plan(s) 楼宇位置图 Floor plan(s) 楼宇平面图 Sectional plan(s) 截视图 Elevation(s) 立视图 Photomontage(s) showing the proposed development 显示拟议发展的合成照片 Master landscape plan(s)/Landscape plan(s) 园境设计总图/园境设计图 Others (please specify) 其他(请注明)		
Reports 报告书         Planning Statement / Justifications 规划纲领 / 理据         Environmental assessment (noise, air and/or water pollutions) 环境评估 (噪音、空		<b>✓</b>
气及/或水的污染) Traffic impact assessment (on vehicles) 就车辆的交通影响评估 Traffic impact assessment (on pedestrians) 就行人的交通影响评估 Visual impact assessment 视觉影响评估 Landscape impact assessment 景观影响评估 Tree Survey 树木调查 Geotechnical impact assessment 土力影响评估 Drainage impact assessment 排水影响评估 Sewerage impact assessment 排水影响评估 Risk Assessment 风险评估 Others (please specify) 其他(请注明)		
Note: May insert more than one「✔」.注:可在多於一个方格内加上「✔」号		

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.

注: 上述申请摘要的资料是由申请人提供以方便市民大众参考。对於所载资料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。

# A/KC/468



Re: Planning Report for Wholesale Conversion of an Industrial Building for Valid Industrial Centre, located at 13-15 Wing Kei Road, Tsuen Wan, Kwai Chung Town Lot No. 351

#### 行政摘要

本規劃申請旨在獲得城市規劃委員會(下稱「城規會」批准申請地點(位於葵涌鎮地段 351 號永基路 13-15 號)(下稱「申請地點」)擬議更改該座 16 層高的建築物為混合用途,包括更改位於一樓及二樓共 800 平方米的面積為「商店及服務」及三至十五樓共 4,073.823 平方米為「辦公室」用途 (含 496.1 平方米給指定用途 (Designated Portion),例如: 非牟利團體使用)。申請地點屬一九八七年前興建的工業大廈,是次申請藉此回應二零一八年《施政報告》中所提及的活化工廈政策,透過更改用途,以使現有工業大廈獲得更有效的使用率。

- 2. 該地區主要用途有墳場、靈灰安置所、駕駛考試中心、多間物流和倉儲與回收相關的業務(分類/包裝)、食品工廠、皮革店和車間、零碎的零售店、汽車零件銷售店、汽車維修店以及一些零散的辦公室。 該地區通常缺乏基本的便利設施,例如一般的餐飲,便利店,快餐店等;無法便利於該區工作的工人和到訪之訪客。因此,我們建議少量「零售」/「商店和服務」用途(800平方米)來支持此類用途,並按照 2018 年行政長官政策,將總建築面積的 10%(496.1sqm)留給非牟利團體使用。
- 3. 從該地區的空置率上升可以明顯看出,該地區真正的工業用途正在逐步息微,工業用途慢慢被淘汰。為了更好地利用土地資源,我們建議將現有的工業用途轉變為「辦公室」和「商店及服務」的綜合用途,為該地區的上班一族和訪客以及附近的葵盛西區的居民和訪客提供少量零售和非牟利團體可使用空間;否則,許多現有空置空間將繼續維持空置的狀態,土地資源因沒有充份利用而被浪費。從葵盛西村步行往返申請地點(經荃灣路地下通道、行人天橋/電梯及無障礙設施僅需 10 分鐘 (請參閱照片),因此這申請有潛力增加496.1平方米的社區設施。
- 4. 現有建築物是空置的,旁邊的建築物也是空置的(見圖)。附近也有很多空置的地方,甚至存儲用途的也在減少。由於缺乏配套設施,難以吸引大型企業在此地區建立辦事處。因此,通過引入活化工廈的建議,我們希望這種情況得以改善。而且,我們只建議小部分(即 800 平方米)用作零售業以支持申請地點及附近上班一族的訪客。
- 5. 鄰近有兩個正在重建的工地。第一個是永健路 22 號的重建項目,它的外觀設計採用玻璃幕牆,設計時尚,具時代感,即將完工。入伙後,人流會增加,將改善該地區的城市環境。此外,該項目設有 37 個停車位,我們假設沒有公眾人士可使用這些車位。

第二個是永立路 2-6 號的靈灰安置所項目,預計將會提供 7 個車位。由於此地點的使用高峰期並不集中在一般的繁忙段或假日(春秋二祭除外),因此,並不會與辦公室的停車規律有所衝突。由於並不肯定該項目提供的 7 個車位是否作公眾用途,我們假設沒有公眾人士可使用這些車位。

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- Re: Planning Report for Wholesale Conversion of an Industrial Building for Valid Industrial Centre, located at 13-15 Wing Kei Road, Tsuen Wan, Kwai Chung Town Lot No. 351
- 6. 申請地點因活化而需改建的建築項目 --
- 6.1 申請更改的用途,需要在主屋頂上增加一個機電房(一個新的樓梯增壓系統(SPS)風扇室)及全套的配套系統(請參閱 S-05);
- 6.2 我們會在天台樓層提供50%的開放區域。
- 6.3 建築物需改建及增設"無障礙通道"(BFA)等設施,以方便殘障人士使用,例如:無障礙電梯,無障礙廁所以及無障礙泊車位。
- 6.4 建築物亦要更新消防設施,例如添加受保護的防火電梯大堂/電梯走廊,快速響應型灑水 喷淋等。
- 6.5 更新防火門及防火間隔牆等。如果獲得批准,申請人將會聘請認可人士/建築師來完成所 需的改建。
- 7.0 我們亦提供了附件的「交通評估報告」來支持是次申請。由於該地點與公共交通設施之間的距離很近,步行 10 分鐘即可到達。對於停車位,由於建築物條件所限,存有短缺問題,我們提交了附件的「交通評估報告」詳列補救方案,希望可以通過附近的可用停車位來彌補不足,如"交通評估報告"中詳細所示。步行 10 分鐘即可到達巴士站/小巴站,也可以通過 404M 號小巴(循環路線)到達葵芳地鐵站/新都會廣場。有關「路口評估」、「現有行人天橋的服務水平」及「公共汽車和專線小巴的可用容量」,請參閱 MVA 交通影響評估報告。

我們衷心希望城規會可考慮此申請方案,以改善該地區的城市環境並更有效地利用土地資源,以免進一步浪費這些空置空間。事實上,由於有行人天橋和電梯連接,我們期待此活化計劃獲得批准。葵盛西村的居民,以及這個非常本地化的地區的人群和使用者,也將使社區真正受益。

我們期待收到城規會對本提案的批准及意見。

Re: Planning Report for Wholesale Conversion of an Industrial Building for Valid Industrial Centre, located at 13-15 Wing Kei Road, Tsuen Wan, Kwai Chung Town Lot No. 351

#### A. <u>Executive Summary</u>

Our client would like to apply for change of use for the wholesale conversion of the entire block of **Valid Industrial Centre** from industrial use to a mix use of **office and retail use** under "The Chief Executive's (CE's) 2018 Policy Address on Revitalization of Industrial Buildings." We propose to have **800sqm of "Shop & Services" at 1/F and 2/F** of the podium, with the Transformer Room & associated plant rooms being relocated from G/F to 1/F, and **4,073.823sqm of office space** above the podium, i.e. from 3/F to 15/F, **totalling 4961.635sqm** for this net 16 storey tall building at 13-15 Wing Kei Road, Kwai Chung Town Lot No. 351. This is inclusive of the 496.1 sqm "Designated Portion" area assigned at 4/F & Part of 5/F being the 10% of the total GFA for the "Designated Portion for Specified Uses" under the 2018 Chief Executive's Industrial Buildings Revitalization Unit (CE's IBRU Policy) for NGO/ Community Facilities use or alike. Such uses are permitted under Column 2 of the OZP S/KC/29 of Industrial use for the lifetime of the building or when the special waiver expires.

- 2. The area is generally occupied mainly by cemetery, columbaria, a driving test centre, logistics and storage, recycling related business (packing/sorting), food factories, leather shop & workshops, retail outlet, auto part sales shop, auto repair shops, and some offices. The area generally lacks basic amenities like general F&B, convenience store, fast food store, etc. to support the workers and visitors there, hence, we propose a small amount of retail/ "Shop & Services" use (800sqm) to support such use & the 10% (496.1sqm) reserve of the total GFA for Specified Uses (e.g. NGO/ Community Facilities use or alike) use in accordance with 2018 CE's IBRU policy.
- 3. Genuine industrial use is really phasing out in this area as evidently showed by the increased vacancy in the area. To better utilize land resources, we propose to convert the existing industrial use into a mix use of office with a small amount of retail & NGO/ Community Facilities spaces for the workers and visitors in the area, as well as residents and visitors from the nearby Kwai Shing West Estate to come to use the space; otherwise, many of these existing vacant spaces will remain empty, and land resources shall be wasted and underutilized. Travel by foot from Kwai Shing West Estate is only 10min via the footbridge/ accessible lift and the underpass of Tsuen Wan Road, hence this application can increase 496.1sqm for e.g. NGO uses/community facilities use. (See photos)
- 4. The existing building is vacant, so is the one immediately adjacent to it. (See photo). There is a lot of vacancy nearby as well, and even storage uses were diminishing. Offices find it hard to get established in this area due to the lack of supporting facilities. Hence, by introducing this conversion, we hope it will improve the situation. We are only proposing a very small percentage of retail to support workers and visitors for the building, as well as workers and visitors in the vicinity.
- 5. It is noted that there are **two building sites** that are undergoing **redevelopment**. The first one is the redevelopment at **22 Wing Kin Road** which has a very contemporary office look and is approaching completion when we visited the site in **4**<sup>th</sup>

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申請編號 Application No.:

A/KC/468

Re: Planning Report for Wholesale Conversion of an Industrial Building for Valid Industrial Centre, located at 13-15 Wing Kei Road, Tsuen Wan, Kwai Chung Town Lot No. 351

quarter of 2019. <u>(See photo)</u>. There are 37 nos of carpark provided, however, we are not assuming that these are open for public use. We believe that upon population intake, it will improve the urban environment of this area.

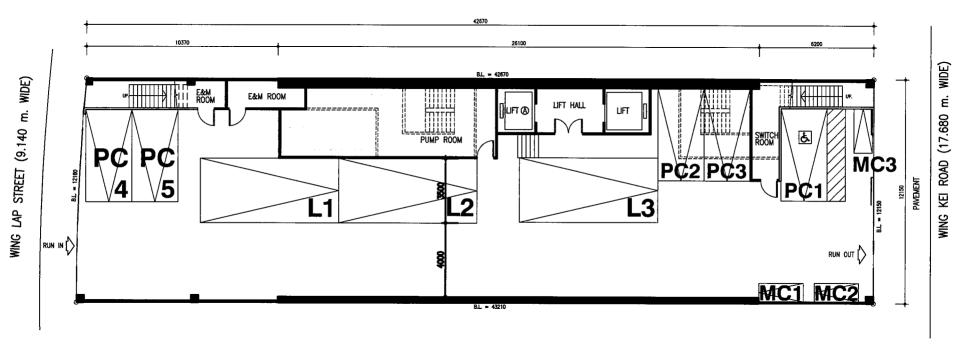
The second one is at **2 – 6 Wing Lap Road**, which is a columbarium. We anticipate that the 7 nos of carpark provided will not be highly utilized, since the parking pattern is likely sporadic and not concentrated in peak hours except worship festival times (public holidays), and will unlikely clash with office nature use during public holidays. Again, we cannot be sure whether they will be available for public parking, hence we are not taking into account of their availability as well.

- 6. Building Conversion Upgrade Items -
- 6.1 For this conversion, there will need to be an additional E&M plant room (a New Staircase Pressurization System (SPS) Fan Room) added on the main roof, (please see S-05);
- 6.2 We will provide 50% of open area at the main roof floor.
- 6.2 The building shall upgrade their "Barrier Free Access" (BFA) facilities for the disable / physically challenged e.g. accessible lift, accessible toilets, accessible parking.
- 6.3 **Fire Fighting Facilities** upgrade e.g. add protected fire rated lift lobbies/ lift corridors, fast response type sprinklers etc.
- 6.2 **Upgrading of fire rated doors, partitions** etc. Should this be approved, the applicant will engage an AP/ Architect to comply with the required upgrade design.
- 7.0 A "Traffic Review Report" is in support of this application. The site has a fair connection to public transport facilities which is within 10 min walk. For parking, we realize that there is a shortfall, but hope that this can be compensated by the nearby available parking venues as shown in detail of the "Traffic Review Report". Access to the bus stops/ light bus stops is also within a 10min walk, or via Light Bus No.404M (circular route) to Kwai Fong MTR station/ Metroplaza. For "junctions assessments", "level of service of the existing footbridge", "available capacity of Bus & GMB", please refer to MVA Traffic Impact Assessment Report.

We sincerely hope that you will consider this improvement scheme to enhance the urban environment of the area and make better use of land resources so as not to waste these vacant spaces further. In fact, with the presence of the footbridge & lift connection, we are in anticipation that approval for this industrial revitalisation scheme will truly benefit the community as well, both residents from Kwai Shing West Estate, as well as workers and users of this very localized area.

We look forward to receiving your comments and approval / approval conditions for this proposal.



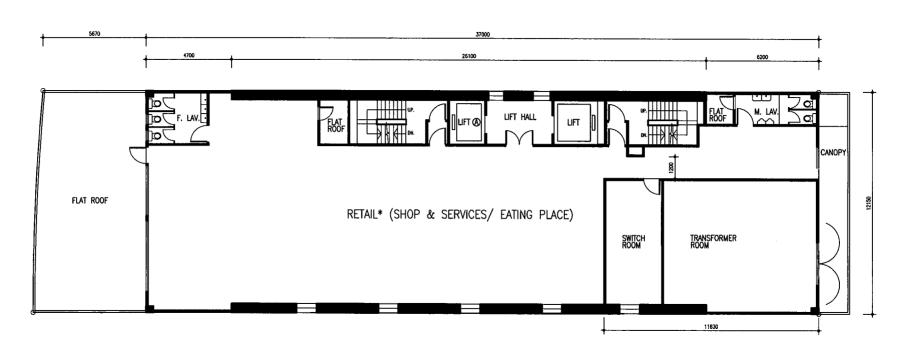


### GROUND FLOOR PLAN

A/KC/468 申請編號 Application No.: 此百摘白由請人提交的方件。

1) Block Plan 1:1000	This page is extracted from ap	oplicant's submitted documents.
LEGEND	PROJECT Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351	tracesplus
	DRAWING Ground Floor Plan	DATE DWG NO. 23/12/2019 S-01 SCALE: 1:200[A3] REV.





#### 1ST FLOOR PLAN

中請編號 Application No.: A/KC/468
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

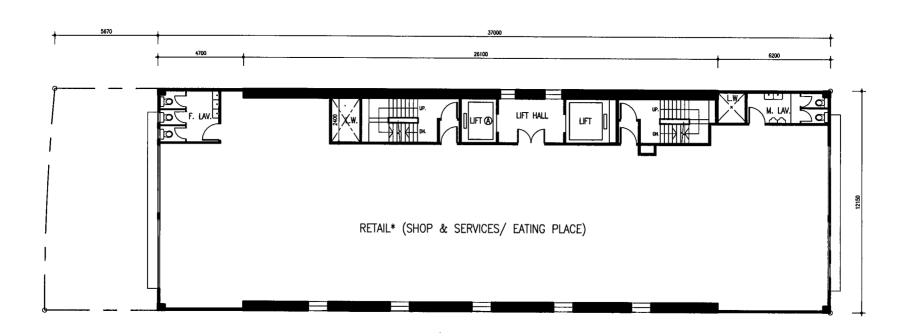
LEGEND

PROJECT
Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwal Chung, N.T., K.C.T.L. 351

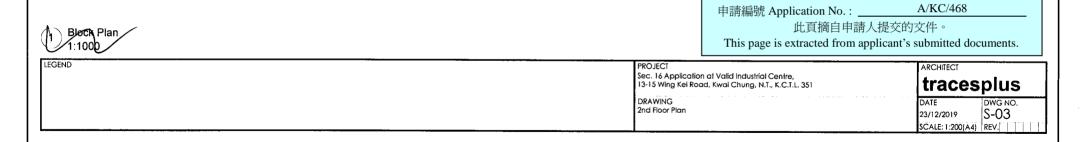
DRAWING 1st Floor Plan

ARCHITECT tracesplus
DATE 20/12/2019 S-02
SCALE: 1:200[A4] REV. | | | | |

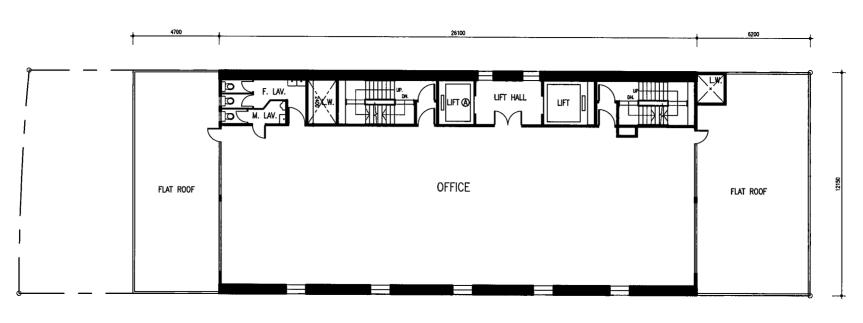




### 2ND FLOOR PLAN







3RD FLOOR PLAN

Block Plan 1:1000 申請編號 Application No.: \_\_\_\_\_\_\_ A/KC/468

此頁摘自申請人提交的文件。

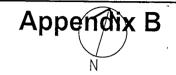
This page is extracted from applicant's submitted documents.

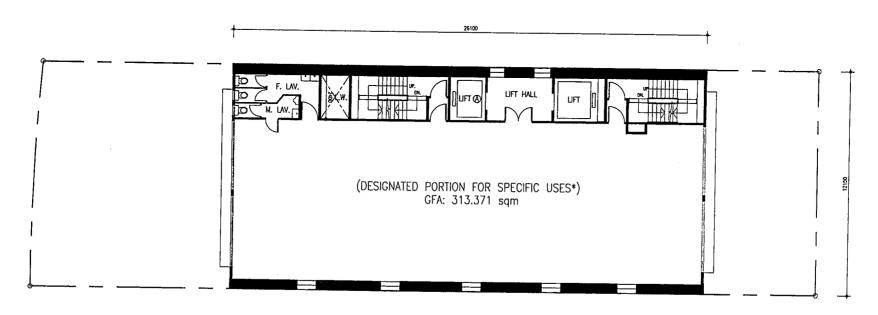
Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351 DRAWING 3rd Floor Plan

tracesplus

DATE 23/1:

DATE DWG NO. 23/12/2019 S-04 SCALE:1:200(A4) REV.





### 4TH FLOOR PLAN

\*DESIGNATED PORTION FOR SPECIFIC USES

TOTAL GFA:

4,961.823 sqm

10% OF TOTAL GFA: 496.182 sqm 4/F GFA:

313.371 sqm

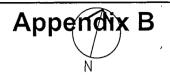
5/F GFA:

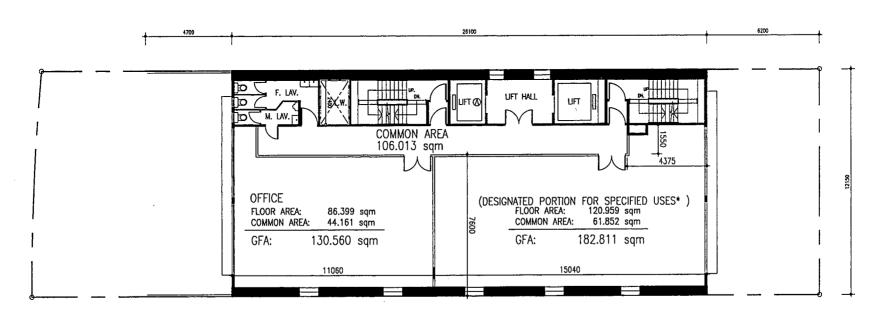
182.811 sqm

A/KC/468 申請編號 Application No.: \_ 此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND		
	PROJECT	ARCHITECT
	Sec. 16 Application at Valid Industrial Centre. 13-15 Wing Kai Road, Kwai Chung, N.T., K.C.T.L. 351	tracesplus
	DRAWING 4th Floor Plan	DATE DWG NO. 23/12/2019 S-05





#### 5TH FLOOR PLAN

\*DESIGNATED PORTION FOR SPECIFIED USES

TOTAL GFA: 4,961.823 sqm 10% OF TOTAL GFA: 496.182 sqm 4/F GFA: 313.371 sqm

5/F GFA: 182.811 sqm

申請編號 Application No.: \_\_\_\_\_

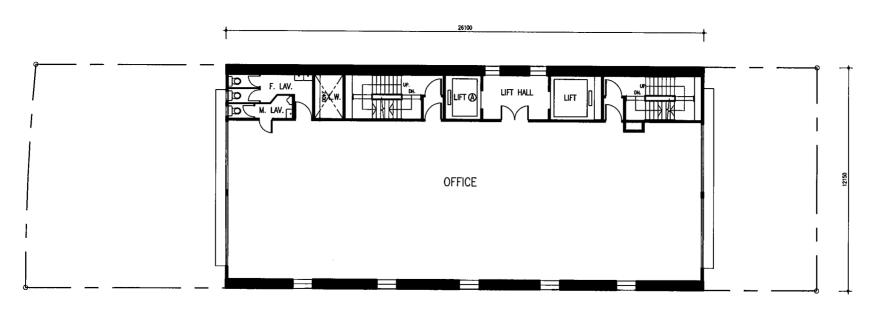
A/KC/468

此頁摘自申請人提交的文件。

This page is extracted from applicant's submitted documents.

LEGEND	PROJECT Sec. 16 Application at Valid Industrial Centre. 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351	tracesplus
	DRAWING 5th Floor Plan	DATE DWG NO. 23/12/2019 S-06 5CALE: 1:200[A4] REV.





6TH-15TH FLOOR PLAN (10 STOREYS)

A/KC/468 申請編號 Application No.: \_\_ 此頁摘自申請人提交的文件。 This page is extracted from applicant's submitted documents.

LEGEND

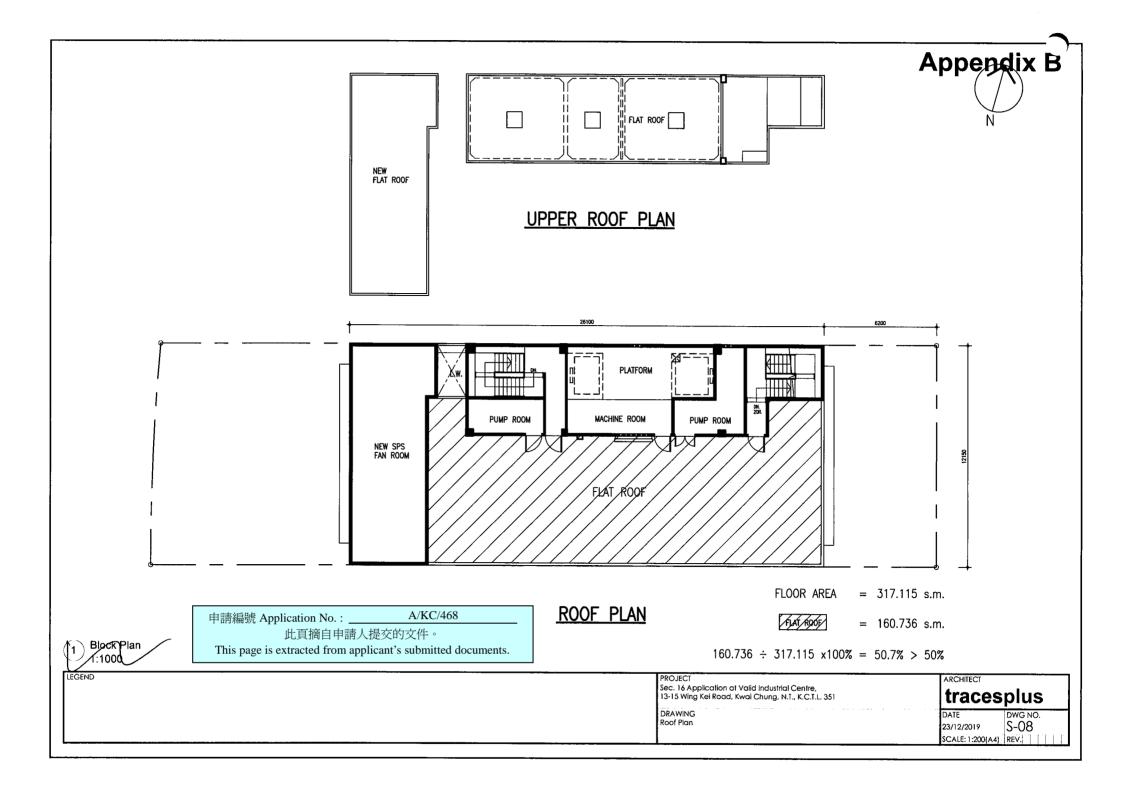
Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351

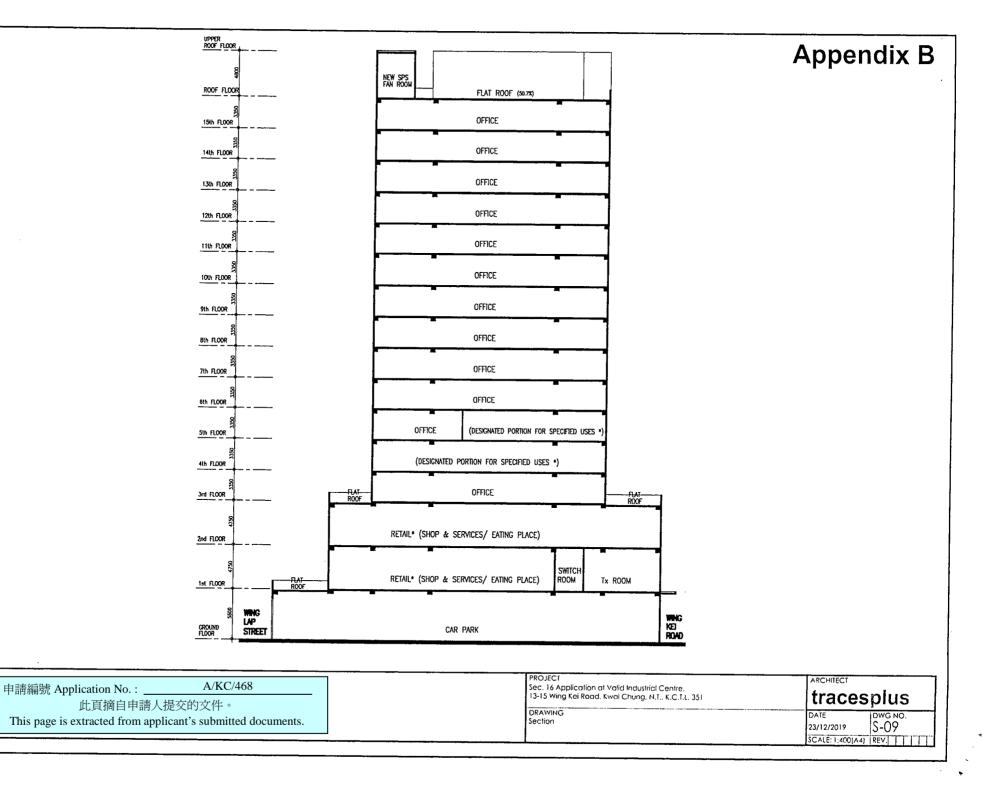
DRAWING 6th - 15th Floor Plan

tracesplus

ARCHITECT

DWG NO. S-07 23/12/2019 SCALE: 1:200(A4) | REV. | | |





LEGEND

申請編號 Application No.: A/KC/468

#### 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	擬議用途/發展	城市規劃委員會的決定(日期)
Application No.	Proposed Use/Development	<b>Decision of</b>
	·	<b>Town Planning Board (Date)</b>
	沒有 Nil	

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