

**Broad Development Parameters of the Applied Use/Development  
in respect of Application No. A/KC/468  
關乎申請編號 A/KC/468 的擬議用途/發展的概括發展規範**

Application No. 申請編號	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 號華利工業中心			
Site area 地盤面積	About 約 522.3 sq. m 平方米			
Plan 圖則	Draft Kwai Chung Outline Zoning Plan No. S/KC/29 葵涌分區計劃大綱草圖編號 S/KC/29			
Zoning 地帶	"Industrial" 「工業」			
Applied use/ development 申請用途/發展	Proposed Shop and Services and Office (Wholesale Conversion of an Existing Industrial Building) 擬議商店及服務行業及辦公室 (大規模改建現有工業大廈)			
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	About 約 4,961.635	About 約 9.5	
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	58.681	m 米	
		-	mPD 米(主水平基準上)	
		16	Storey(s) 層	
		1	Include 包括 Carport 停車間	
	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 59.998 %			

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	8
	Private Car Parking Spaces 私家車車位	5
	Motorcycle Parking Spaces 電單車車位	3
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數	3
	Light Goods Vehicle Spaces 輕型貨車車位	3

\* 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。

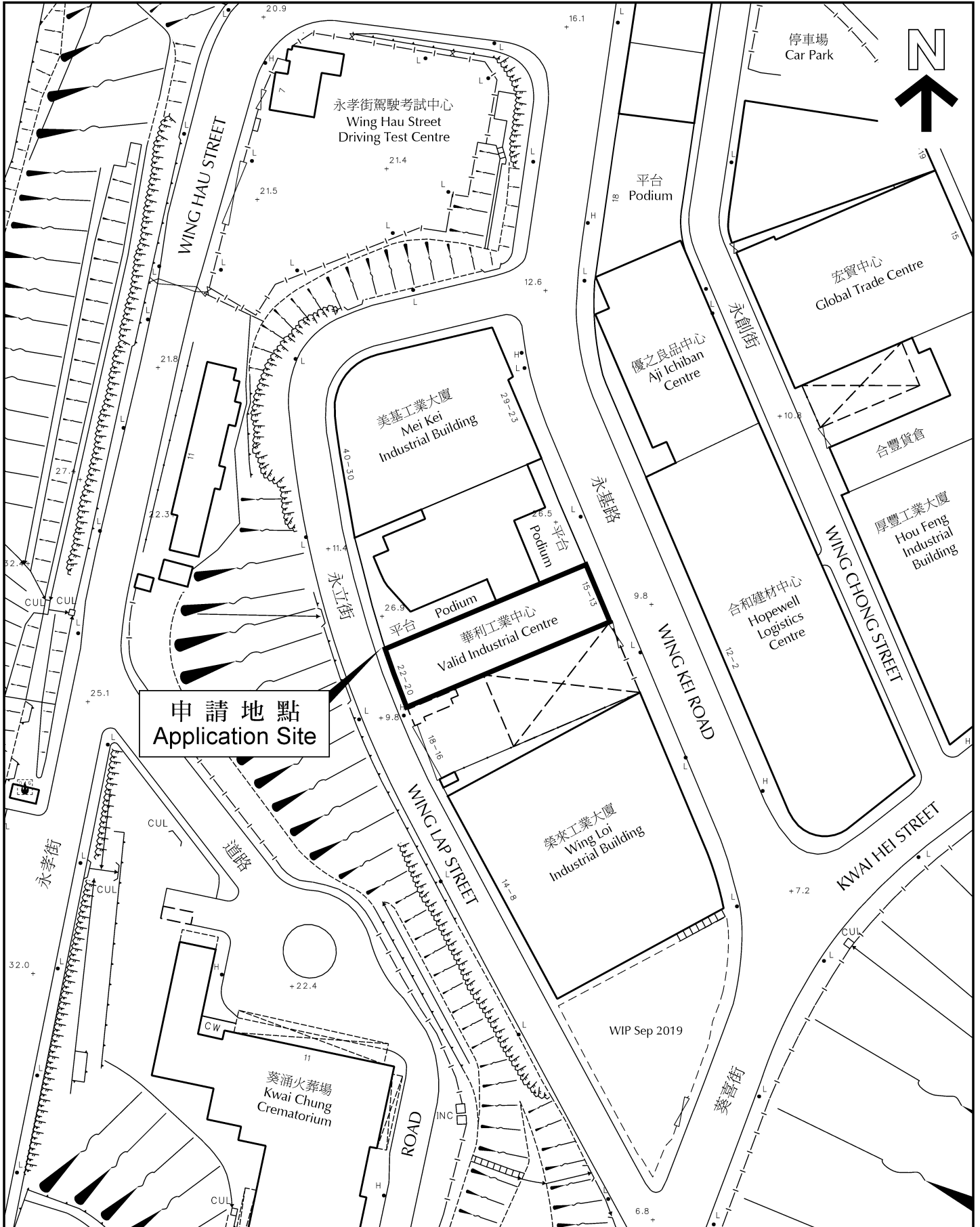
The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission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

<b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>		
	<u>Chinese</u> 中文	<u>English</u> 英文
<b><u>Plans and Drawings 圖則及繪圖</u></b>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>Reports 報告書</u></b>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

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.

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/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。

**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，快速響應型灑水噴淋等。
- 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/小巴士站，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. **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>

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. (See photo). 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 -**

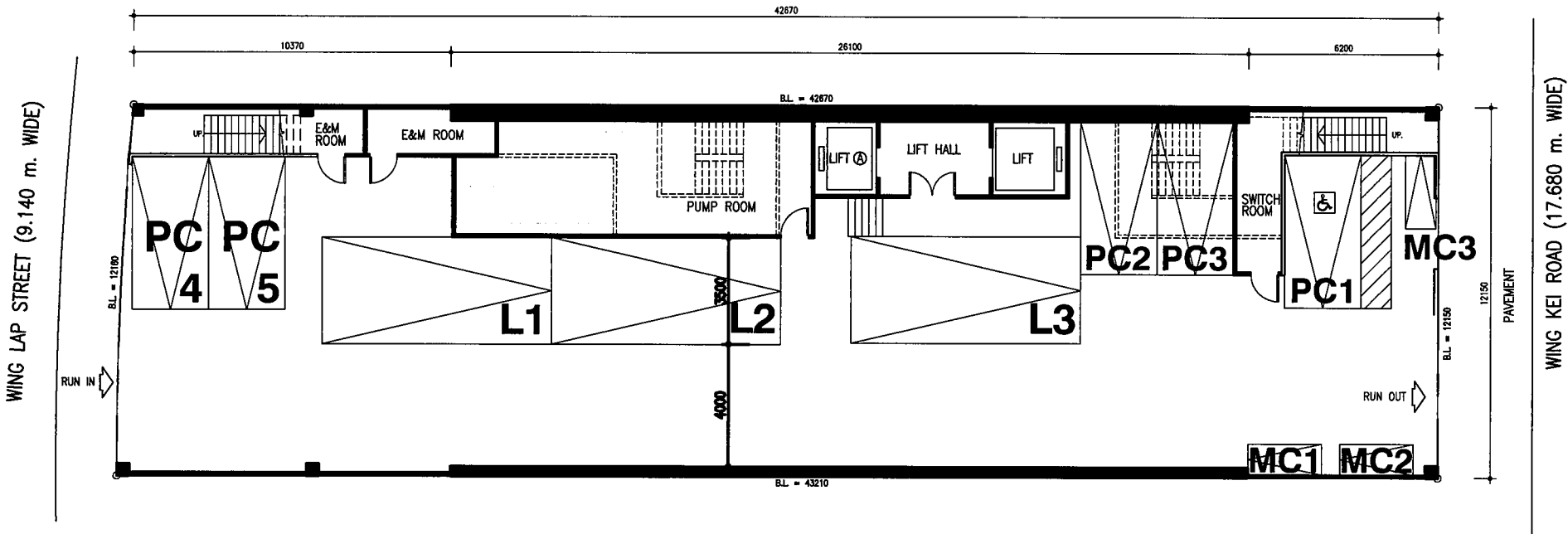
- 6.1 For this conversion, there will need to be an **additional E&M plant room** (a New Staircase Pressurization System (SPS) Fan Room) **added on the main roof**, (please see **S-05**);
- 6.2 We will provide **50% of open area at the main roof floor**.
- 6.2 The building shall upgrade their “**Barrier 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.



# Appendix B



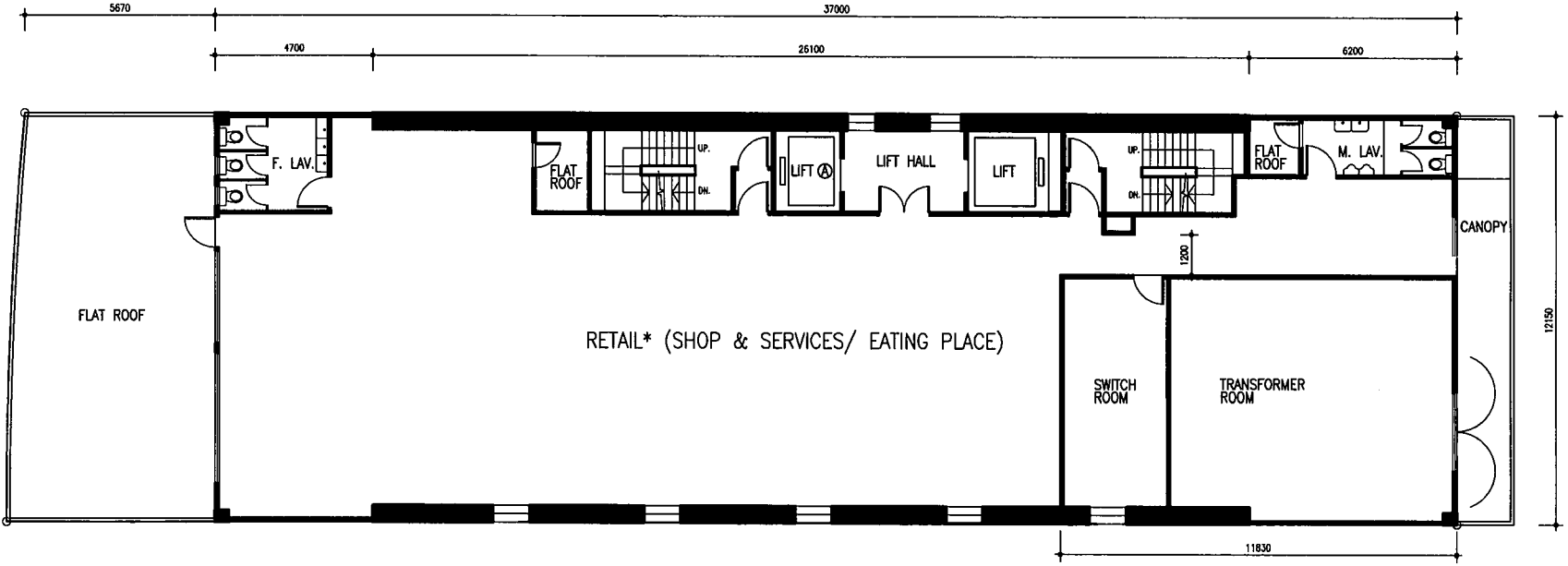
**GROUND FLOOR PLAN**

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.

# Appendix B

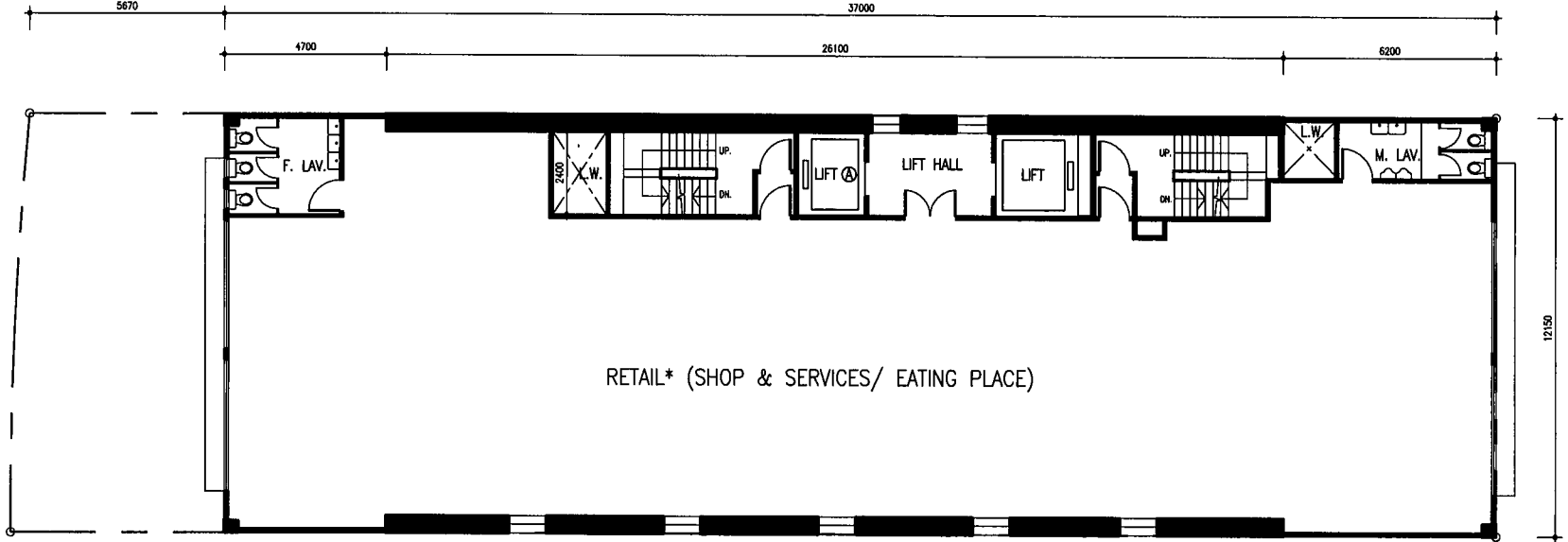


**1ST FLOOR PLAN**

申請編號 Application No. :                    A/KC/468  
 此頁摘自申請人提交的文件。  
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Block Plan  
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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 1st Floor Plan	DATE 23/12/2019
		DWG NO. S-02
		SCALE: 1:200(A4)   REV.



## 2ND FLOOR PLAN

申請編號 Application No. :           A/KC/468          

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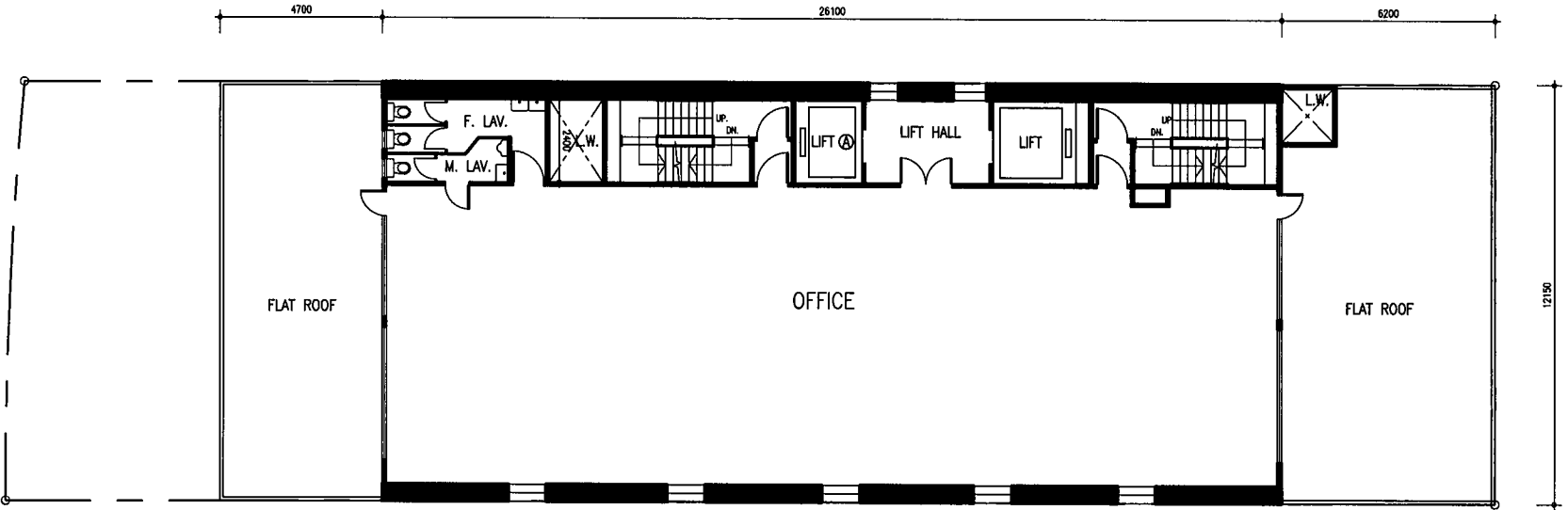
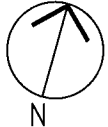
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Block Plan  
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LEGEND	PROJECT Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351	ARCHITECT <b>tracesplus</b>
	DRAWING 2nd Floor Plan	DATE 23/12/2019 SCALE: 1:200(A4)

DWG NO.  
**S-03**

REV. | | | | |



3RD FLOOR PLAN

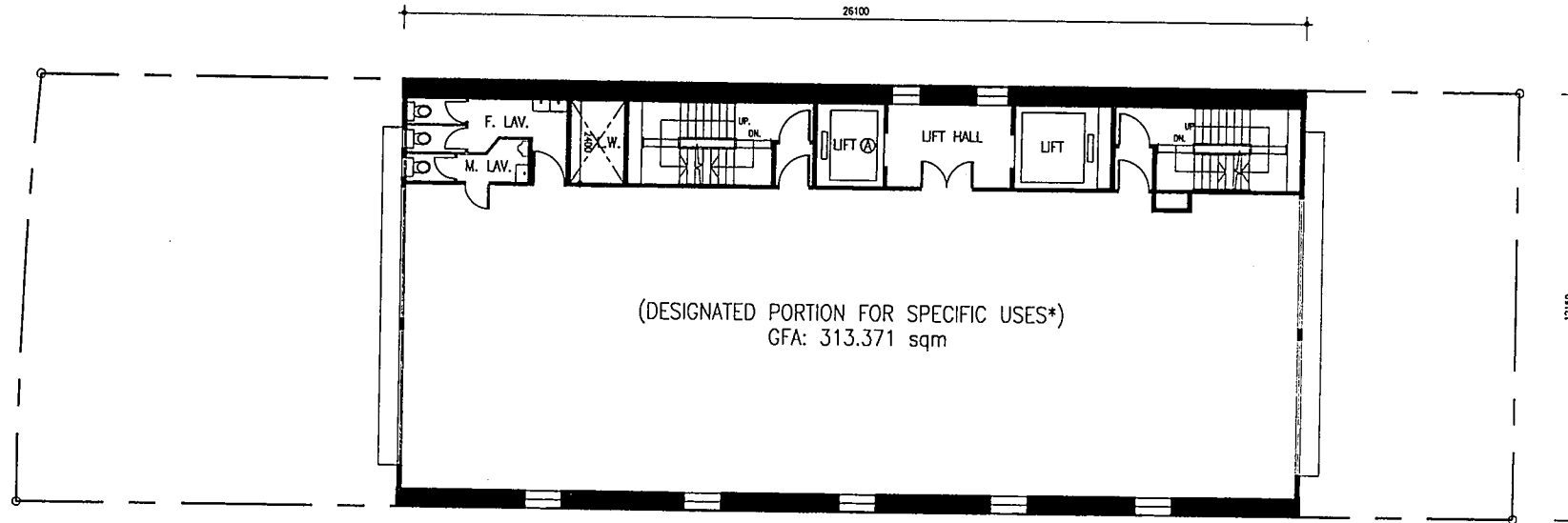
Block Plan  
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LEGEND
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PROJECT Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351
DRAWING 3rd Floor Plan

ARCHITECT <b>tracesplus</b>	
DATE 23/12/2019	DWG NO. 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

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**

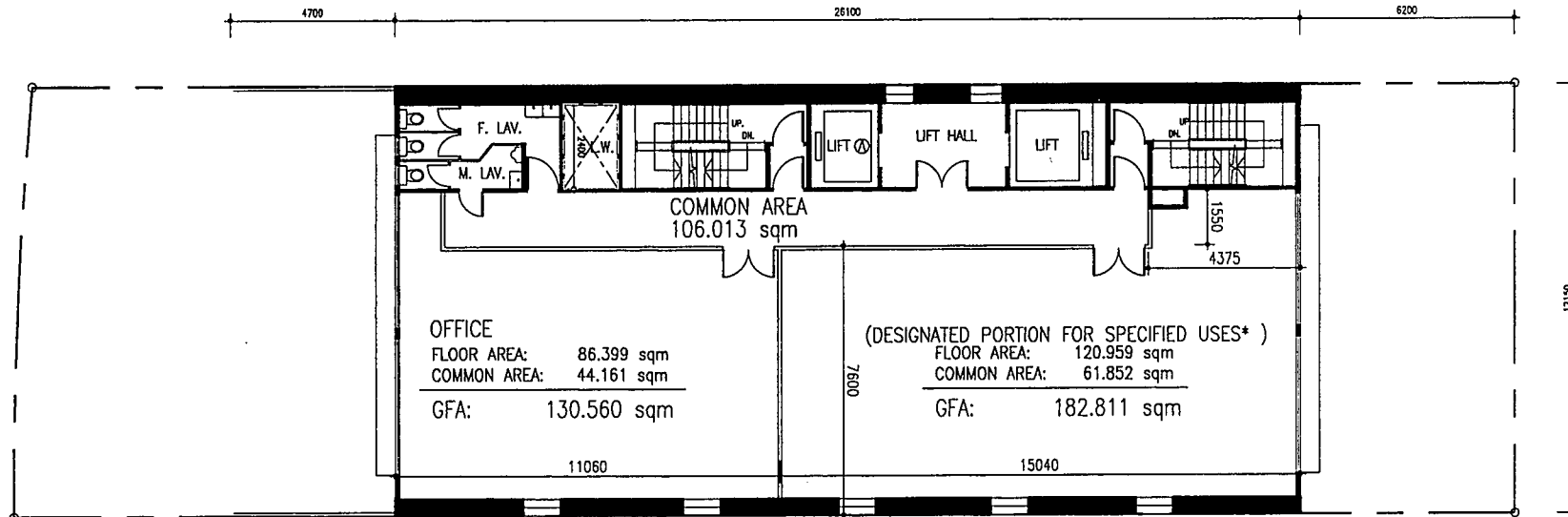
DATE  
23/12/2019

DWG NO.  
S-05

SCALE: 1:200(A4)

REV: 

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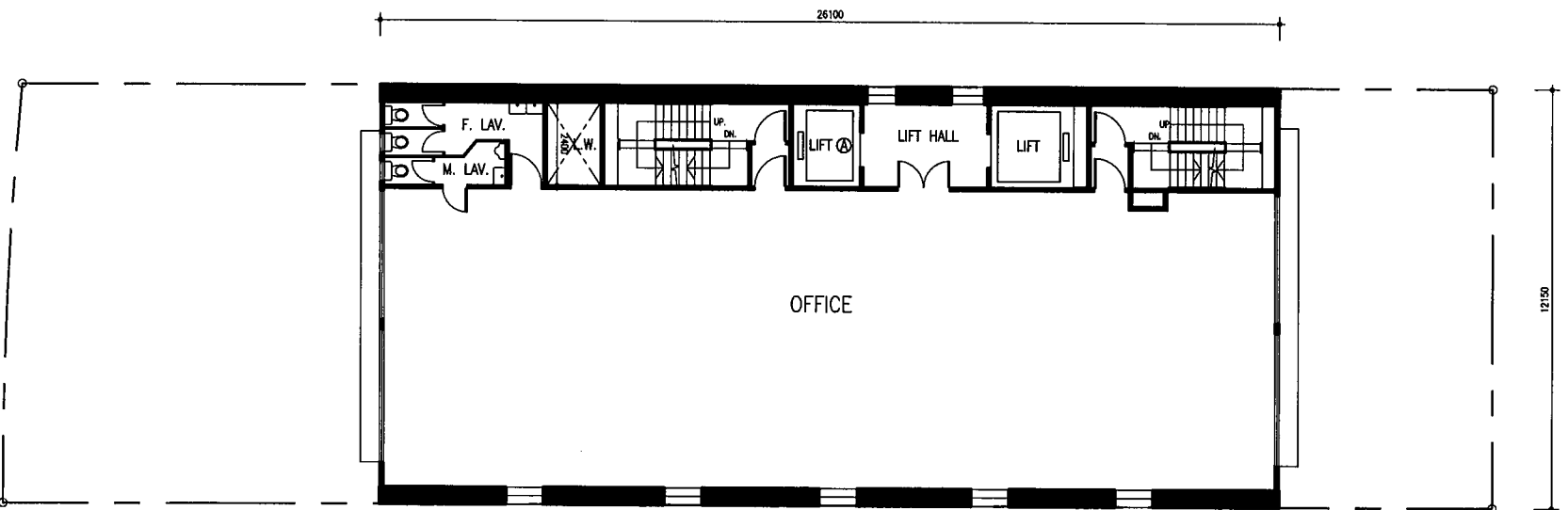
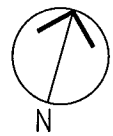


## 5TH FLOOR PLAN

\*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 Kai Road, Kwai Chung, N.T., K.C.T.L. 351	ARCHITECT <b>tracesplus</b>	
	DRAWING 5th Floor Plan	DATE 23/12/2019	DWG NO. S-06
		SCALE: 1:200(A4)	REV.

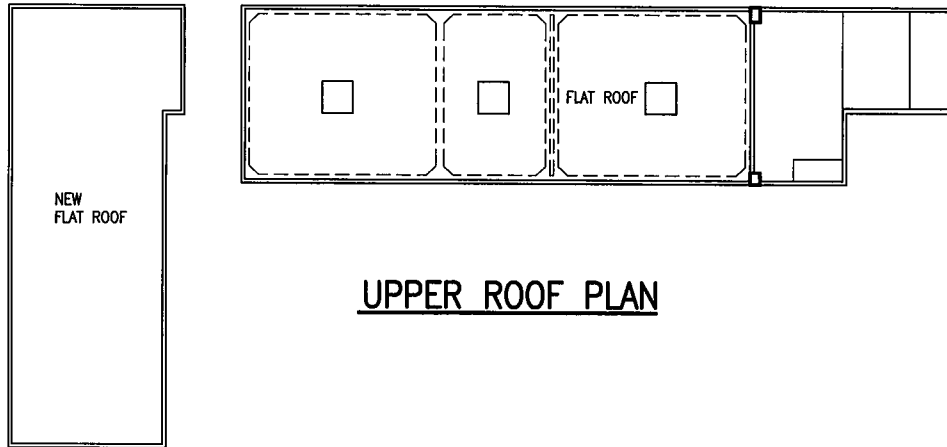


6TH-15TH FLOOR PLAN (10 STOREYS)

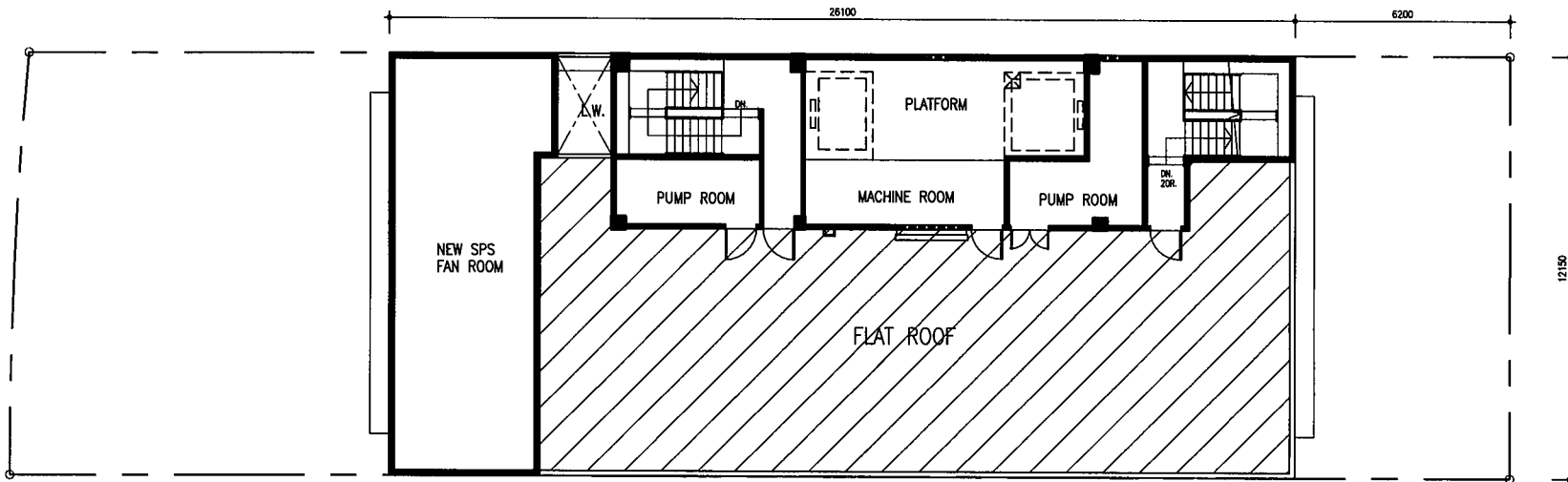
申請編號 Application No. : A/KC/468  
此頁摘自申請人提交的文件。  
This page is extracted from applicant's submitted documents.

 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 6th - 15th Floor Plan	DATE 23/12/2019
		DWG NO. S-07
		SCALE: 1:200(A4) REV.




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

此頁摘自申請人提交的文件。

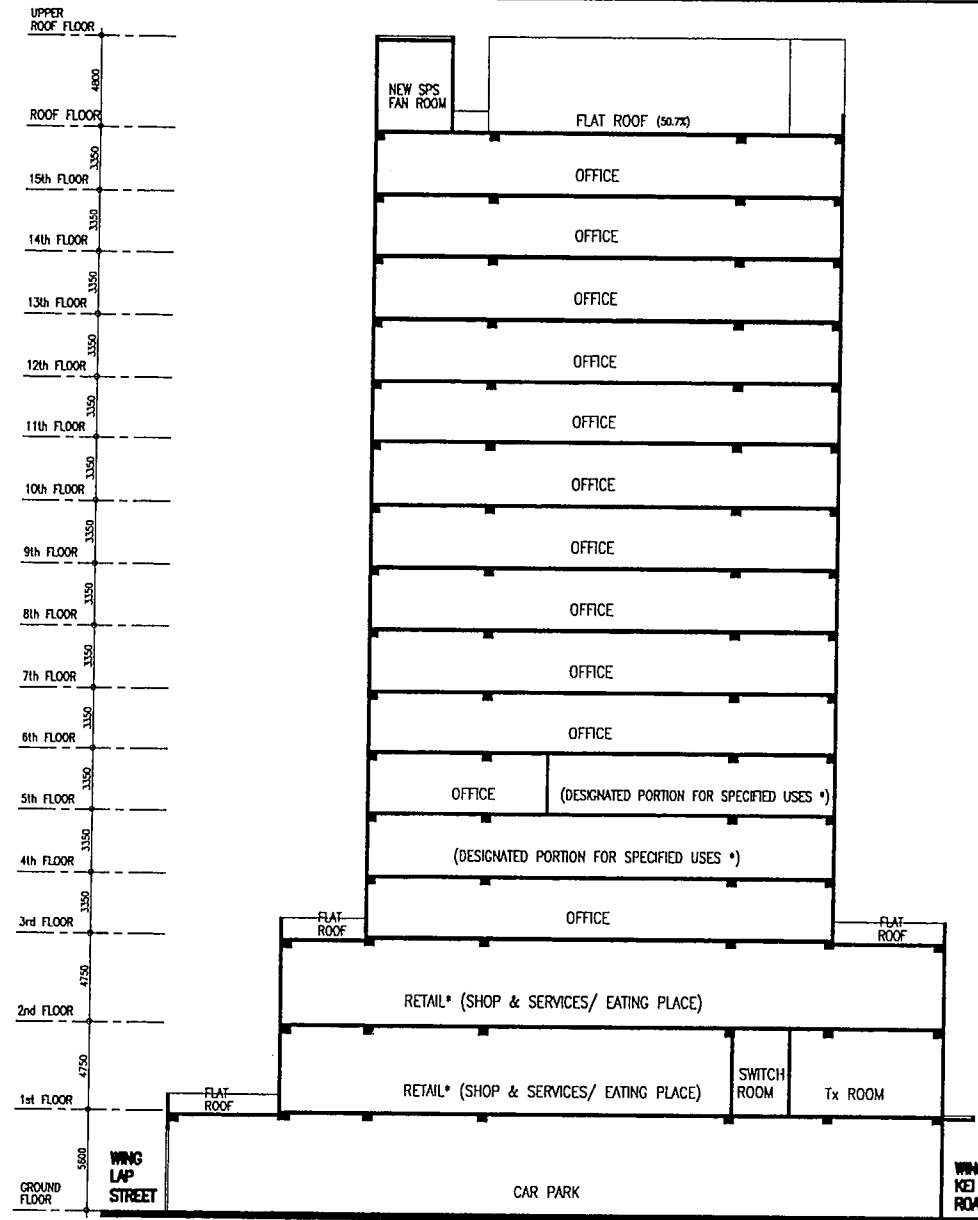
This page is extracted from applicant's submitted documents.

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 Roof Plan	DATE 23/12/2019 SCALE: 1:200(A4)
		DWG NO. <b>S-08</b> REV.:



# Appendix B



<p>LEGEND</p> <p>申請編號 Application No. : <u>          A/KC/468          </u></p> <p>此頁摘自申請人提交的文件。</p> <p>This page is extracted from applicant's submitted documents.</p>	<p>PROJECT</p> <p>Sec. 16 Application at Valid Industrial Centre, 13-15 Wing Kei Road, Kwai Chung, N.T., K.C.T.L. 351</p>	<p>ARCHITECT</p> <p><b>tracesplus</b></p>				
	<p>DRAWING</p> <p>Section</p>	<p>DATE</p> <p>23/12/2019</p>	<p>DWG NO.</p> <p>S-09</p>			
	<p>SCALE: 1:400(A4)</p>	<p>REV.</p> <table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>				

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。

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.