

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/KC/468**  
**关于申请编号 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 总楼面面积及/ 或地积比率		sq. m 平方米	Plot ratio 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. of storeys 建筑物高度/ 层数	Domestic 住用	-	m 米	
		-	mPD 米(主水平基准上)	
		-	Storey(s) 层	
	Non-domestic 非住用	58.681	m 米	
		-	mPD 米(主水平基准上)	
		16	Storey(s) 层	
		1	Include 包括 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 spaces and loading / unloading spaces 停车位及上落客货 车位数目	Total no. of vehicle spaces 停车位总数	8
	Private Car Parking Spaces 私家车车位	5
	Motorcycle Parking Spaces 电单车车位	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位/停车处总数	3
	Light Goods Vehicle Spaces 轻型货车车位	3

\* 有关资料是为方便市民大众参考而提供。对于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。

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



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。



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. **Executive Summary**

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.

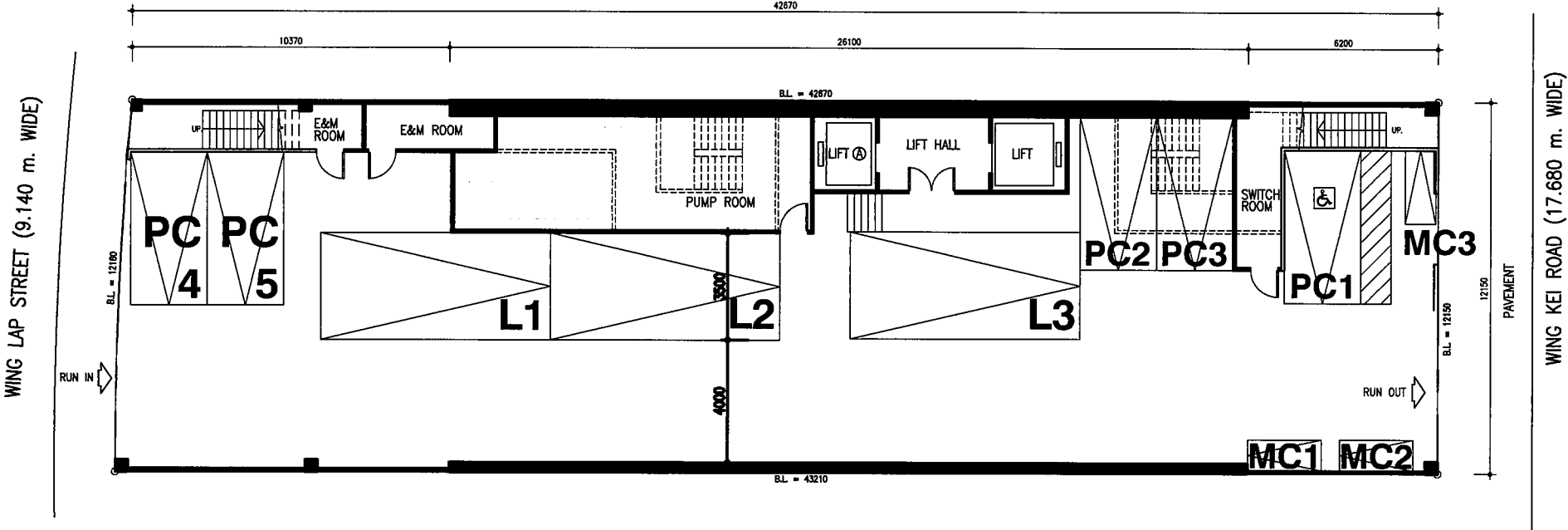
2. The area is generally occupied mainly by cemetery, columbaria, a driving test centre, logistics and storage, recycling related business (packing/sorting), food factories, leather shop & workshops, retail outlet, auto part sales shop, auto repair shops, and some offices. **The area generally lacks 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>







# Appendix B



**GROUND FLOOR PLAN**

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.

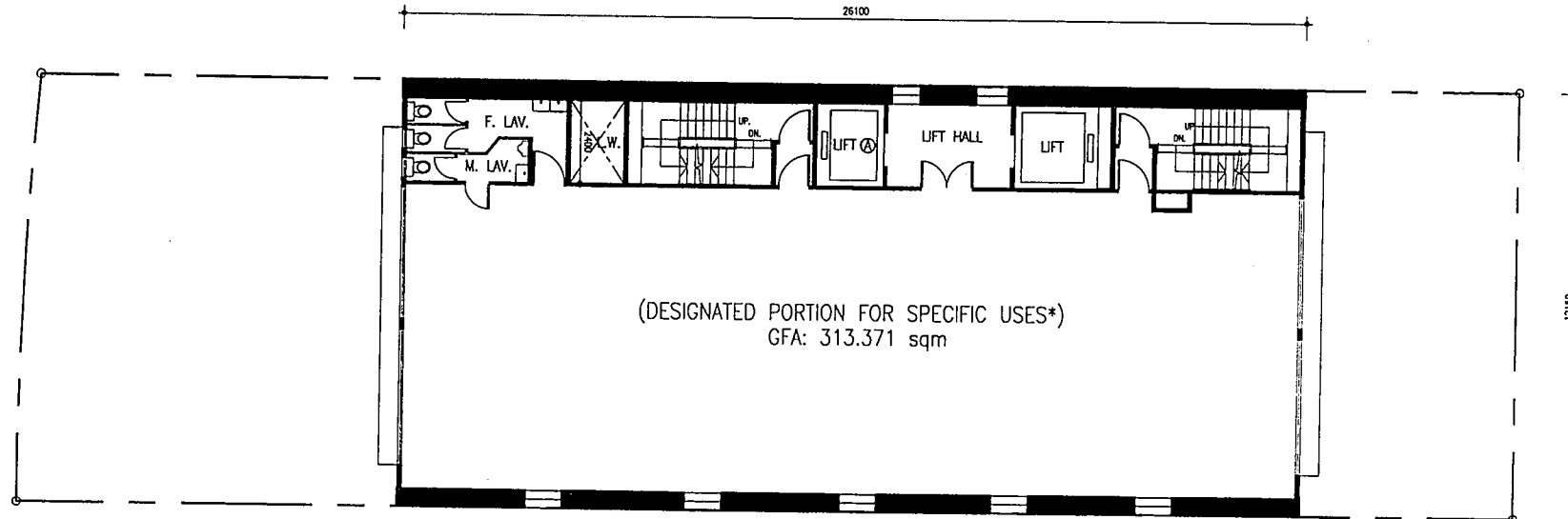
1 Block Plan  
 1:1000

LEGEND	PROJECT Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351	ARCHITECT <b>tracesplus</b>	
	DRAWING Ground Floor Plan	DATE 23/12/2019	DWG NO. S-01
		SCALE: 1:200(A3)	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

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 Kai Road, Kwai Chung, N.T., K.C.I.L. 351

DRAWING  
4th Floor Plan

ARCHITECT  
**tracesplus**

DATE  
23/12/2019

DWG NO.  
S-05

SCALE: 1:200(A4)

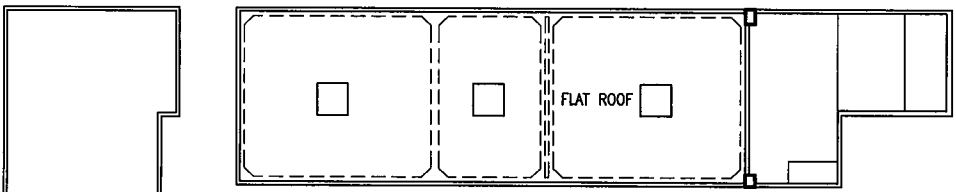
REV: 

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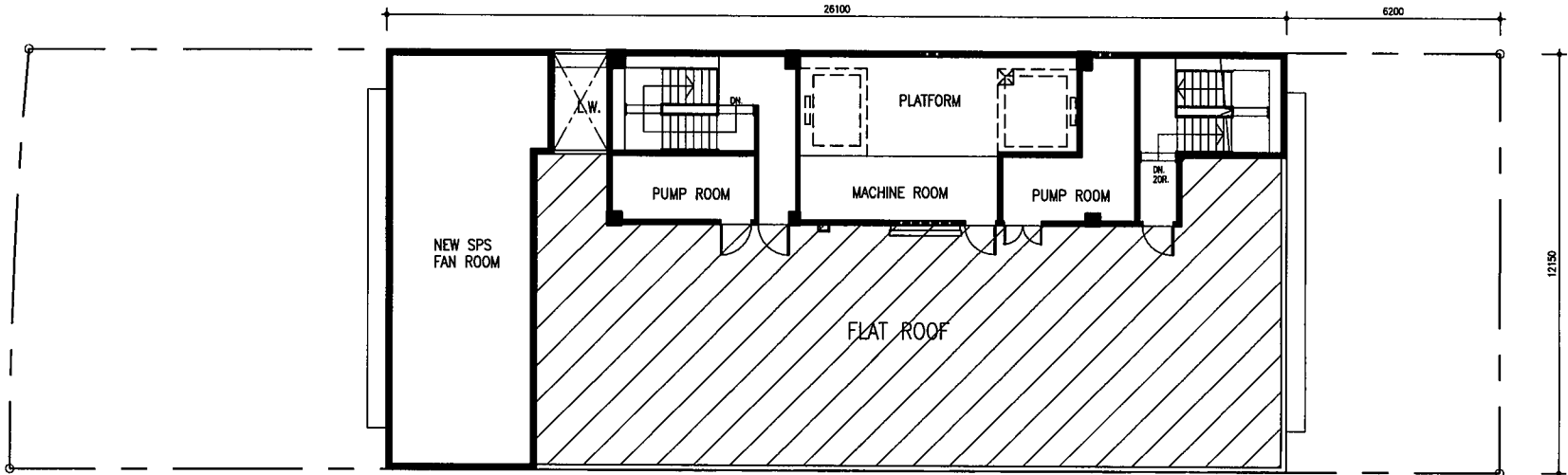









UPPER ROOF PLAN



ROOF PLAN

FLOOR AREA = 317.115 s.m.

 = 160.736 s.m.

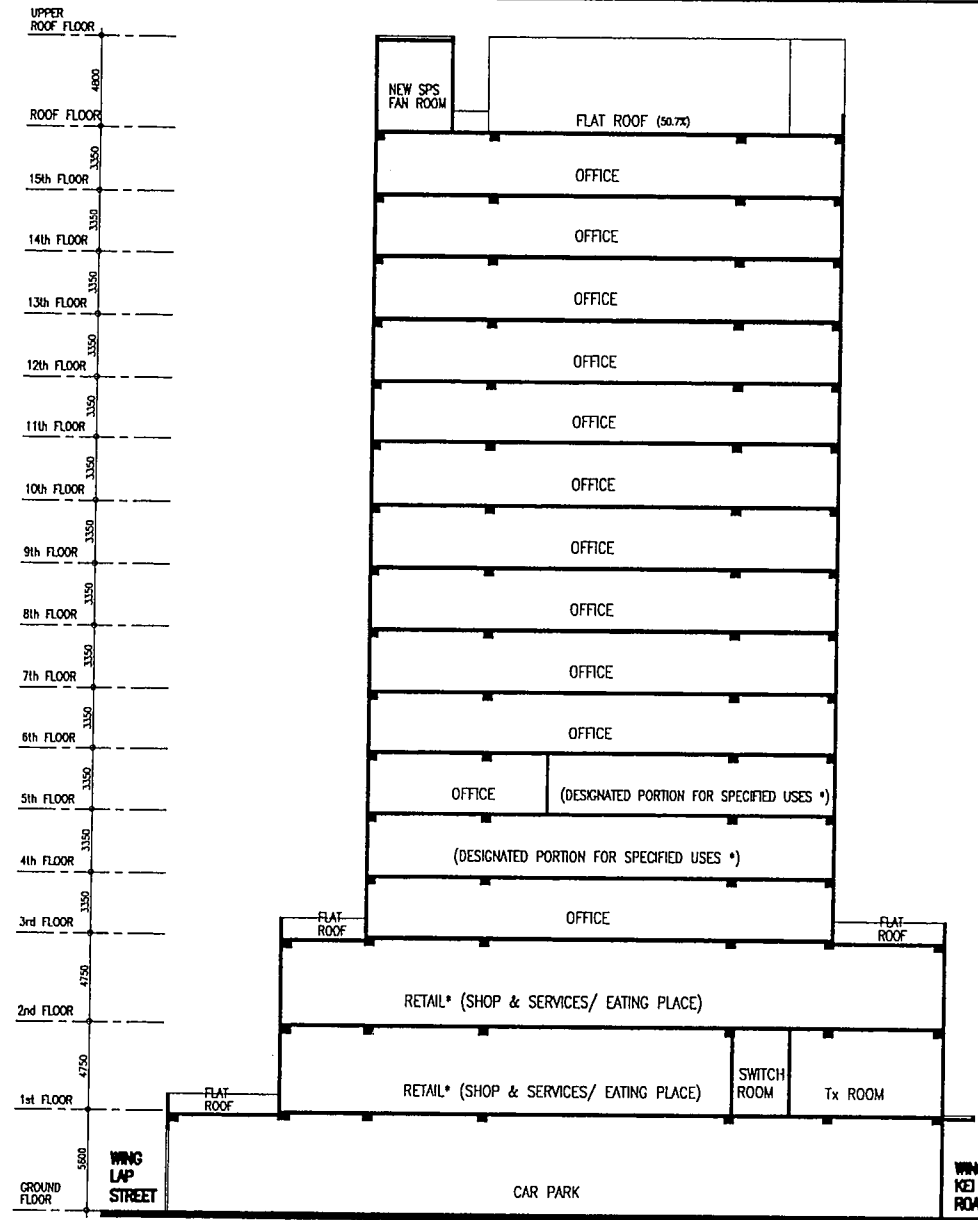
$160.736 \div 317.115 \times 100\% = 50.7\% > 50\%$

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

LEGEND	PROJECT Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351	ARCHITECT <b>tracesplus</b>
	DRAWING Roof Plan	DATE 23/12/2019 SCALE: 1:200(A4)
		DWG NO. <b>S-08</b> REV.:

# Appendix B



LEGEND

申請編號 Application No. :           A/KC/468            
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PROJECT  
 Sec. 16 Application at Valid Industrial Centre,  
 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351

DRAWING  
 Section

ARCHITECT  
**tracesplus**

DATE 23/12/2019	DWG NO. S-09
SCALE: 1:400(A4)	REV.

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 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)
沒有 Nil		

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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