Broad Development Parameters of the Applied Use/Development in respect of Application No. A/KC/465
關乎申請編號 A/KC/465 的擬議用途/發展的概括發展規範

Revised broad development parameters in view of the further information received on 24.1.2020
因應於 2020 年 1 月 24 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	A/KC/465		
Location/address 位置／地址	No. 22 Yip Shing Street, Kwai Chung, New Territories 新界葵涌業成街 22 號		
Site area 地盤面積	About 約 532.1 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 Minor Relaxation of Plot Ratio Restriction for Permitted Industrial Development 擬議略為放寬地積比率限制作經常准許的工業發展		
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	6,065.94	11.4
No. of block 幢數	Domestic 住用	-	
	Non-domestic 非住用	1	
	Composite 綜合用途	-	
Building height/No.	Domestic	-	m 米

of storeys 建築物高度／層數	住用	-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Non-domestic 非住用	-	m 米
		Not more than 不多於 120	mPD 米(主水平基準上)
		23 *2*	Storey(s) 層 *Include 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	不超過 Not exceeding 15 米 m: 100%　超過 Above 15 米 m: 不多於 Not more than 60% %		
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		6
	Motorcycle Parking Spaces 電單車車位		1
	Accessible Car Parking Spaces 暢通易達泊車位		1
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		8
	Light Goods Vehicle Spaces 輕型貨車車位		8

* 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

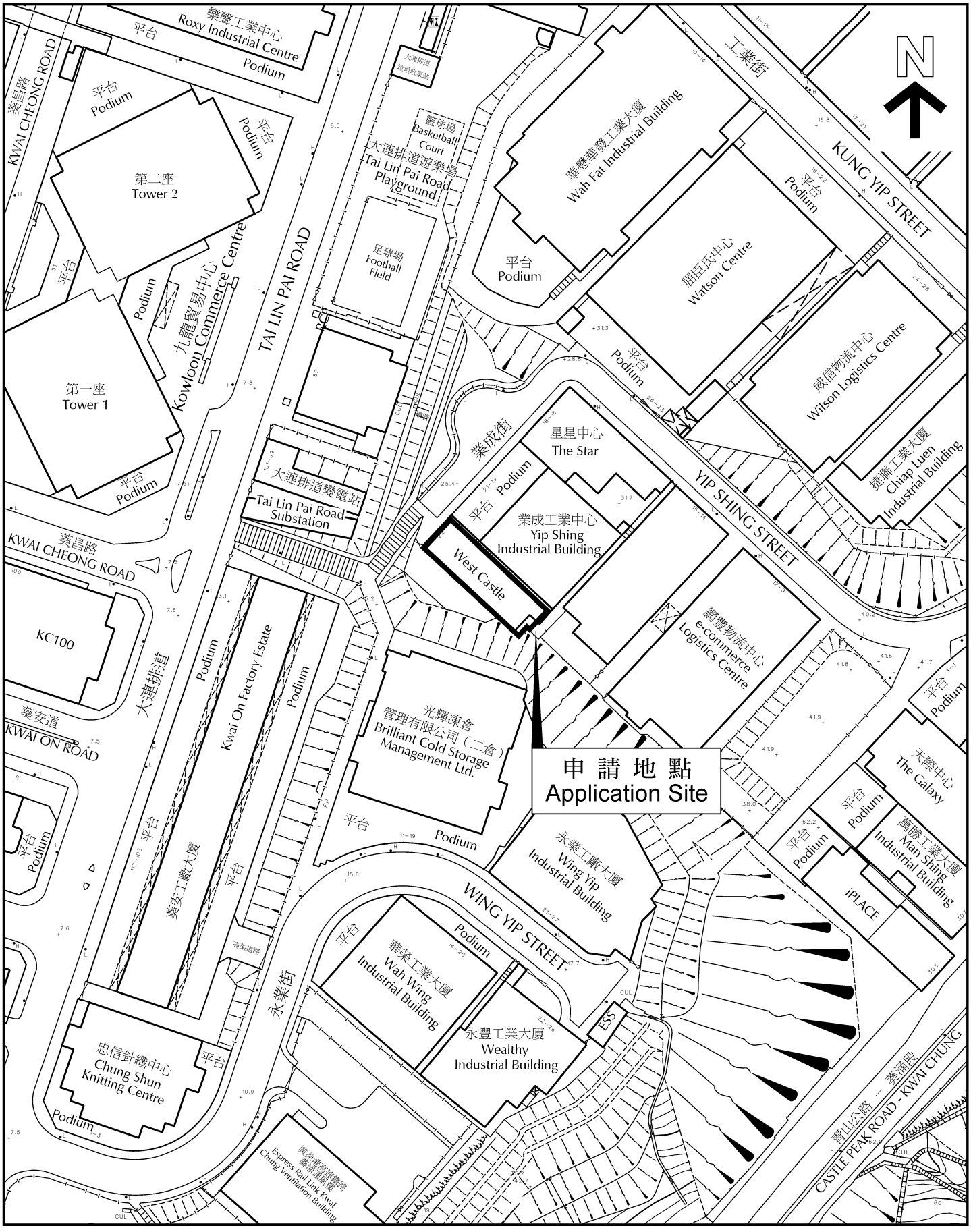
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	☐	☑
Block plan(s) 樓宇位置圖	☐	☐
Floor plan(s) 樓宇平面圖	☐	☑
Sectional plan(s) 截視圖	☐	☐
Elevation(s) 立視圖	☐	☐
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	☐	☑
Master landscape plan(s)/Landscape plan(s) 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）	☐	☑
Responses to departmental comments 回應部門的意見		

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/465


申請地點
Application Site
N
樂聲工業中心
Roxy Industrial Centre
平台
Podium
葵昌路
KWAI CHEONG ROAD
第二座
Tower 2
第一座
Tower 1
九龍貿易中心
Kowloon Commerce Centre
TAI LIN PAI ROAD
籃球場
Basketball Court
大連排道遊樂場
Tai Lin Pai Road Playground
足球場
Football Field
大連排道垃圾收集站
大連排道變電站
Tai Lin Pai Road Substation
工業街
KUNG YIP STREET
華懋華發工業大廈
Wah Fat Industrial Building
屈臣氏中心
Watson Centre
威信物流中心
Wilson Logistics Centre
業成街
星星中心
The Star
業成工業中心
Yip Shing Industrial Building
YIP SHING STREET
捷聯工業大廈
Chiap Luen Industrial Building
West Castle
網豐物流中心
e-commerce Logistics Centre
KC100
大連排道
葵安道
KWAI ON ROAD
Kwai On Factory Estate
葵安工廠大廈
光輝凍倉管理有限公司（二倉）
Brilliant Cold Storage Management Ltd.
天際中心
The Galaxy
萬勝工業大廈
Man Shing Industrial Building
iPLACE
永業工廠大廈
Wing Yip Industrial Building
WING YIP STREET
華榮工業大廈
Wah Wing Industrial Building
永豐工業大廈
Wealthy Industrial Building
永業街
忠信針織中心
Chung Shun Knitting Centre
高架道路
ESS
青山公路－葵涌段
CASTLE PEAK ROAD - KWAI CHUNG

申請編號 Application No. : A/KC/465

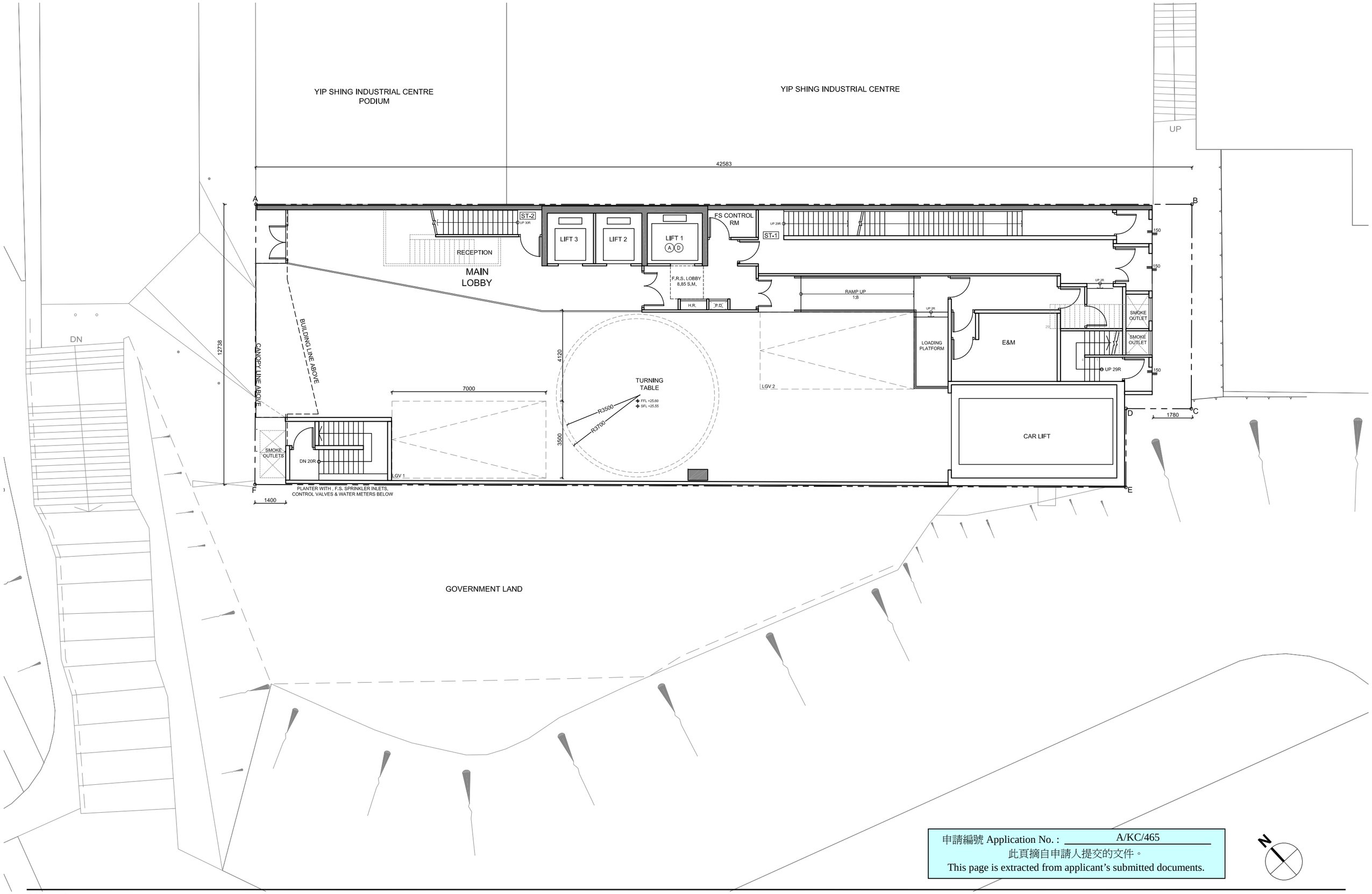
備註
Remarks

申請人於 2020 年 1 月 24 日呈交進一步資料，包括回應部門的意見、經修訂的交通影響評估、經修訂的顯示擬議發展的合成照片 、經修訂的園境設計總圖及建築圖則。

The applicant submitted further information on 24.1.2020 which includes responses to departmental comments, revised Traffic Impact Assessment, revised photomontages, revised Landscape Master Plans and architectural drawings.

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.



申請編號 Application No.： A/KC/465
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

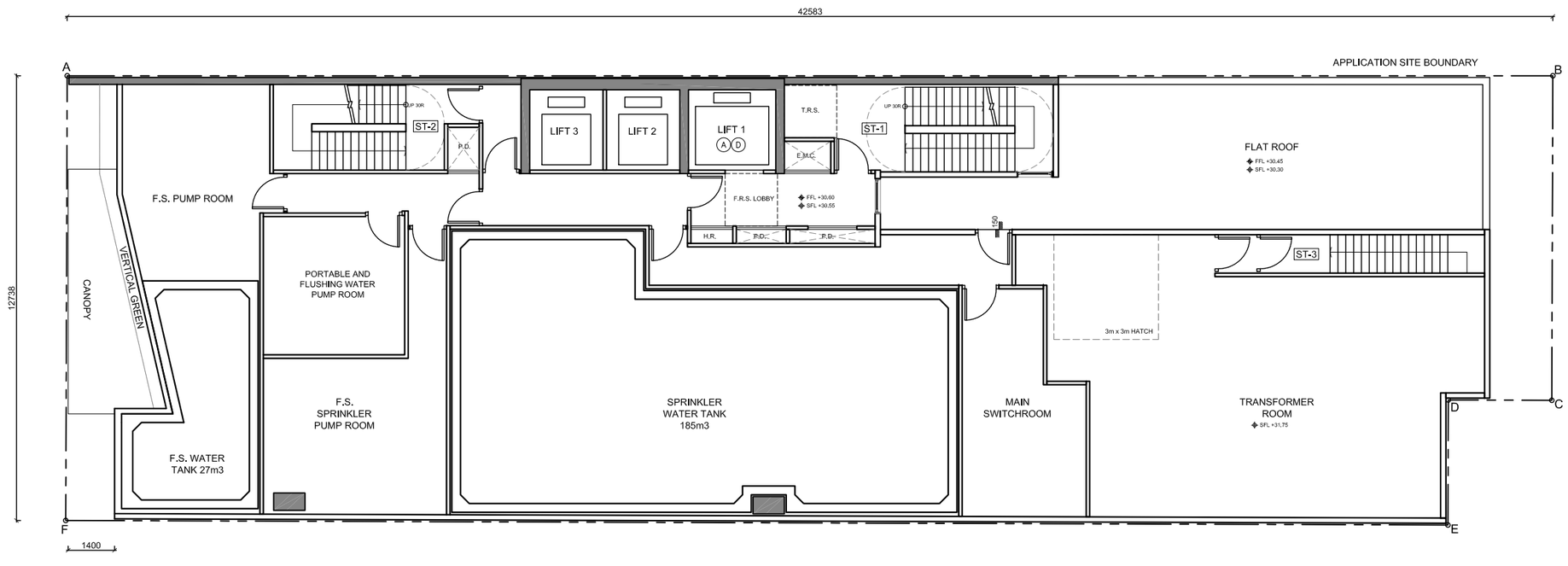
N

Handi architects limited
ARCHITECTURE AND INTERIOR DESIGN
9F, 88 HING FAT STREET
CAUSEWAY BAY, HONG KONG
TEL: 2547 1267
FAX: 2875 1467

PROJECT TITLE
PROPOSED SECTION 16 APPLICATION FOR
MINOR RELAXATION OF PLOT RATIO
NO.22 YIP SHING STREET, KWAI CHUNG, N.T.

DRAWING TITLE
G/F FLOOR PLAN: [S16_SCHEME J1]

DRAWING NO.	SCALE	REV. NO.	DATE / REVISION NO.	APPROVAL BY
1609/SK04	1:150	-	20 JAN 2020	DATE OF APPROVAL



申請編號 Application No. : A/KC/465
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

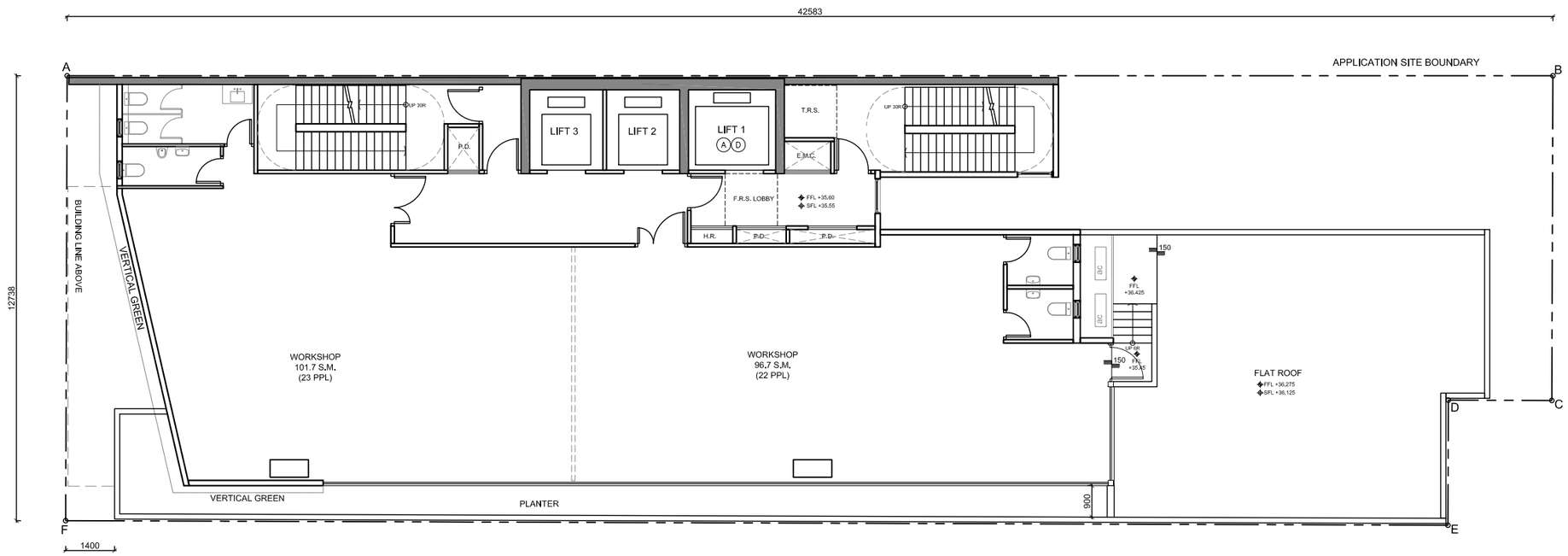
N

Handi architects limited
ARCHITECTURE AND INTERIOR DESIGN
9F, 88 HING FAT STREET
CAUSEWAY BAY, HONG KONG
TEL: 2547 1267
FAX: 2875 1467

PROJECT TITLE
PROPOSED SECTION 16 APPLICATION FOR
MINOR RELAXATION OF PLOT RATIO
NO.22 YIP SHING STREET, KWAI CHUNG, N.T.

DRAWING TITLE
1/F FLOOR PLAN: [S16_SCHEME J1]

DRAWING NO.	SCALE	REV. NO.	DATE / REVISION NO.	APPROVAL BY
1609/SK05	1:150	-	20 JAN 2020	DATE OF APPROVAL



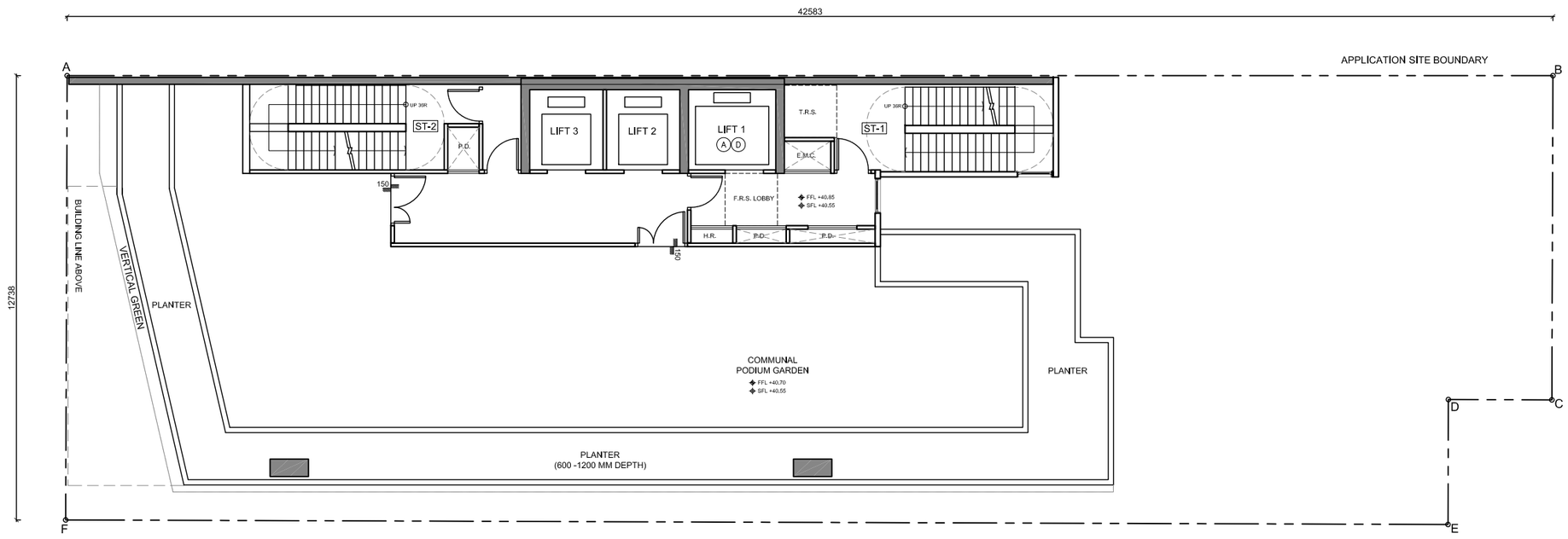
申請編號 Application No. : A/KC/465
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Handi architects limited
ARCHITECTURE AND INTERIOR DESIGN
9F, 88 HING FAT STREET
CAUSEWAY BAY, HONG KONG
TEL: 2547 1267
FAX: 2875 1467

PROJECT TITLE
PROPOSED SECTION 16 APPLICATION FOR
MINOR RELAXATION OF PLOT RATIO
NO.22 YIP SHING STREET, KWAI CHUNG, N.T.

DRAWING TITLE
2/F FLOOR PLAN: [S16_SCHEME J1]

DRAWING NO.	SCALE	REV. NO.	DATE / REVISION NO.	APPROVAL BY
1609/SK06	1:150	-	20 JAN 2020	DATE OF APPROVAL



申請編號 Application No.： A/KC/465
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

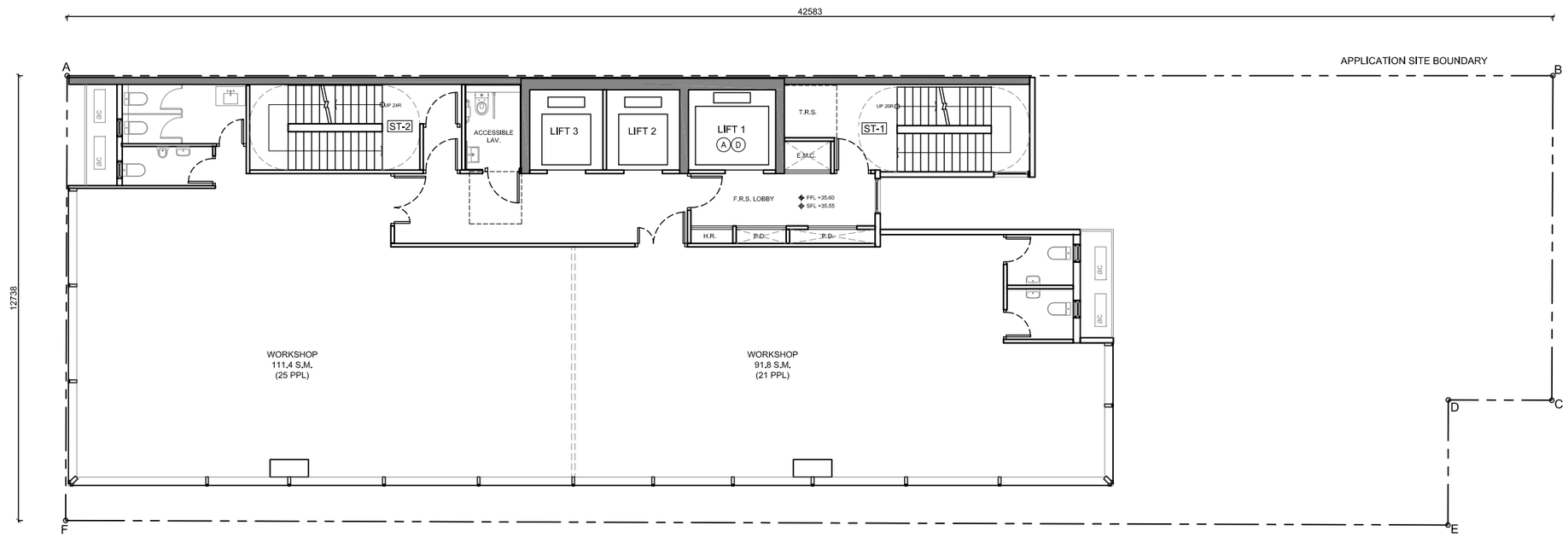
N

Handi architects limited
ARCHITECTURE AND INTERIOR DESIGN
9F, 88 HING FAT STREET
CAUSEWAY BAY, HONG KONG
TEL: 2547 1267
FAX: 2875 1467

PROJECT TITLE
PROPOSED SECTION 16 APPLICATION FOR
MINOR RELAXATION OF PLOT RATIO
NO.22 YIP SHING STREET, KWAI CHUNG, N.T.

DRAWING TITLE
3/F FLOOR PLAN: [S16_SCHEME J1]

DRAWING NO.	SCALE	REV. NO.	DATE / REVISION NO.	APPROVAL BY
1609/SK07	1:150	-	20 JAN 2020	DATE OF APPROVAL



申請編號 Application No. : A/KC/465
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

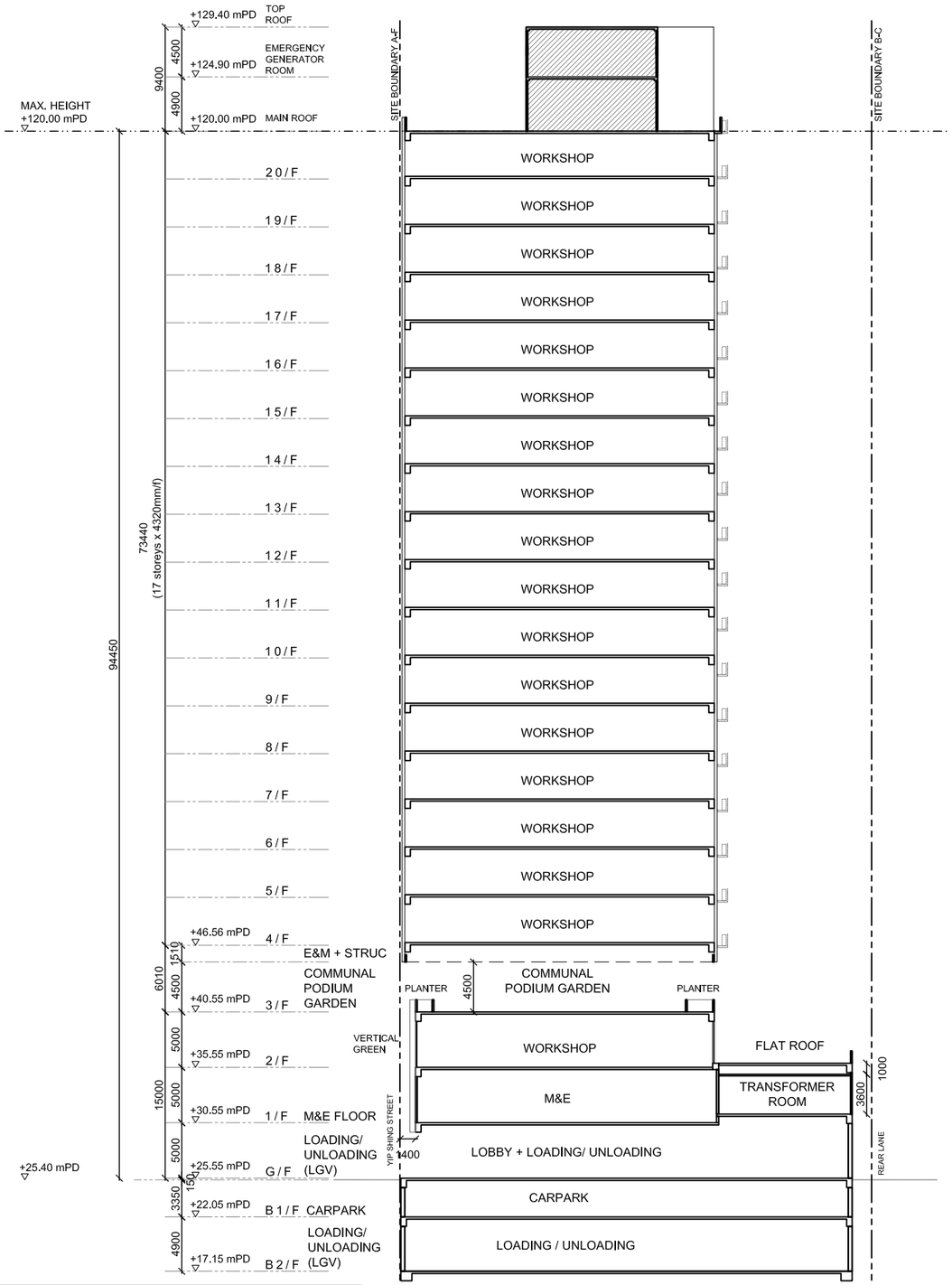
N

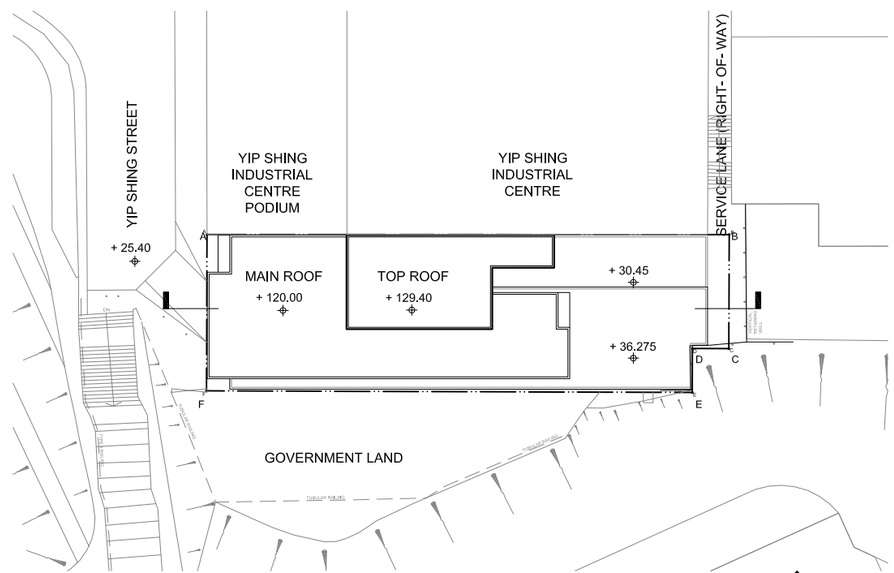
Handi architects limited
ARCHITECTURE AND INTERIOR DESIGN
9F, 88 HING FAT STREET, CAUSEWAY BAY, HONG KONG
TEL: 2547 1267
FAX: 2875 1467

PROJECT TITLE
PROPOSED SECTION 16 APPLICATION FOR MINOR RELAXATION OF PLOT RATIO NO.22 YIP SHING STREET, KWAI CHUNG, N.T.

DRAWING TITLE
4/F - 21/F TYPICAL FLOOR EVA PLAN: [S16_SCHEME J1]

DRAWING NO.	SCALE	REV. NO.	DATE / REVISION NO.	APPROVAL BY
1609/SK08	1:150	-	20 JAN 2020	DATE OF APPROVAL





KEY PLAN [1:500@A3]

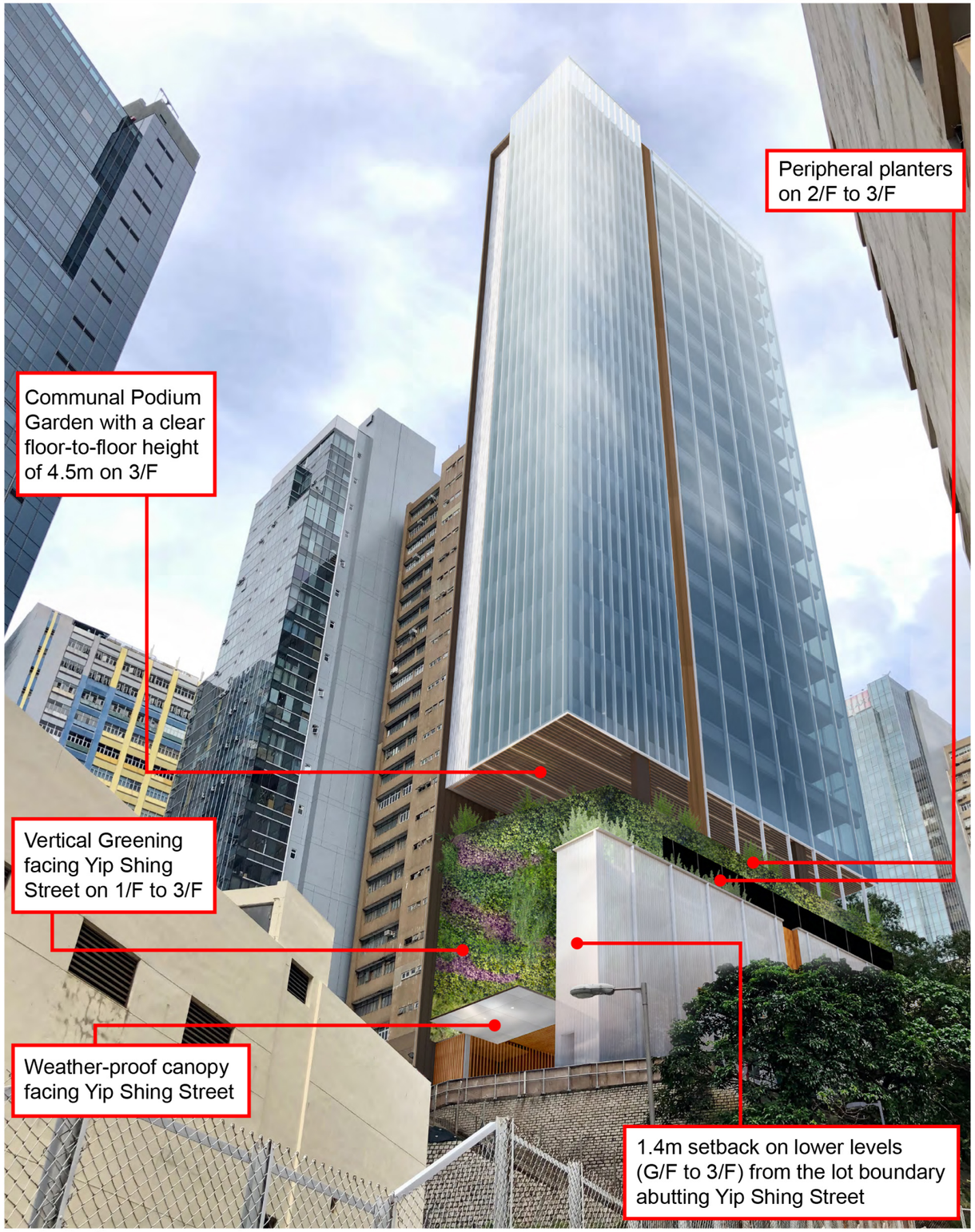
申請編號 Application No. : A/KC/465
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

Handi architects limited
ARCHITECTURE AND INTERIOR DESIGN
9F, 88 HING FAT STREET
CAUSEWAY BAY, HONG KONG
TEL: 2547 1267
FAX: 2875 1467

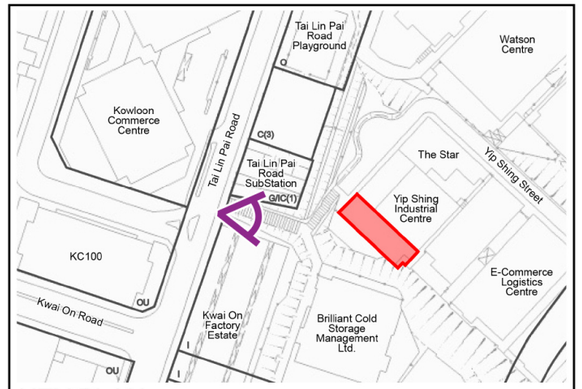
PROJECT TITLE
PROPOSED SECTION 16 APPLICATION FOR MINOR RELAXATION OF PLOT RATIO NO.22 YIP SHING STREET, KWAI CHUNG, N.T.

DRAWING TITLE
SCHEMATIC SECTION [S16_SCHEME J1]

DRAWING NO.	SCALE	REV. NO.	DATE / REVISION NO.	APPROVAL BY
1609/SK01	1:500	-	20 JAN 2020	DATE OF APPROVAL



For indicative purpose only



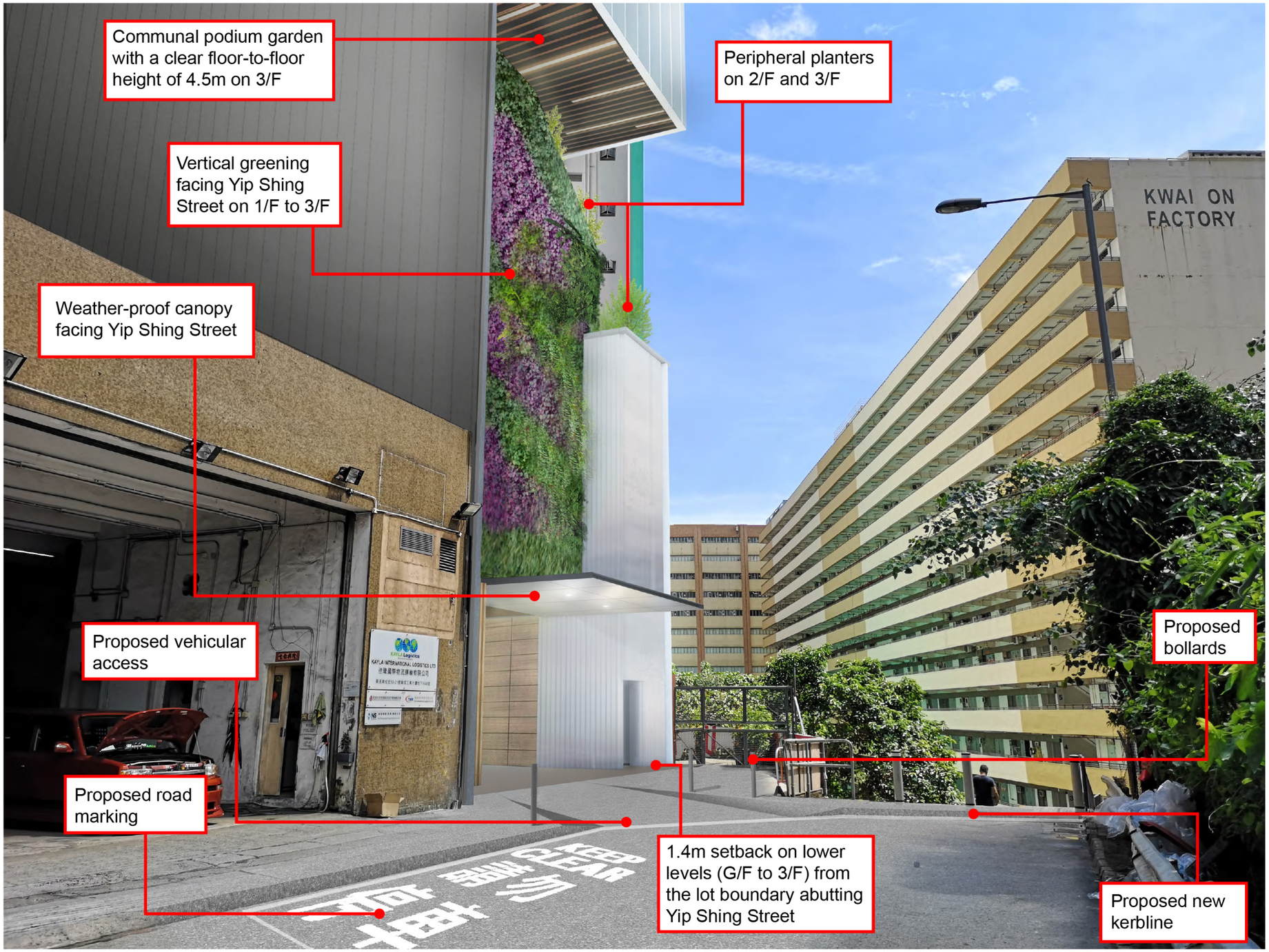
KEY PLAN

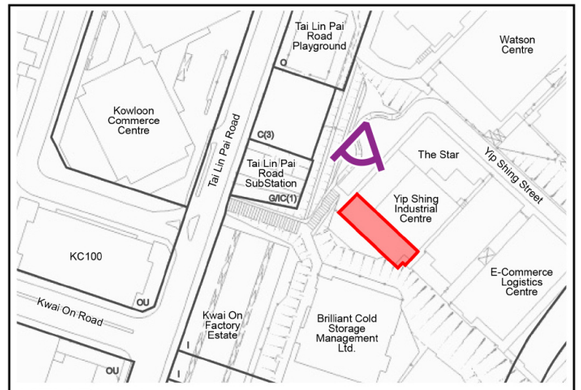
申請編號 Application No.： A/KC/465
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

llewelyn davies

Title: Photomontage viewing from Tai Lin Pai Road

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2020
Scale	N/A	Figure	1





For indicative purpose only

申請編號 Application No. : A/KC/465
此頁摘自申請人提交的文件。
This page is extracted from applicant's submitted documents.

llewelyn davies

Title

Photomontage viewing from Yip Shing Street

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2020
Scale N/A		Figure 2	

申請編號 Application No. : A/KC/465

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/KC/409	商店及服務行業及食肆 Shop and Services and Eating Place	有附帶條件下批給許可 Approved with Conditions (4.4.2014)

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.