Broad Development Parameters of the Applied Use/Development in respect of Application No. A/TW/516
關乎申請編號 A/TW/516 的擬議用途/發展的概括發展規範

Application No. 申請編號	A/TW/516		
Location/address 位置／地址	24-32 Fui Yiu Kok Street, Tsuen Wan 荃灣灰窰角街 24-32 號		
Site area 地盤面積	About 約 973.6 sq. m 平方米		
Plan 圖則	Approved Tsuen Wan Outline Zoning Plan No. S/TW/33 荃灣分區計劃大綱核准圖編號 S/TW/33		
Zoning 地帶	"Industrial" 「工業」		
Applied use/ development 申請用途/發展	Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use 擬議略為放寬地積比率限制，以作准許的工業用途		
Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	-	-
	Non-domestic 非住用	Not more than 不多於 11,099.04	Not more than 不多於 11.4
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No. of storeys 建築物高度／層數	Domestic 住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	93.5	m 米
		98	mPD 米(主水平基準上)
		22 *2*	Storey(s) 層 *Exclude 不包括* *Basement 地庫*
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	About 約 G/F 地下: 95.9% and 及 1/F-25/F (omitted 4/F, 13/F, 14/F and 24/F) 一樓至二十五樓 (不包括四樓,十三樓,十四樓及二十四樓): 59.7 %		

No. of units 單位數目	-		
Open space 休憩用地	Private 私人	-	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle spaces 停車位總數		23
	Motorcycle Parking Spaces 電單車車位		2
	Private Car Parking Spaces (including 2 nos. parking spaces for disabled persons) 私家車車位 (包括 2 個殘疾人士專用泊車位)		12
	Light Goods Vehicle Parking Spaces (also included in the 11 nos. LGV L/UL spaces) 輕型貨車泊車位 (同時包括在 11 個輕型貨車上落客貨車位內)		6
	Heavy Goods Vehicle Parking Spaces (also included in the 5 nos. HGV L/UL spaces) 重型貨車泊車位 (同時包括在 5 個重型貨車上落客貨車位內)		3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		16
	Light Goods Vehicle Spaces (6 of the spaces also for parking of LGVs) 輕型貨車車位 (其中 6 個同時用作輕型貨車泊車位)		11
	Heavy Goods Vehicle Spaces (3 of the spaces also for parking of HGVs) 重型貨車車位 (其中 3 個同時用作重型貨車泊車位)		5

* 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。

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 提交的圖則、繪圖及文件		
	Chinese 中文	**English** 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☐
Block plan(s) 樓宇位置圖	☐	☑
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☑
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	☐	☐
Others (please specify) 其他（請註明）	☐	☐
Reports 報告書		
Planning Statement / Justifications 規劃綱領 / 理據	☐	☑
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	☐	☑
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	☐	☐
Visual impact assessment 視覺影響評估	☐	☑
Landscape impact assessment 景觀影響評估	☐	☐
Tree Survey 樹木調查	☐	☐
Geotechnical impact assessment 土力影響評估	☐	☐
Drainage impact assessment 排水影響評估	☐	☐
Sewerage impact assessment 排污影響評估	☐	☑
Risk Assessment 風險評估	☐	☐
Others (please specify) 其他（請註明）	☐	☐

Note: May insert more than one「✔」. 註：可在多於一個方格內加上「✔」號

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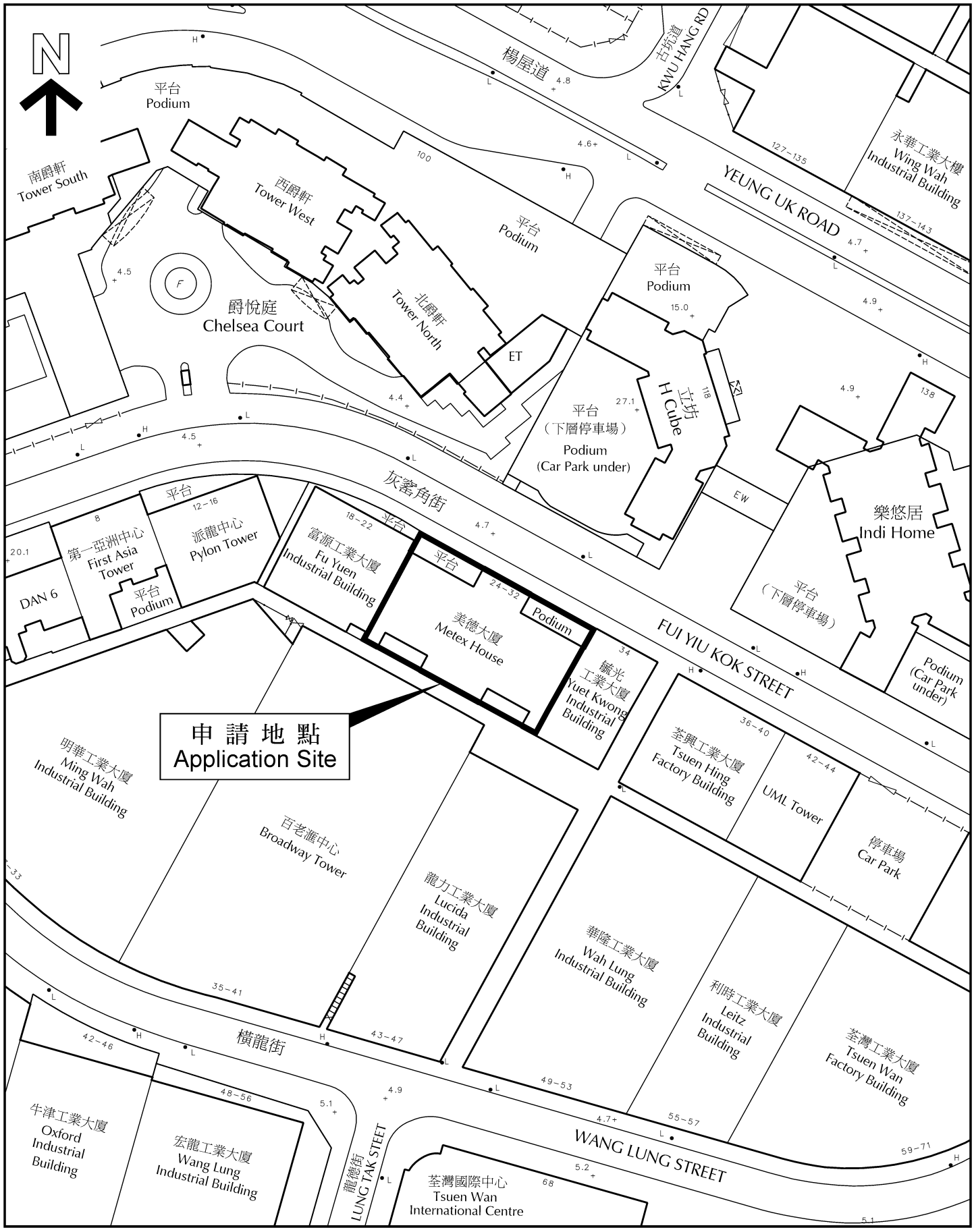
註： 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

A/TW/516


N
平台
Podium
南爵軒
Tower South
西爵軒
Tower West
北爵軒
Tower North
爵悅庭
Chelsea Court
楊屋道
古坑道
KWU HANG RD
YEUNG UK ROAD
永華工業大樓
Wing Wah
Industrial Building
平台
Podium
平台
Podium
平台
（下層停車場）
Podium
(Car Park under)
立坊
H Cube
ET
灰窰角街
樂悠居
Indi Home
平台
（下層停車場）
Podium
(Car Park
under)
平台
第一亞洲中心
First Asia
Tower
派龍中心
Pylon Tower
平台
Podium
DAN 6
富源工業大廈
Fu Yuen
Industrial Building
平台
美德大廈
Metex House
Podium
毓光
工業大廈
Yuet Kwong
Industrial
Building
FUI YIU KOK STREET
申 請 地 點
Application Site
明華工業大廈
Ming Wah
Industrial Building
百老滙中心
Broadway Tower
龍力工業大廈
Lucida
Industrial
Building
荃興工業大廈
Tsuen Hing
Factory Building
UML Tower
停車場
Car Park
華隆工業大廈
Wah Lung
Industrial Building
利時工業大廈
Leitz
Industrial
Building
荃灣工業大廈
Tsuen Wan
Factory Building
橫龍街
牛津工業大廈
Oxford
Industrial
Building
宏龍工業大廈
Wang Lung
Industrial Building
龍德街
LUNG TAK STEET
WANG LUNG STREET
荃灣國際中心
Tsuen Wan
International Centre

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（荃灣灰窰角街 24-32 號）（下稱「申請地點」）擬議略為放寬地積比率百分之二十的限制，以發展一座工業大廈。申請地點之前設有一座於一九八七年前所興建的工業大廈。這為回應二零一八年施政報告，鼓勵業主重建一九八七年前所興建的現有工業大廈。

申請地點位於荃灣分區計劃大綱核准圖編號 S/TW/33（下稱「分區計劃大綱圖」）的「工業」地帶內。根據「工業」地帶的註釋，「工業用途」為有關地帶土地用途表的第一欄用途，屬經常准許使用的土地用途。申請地點內的發展計劃亦受限於 9.5 倍最高地積比率及主水平基準上 100 米的最高建築物高度限制。

擬議發展方案將就規劃方面帶來以下公眾規劃增益：

- 實現施政報告的意圖，鼓勵升級舊工業區；
- 完全符合「2014 年全港工業用地分區研究」的建議及立法會文件中規定的放寬地積比率相應條件；
- 擬議發展方案的規劃及設計優點 ：
  - 為荃灣東工業區轉變為現代工業區作出貢獻；
  - 在不超越區內建築物高度限制的前提下，擬議發展方案容納額外地積比率；
  - 增强視覺及透風效益；
- 街道設計及步行環境的可達度、連接度及舒適度：
  - 在行人路面採用垂直綠化；
  - 在一樓平屋頂採用園林綠化和高透明玻璃；
  - 擬議面向灰窰角街位於地面層及以上的自願性建築物後移；
- 已考慮「綠色建築設計」及「可持續建築設計指引」；
- 完全符合「工業」地帶的規劃意向；
- 不會帶來負面影響；及
- 為荃灣東工業區一帶轉型及升級創立良好的先例。

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，我們誠懇地希望是次規劃許可申請能獲得城規會的支持。

申請編號 Application No. : A / TW / 516
此頁摘自申請人提交的文件。
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Executive Summary

This Section 16 Planning Application ("the Application") is submitted for the proposed minor relaxation of Plot Ratio (PR) restriction for 20% for developing an industrial building (IB) at No. 24-32 Fui Yiu Kok Street, Tsuen Wan ("the Application Site"), which was previously occupied by a pre-1987 IB. This is in accordance with the Government intention stated in 2018 Policy Address to encourage owners to redevelop existing IBs constructed before 1987.

The Application Site falls within an area zoned "Industrial" ("I") zone on the Approved Tsuen Wan Outline Zoning Plan No. S/TW/33 ("the OZP"). According to the Notes of the OZP, 'Industrial Use' is Column 1 use under the "I" zone and is always permitted. Development at the Application Site is subject to a maximum PR of 9.5 and a maximum building height (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 Policy Address to upgrade old industrial areas;
- Fully complied with the recommendation of the 2014 Area Assessment and eligible criteria for relaxing maximum permissible PR for IBs by up to 20% as stated in the Legislative Council Paper;
- Planning and design merits of the Proposed Development:
    - Contributing to the transformation of TWEIA into a present-day industrial area;
    - Accommodating the additional PR with no exceedance to the BH restriction in the area;
    - Enhancing visual and wind permeability;
- Design of street level on pedestrian accessibility, connectivity and comfort:
    - Incorporating vertical greening at pedestrian level;
    - Incorporating landscaping features and tall clear glasses at flat roof on 1/F;
    - Proposing voluntary setbacks on G/F and above fronting Fui Yiu Kok Street;
- Consideration of Green Building Design and Sustainable Building Design Guidelines;
- Fully respecting planning intention of the "I" zone;
- Resulting in no adverse impacts; and

申請編號 Application No. : A / TW / 516
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- Creating a desirable precedent in encouraging the transformation and updating of Tsuen Wan East Industrial Area.

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.

申請編號 Application No. : A / TW / 516
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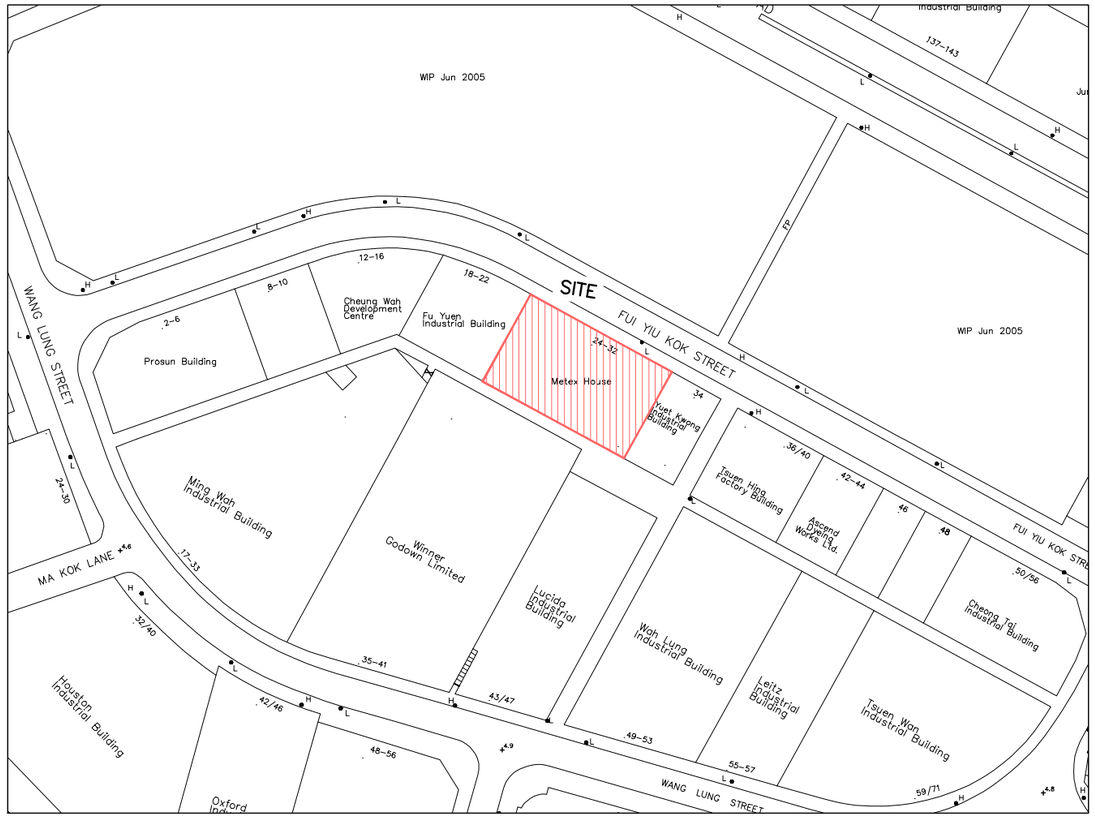


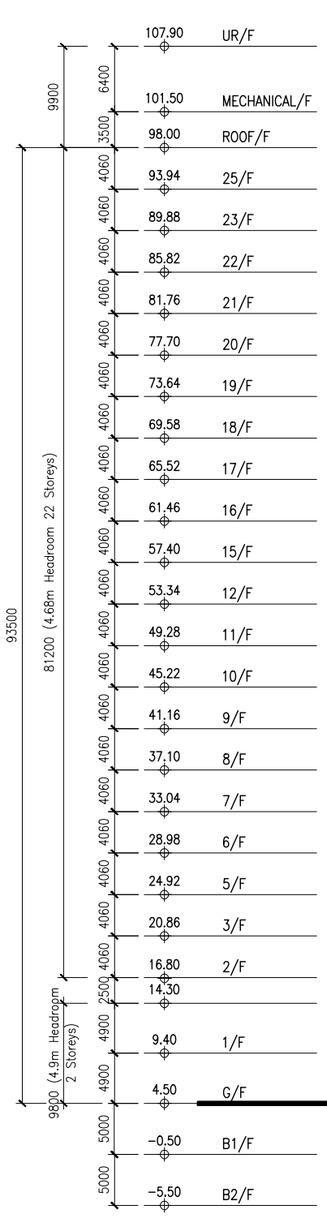
1 / D-01 **BLOCK PLAN**
SCALE : 1:1500

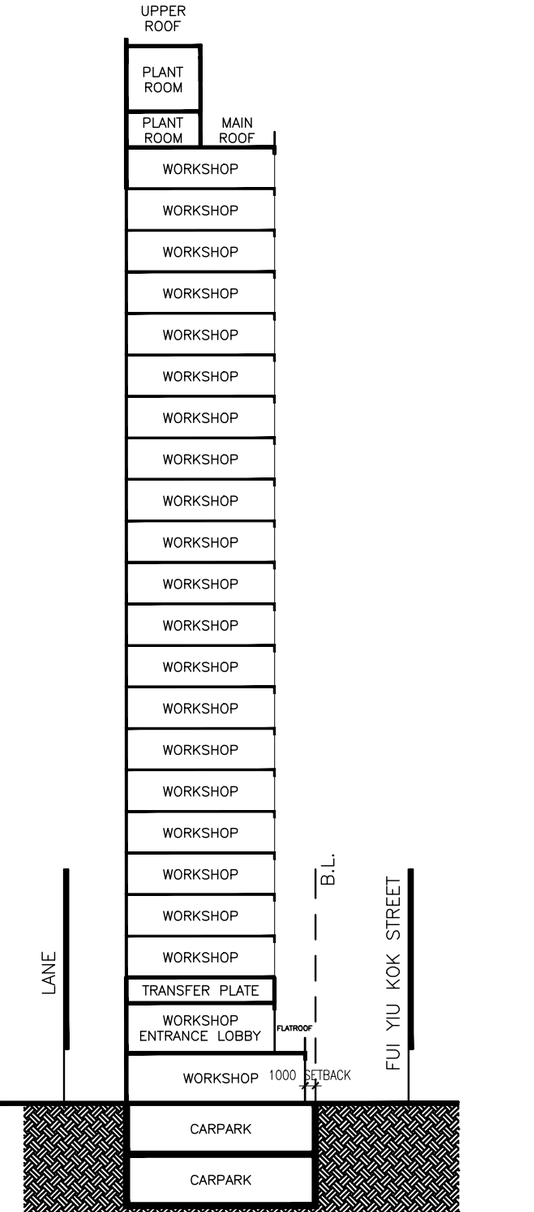
DEVELOPMENT SCHEDULE:

Site Area	:	**973.600 m² (10480 ft²)**
Class of Site	:	**A**
Permitted Plot Ratio For Non-Domestic	:	**9.5 X 20% = 11.4**
Maximum Permitted Gross Floor Area	:	**11099.04 m² (119470 ft²)**
Proposed Site Coverage For Non-Domestic	:	**95.89% (Below 15m)**
	:	**59.7% (Above15m)**
Proposed Building Height	:	**98.00 mPD**
Proposed No. Of Storey	:	**2 Basement Carpark (5m Floor To Floor)**
		+ 2 Storeys Workshop (4.9m Floor To Floor)
		+ 20 Storeys Workshop (4.06m Floor To Floor)
		+ 1 Transfer Plate (2.50m)

Car Parking Provision:

Light Goods Vehicles	**: 11 nos.**
Heavy Goods Vehicles	**: 5 nos.**
Private Cars	**: 12 nos.**
Motocycle	**: 2 nos.**





2 / D-01 **SECTION**
SCALE : 1:400

申請編號 Application No. : A / TW / 516
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1905

Proposed Industrial Development at 24 – 32 Fui Yiu Kok Street Tsuen Wan, Hong Kong

DEVELOPMENT SCHEDULE & SECTION

D-01 AS SHOWN(A3)

B	Jul. 2019
C	Aug. 2019
D	Oct. 2019
E	Nov. 2019
F	Nov. 2019
G	Dec. 2019

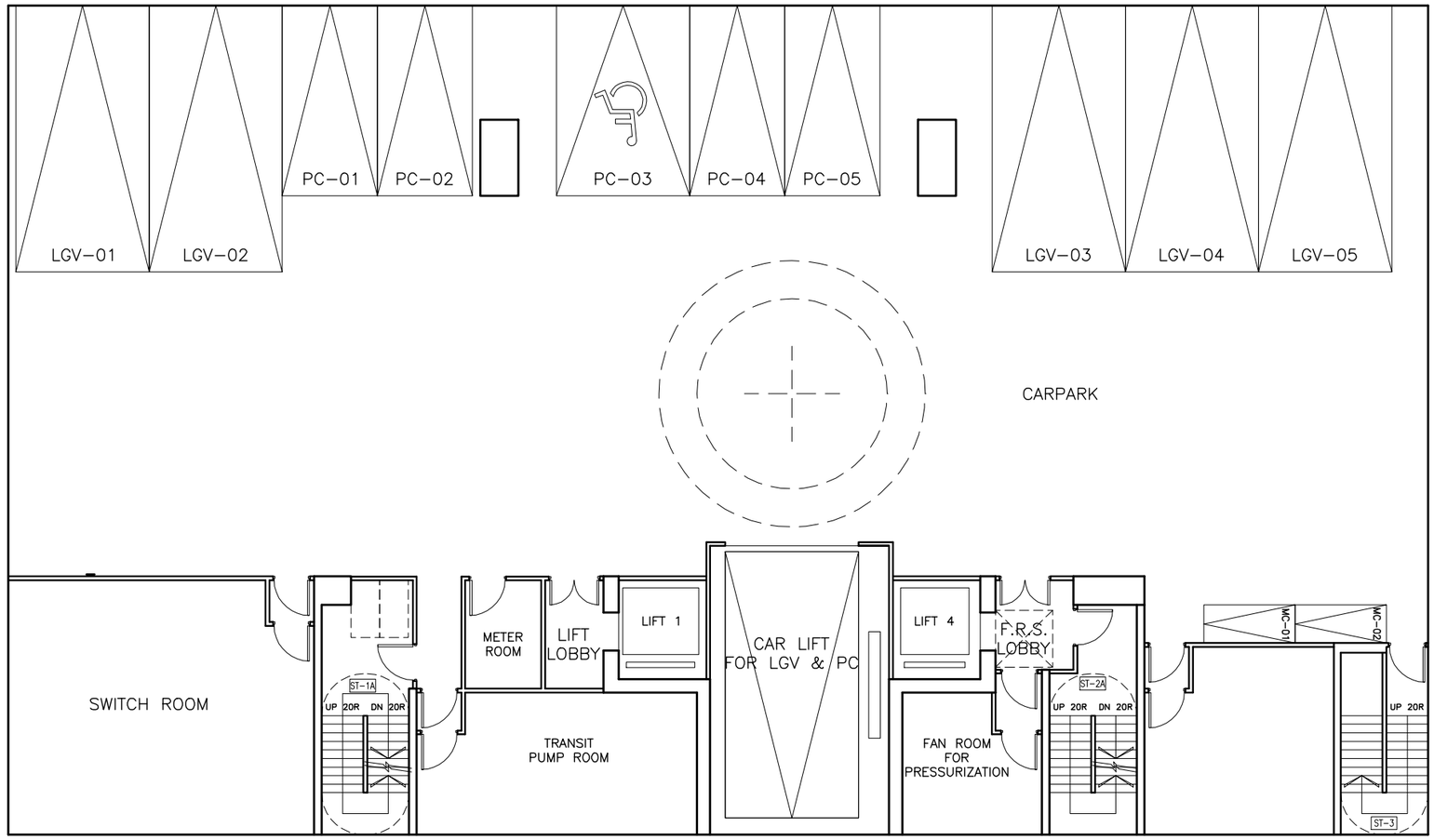
Do not scale drawing.
Contractors are required to verify exact dimensions on site.
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.
The design remains to be the property of "R.Lee Architects (HK) Ltd" unless otherwise specified.
This drawing is not for construction purposes unless expressedly certified.

R.Lee Architects (HK) Ltd
www.rlee.com.hk

FUI YIU KOK STREET

EXISTING BUILDING

EXISTING BUILDING



LANE

North

1 / D-03 **B1/F PLAN**
SCALE : 1:150

申請編號 Application No. : A / TW / 516
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1905 Proposed Industrial Development at 24 – 32 Fui Yiu Kok Street Tsuen Wan, Hong Kong	B1/F FLOOR PLAN	D-03 1:150(A3)	A Jul.2019 B Jul.2019 C Jul.2019 D Oct.2019 E Oct.2019 F Dec.2019

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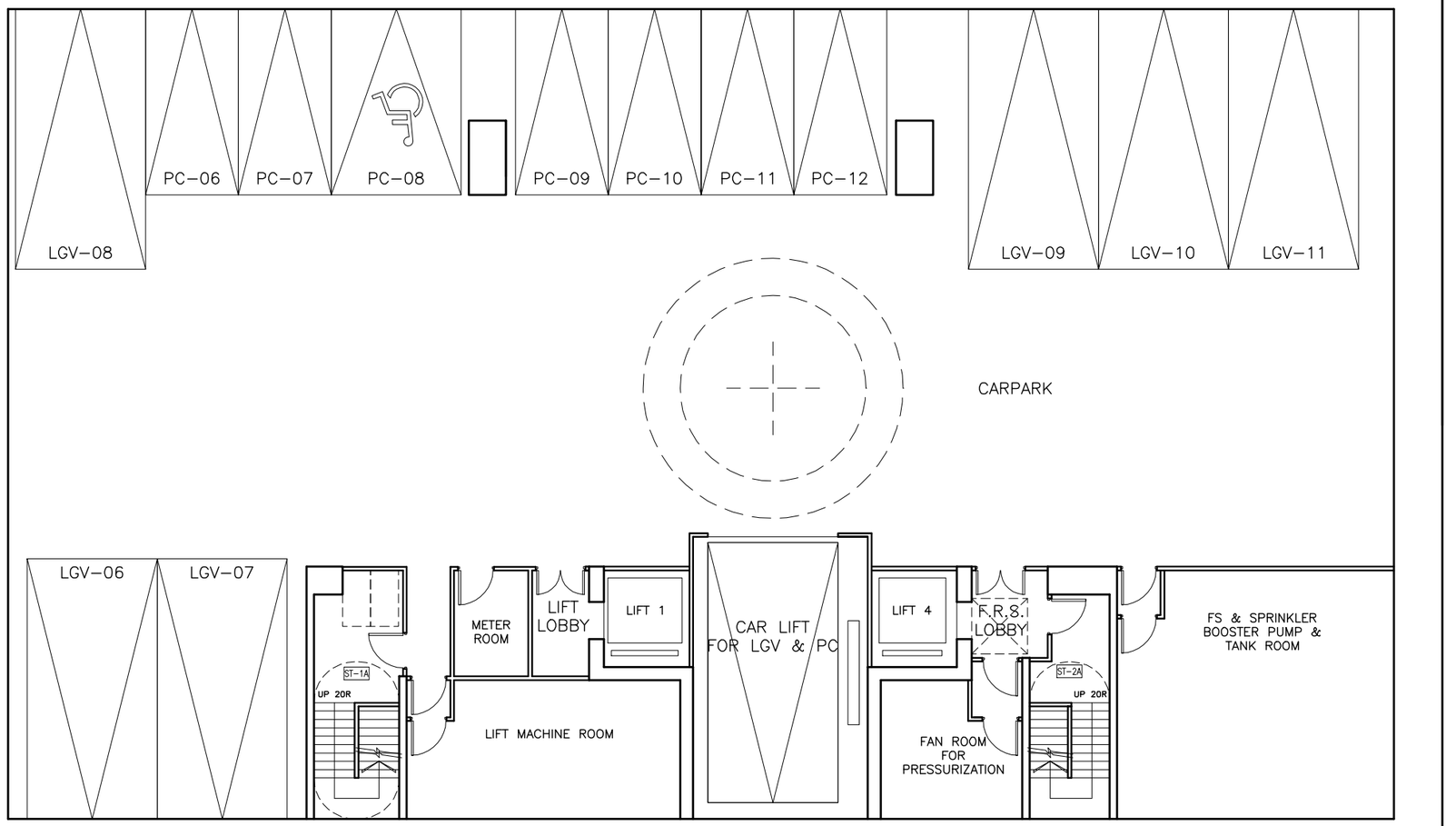
FUI YIU KOK STREET

EXISTING BUILDING

EXISTING BUILDING



LANE

North

1 / D-02 **B2/F PLAN**
SCALE : 1:150

申請編號 Application No. : A / TW / 516
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1905
Proposed Industrial Development at 24 – 32 Fui Yiu Kok Street Tsuen Wan, Hong Kong

B2/F FLOOR PLAN

D-02 1:150(A3)

–	Jun.2019
A	Jun.2019
B	Jul.2019
C	Jul.2019
D	Oct.2019
E	Dec.2019

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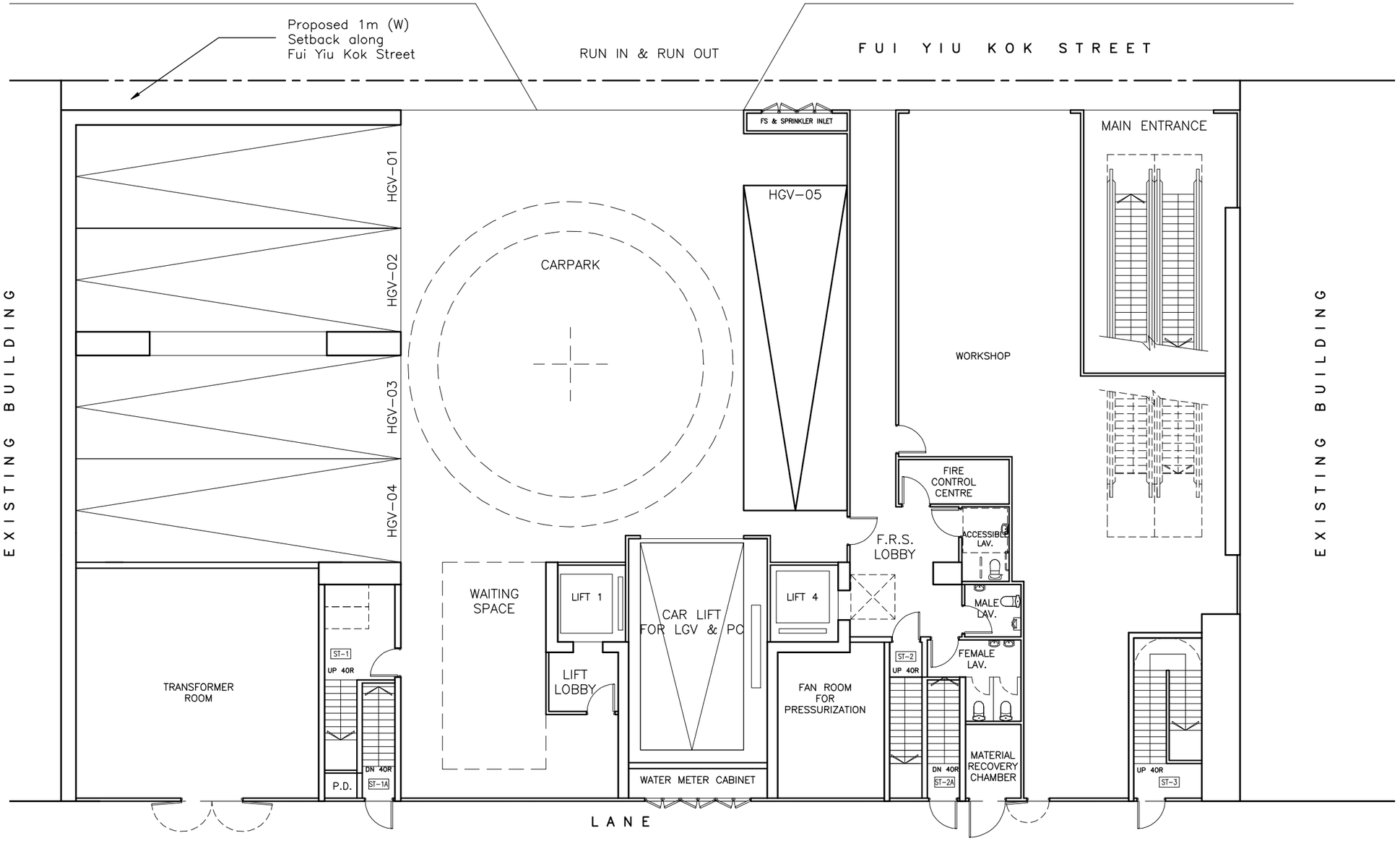

North

1 / D-04 **G/F PLAN**
SCALE : 1:150

申請編號 Application No. : A / TW / 516
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1905
Proposed Industrial Development at 24 – 32 Fui Yiu Kok Street Tsuen Wan, Hong Kong

G/F FLOOR PLAN

D-04 1:150(A3)

B	Jul.2019
C	Aug.2019
D	Oct.2019
E	Oct.2019
F	Nov.2019
G	Dec.2019

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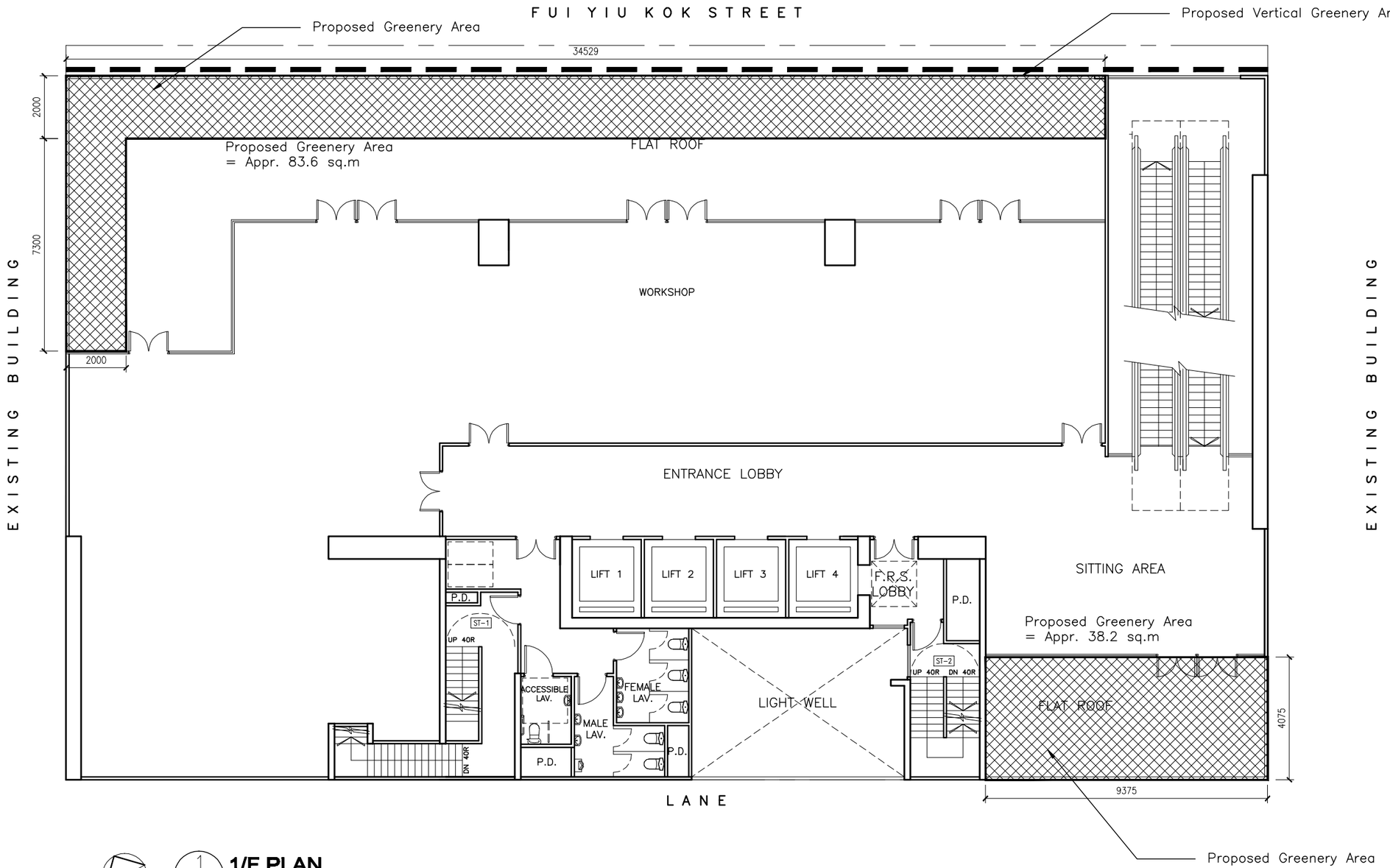

North

1 / D-05 **1/F PLAN**
SCALE : 1:100

1/F Greenery Area
= (83.6 + 38.2) / 973.6 X 100%
= 12.5% of Site Area

Vertical Greenery
= Appr. 80 sq.m
= 80 / 973.6 X 100%
= 8.2%

Total Coverage of greenery
= 12.5% + 8.2%
= 20.7% > 20% of the site area

申請編號 Application No. : A / TW / 516
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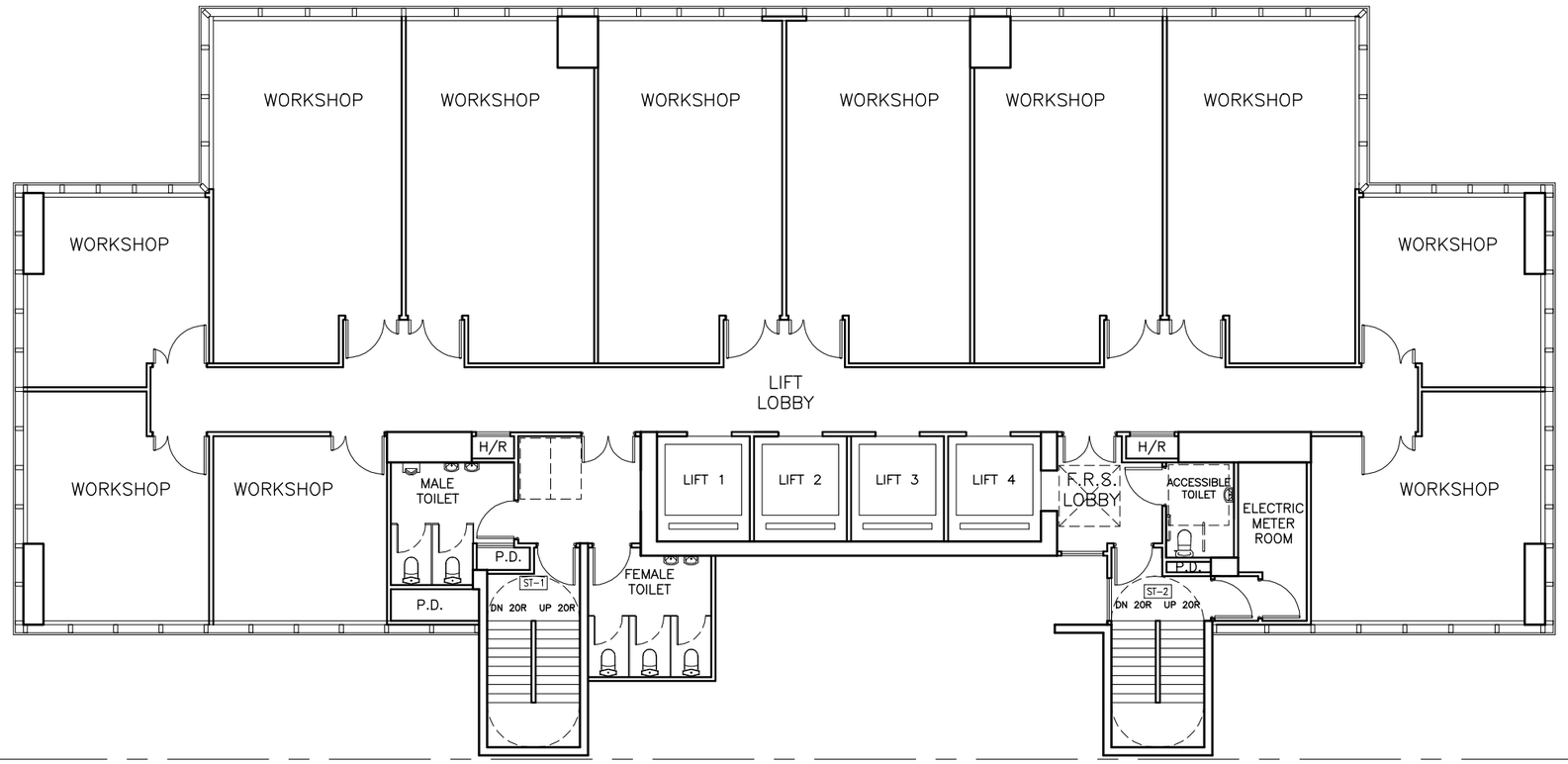
1905 **Proposed Industrial Development at 24 – 32 Fui Yiu Kok Street Tsuen Wan, Hong Kong**	**1/F FLOOR PLAN**	**D-05** 1:100(A3)	**B** Jul.2019 **C** Aug.2019 **D** Sep.2019 **E** Oct.2019 **F** Nov.2019 **G** Dec.2019	Do not scale drawing. Contractors are required to verify exact dimensions on site. The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate. The design remains to be the property of "RLee Architects (HK) Ltd" unless otherwise specified. This drawing is not for construction purposes unless expressedly certified.	RLEE R Lee Architects (HK) Ltd www.rlee.com.hk

FUI YIU KOK STREET

EXISTING BUILDING

EXISTING BUILDING



LANE

North

1 / D-06 **T/F PLAN**
SCALE : 1:150

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1905
Proposed Industrial Development at 24 – 32 Fui Yiu Kok Street Tsuen Wan, Hong Kong

T/F PLAN (4.06M FLOOR TO FLOOR)

D-06 1:150(A3)

B	Jul.2019
C	Aug.2019
D	Oct.2019
E	Oct.2019
F	Nov.2019
G	Dec.2019

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S16 Planning Application for Proposed Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Use at "Industrial" zone at No. 24-32 Fui Yiu Kok Street, Tsuen Wan

Architectural Artist Rendering

申請編號 Application No. : A / TW / 516
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

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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/TW/415	擬議商店及服務行業，食肆 Proposed Shop and Services, Eating Place	拒絕 Rejected (5.8.2011)

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