

關乎申請編號 A/K14/775 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/K14/775

(a) 申請編號 Application no.	A/K14/775		
(b) 位置/地址 Location/Address	九龍觀塘偉業街 132 號 132 Wai Yip Street, Kwun Tong, Kowloon		
(c) 地盤面積 Site area	約 About 418.06 平方米 m ²		
(d) 圖則 Plan	觀塘南部分區計劃大綱核准圖編號 S/K14S/22 Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/22		
(e) 地帶 Zoning	「其他指定用途」註明「商貿」 "Other Specified Uses" annotated "Business"		
(f) 申請用途/發展 Applied Use/ Development	擬議略為放寬地積比率及建築物高度限制 Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	-	-
	非住用 Non-domestic	約 About 6,020.064	約 About 14.4
(h) 幢數 No. of block	住用 Domestic	-	
	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	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
	非住用 Non-domestic	- 米 m	
		不超過 Not Exceeding 120 米 (主水平基準以上) mPD	
		29 層 storey(s) 包括 including 1 空中花園/隔火層 Sky Garden/Fire refuge floor	
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	約 About 83.7 %		
(k) 單位數目 No. of units	-		
(l) 休憩用地 Open Space	- 私人 Private	- 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	2	
	- 電單車車位 Motorcycle Parking Spaces	1	
	- 輕型貨車上落客貨車位 Light Goods Vehicle Loading/Unloading Spaces	1	

* 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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Executive Summary

This Section 16 Planning Application (the S16 Application) is submitted to seek approval from the Town Planning Board (TPB) for the proposed minor relaxation of plot ratio (PR) restriction for 20% for redeveloping the existing industrial building at 132 Wai Yip Street, Kwun Tong (the Application Site), which is constructed before 1987. This redevelopment is in-line with the Revitalisation of Industrial Buildings scheme announced in the 2018 Chief Executive's Policy Address to encourage redevelopment of pre-1987 industrial buildings. This Application also seeks for minor relaxation of building height (BH) restriction to accommodate the proposed 20% increase in PR restriction.

The Application Site falls within the zoned area of "Other Specified Uses" annotated "Business" ("OU(B)") zone on the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/22 (the OZP). With reference to the Notes of the Approved OZP, "Office", "Shop and Services" and "Eating Place" are Column 1 uses of the "OU(B)" zone and are always permitted. Any proposed development at the Application Site is subject to a maximum PR of 12.0 and a maximum BH of 100mPD.

The Proposed Development is expected to achieve the following public planning benefits under the Indicative Development Scheme:

- Realizing the Intention of the 2018 Chief Executive's Policy Address to Encourage Redevelopment of pre-1987 Industrial Buildings;
- Completely aligning with the planning intention of the "OU(B)" zone;
- Planning and design merits of the Proposed Development
 - Attaining visual enhancements and permeability from the incorporation of staggered protrusions along the façade facing Wai Yip Street;
 - Achieving visual benefits by incorporating landscaped terraces at various levels;
 - Accommodating the additional PR with minimum increase in BH;
 - Ensuring compatibility of the proposed BH with the surroundings;
 - Resulting in smaller building height increase in comparison with similar precedent within the same OZP;
 - Actualizing the planned building setback proposal with improvement in urban quality;
- Design of street level on pedestrian accessibility, connectivity and comfort
 - Providing opportunities to improve connectivity and pedestrian environment along Wai Yip Street and the back alley;
 - Re-paving of setback areas and non-building area (NBA);

- Compliance with relevant provisions of Sustainable Building Design Guidelines (SBDG)
 - Proposing an appropriate building length;
 - Implementing building setback;
 - Providing ample greenery;
- Consideration of green building design
 - Inclusion of green roof;
 - Utilizing Low-E glass;
 - Seeking for building energy efficiency;
- Fulfilling relevant criteria for consideration of minor relaxation of BH restriction as stipulated in the OZP;
- Realizing planning intention for rezoning from "I" to "OU(B)" and creating a desirable precedent in driving transformation along Wai Yip Street;
- No adverse impacts resulted in the surrounding precinct.

The Applicant has demonstrated their genuine intention and commitment in taking forward the Proposed Development at the Application Site. In light of the planning merits and justifications put forward in this Supporting Planning Statement, we sincerely seek the favourable consideration from the TPB to give its support to this S16 Application.

行政摘要

(內容如有任何差異，應以英文內文為準)

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(偉業街 132 號)(下稱「申請地點」)擬議略為放寬地積比率至百分之二十的限制，以重建於一九八七年前興建的工業大廈-冠美中心。藉此回應二零一八年《施政報告》中所提及的活化工廈政策，透過鼓勵重建加快取締一九八七年前興建的現有工業大廈。為容納擬議增加的百分之二十地積比率，是次申請亦提出放寬建築物高度限制。

申請地點於觀塘(南部)分區計劃大綱批准圖編號 S/K14S/22(下稱「分區計劃大綱圖」)上被劃為「其他指定用途」註明「商貿」地帶。根據「其他指定用途」註明「商貿」地帶的註釋，「辦公室」，「商店及服務行業」及「食肆」用途為有關地帶土地用途表的第一欄用途，屬常准許使用的土地用途。此外，申請地點內的重建計劃受到最高地積比率 12.0 倍及主水平基準上 100 米的最高建築物高度所限制。

擬議發展方案將就規劃方面帶來以下公眾規劃增益：

- 實現施政報告的意向，鼓勵重建於一九八七年前興建的工業大廈；
- 完全符合「其他指定用途」註明「商貿」地帶的規劃意向；
- 擬議發展方案的規劃及設計優點：
 - 透過在偉業街正面外牆的交錯凸出設計增強視覺及透風效益；
 - 透過不同樓層的園景台階美化視覺觀感；
 - 已盡可能減低容納額外的地積比率所帶來的建築物高度限制放寬需求；
 - 確保與周邊地區建築高度輪廓相容；
 - 與周邊發展方案相比，放寬建築物高度限制的需求較少；
 - 實現規劃的建築物後移範圍，以提升該區環境；
- 街道設計及步行環境的可達度、連接度及舒適度：
 - 優化偉業街及其後巷的連接度及舒適度；
 - 重新鋪設建築物後移範圍及非建築面積；
- 符合《可持續建築設計指南》：
 - 擬建合適的建築物高度；
 - 實現建築物後移範圍；
 - 充足的綠化及園景設置；

- 「綠色建築」環保特色：
 - 天台綠化；
 - 採用低輻射玻璃；
 - 採用環保系統以節省能源；
- 符合分區計劃大綱圖內略為放寬建築物高度限制的準則；
- 實現「其他指定用途」註明「商貿」地帶的規劃意向，為帶動偉業街一帶轉型創立良好先例；及
- 不會帶來負面影響。

申請人對推進此項目持有誠懇和積極的態度。基於本規劃報告所闡述的規劃優點和理據，我們誠懇地城規會能通過是次規劃申請。



<i>Figure No.</i>	<i>Scale</i>	<i>Figure Title</i>
10	-	Indicative Elevation of the Proposed Development Facing Wai Yip Street (For Reference Purpose)
ARUP	<i>Date</i>	<i>Source</i>
	July 2019	

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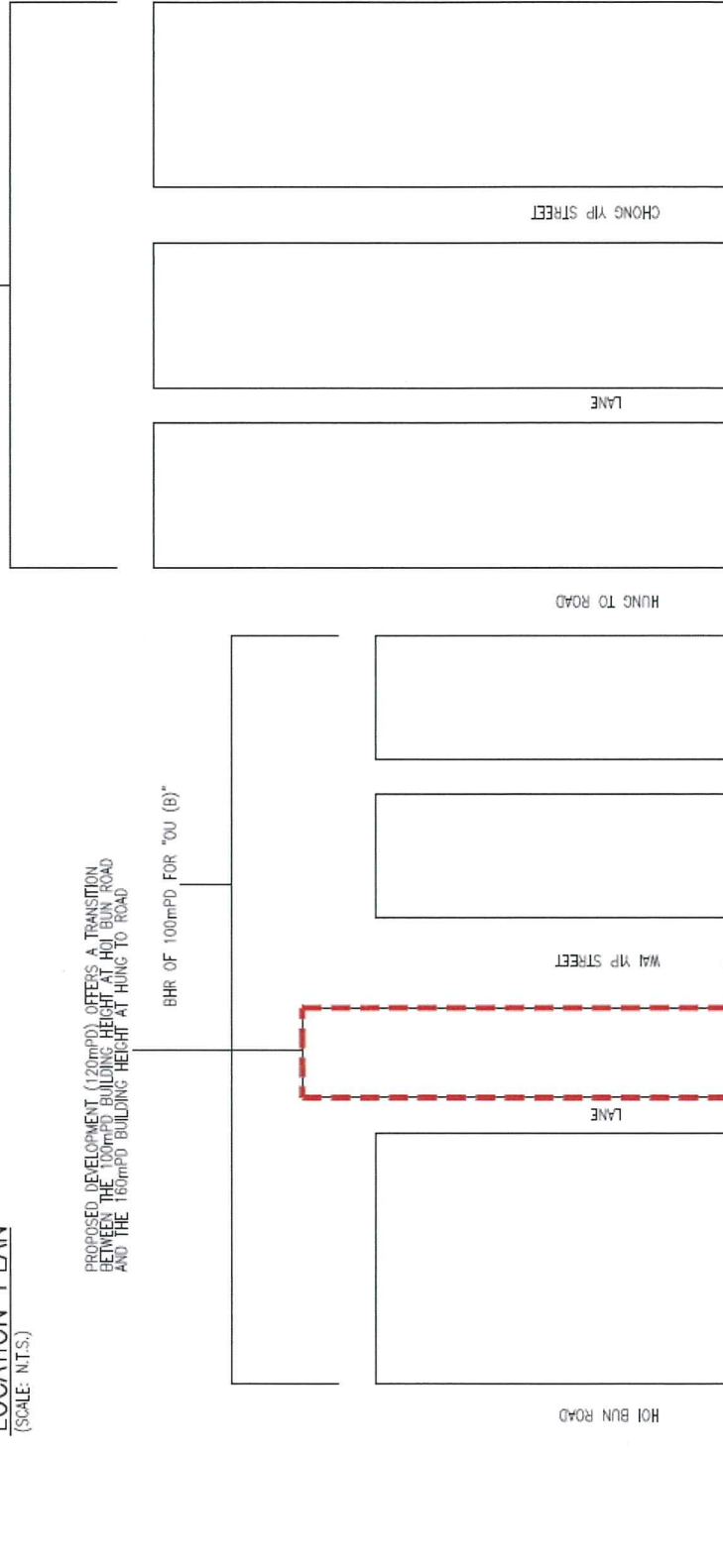


LOCATION PLAN
(SCALE: N.T.S.)

PROPOSED DEVELOPMENT (120mPD) OFFERS A TRANSITION BETWEEN THE 100mPD BUILDING HEIGHT AT HOI BUN ROAD AND THE 160mPD BUILDING HEIGHT AT HUNG TO ROAD

BHR OF 160mPD FOR "OU (B)"

BHR OF 100mPD FOR "OU (B)"



SECTION A-A

Figure No.	Scale	Figure Title
12	-	Illustration Drawing of Stepped Building Height Profile
ARUP	Date July 2019	Source

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For Illustrative Purpose Only – Subject to Detail Design

Figure No.	Scale	Figure Title
13	-	Re-paving of the Setback Area on Wai Yip Street
ARUP	Date	Source
	July 2019	

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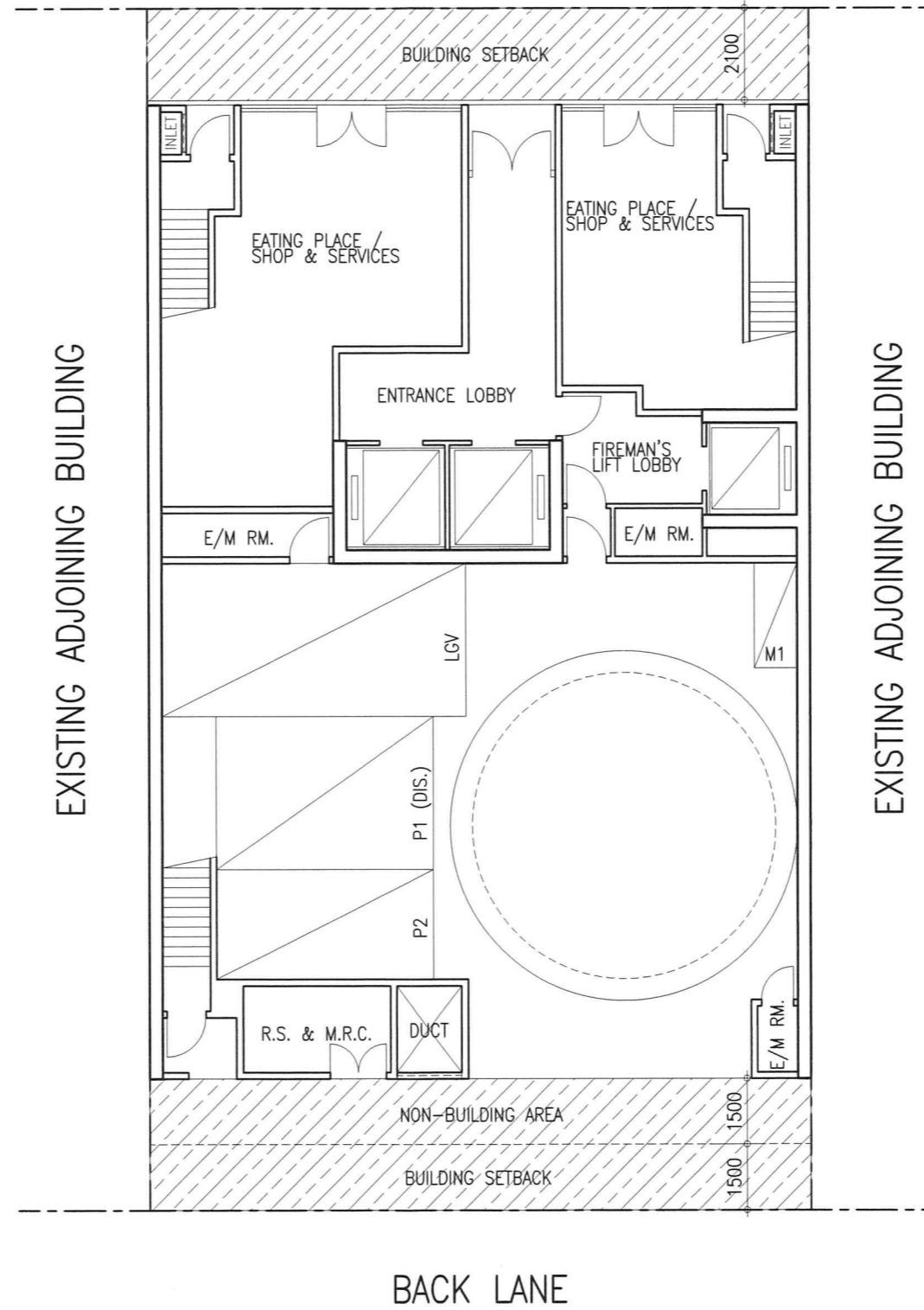
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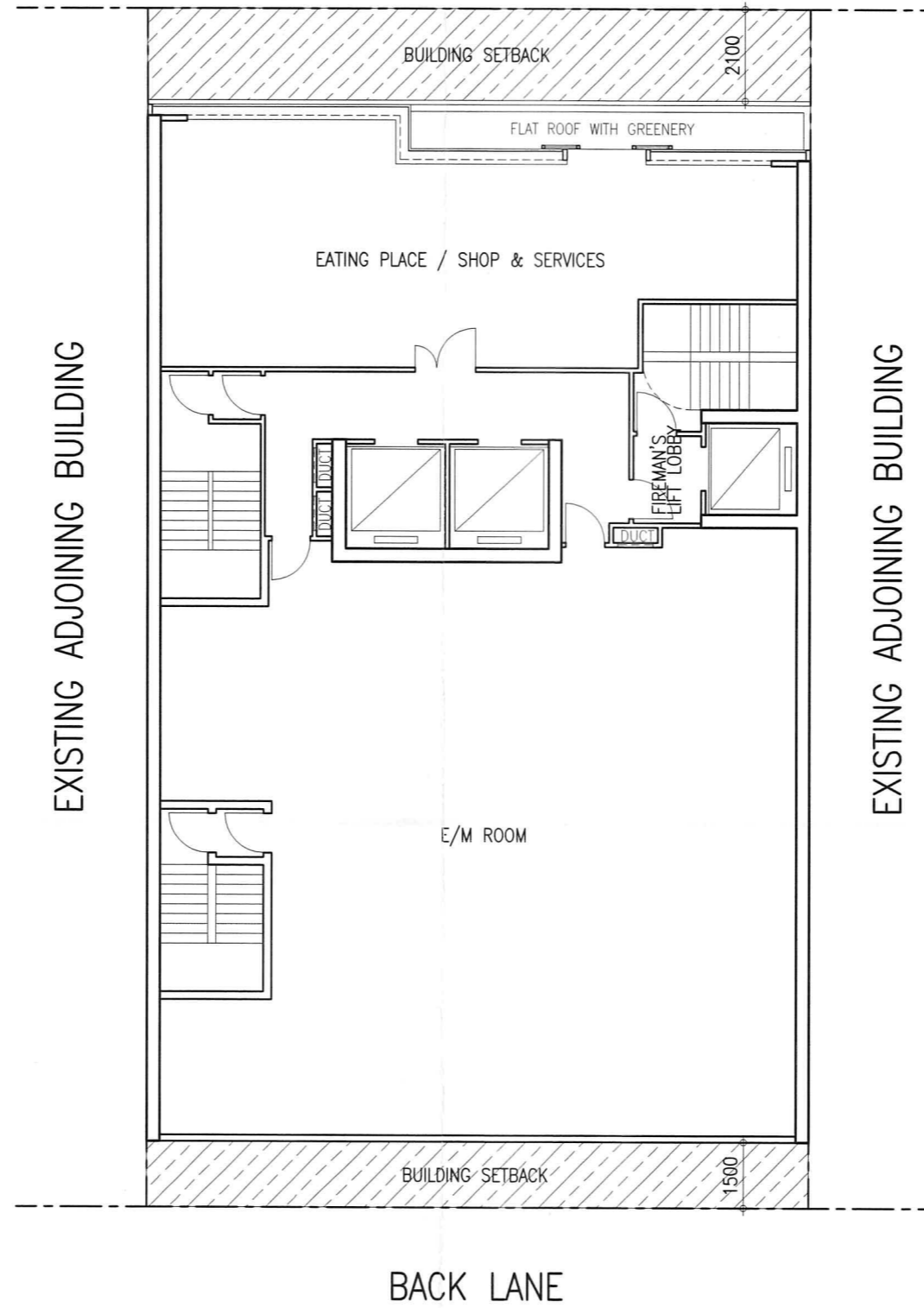
Figure No.	Scale	Figure Title
14	-	2/F Landscaped Terrace facing the Back Alley
ARUP	Date	Source
	July 2019	

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WAI YIP STREET



WAI YIP STREET



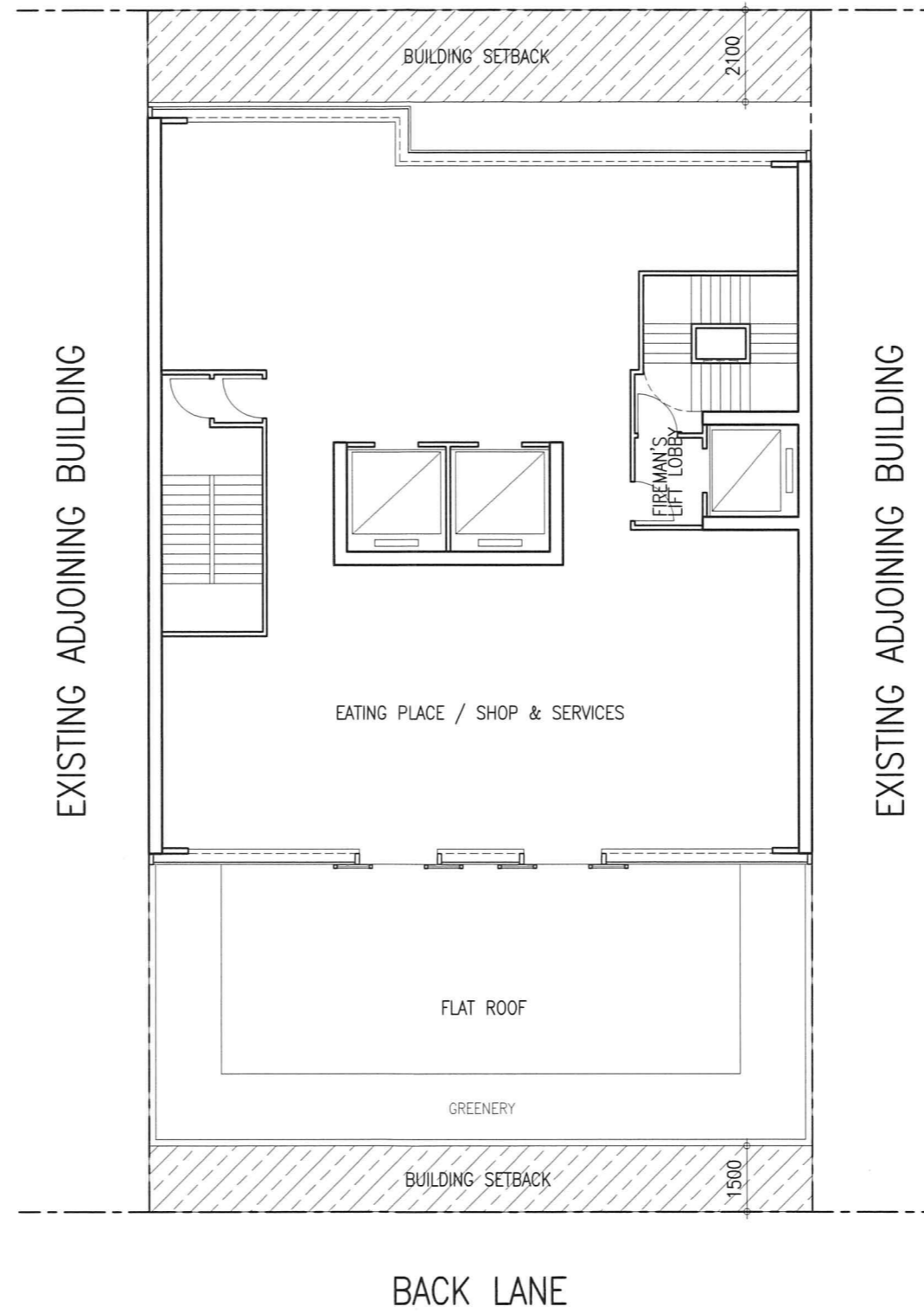
Alternative Scheme
Proposed Commercial Redevelopment (For S16 Application) - 1st Floor Plan
132 Wai Yip Street, Kwun Tong, Hong Kong

MLA
ARCHITECTS (HK) LTD
馬景建築師事務所(香港)有限公司

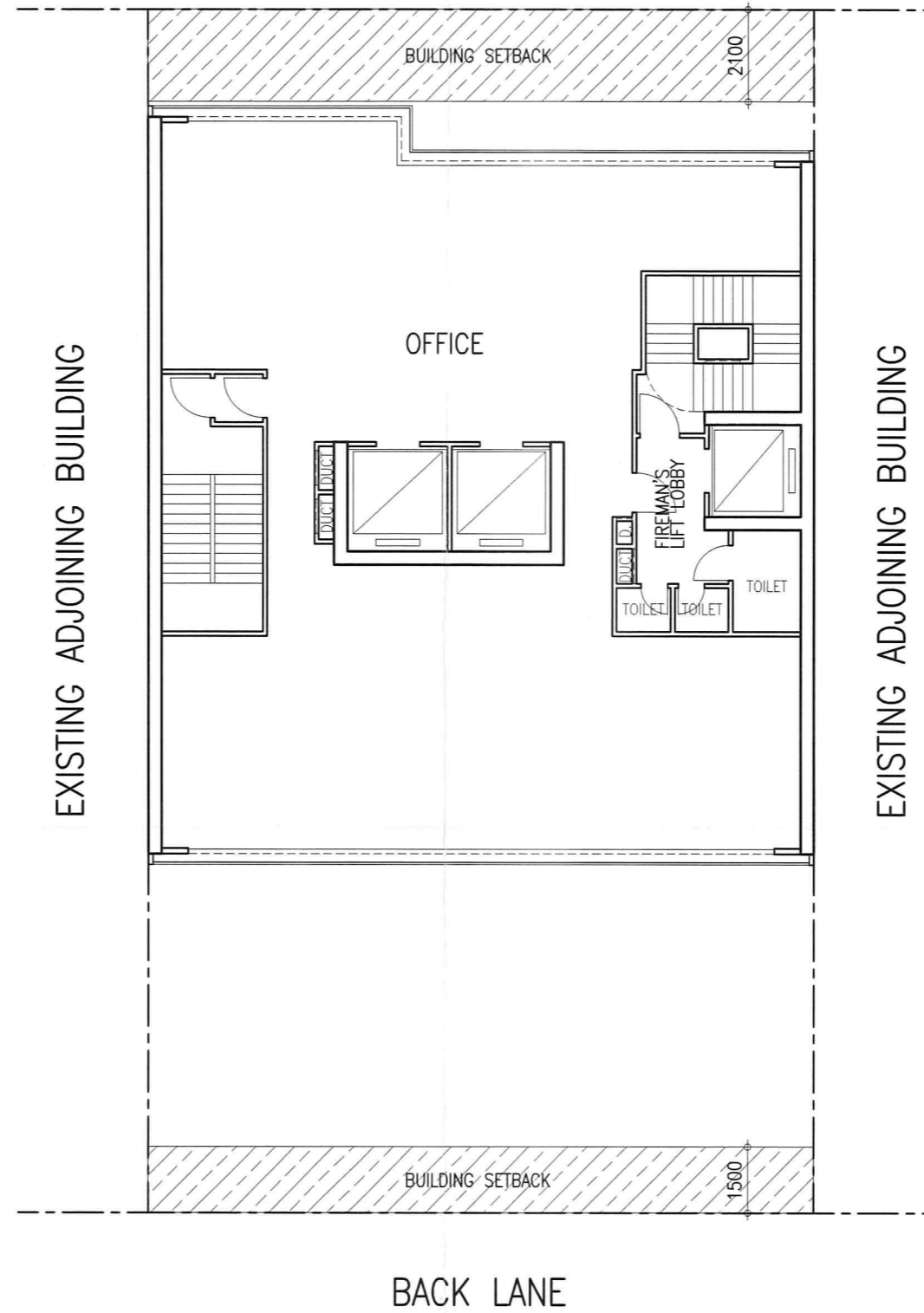
SK-01-02(Scale 1:150)
12-07-2019

馬景

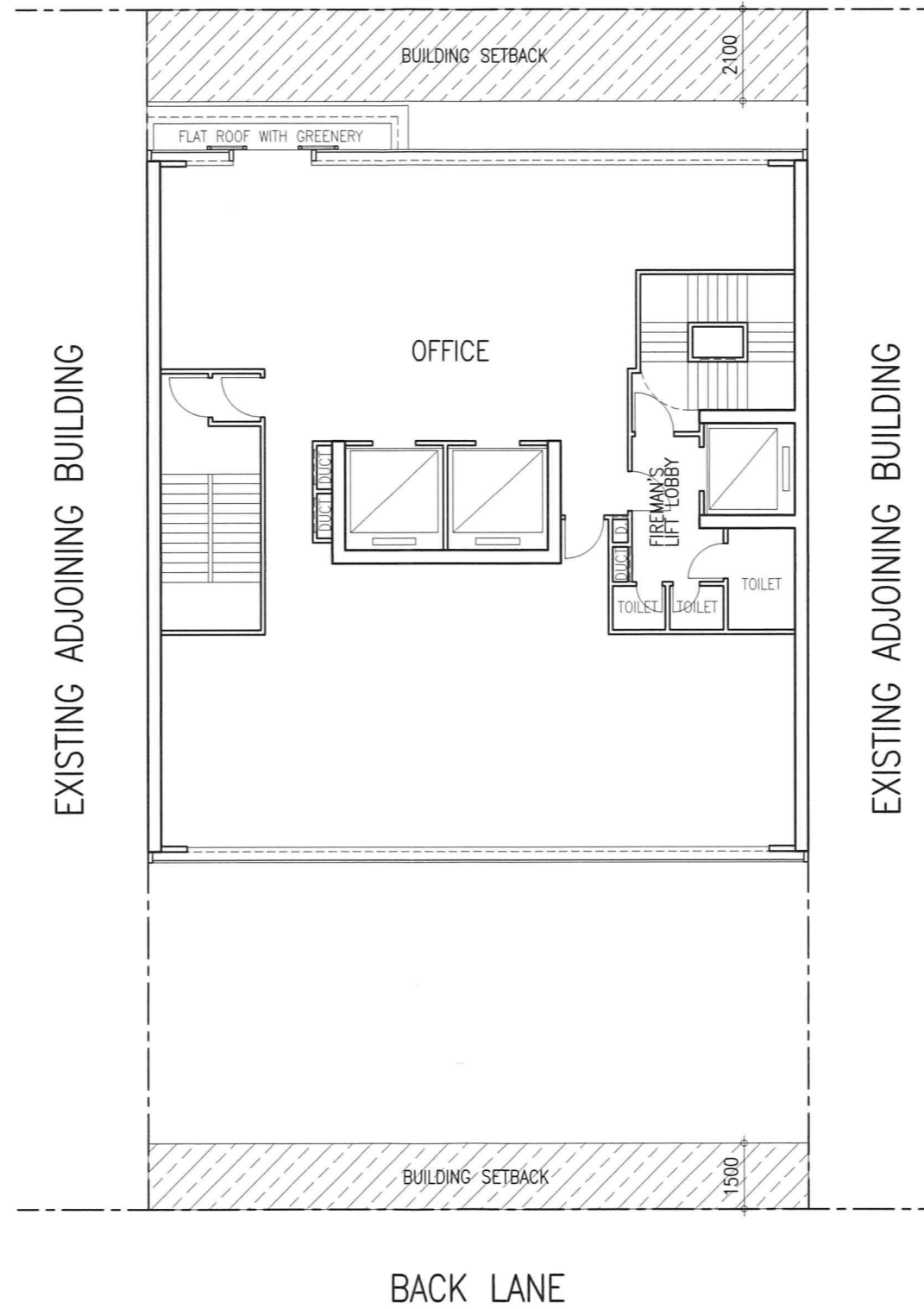
WAI YIP STREET



WAI YIP STREET



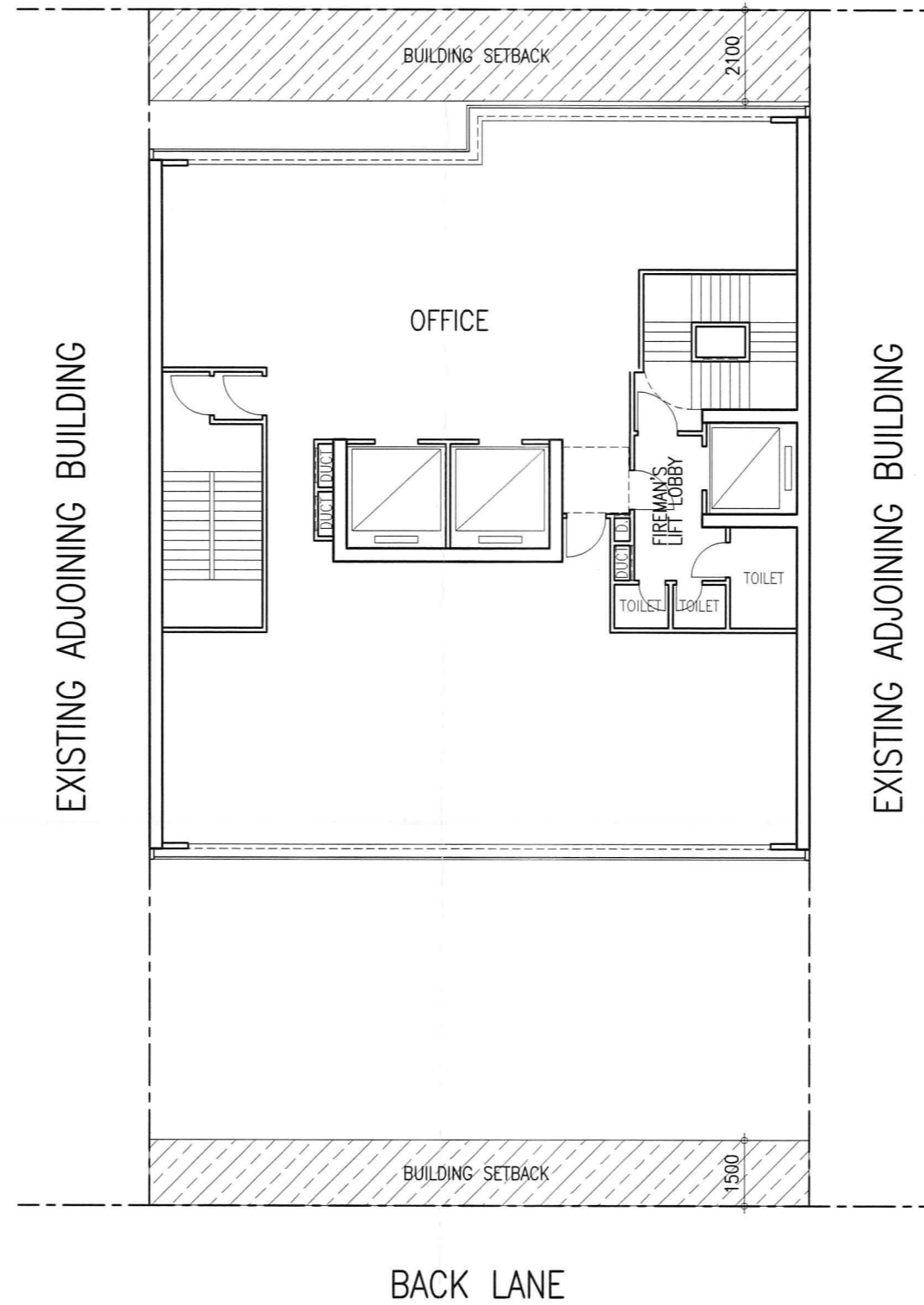
WAI YIP STREET



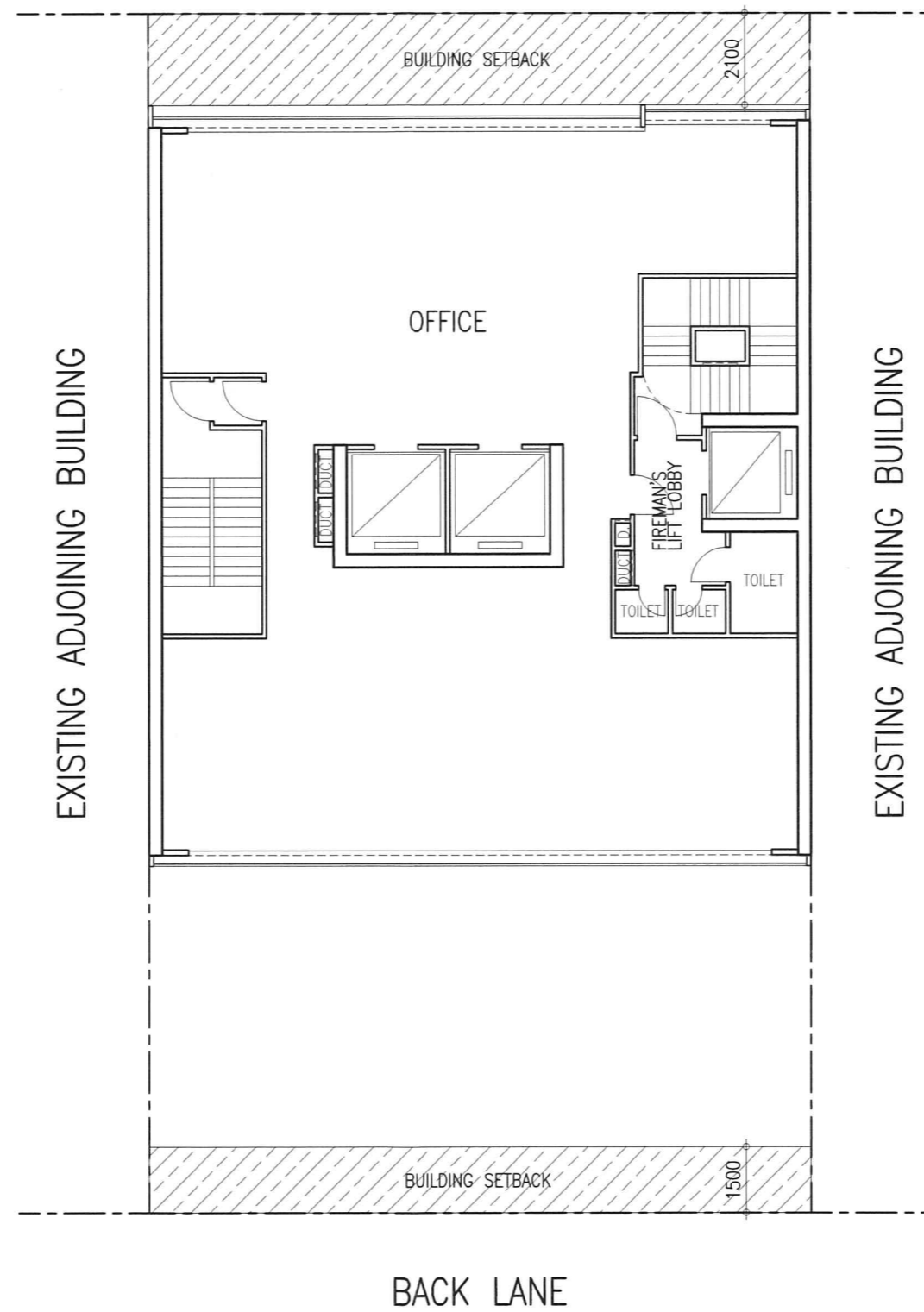
Proposed Commercial Redevelopment (For S16 Application) - 5th Floor Plan

132 Wai Yip Street, Kwun Tong, Hong Kong

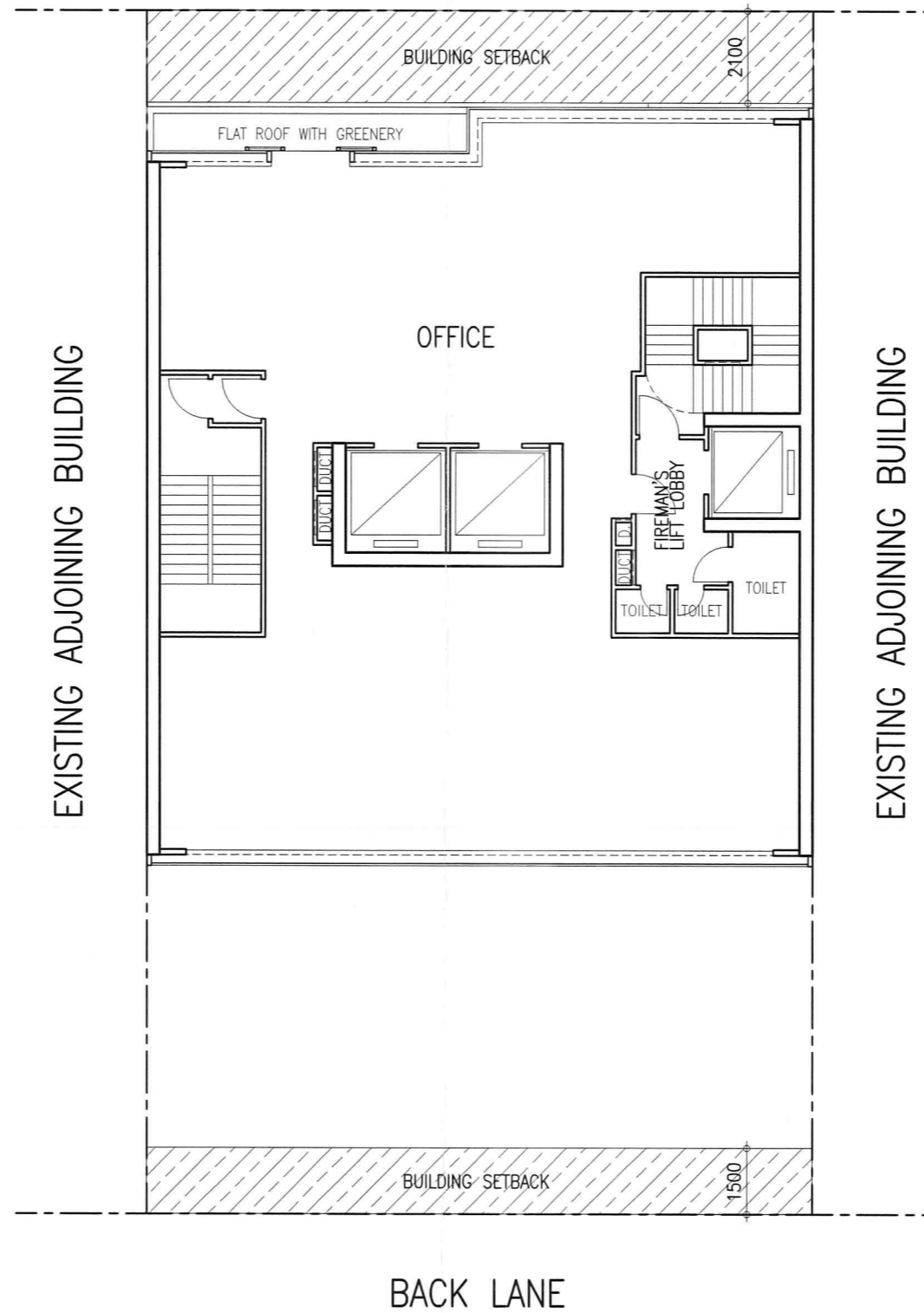
WAI YIP STREET



WAI YIP STREET



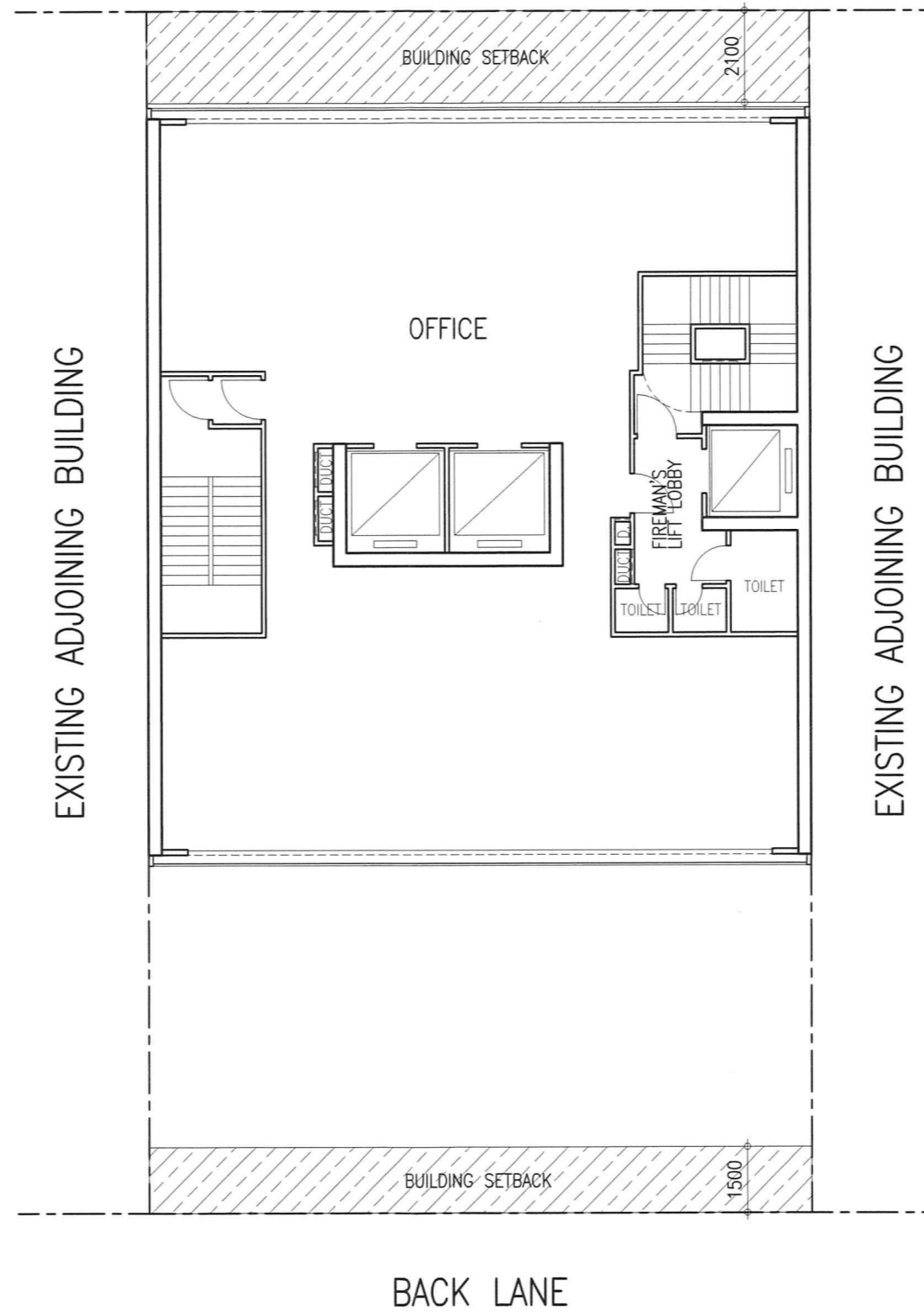
WAI YIP STREET



Proposed Commercial Redevelopment (For S16 Application) - 10th To 13th Floor Plan

132 Wai Yip Street, Kwun Tong, Hong Kong

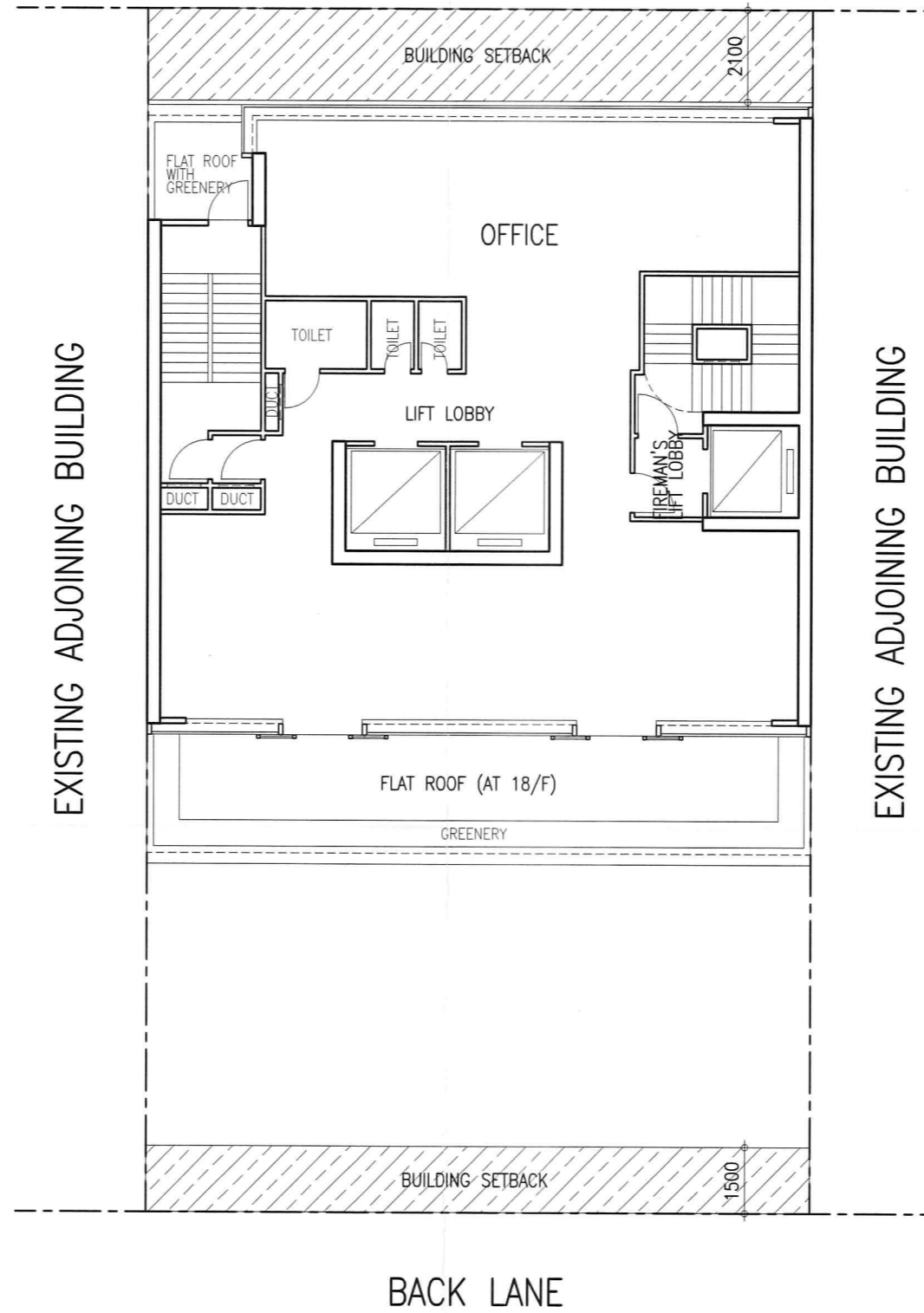
WAI YIP STREET



Proposed Commercial Redevelopment (For S16 Application) - 15th To 17th Floor Plan

132 Wai Yip Street, Kwun Tong, Hong Kong

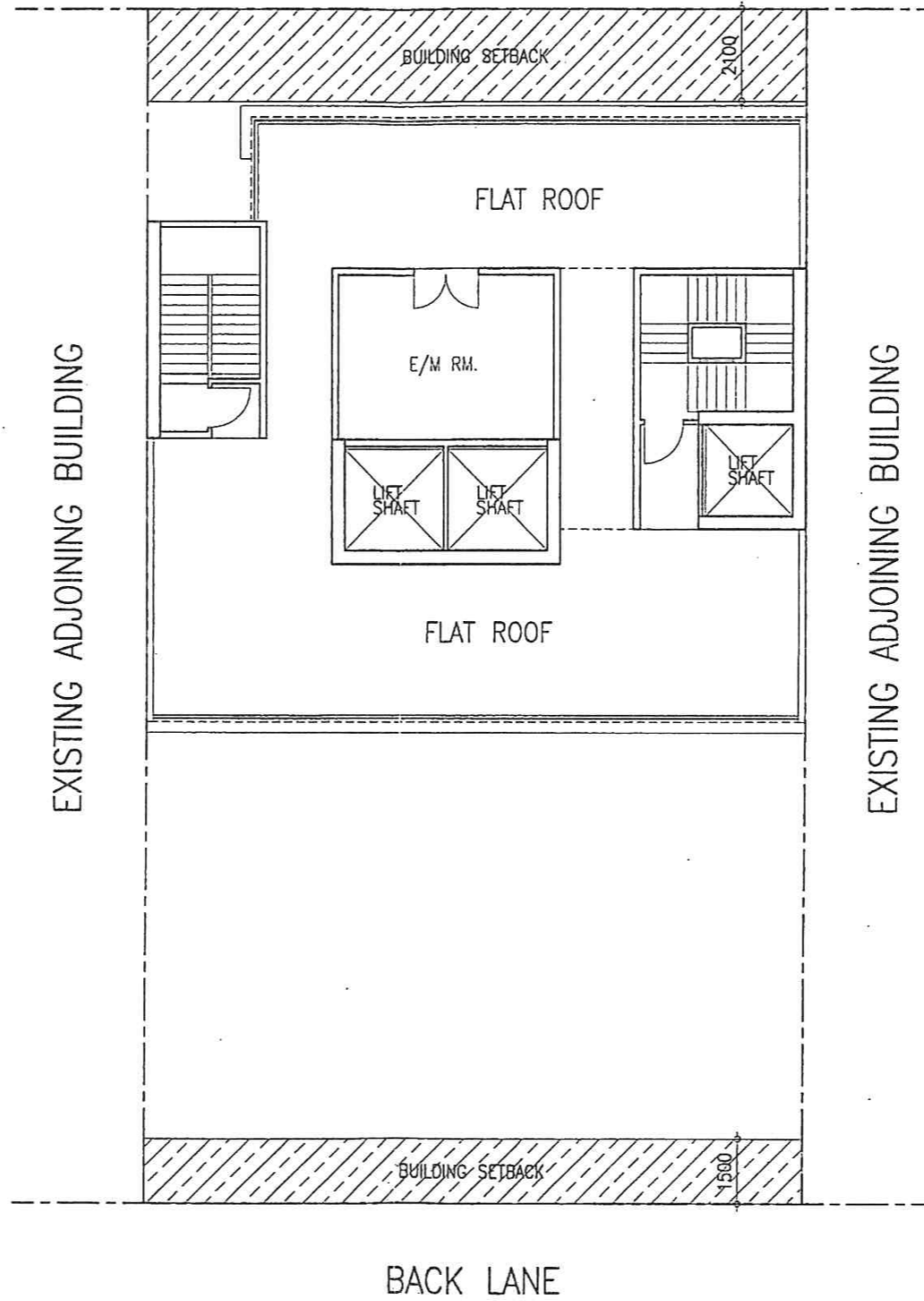
WAI YIP STREET



Proposed Commercial Redevelopment (For S16 Application) - 18th To 28th Floor Plan

132 Wai Yip Street, Kwun Tong, Hong Kong

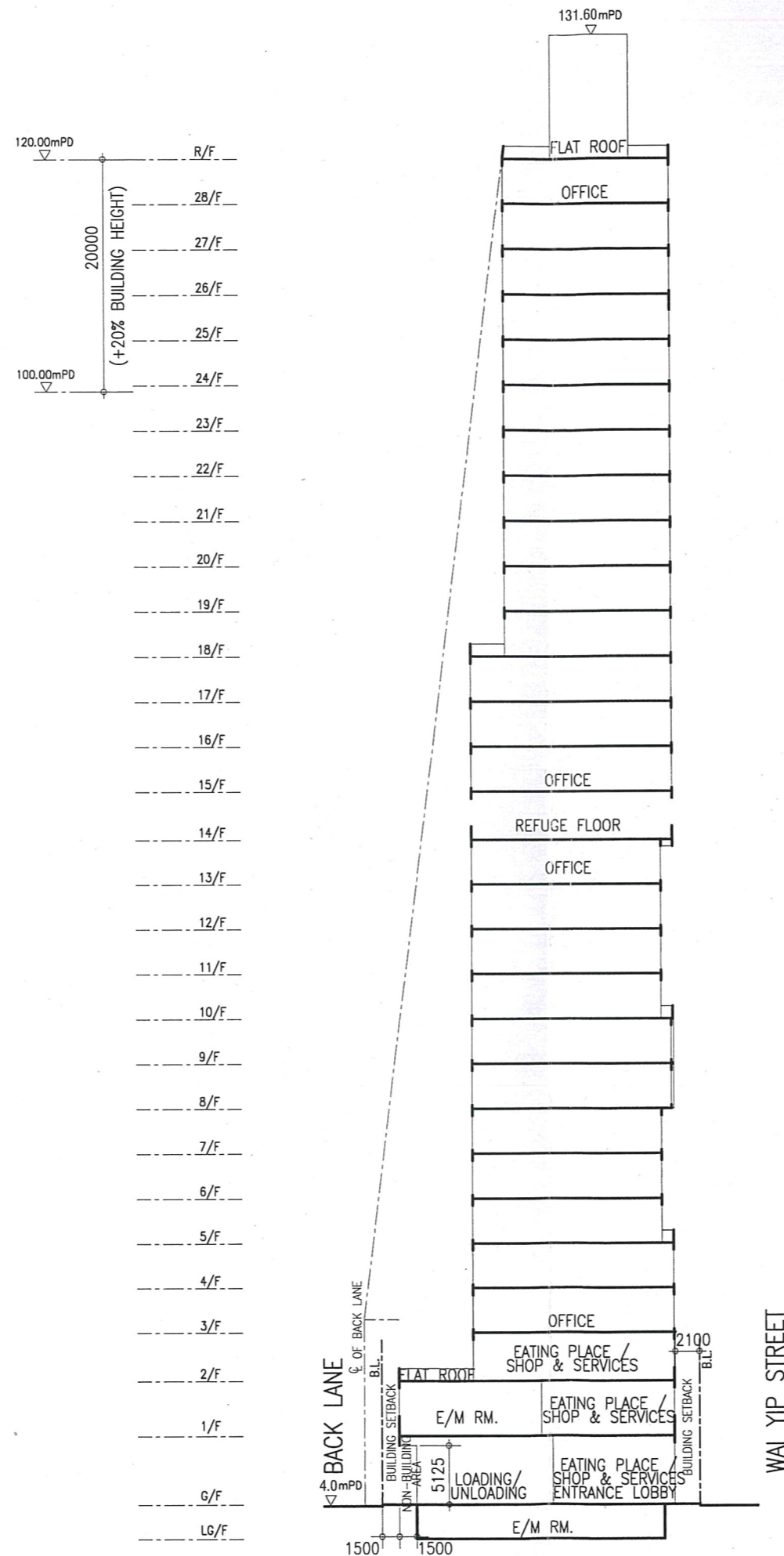
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Proposed Commercial Redevelopment (For S16 Application) - Roof Floor Plan

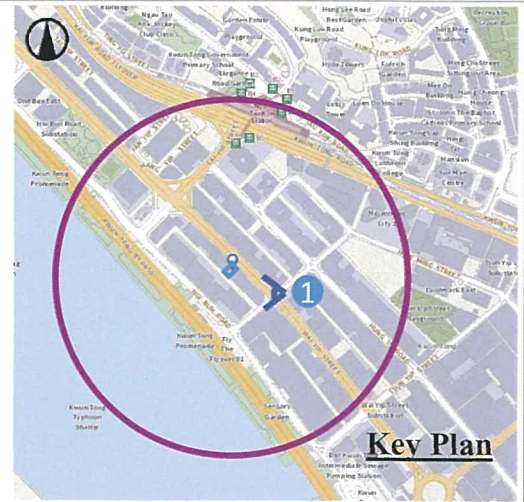
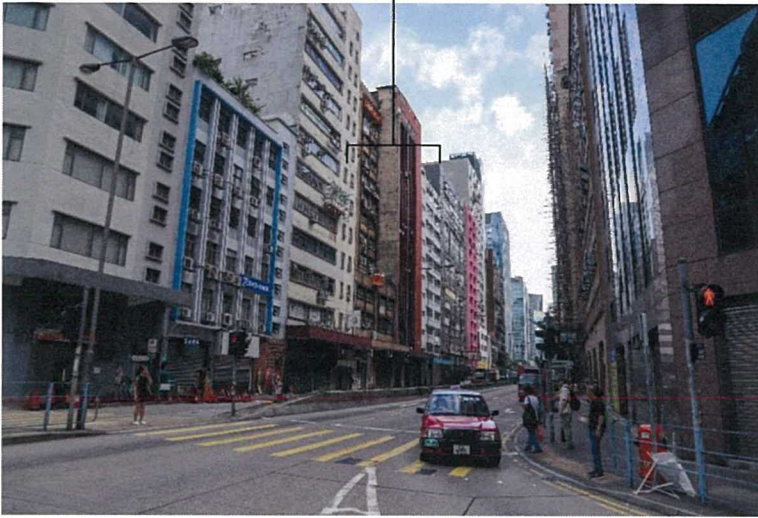
132 Wai Yip Street, Kwun Tong, Hong Kong





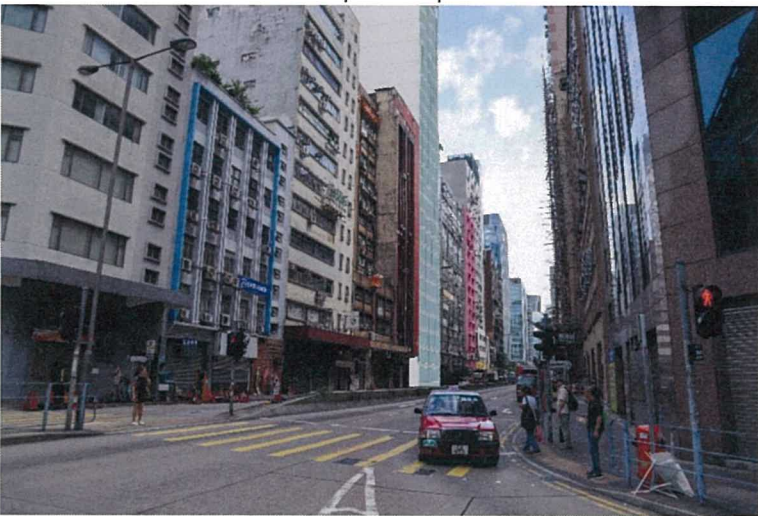
Proposed Commercial Redevelopment (For S16 Application) - Diagrammatic Section
 132 Wai Yip Street, Kwun Tong, Hong Kong

Application Site



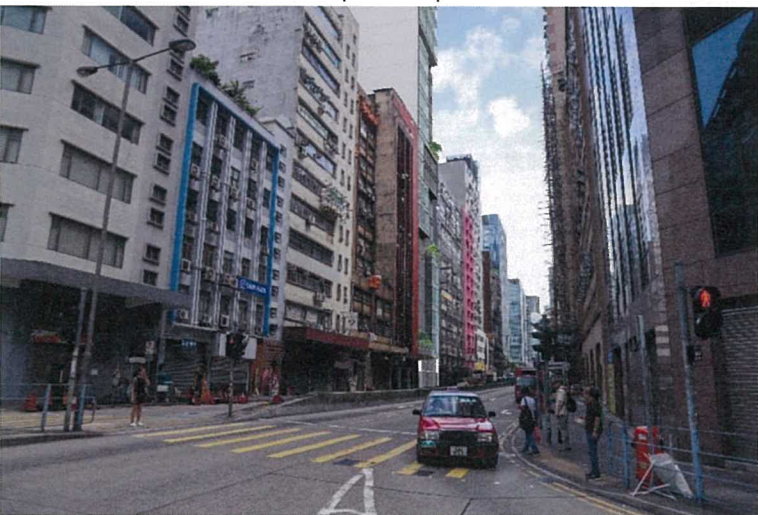
Existing Condition

Planned Condition at Application Site (100mPD)



With Planned Condition

Proposed Scheme at Application Site (120mPD)

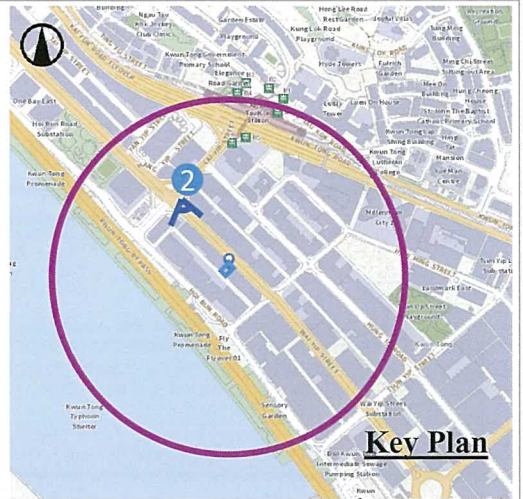


With Proposed Scheme

Figure No. 3	Scale -	Figure Title Viewing Point 1: Junction of How Ming Street and Wai Yip Street
ARUP	Date July 2019	Source

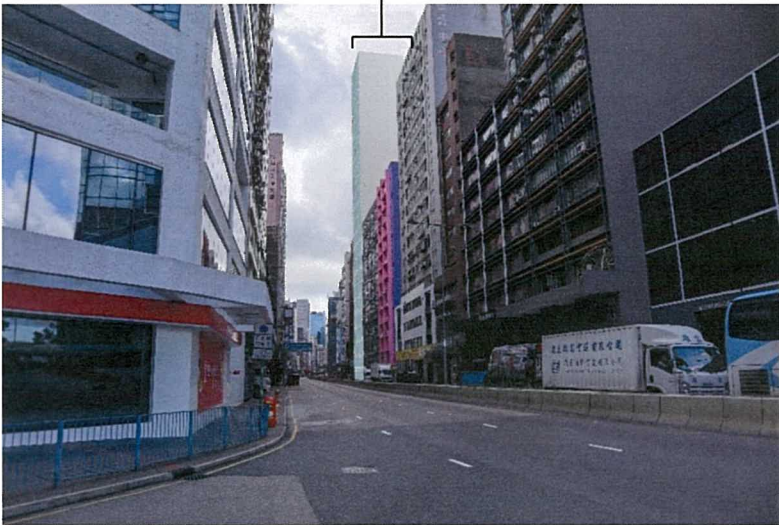
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Application Site



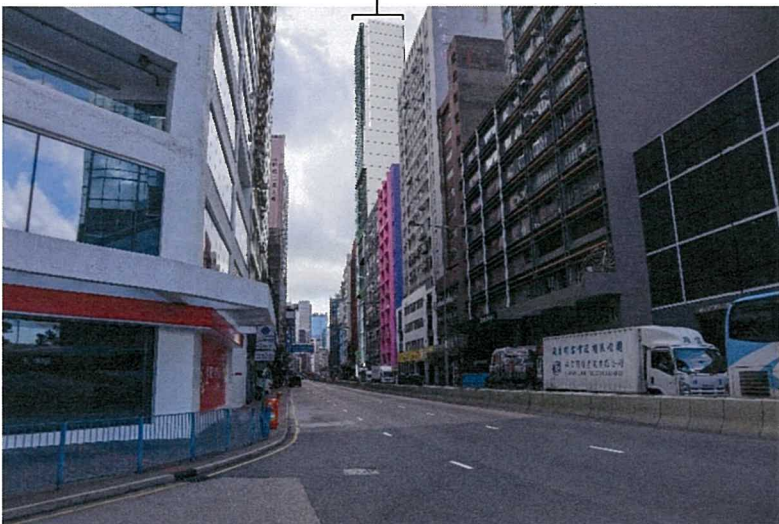
Existing Condition

Planned Condition at Application Site (100mPD)



With Planned Condition

Proposed Scheme at Application Site (120mPD)



With Proposed Scheme

Figure No. 4	Scale -	Figure Title Viewing Point 2: Pedestrian Refuge between Lai Yip Street and Wai Yip Street
ARUP	Date July 2019	Source

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申請編號 Application No. : A/K14/775

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.		

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

	中文 <u>Chinese</u>	英文 <u>English</u>
<u>圖則及繪圖 Plans and Drawings</u>		
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"/>
經修訂的樓宇平面圖 Revised floor plan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
經修訂的截視圖 Revised sectional plan(s)	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
位置圖 Location Plan, 實地照片 Site Photos, 插圖 Illustration Drawing		
<u>報告書 Reports</u>		
規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境檢討（噪音及空氣的污染）Environmental review (noise & air pollutions)	<input type="checkbox"/>	<input type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input checked="" 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"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
排水影響評估 Drainage 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"/>
補充規劃綱領 Supporting Planning Statement		

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