
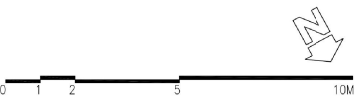


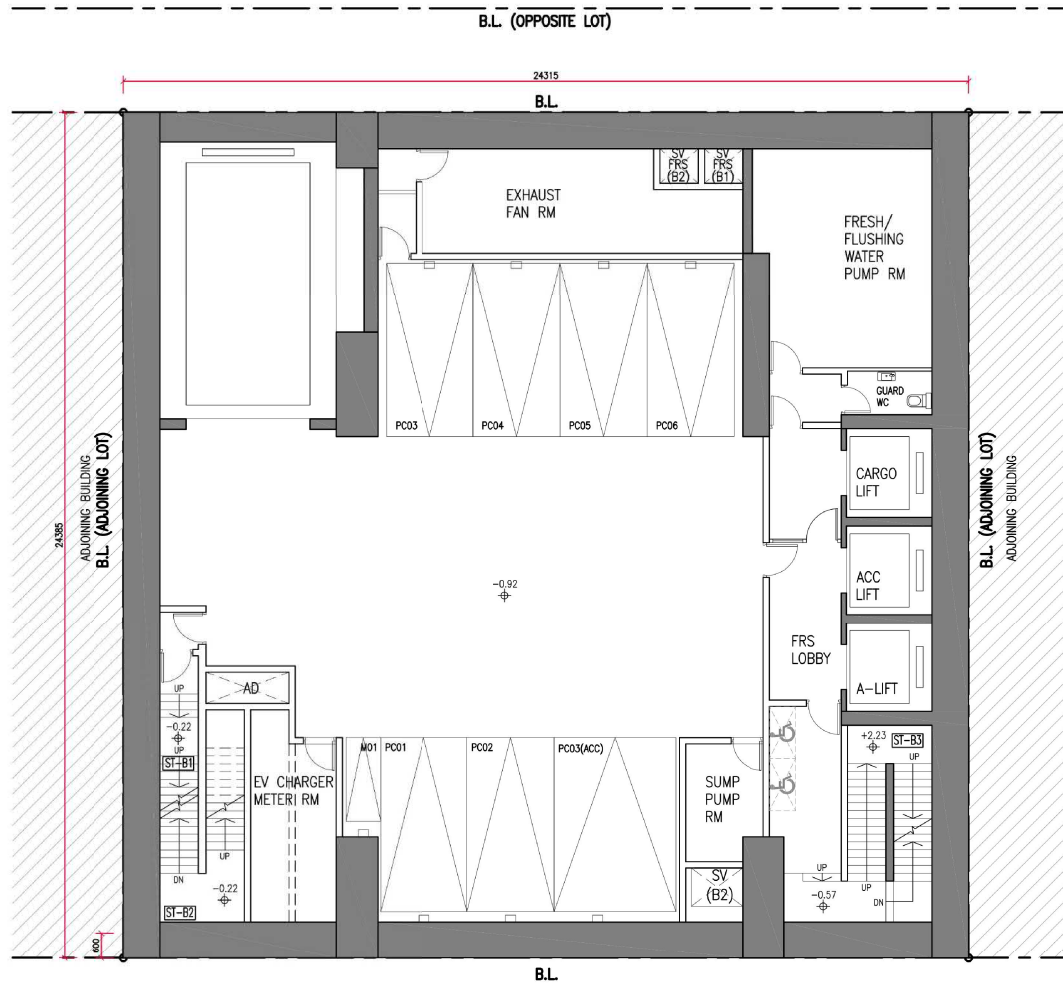
S16 APPLICATION

Project NO. 1923	Project INDUSTRIAL REDEVELOPMENT AT 46-48 FUI YIU KOK ST, TSUEN WAN DD443 LOT 486 & TWTL 85	Scale 1:125 1:2	Rev.	Rev-Date	Description	THIS DRAWING IS THE PROPERTY OF ASSOCIATED ARCHITECTS LIMITED AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	 Associated Architects Limited 聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 香港灣仔皇后大道東三三三號中環廣場中心26樓 T: 25220161 F: 25288754
Drawing NO. SK-S16-B02	Drawing Title BASEMENT 2 FLOOR PLAN	Date Drawn 10/2019	00	OCT.2019			
		Date Issued 10/2019					
		Drawn By LTK					
		Checked By DL					




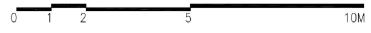
參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-1
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(來源：附錄 Ia)
(Source : Appendix Ia)



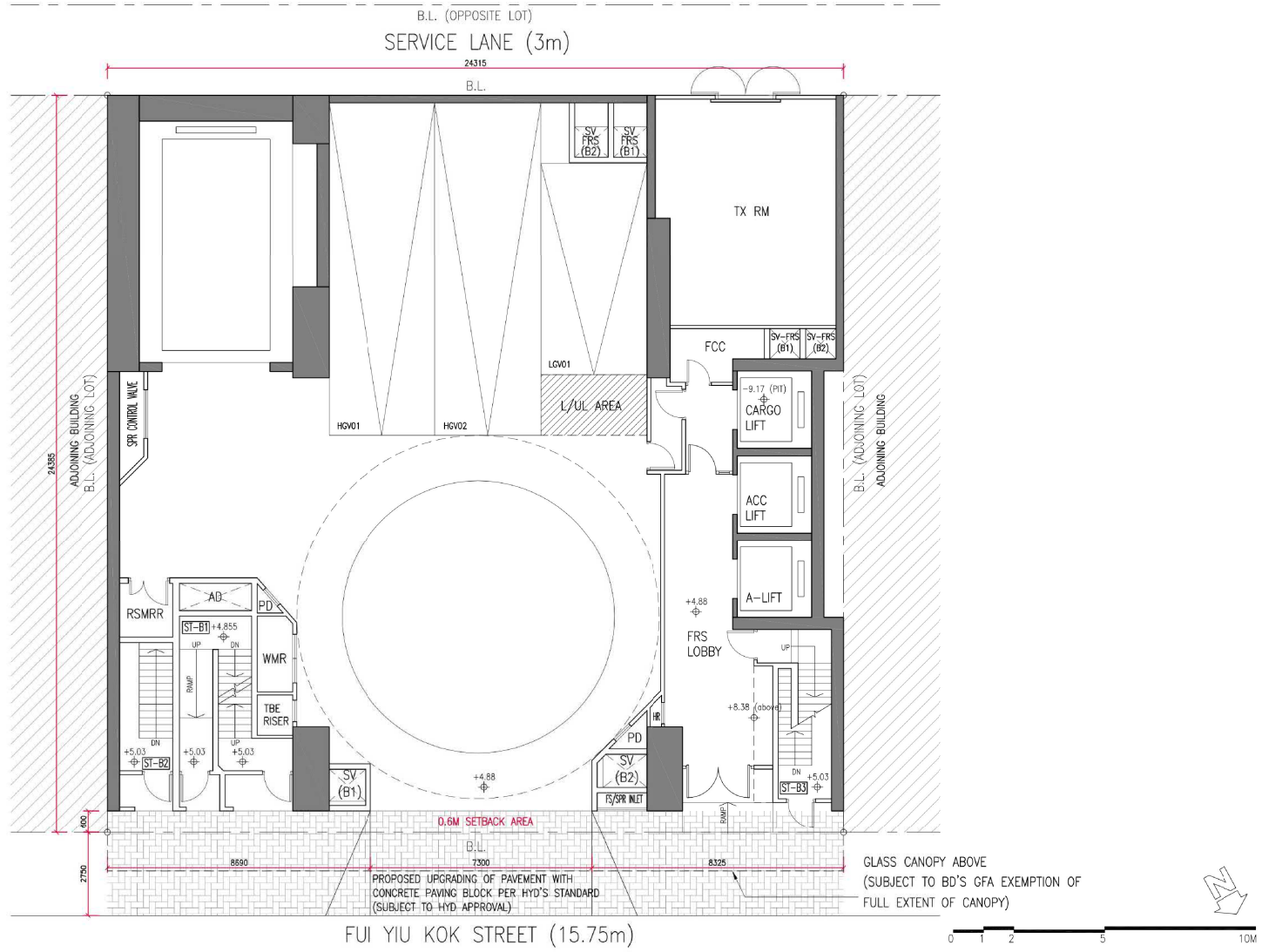
S16 APPLICATION

Project NO. 1923	Project INDUSTRIAL REDEVELOPMENT AT 46-48 FUI YIU KOK ST, TSUEN WAN DD443 LOT 486 & TWTL 85	Scale 1:125 = 1:2	Rev.	Rev-Date	Description	THIS DRAWING IS THE PROPERTY OF ASSOCIATED ARCHITECTS LIMITED AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	 Associated Architects Limited 聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 香港灣仔皇后大道東333號中環廣場中心26樓 T: 25220161 F: 25288754
Drawing NO. SK-S16-B01	Drawing Title BASEMENT 1 FLOOR PLAN	Date Drawn 10/2019	00	OCT.2019			
		Date Issued 10/2019					
		Drawn By LTK					
		Checked By DL					



參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-2
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(來源：附錄 Ia)
(Source : Appendix Ia)



S16 APPLICATION

Project NO. 1923	Project INDUSTRIAL REDEVELOPMENT AT 46-48 FUI YIU KOK ST, TSUEN WAN DD443 LOT 486 & TWTL 85
Drawing NO. SK-S16-T01	
Drawing Title GROUND FLOOR PLAN	

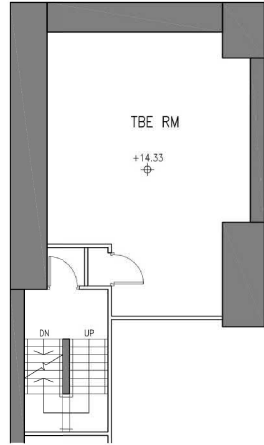
Scale	Rev.	Rev-Date	Description
1:100	00	OCT.2019	
	01	JAN.2020	
	02	MAR.2020	

THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.

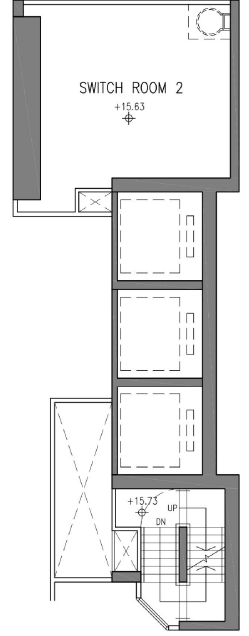
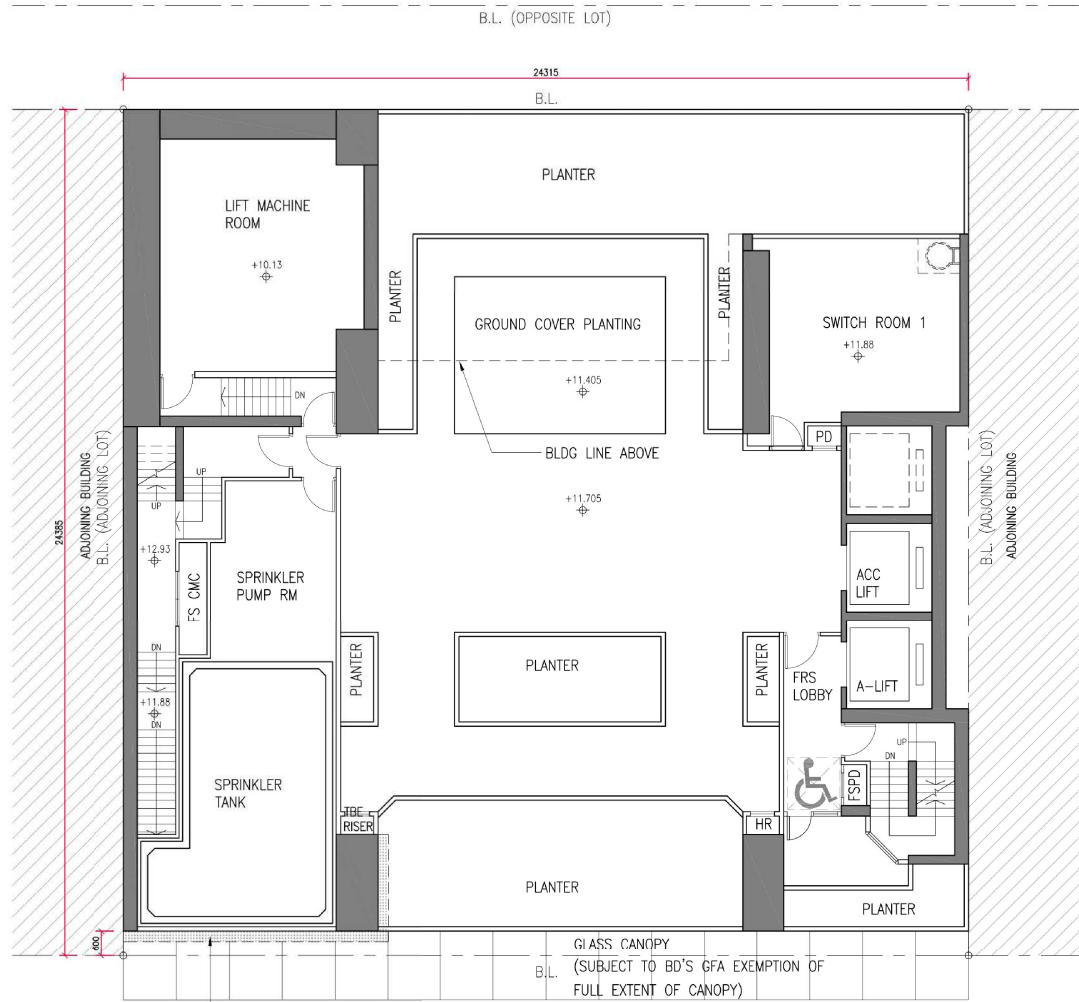
Associated Architects Limited
 聯協建築師事務所有限公司
 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK
 香港軒尼詩道三三三號中國網絡中心26樓 T: 25220161 F: 25288754

參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-3
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(來源：附錄 Ih)
(Source : Appendix Ih)



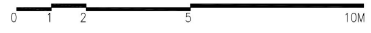
MEZZANINE FLOOR PLAN



MEZZANINE FLOOR PLAN

S16 APPLICATION

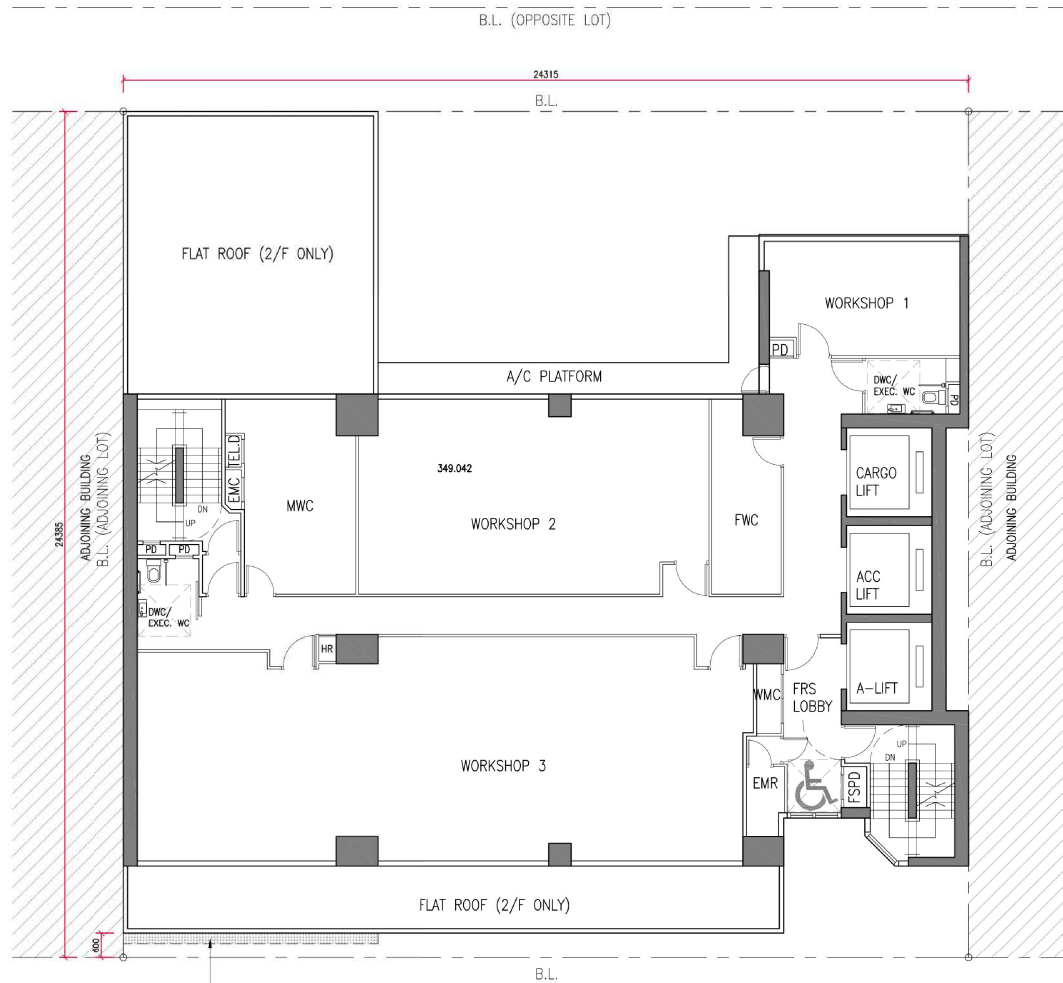
VERTICAL GREEN WALL
(EXTENT SUBJECT TO BD'S APPROVAL)



Project NO. 1923	Project INDUSTRIAL REDEVELOPMENT AT 46-48 FUI YIU KOK ST, TSUEN WAN DD443 LOT 486 & TWTL 85	Scale 1:100	Rev.	Rev-Date	Description	THIS DRAWING IS THE PROPERTY OF Associated Architects Limited, AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	<p>聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 電話/傳真 2522 1611 / 2528 8754</p>
Drawing NO. SK-S16-T02	Drawing Title FIRST FLOOR PLAN	Date Drawn 10/2019	00	OCT.2019			
		Date Issued 10/2019	01	JAN.2020			
		Drawn By LTK					
		Checked By DL					

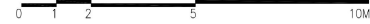
參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-4
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(來源：附錄 Ie)
(Source : Appendix Ie)



S16 APPLICATION

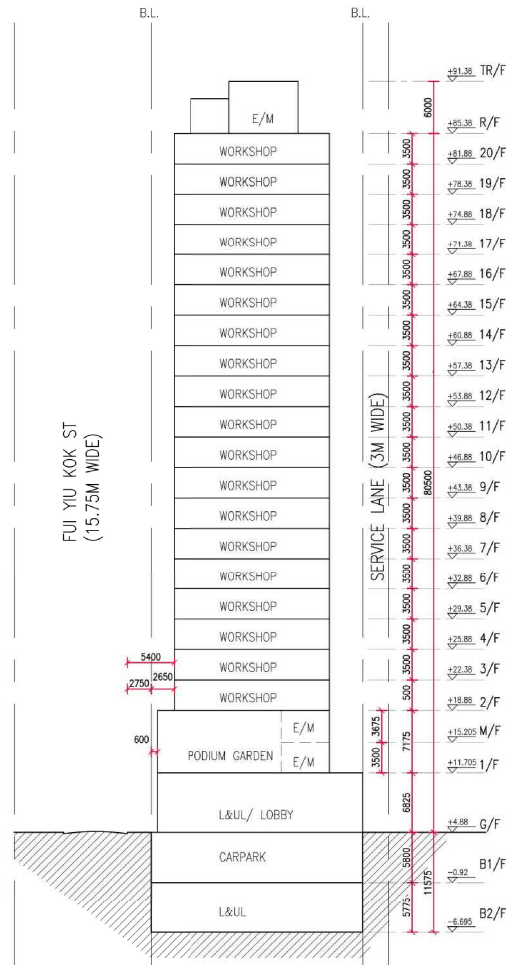
VERTICAL GREEN WALL
(EXTENT SUBJECT TO BD'S APPROVAL)



Project NO. 1923	Project INDUSTRIAL REDEVELOPMENT AT 46-48 FUI YIU KOK ST, TSUEN WAN DD443 LOT 486 & TWTL 85	Scale 1:100 (A)	Rev.	Rev-Date	Description	THIS DRAWING IS THE PROPERTY OF Associated Architects Limited, AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	 Associated Architects Limited 聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 香港灣仔皇后大道東333號中環廣場中心26樓 T: 25220161 F: 25288754
Drawing NO. SK-S16-T03		Date Drawn 10/2019	00	OCT.2019			
	Drawing Title TYPICAL FLOOR PLAN (2/F TO 20/F)	Date Issued 10/2019					
		Drawn By LTK					
		Checked By DL					

參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-5
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(來源：附錄 Ie)
(Source : Appendix Ie)

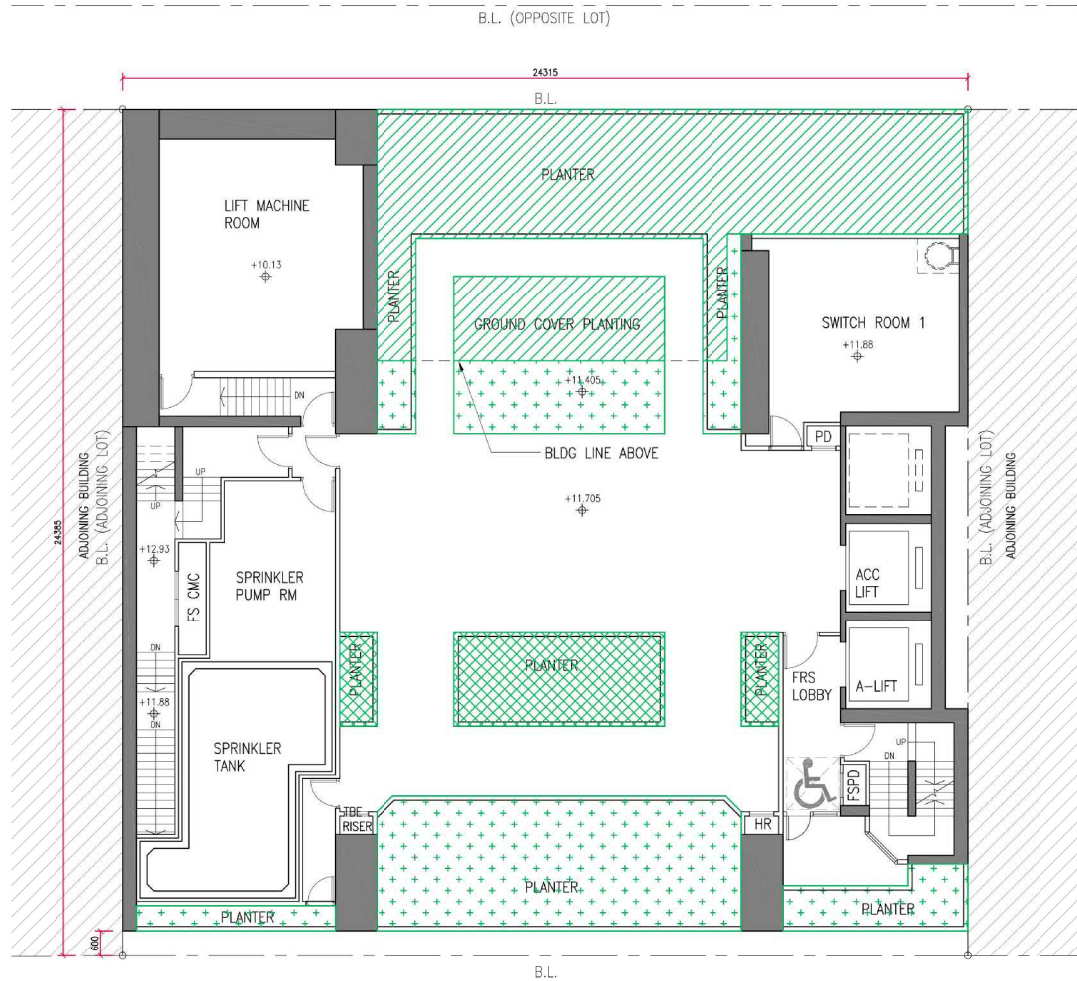


S16 APPLICATION

Project NO. 1923	Project INDUSTRIAL REDEVELOPMENT AT 46-48 FUI YIU KOK ST, TSUEN WAN DD443 LOT 486 & TWTL 85	Scale 1:100	Rev.	Rev-Date	Description	THIS DRAWING IS THE PROPERTY OF Associated Architects Limited AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DEPRECIATIONS TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.	 聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 香港軒尼詩道333號中國網絡中心26樓 T: 25220161 F: 25288754
Drawing NO. SK-S16-S01		Drawing Title SCHEMATIC SECTION	Date Drawn 10/2019	00			
		Date Issued 10/2019	01	MAR.2020			
		Drawn By LTK					
		Checked By DL					

參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-6
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(來源：附錄 Ih)
(Source : Appendix Ih)



CALCULATION OF GREENERY BASED ON PNP APP-152

SITE AREA = 592.942 M²

UNCOVERED GREENERY = 83.585 M²

OTHER GREENERY (W/ 50% REDUCTION FACTOR) = 35.793 M²

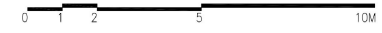
TOTAL = 119.378 M²

= 20.133 % OF SITE AREA

ADDITIONAL GREENERY NOT INCLUDED IN CALCULATION = 22.139 M²

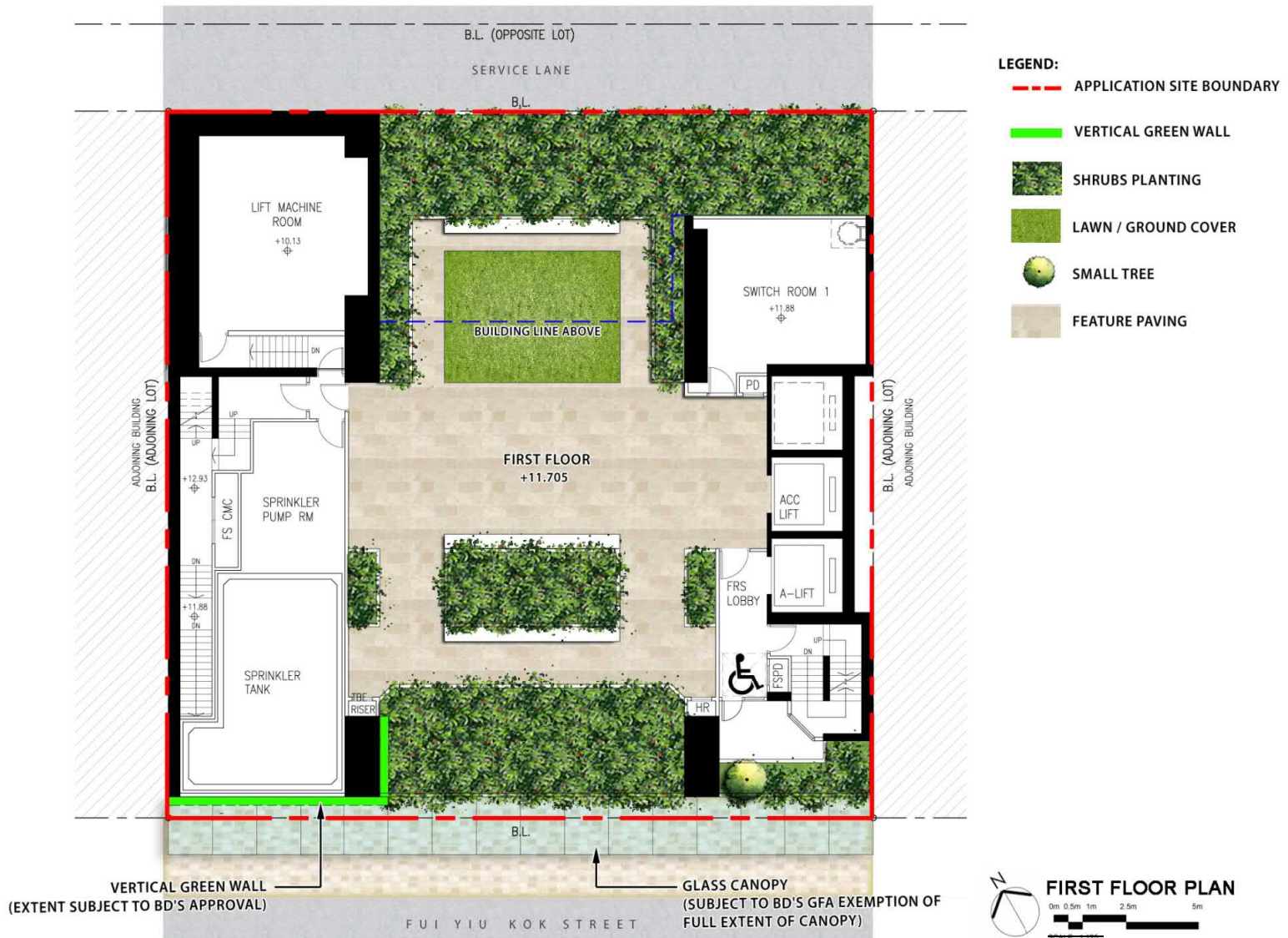
FOR INFORMATION

Project NO. 1923	Project INDUSTRIAL REDEVELOPMENT AT 46-48 FUI YIU KOK ST, TSUEN WAN DD443 LOT 486 & TWTL 85	Scale 1:100	Rev. 00	Rev-Date OCT.2019	Description	<p>THIS DRAWING IS THE PROPERTY OF Associated Architects Ltd. AND CANNOT BE USED WITHOUT THEIR WRITTEN PERMISSION. IT IS TO BE RETURNED AT COMPLETION OF THE WORK UPON REQUEST. DO NOT SCALE DRAWINGS ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES TO BE REPORTED TO THE DESIGNERS IMMEDIATELY.</p> <p>Associated Architects Limited 聯協建築師事務所有限公司 26/F, China Online Centre, 333 Lockhart Road, Wan Chai, HK 香港軒尼詩道三三五號中國網絡中心26樓 T: 25221611 F: 25288754</p>
Drawing NO. SK-S16-GG	Drawing Title GREENERY CALCULATION	Date Drawn 10/2019	Date Issued 10/2019	Drawn By LTK		
		Checked By DL				



參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-7
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(來源：附錄 Ie)
(Source : Appendix Ie)



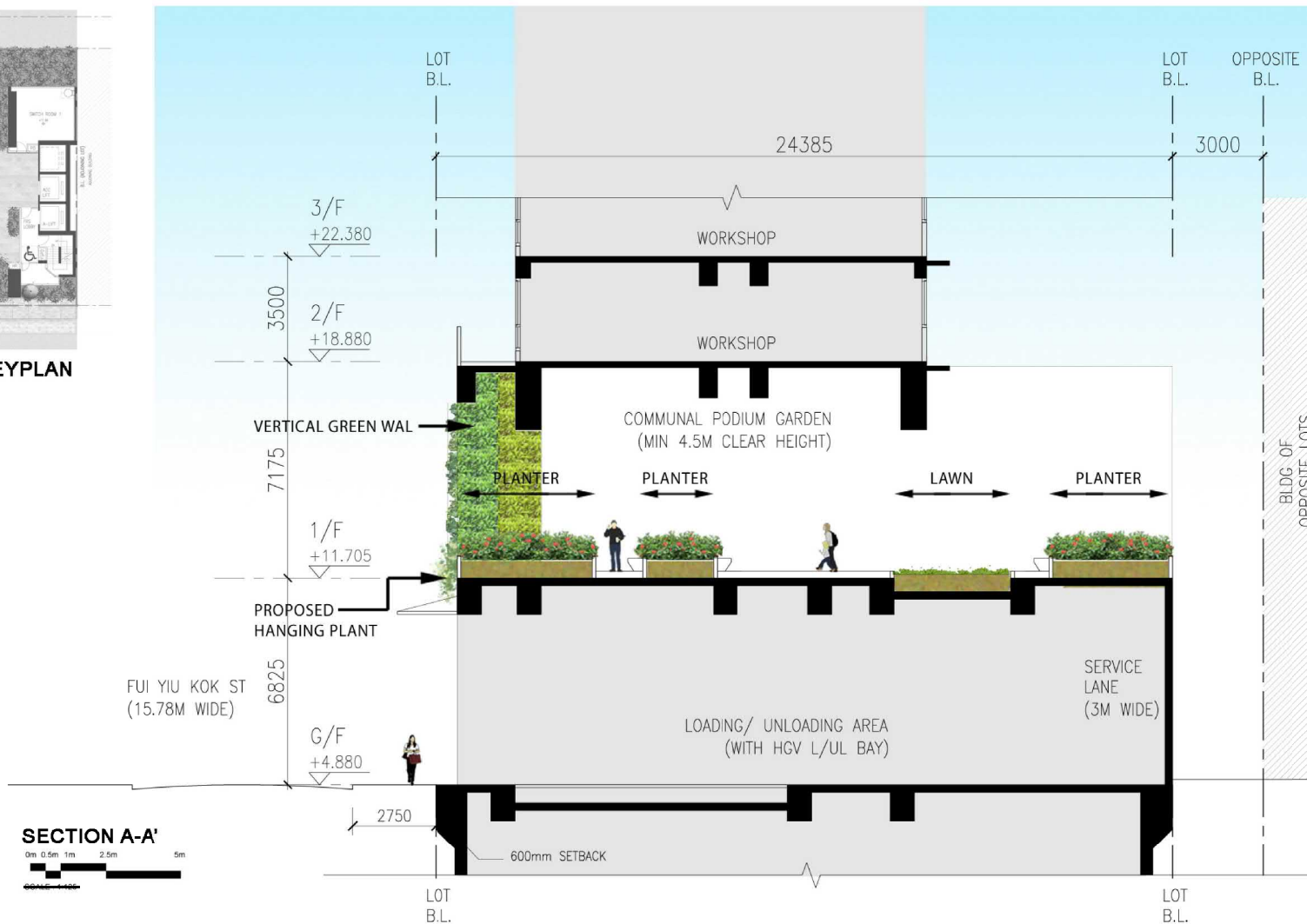
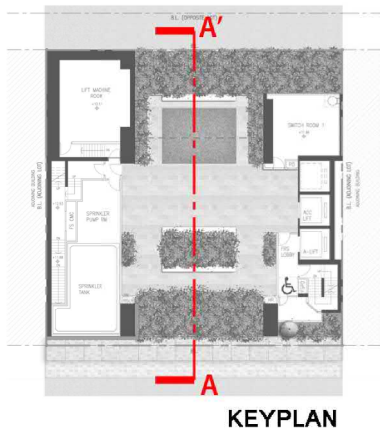
Proposed Minor Relaxation of Plot Restriction for a Permitted Industrial Development in "Industrial" Zone at TWTL 85 and Lot 486 in FUI Yiu Kok Street, Tsuen Wan
 Landscape Plan at First Floor

Dwg. No. : 2020201-LP-01a
 Date : MAR 2020
 (A2-size)



參考編號 REFERENCE No.	繪圖 DRAWING
A/TW/514	A-8

(來源：附錄 Ig)
 (Source : Appendix Ig)

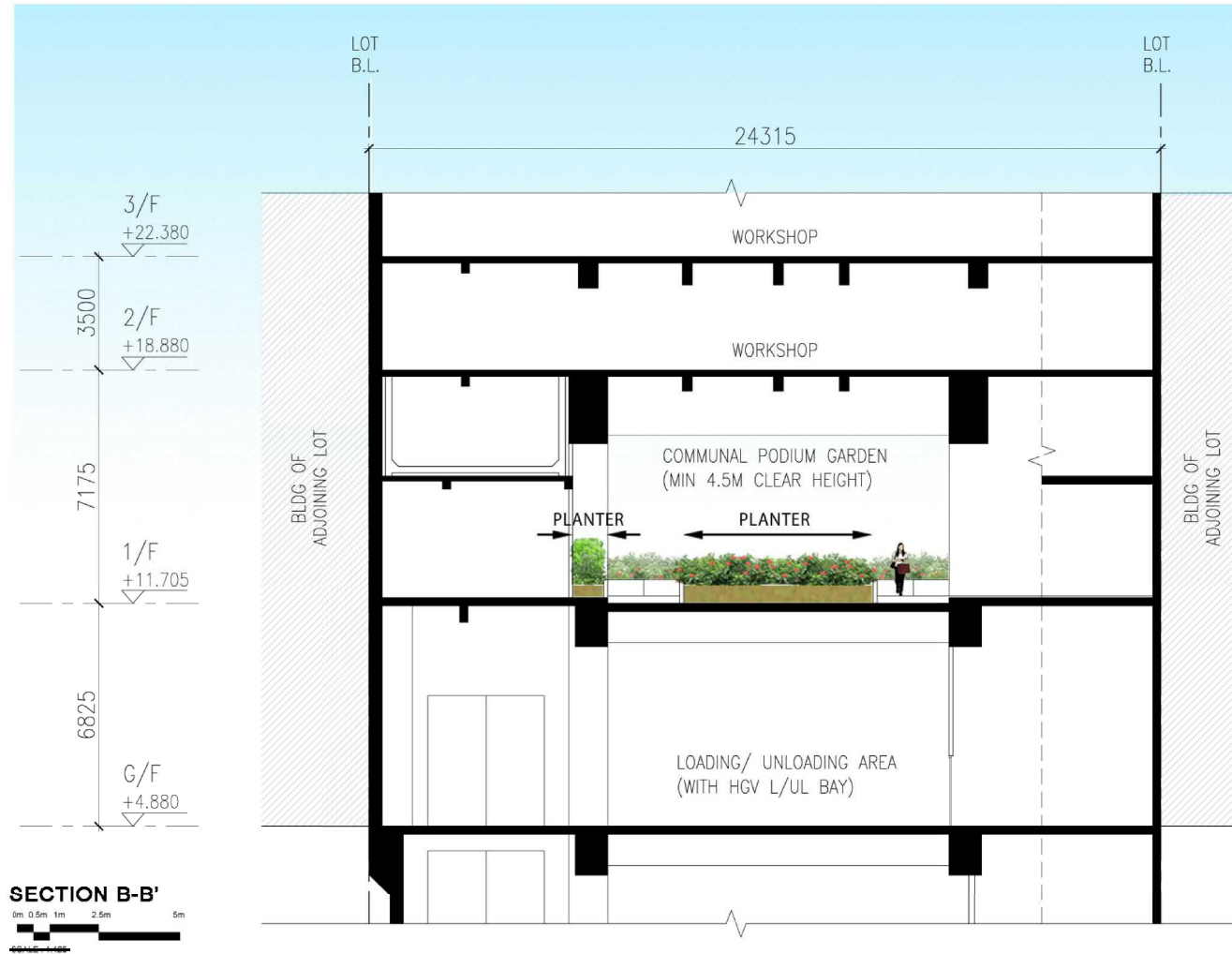
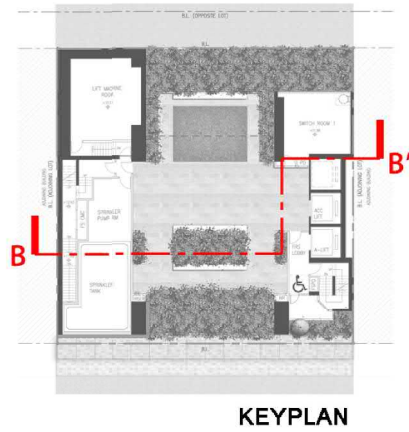


**Proposed Minor Relaxation of Plot Restriction for a Permitted Industrial Development in "Industrial" Zone at TWTL 85 and Lot 486 in
FUI Yiu Kok Street, Tsuen Wan**
Landscape Section A-A'
Dwg. No. : 2020201-SEC-01a
Date : MAR 2020
(A2-4189)



參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-9
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(來源：附錄 Ig)
(Source : Appendix Ig)

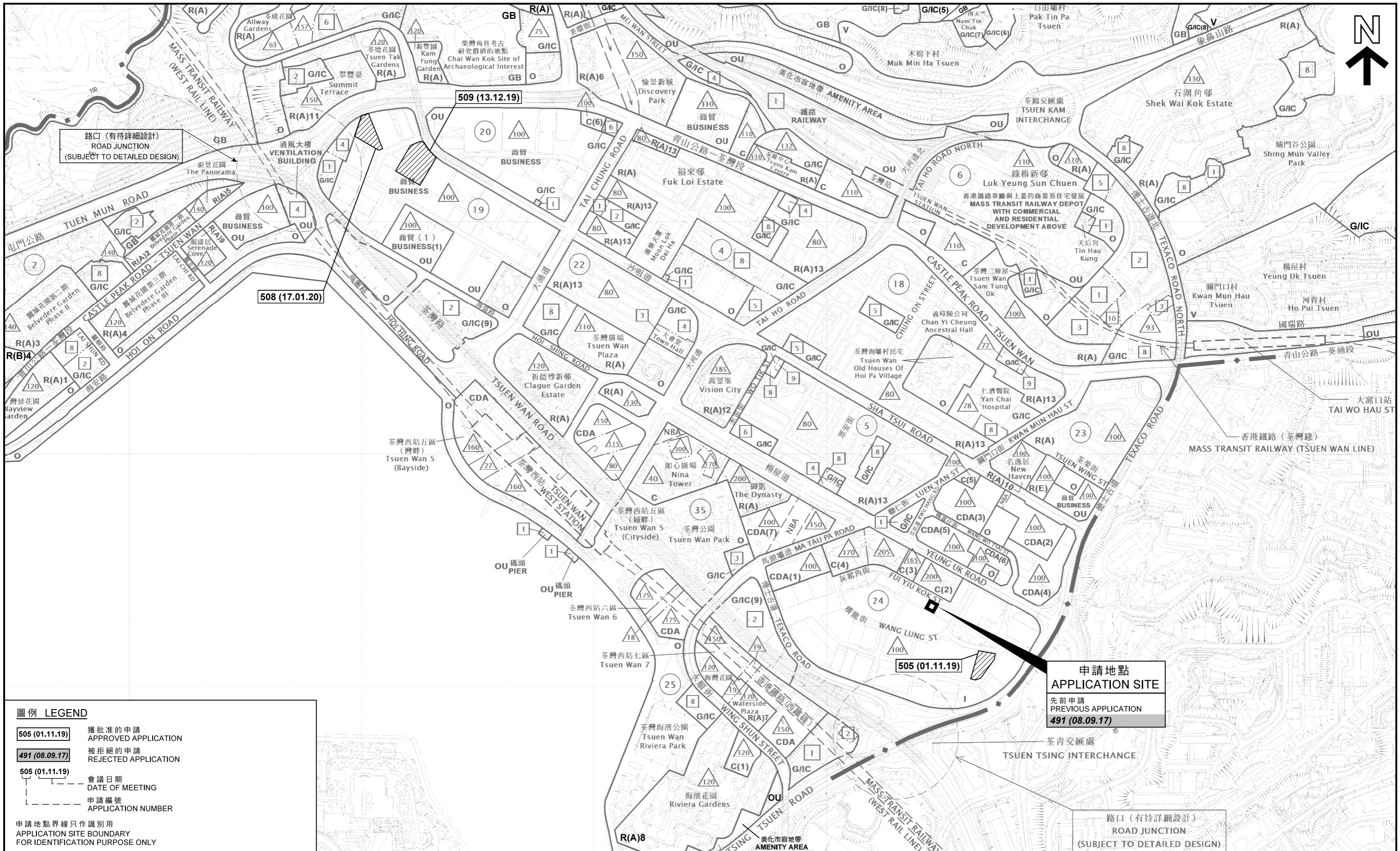


**Proposed Minor Relaxation of Plot Restriction for a Permitted Industrial Development in "Industrial" Zone at TWTL 85 and Lot 486 in
 FUI Yiu Kok Street, Tsuen Wan
 Landscape Section B-B'**
 Dwg. No. : 2020201-SEC-02a
 Date : MAR 2020
 (A3x114)



參考編號 REFERENCE No. A/TW/514	繪圖 DRAWING A-10
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(來源：附錄 Ig)
 (Source : Appendix Ig)



圖例 LEGEND

505 (01.11.19) 獲批准的申請
APPROVED APPLICATION

491 (08.09.17) 被拒絕的申請
REJECTED APPLICATION

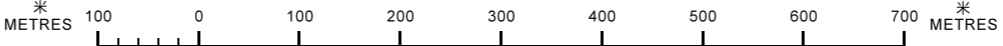
505 (01.11.19) 會議日期
DATE OF MEETING

申請編號
APPLICATION NUMBER

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

位置圖 LOCATION PLAN

擬議略為放寬地積比率
Tsuen Wan Grey Corner Street
Tsuen Wan 地段第85號及丈量約份第443約地段第486號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
TSUEN WAN TOWN LOT 85 AND LOT 486 IN D.D. 443
FUI YIU KOK STREET, TSUEN WAN
SCALE 1:7 500 比例尺



申請地點 APPLICATION SITE
先前申請
PREVIOUS APPLICATION
491 (08.09.17)

路口 (有待詳細設計)
ROAD JUNCTION
(SUBJECT TO DETAILED DESIGN)

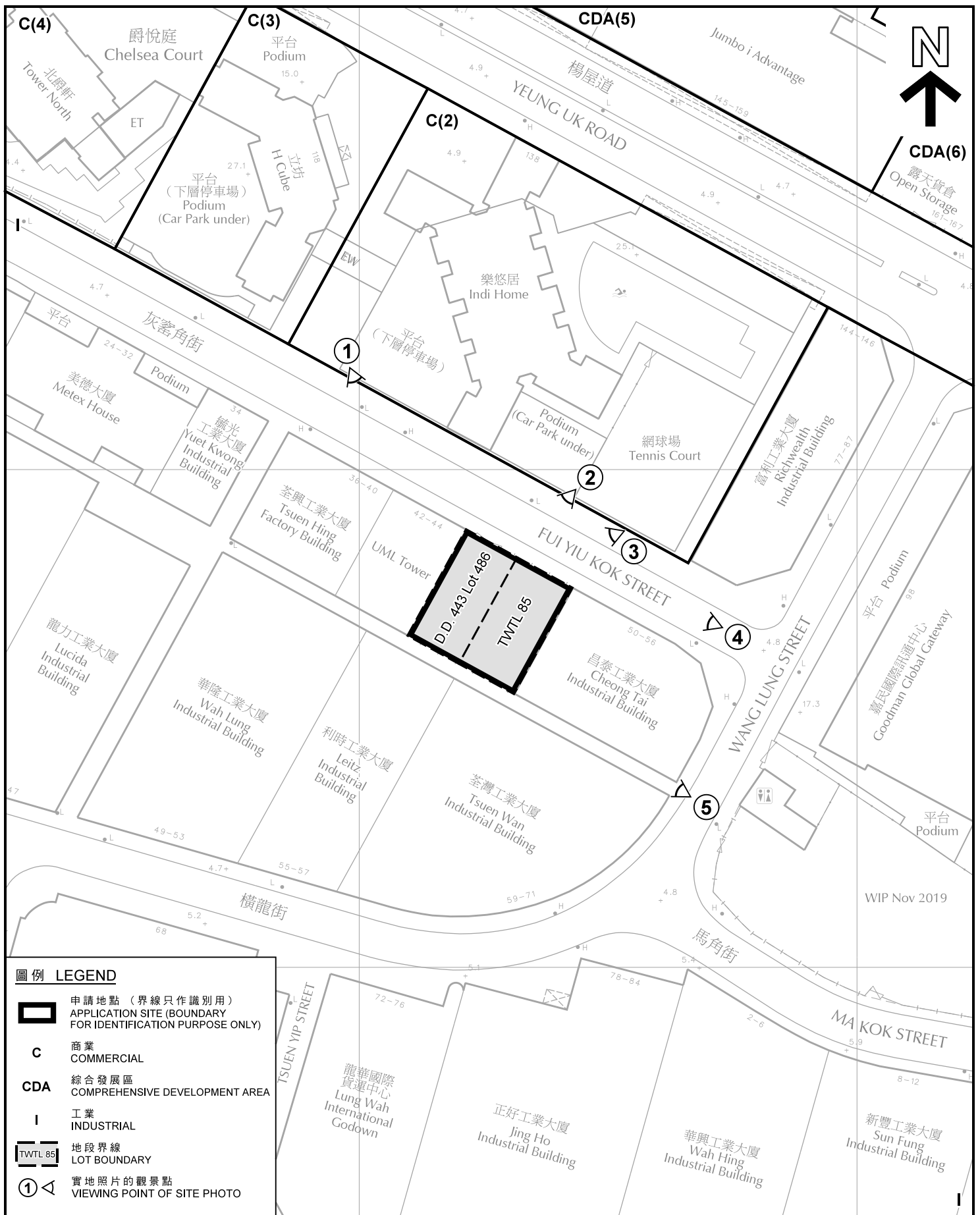
本摘要圖於2020年3月13日擬備，所根據的資料為於2017年4月11日核准的分區計劃大綱圖編號 S/TW/33
EXTRACT PLAN PREPARED ON 13.3.2020
BASED ON OUTLINE ZONING PLAN No. S/TW/33 APPROVED ON 11.4.2017

規劃署 PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/TW/514

圖 PLAN
A-1



圖例 LEGEND

- 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
- C** 商業
COMMERCIAL
- CDA** 綜合發展區
COMPREHENSIVE DEVELOPMENT AREA
- I** 工業
INDUSTRIAL
- 地段界線
LOT BOUNDARY
- 實地照片的觀景點
VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

擬議略為放寬地積比率

荃灣灰窰角街

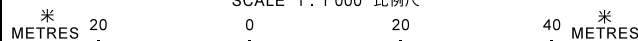
荃灣市地段第85號及丈量約份第443約地段第486號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION

TSUEN WAN TOWN LOT 85 AND LOT 486 IN D.D. 443

FUI YIU KOK STREET, TSUEN WAN

SCALE 1:1 000 比例尺



規劃署
**PLANNING
DEPARTMENT**

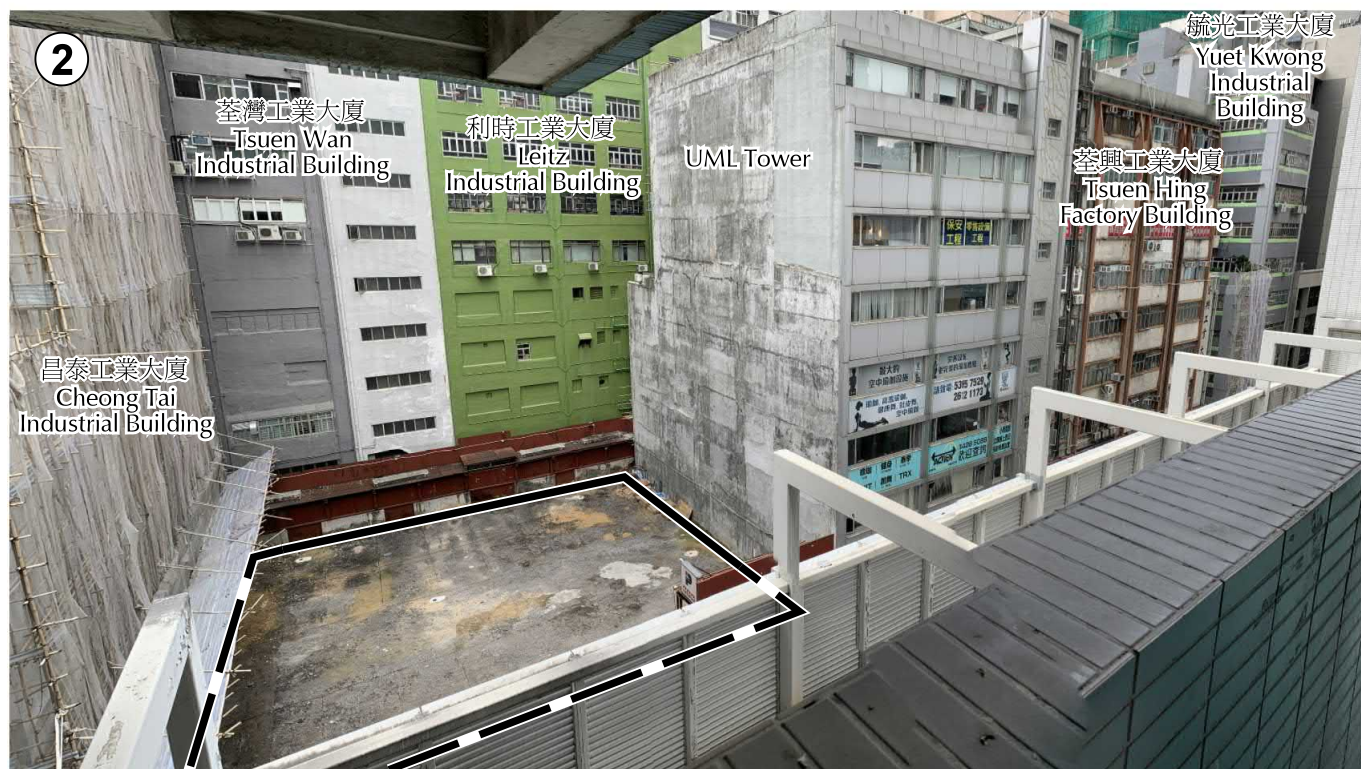
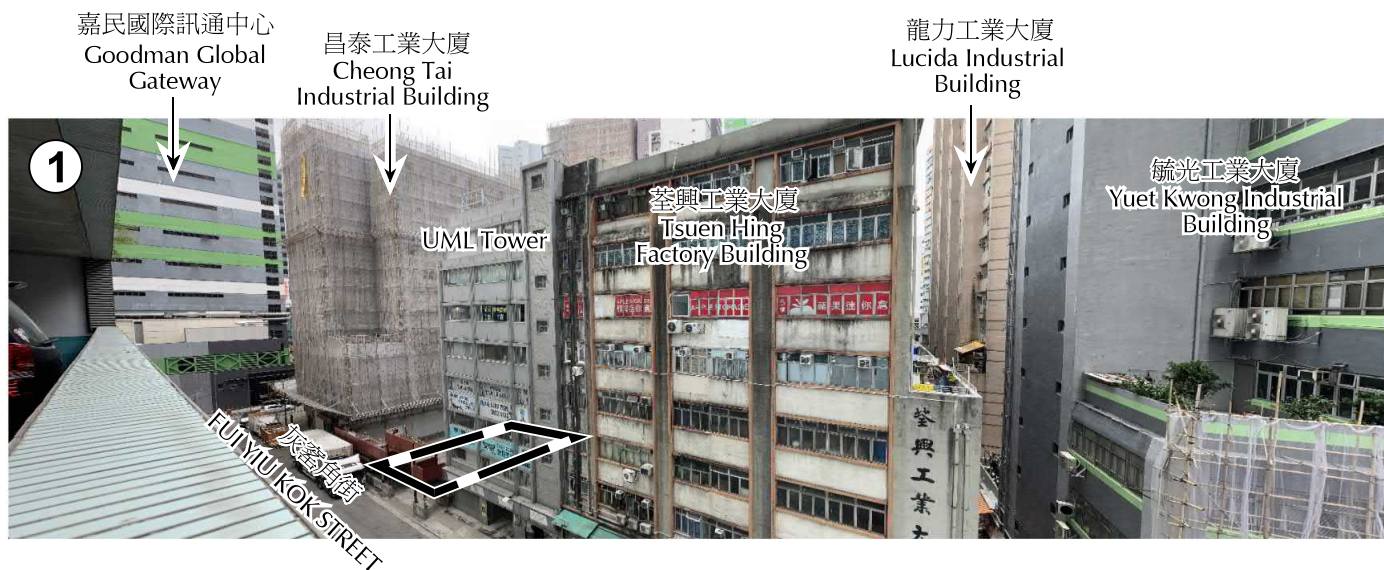


參考編號
REFERENCE No.
A/TW/514


PLAN
A-2

本摘要圖於2020年3月17日擬備，所根據的資料為測量圖編號 7-SW-16C 及 21A
EXTRACT PLAN PREPARED ON 17.3.2020 BASED ON SURVEY SHEETS No. 7-SW-16C AND 21A

WIP Nov 2019



圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

本圖於2020年5月15日擬備，所根據的資料為攝於2020年5月14日的實地照片
PLAN PREPARED ON 15.5.2020
BASED ON SITE PHOTOS TAKEN ON 14.5.2020

實地照片 SITE PHOTOS

擬議略為放寬地積比率
荃灣灰窰角街
荃灣市地段第85號及丈量約份第443約地段第486號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
TSUEN WAN TOWN LOT 85 AND LOT 486 IN D.D. 443
FUI YIU KOK STREET, TSUEN WAN

規劃署
**PLANNING
DEPARTMENT**




參考編號
REFERENCE No.
A/TW/514

圖 PLAN
A-3



圖例 LEGEND

 申請地點 (界線只作識別用)
APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)

實地照片 SITE PHOTOS

擬議略為放寬地積比率
荃灣灰窰角街

荃灣市地段第85號及丈量約份第443約地段第486號
PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION
TSUEN WAN TOWN LOT 85 AND LOT 486 IN D.D. 443
FUI YIU KOK STREET, TSUEN WAN

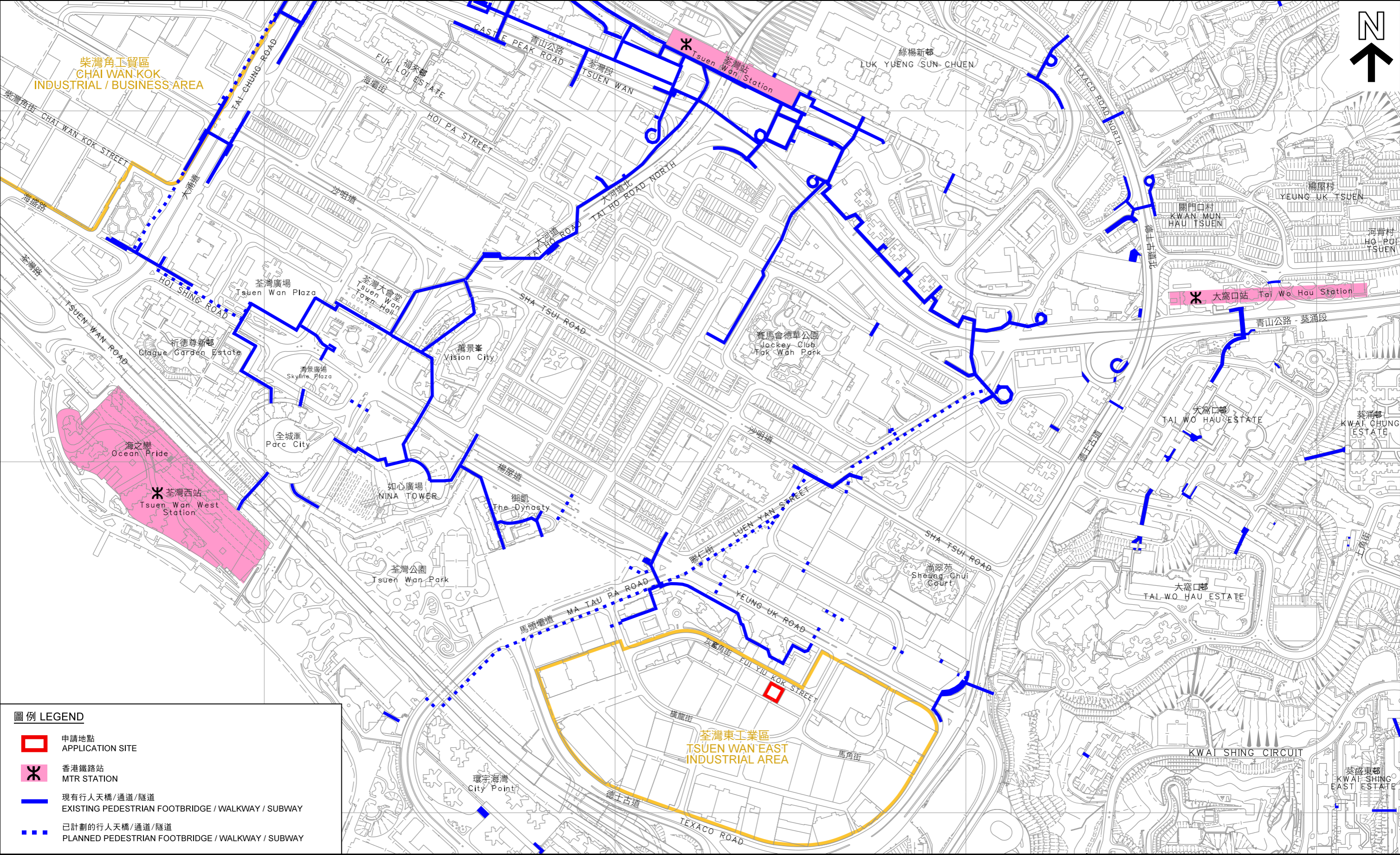
規劃署
PLANNING
DEPARTMENT



本圖於2020年5月15日擬備，所根據的資料為攝於2020年5月14日的實地照片
PLAN PREPARED ON 15.5.2020
BASED ON SITE PHOTOS TAKEN ON 14.5.2020

參考編號
REFERENCE No.
A/TW/514

圖 PLAN
A-4

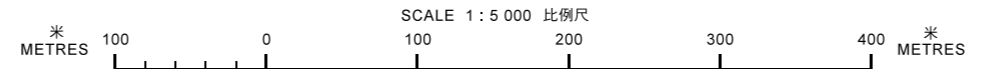


圖例 LEGEND

- 申請地點
APPLICATION SITE
- 香港鐵路站
MTR STATION
- 現有行人天橋/通道/隧道
EXISTING PEDESTRIAN FOOTBRIDGE / WALKWAY / SUBWAY
- 已計劃的行人天橋/通道/隧道
PLANNED PEDESTRIAN FOOTBRIDGE / WALKWAY / SUBWAY

荃灣行人通道網絡
PEDESTRIAN ACCESS NETWORK IN TSUEN WAN

本摘要圖於2020年3月17日擬備
EXTRACT PLAN PREPARED ON 17.3.2020



規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
A/TW/514

圖 PLAN
A-5