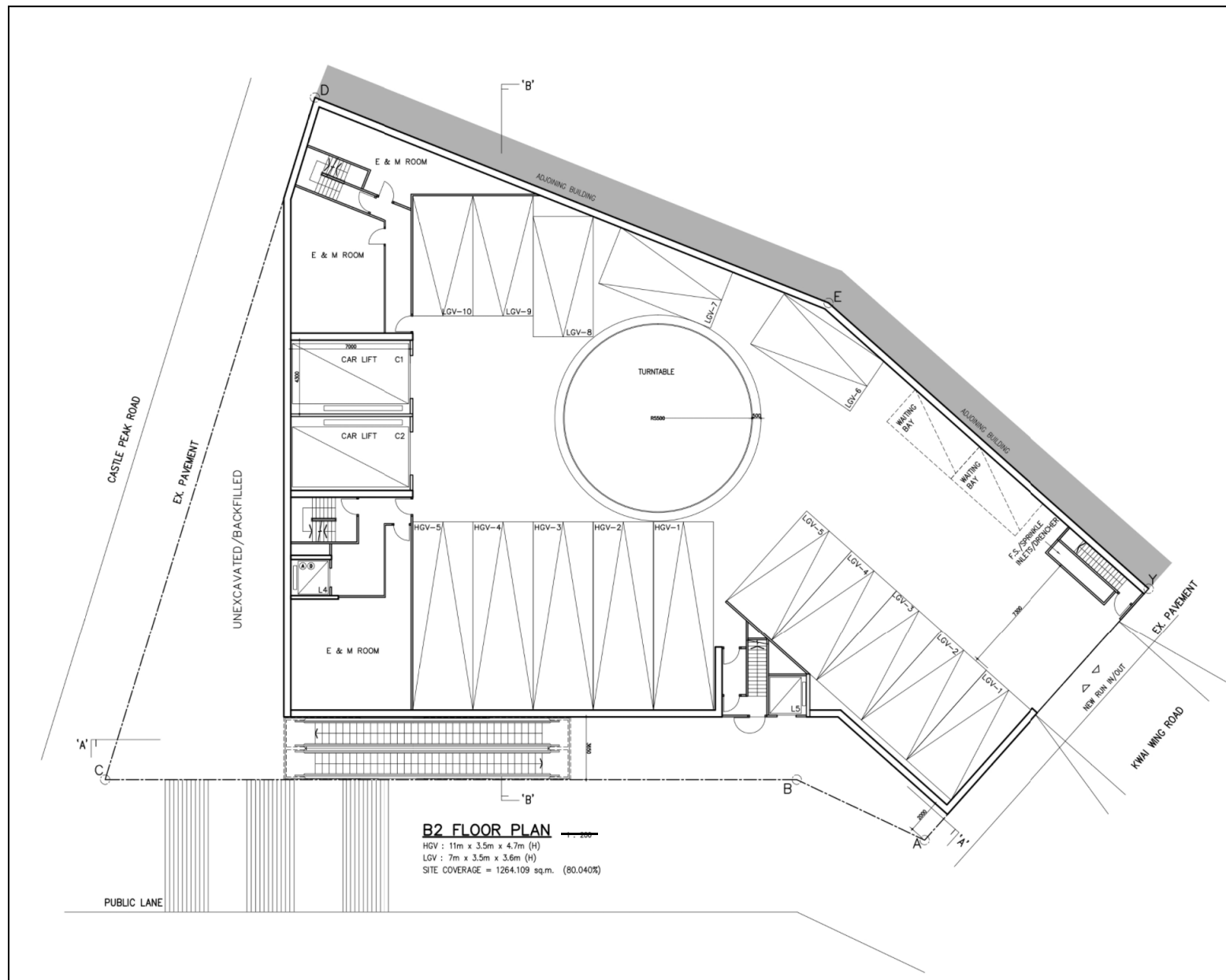
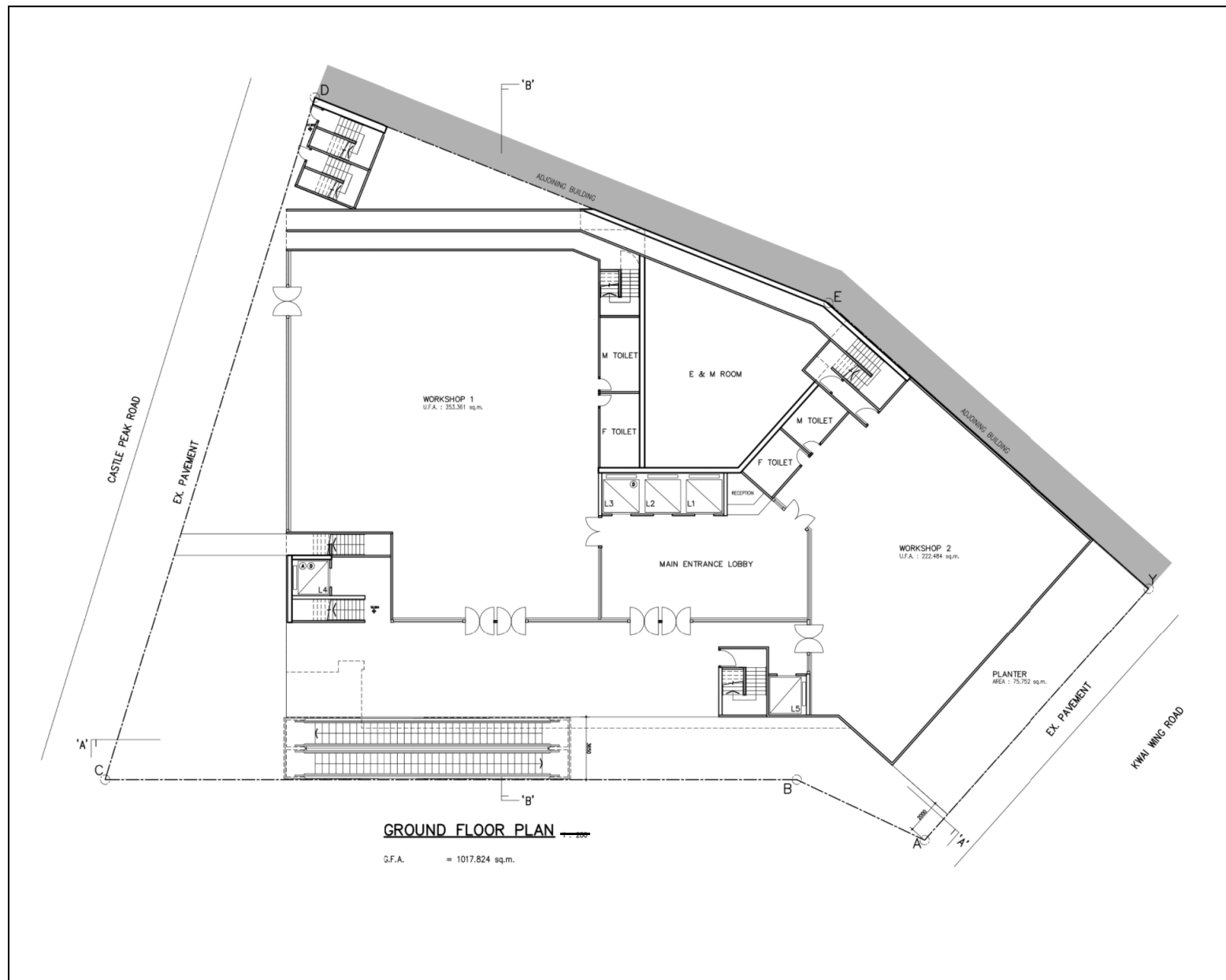




B2 FLOOR PLAN
HGV : 11m x 3.5m x 4.7m (H)
LGV : 7m x 3.5m x 3.6m (H)
SITE COVERAGE = 1264.109 sq.m. (80.040%)

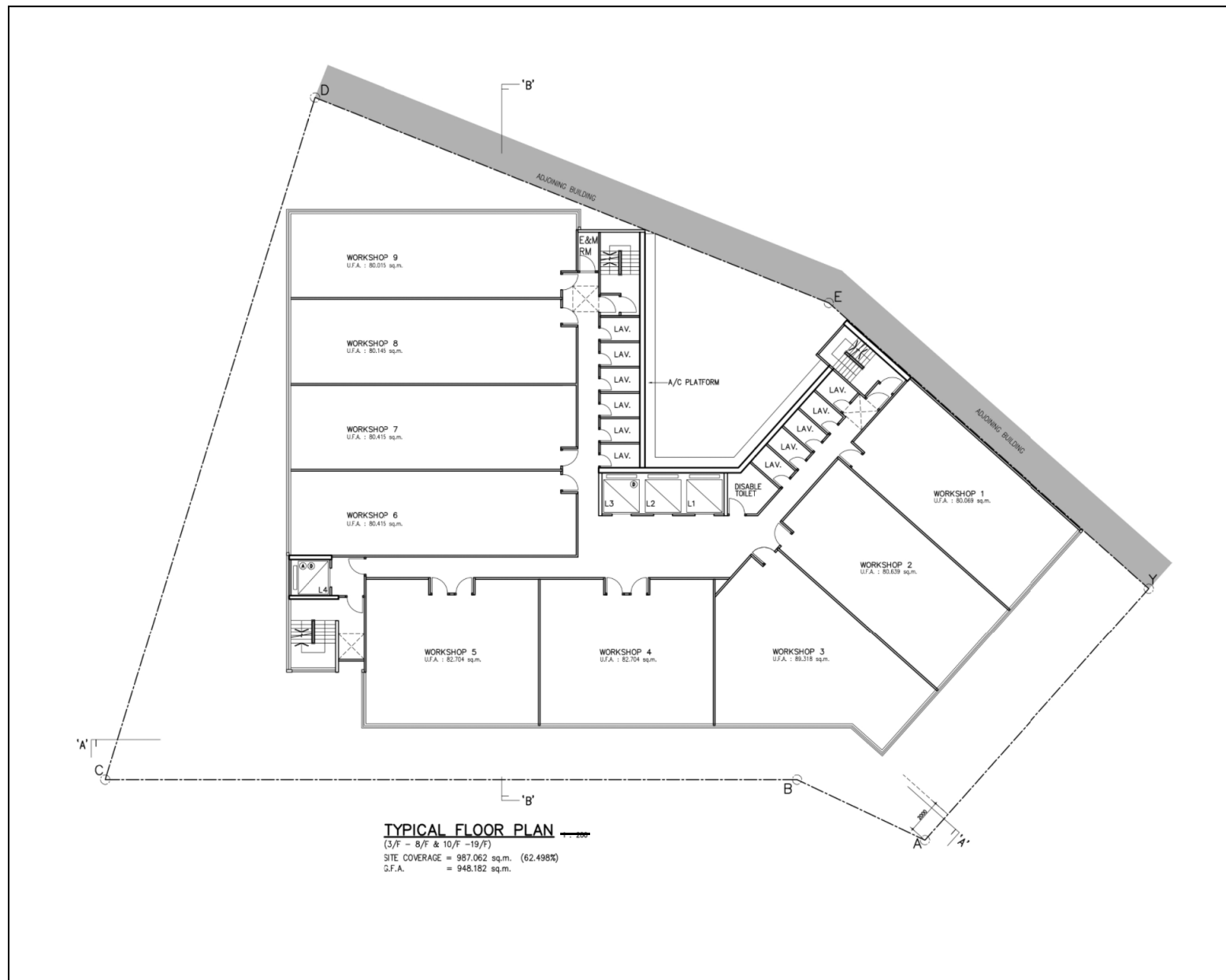
參考編號 REFERENCE No. A/KC/464	繪圖 DRAWING A-1
-----------------------------------	----------------------

(來源：附錄 Id)
(Source : Appendix Id)



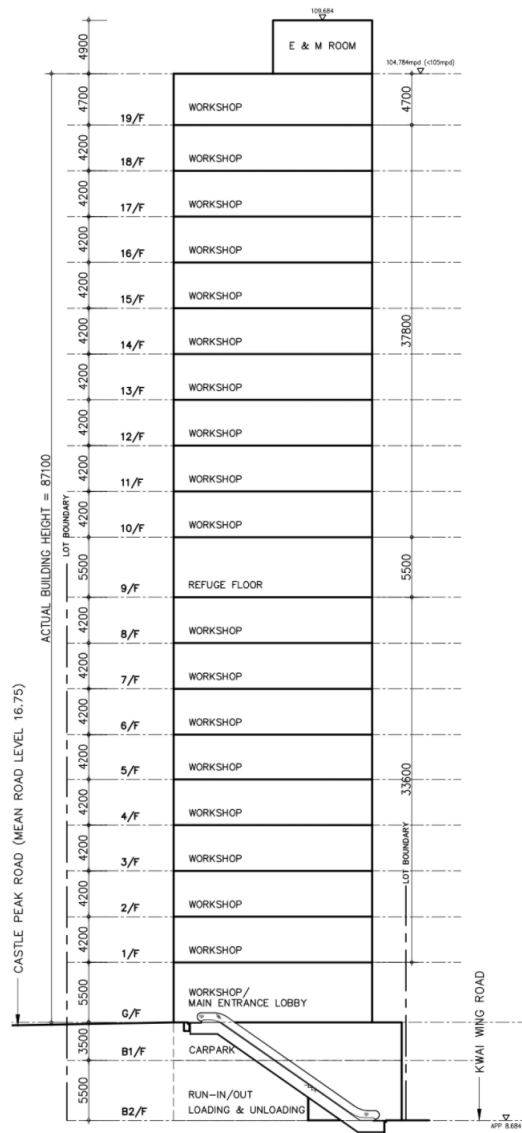
參考編號 REFERENCE No. A/KC/464	繪圖 DRAWING A-2
-----------------------------------	----------------------

(來源：附錄 Id)
(Source : Appendix Id)

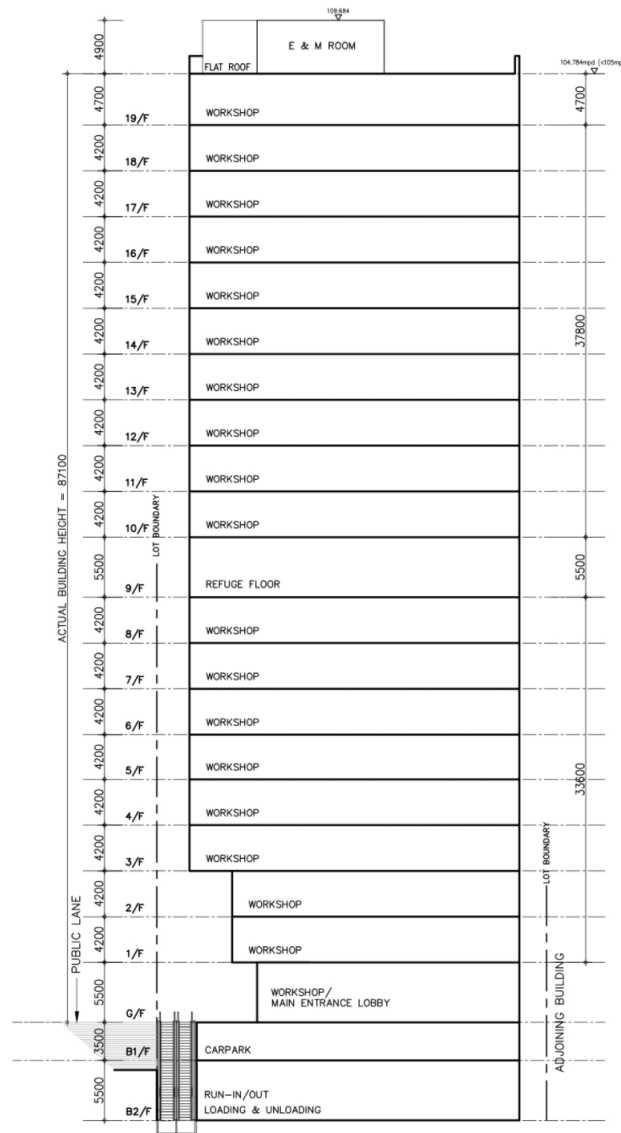


參考編號 REFERENCE No. A/KC/464	繪圖 DRAWING A-3
-----------------------------------	----------------------

(來源：附錄 Id)
(Source : Appendix Id)



DIAGRAMMATIC SECTION A-A



DIAGRAMMATIC SECTION B-B

FOR KWAI CHUNG TOWN LOT 148.

DEVELOPMENT POTENTIAL

SITE AREA : 17000 s.ft. (1579.34 s.m.)

CLASS OF SITE : "B"

ZONING UNDER OZP (S/KC/29) : OU

PERMITTED BLDG HEIGHT = 105mpd. (NET: 96.316m.)

PERMITTED PLOT RATIO = 9.5

PERMITTED P/R UPON 16 APPLICATION = 11.4 (TOTAL GFA) = 18004.460 s.m.

RESTRICTION UNDER LEASE = INDUSTRIAL/GOODDOWN SC(4)(a)

NO. OF STOREYS

G.F.A. DISTRIBUTION

B2/F	LOADING & UNLOADING BAYS	= NIL
	LORRY PARKING & RUN-IN/OUT	
B1/F	CAR PARKING SPACES	= NIL
G/F	WORKSHOPS & MAIN ENTRANCE LOBBY	= 1017.824 s.m.
1/F - 2/F	WORKSHOPS @ 907.838 x 2	= 1815.676 s.m.
3/F - 8/F	WORKSHOPS @ 948.182 x 6 (62.5% S/C)	= 5689.092 s.m.
9/F	SKY GARDEN CUM REFUGE FLOOR	= NIL
10/F - 19/F	WORKSHOPS @ 948.182 x 10 (62.5% S/C)	= 9481.820 s.m.

TOTAL = 18004.412 s.m. < 18004.460 s.m.

CARPARKING PROVISION

LORRY	: 18004.46/2	= 9002.23 s.m.
FIRST 50%	= 9002.23/1000	= 9.002 (SAY 10 nos.)
SECOND 50%	= 9002.23/2000	= 4.501 (SAY 5 nos.)
ACTUAL	= 15 nos.	= 5 NOS. HGV (ALL L/UL)
		= 10 NOS. LGV (2L/UL + >PARKING)

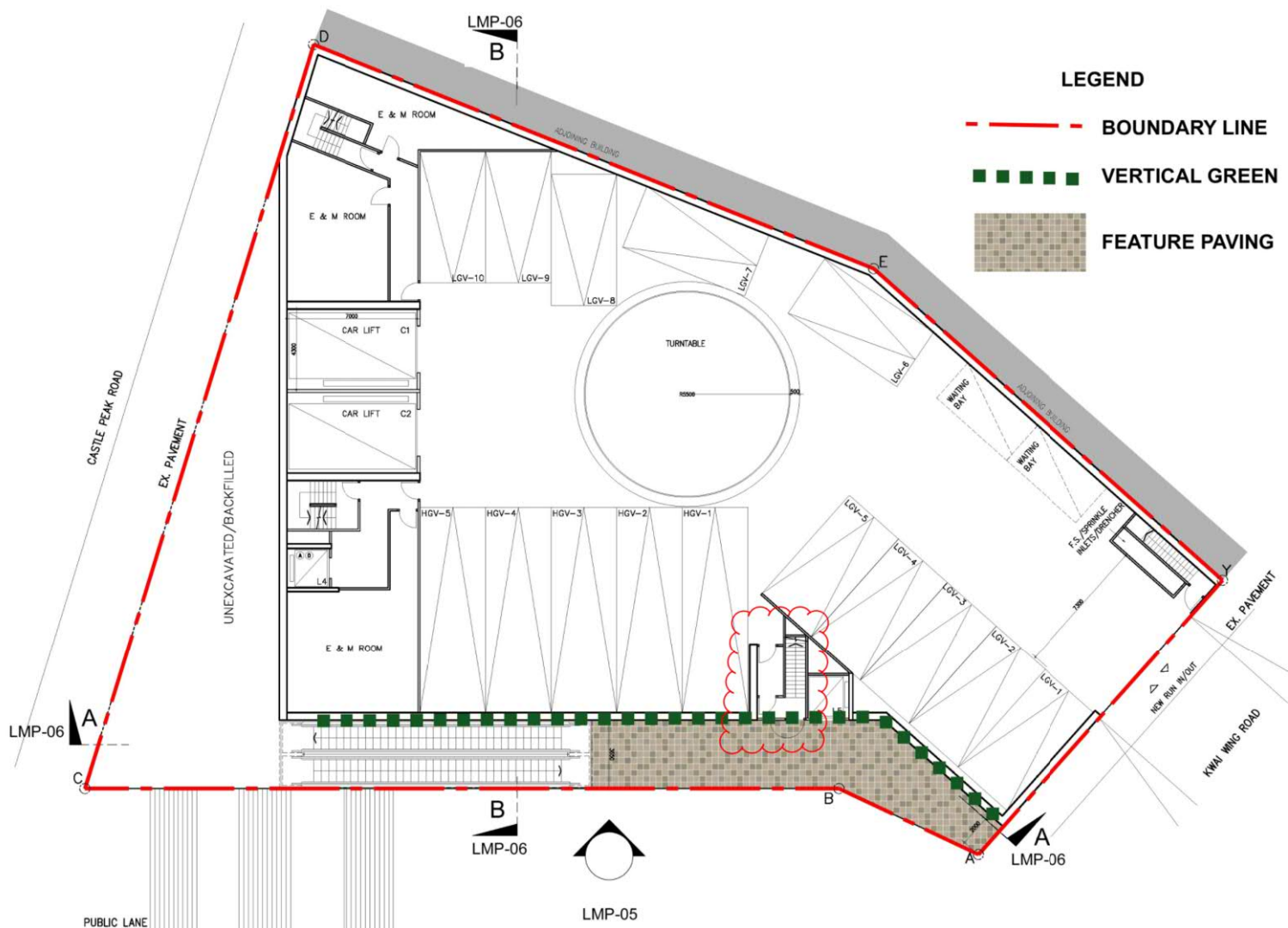
PRIVATE CAR	: 18004.46/600	= 30.007 (SAY 31 nos.)
ACTUAL	= 31 nos.	

MOTORCYCLE	: 4 nos.	
------------	----------	--

參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-4

(來源 : 附錄 Id)
(Source : Appendix Id)



Proposed Minor Relaxation of Plot Ratio for
Permitted Non-Polluting Industrial Use
at 20-24 Kwai Wing Road, Kwai Chung, New Territories

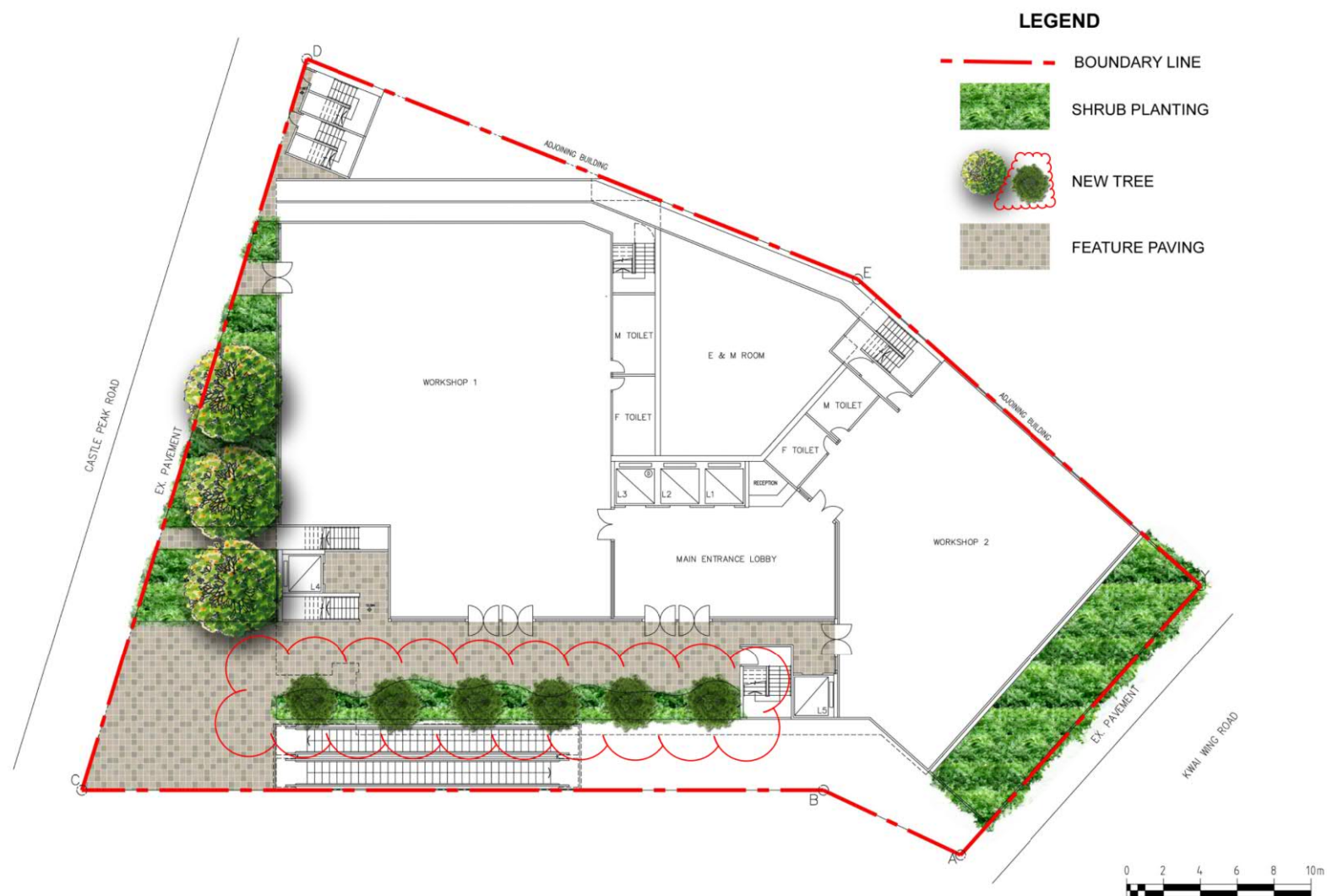
LANDSCAPE MASTER PLAN B2 FLOOR

JUN 2019
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-5

(來源：附錄 Id)
(Source : Appendix Id)



Proposed Minor Relaxation of Plot Ratio for
Permitted Non-Polluting Industrial Use
at 20-24 Kwai Wing Road, Kwai Chung, New Territories

LANDSCAPE MASTER PLAN G/F

JUN 2019 JC5-LMP-02A
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-6

(來源：附錄 Id)
(Source : Appendix Id)



Proposed Minor Relaxation of Plot Ratio for
Permitted Non-Polluting Industrial Use
at 20-24 Kwai Wing Road, Kwai Chung, New Territories

LANDSCAPE MASTER PLAN
9/F

JUN 2019 JC5-LMP-03A
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

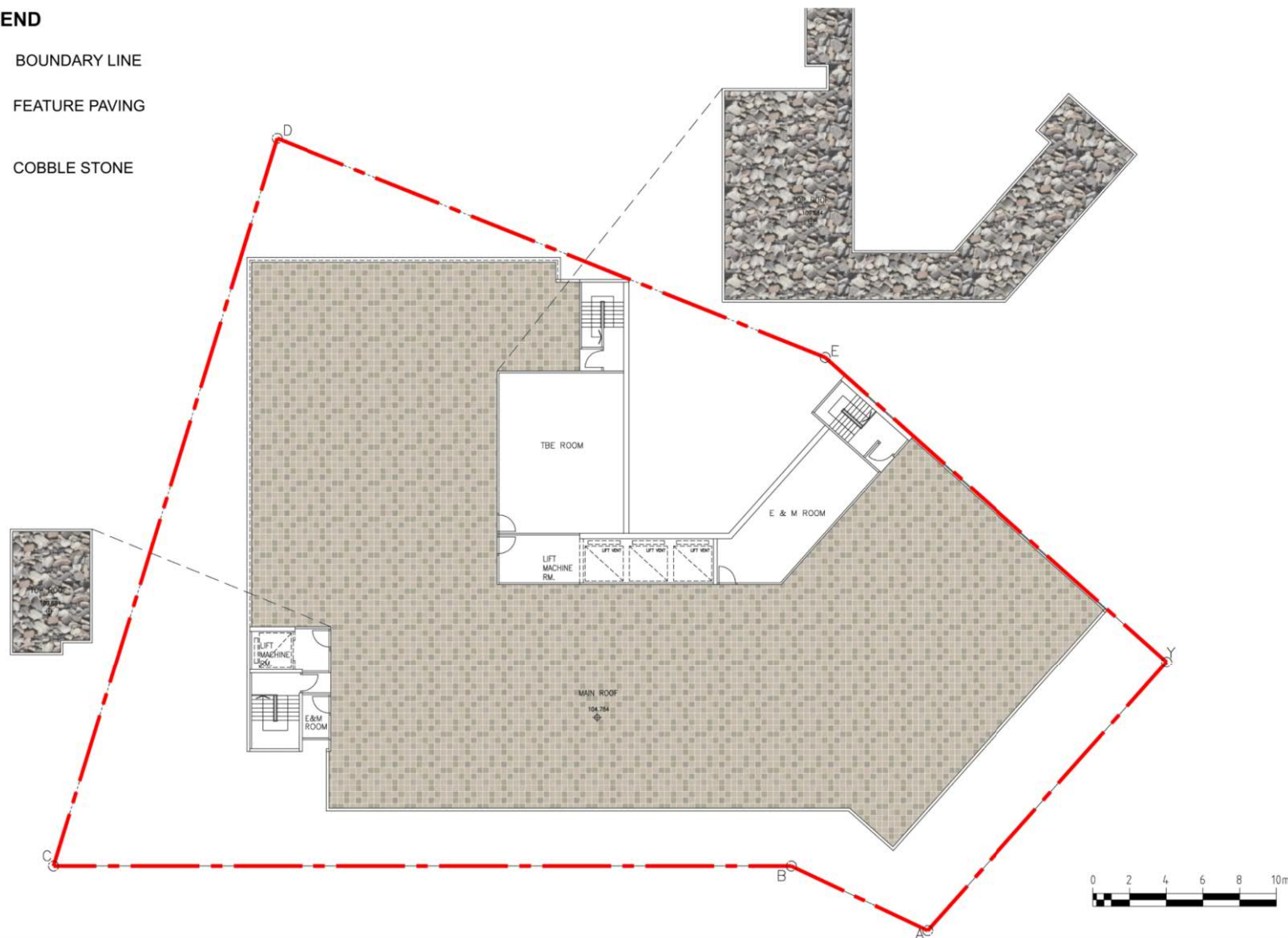
參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-7

(來源：附錄 Id)
(Source : Appendix Id)

LEGEND

- BOUNDARY LINE
- FEATURE PAVING
- COBBLE STONE



Proposed Minor Relaxation of Plot Ratio for
Permitted Non-Polluting Industrial Use
at 20-24 Kwai Wing Road, Kwai Chung, New Territories

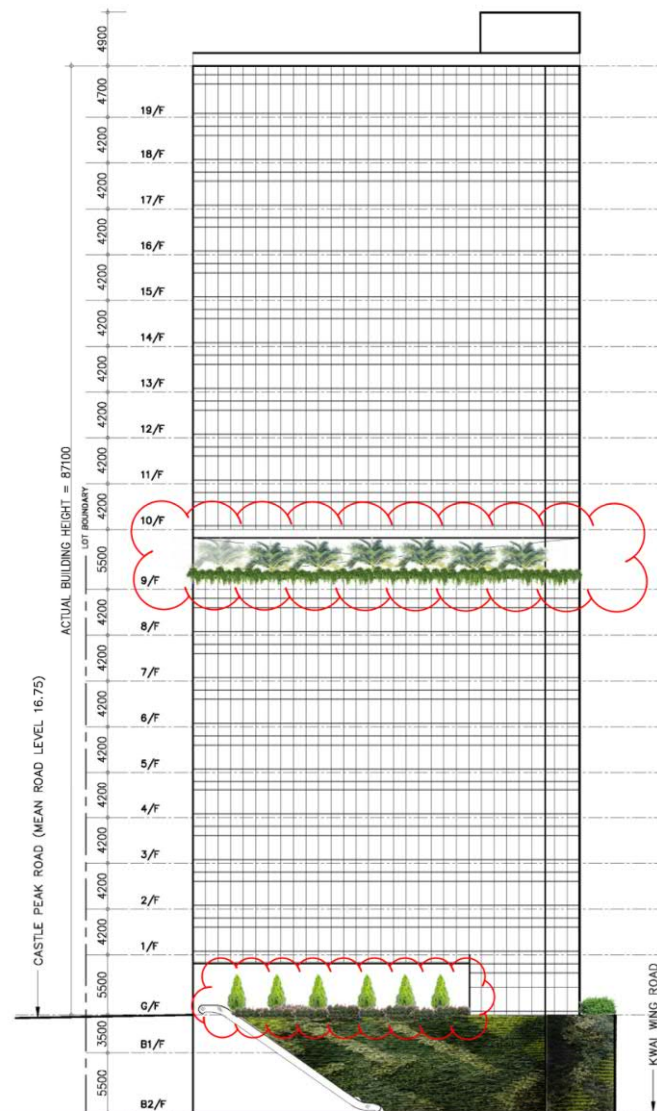
LANDSCAPE MASTER PLAN MRF

JUN 2019 JC5-LMP-04
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-8

(來源：附錄 Id)
(Source : Appendix Id)



Proposed Minor Relaxation of Plot Ratio for
Permitted Non-Polluting Industrial Use
at 20-24 Kwai Wing Road, Kwai Chung, New Territories

ELEVATION

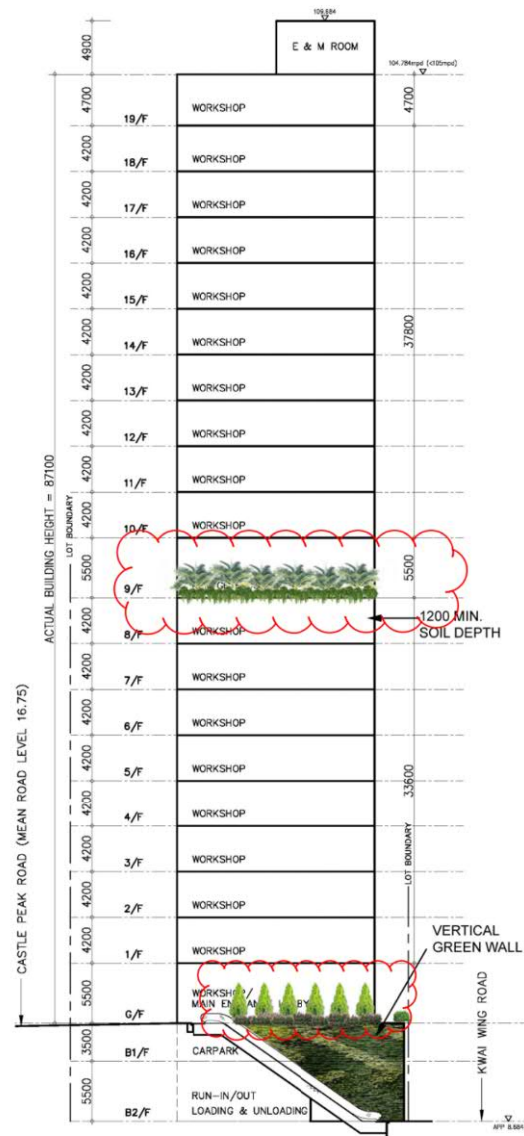
JUN 2019 JC5-LMP-05B
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

參考編號
REFERENCE No.
A/KC/464

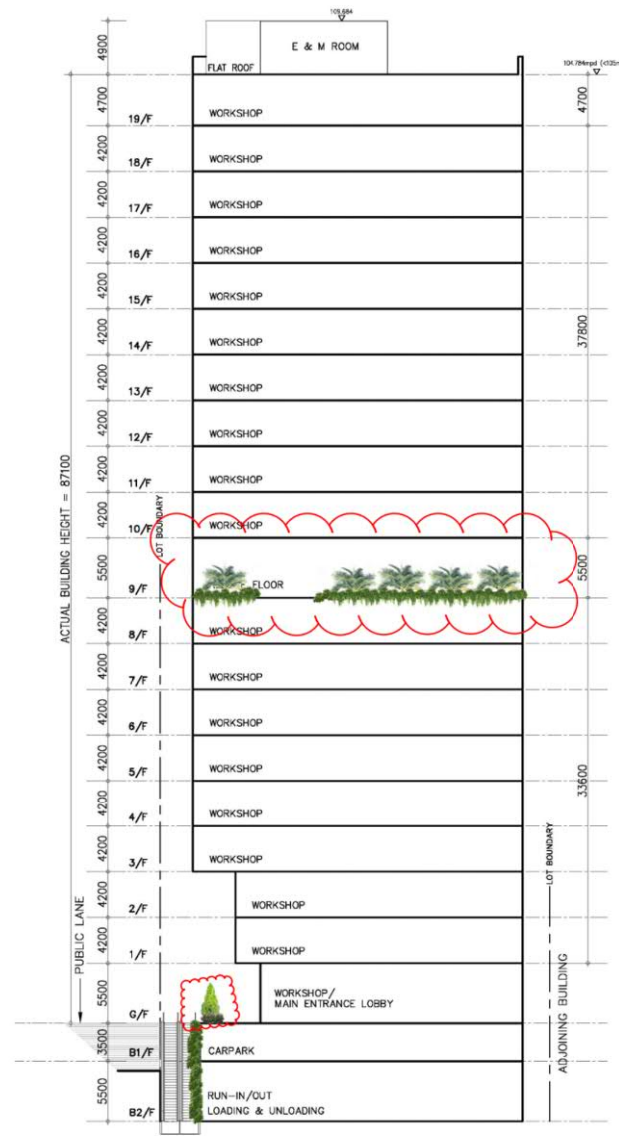
繪圖
DRAWING
A-9

(來源：附錄 Id)
(Source : Appendix Id)

SECTION A-A



SECTION



SECTION B-B



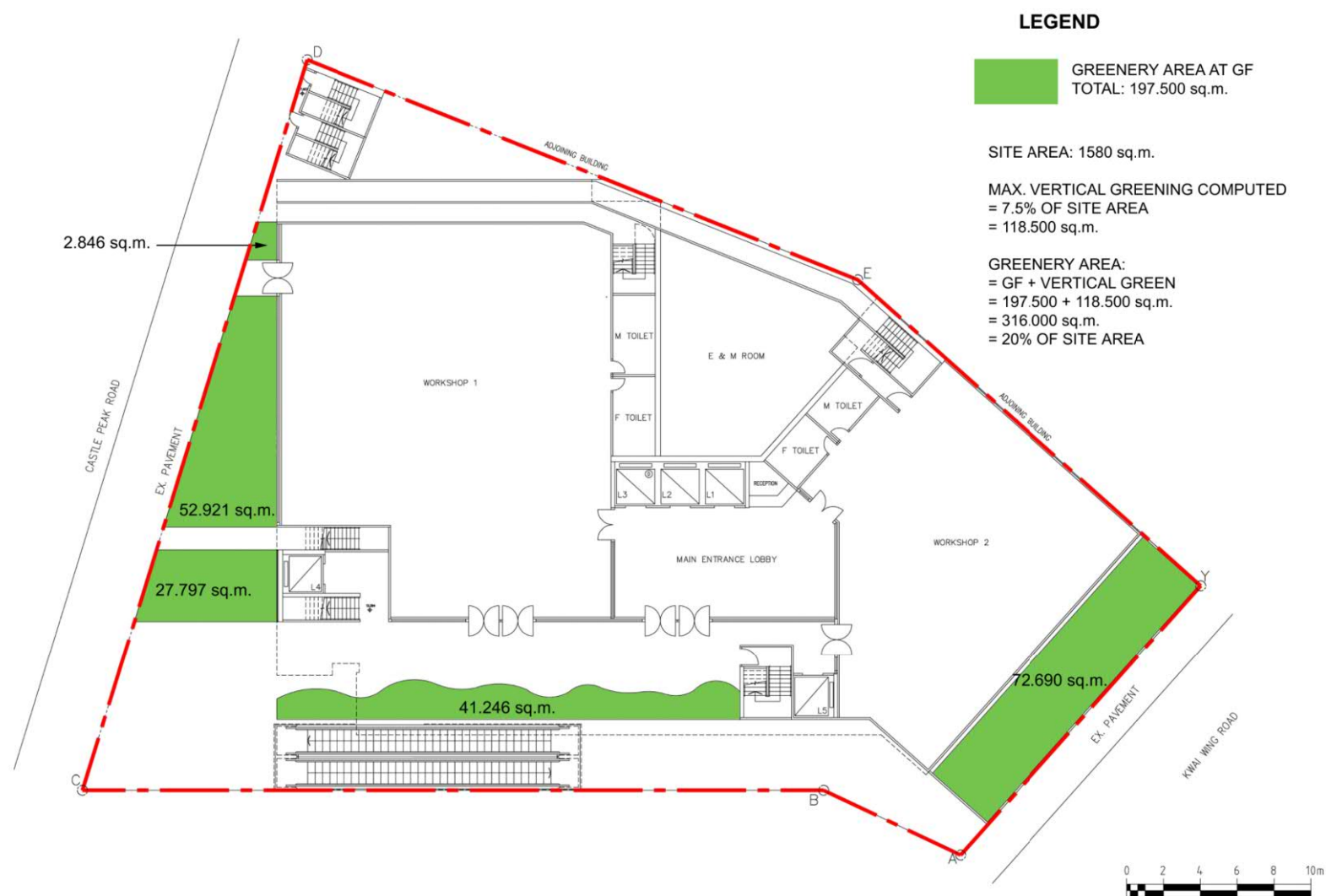
Proposed Minor Relaxation of Plot Ratio for
Permitted Non-Polluting Industrial Use
at 20-24 Kwai Wing Road, Kwai Chung, New Territories

JUN 2019 JC5-LMP-06B
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-10

(來源：附錄 Id)
(Source : Appendix Id)



Proposed Minor Relaxation of Plot Ratio for
Permitted Non-Polluting Industrial Use
at 20-24 Kwai Wing Road, Kwai Chung, New Territories

GREENERY AREA
G/F

JUN 2019 JC5-GA-01
Kenneth Ng & Associates Ltd
Landscape & Environmental Consultants

參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-11

(來源：附錄 Id)
(Source : Appendix Id)

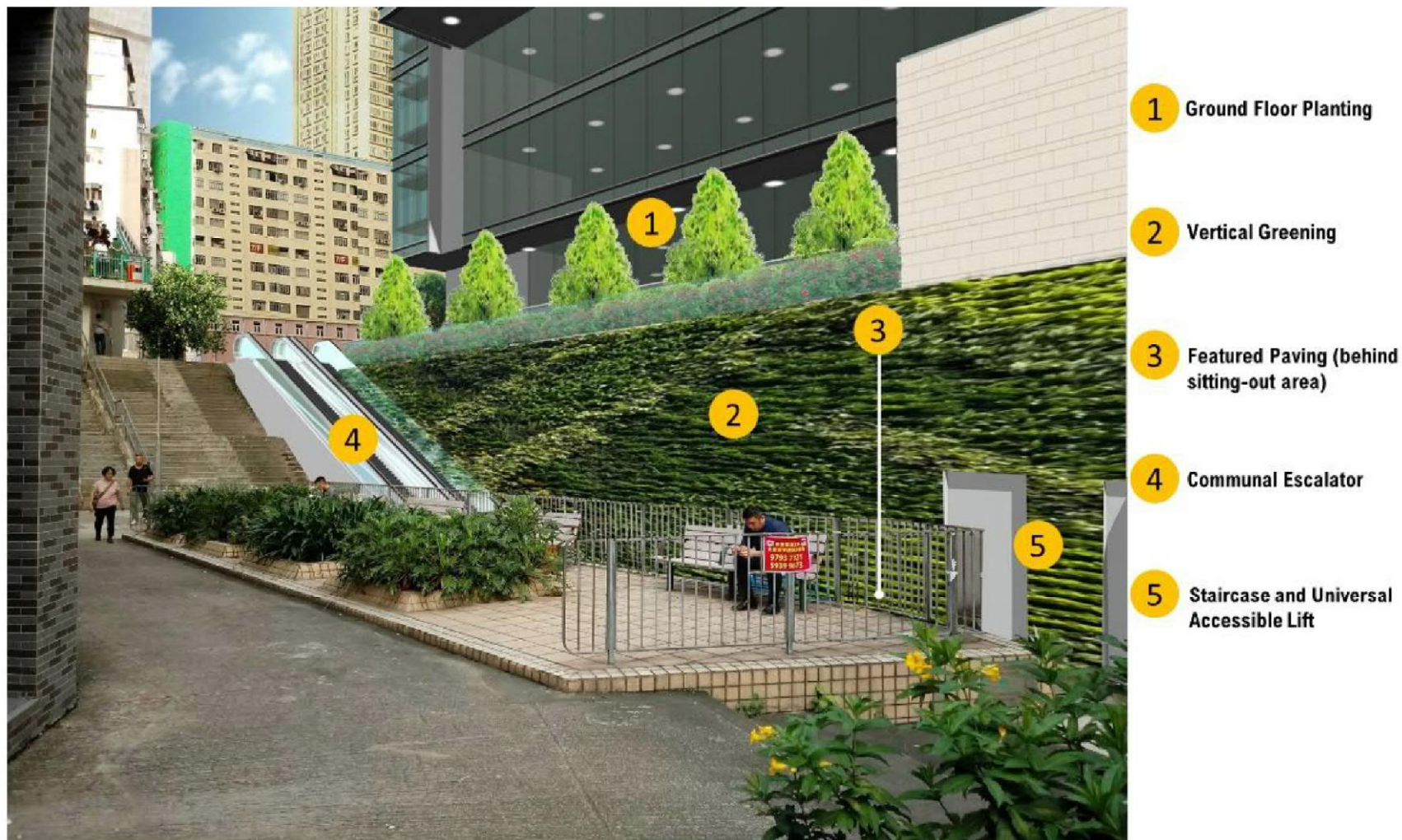


Diagram S3 – Walking Facilities Provided within the Application Site

參考編號 REFERENCE No. A/KC/464	繪圖 DRAWING A-12
-----------------------------------	-----------------------

(來源：附錄 Id)
(Source : Appendix Id)



Figure
5b

Scale
N.A.

Date
July 2019

Title:
Photomontages

Project No.:
PPC-PLG-10032

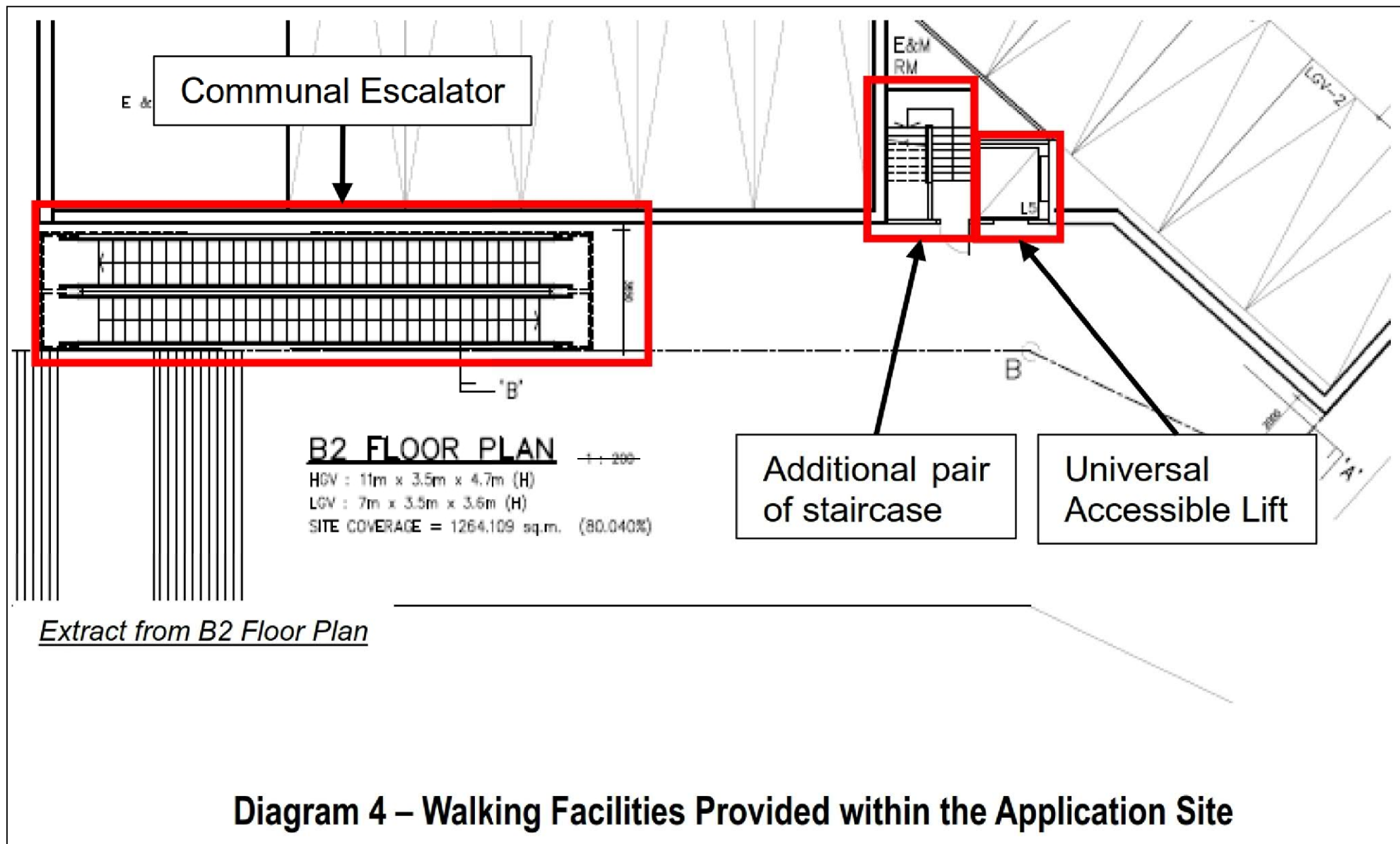
Project:

Section 16 Application for Proposed Minor Relaxation of Plot Ratio for Permitted Non-polluting Industrial Use at 20-24 Kwai Wing Road, Kwai Chung, New Territories

參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-13

(來源：附錄 I)
(Source : Appendix I)



參考編號 REFERENCE No. A/KC/464	繪圖 DRAWING A-14
-----------------------------------	-----------------------

(來源：附錄 I)
 (Source : Appendix I)

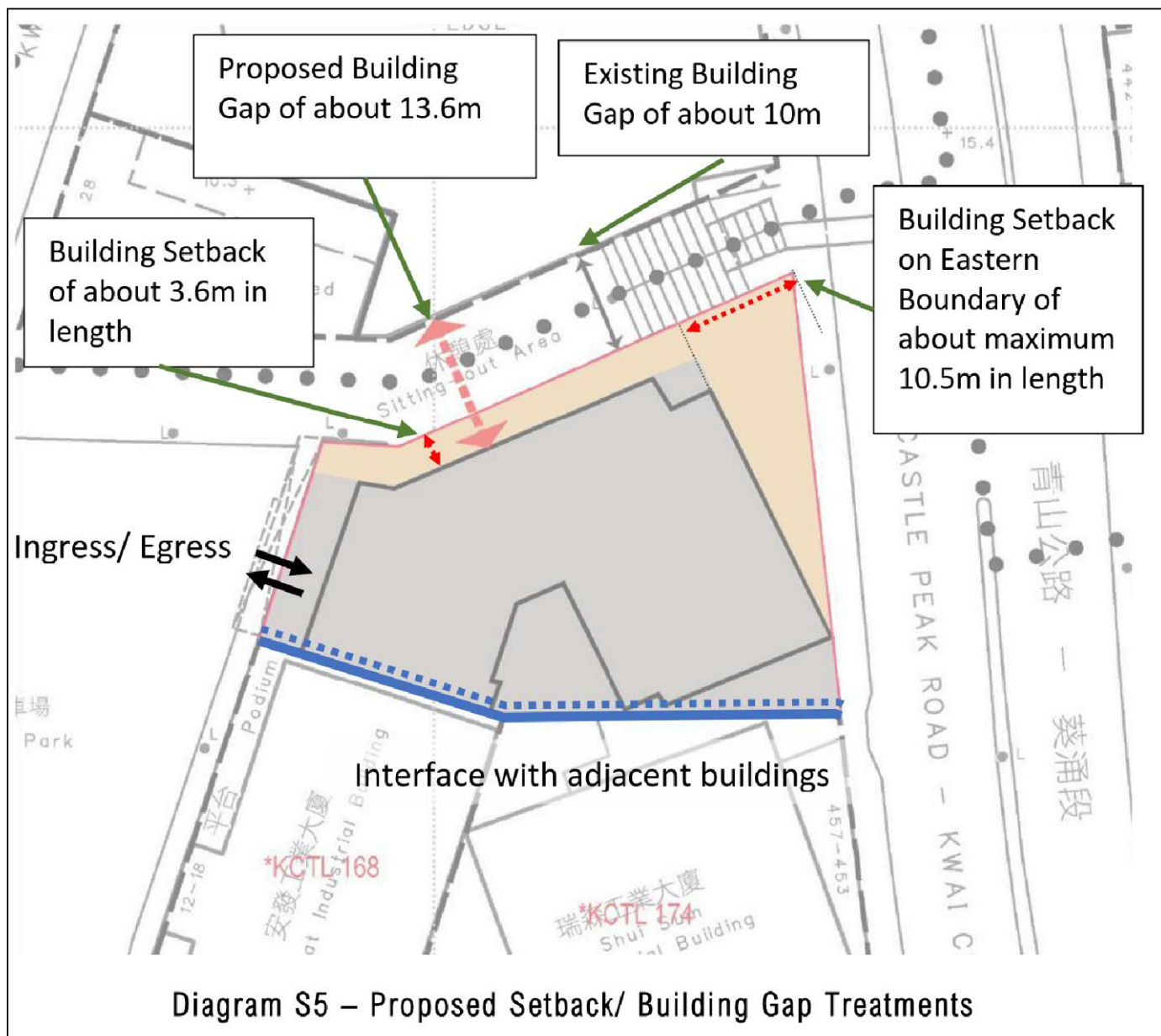


Diagram S5 – Proposed Setback/ Building Gap Treatments

參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-15

(來源：附錄 If)
(Source : Appendix If)

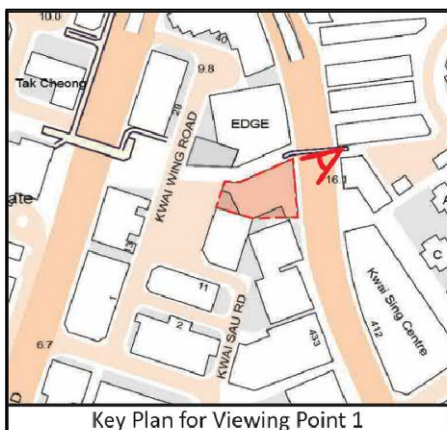


Figure 3a Existing Condition at Viewing Point 1



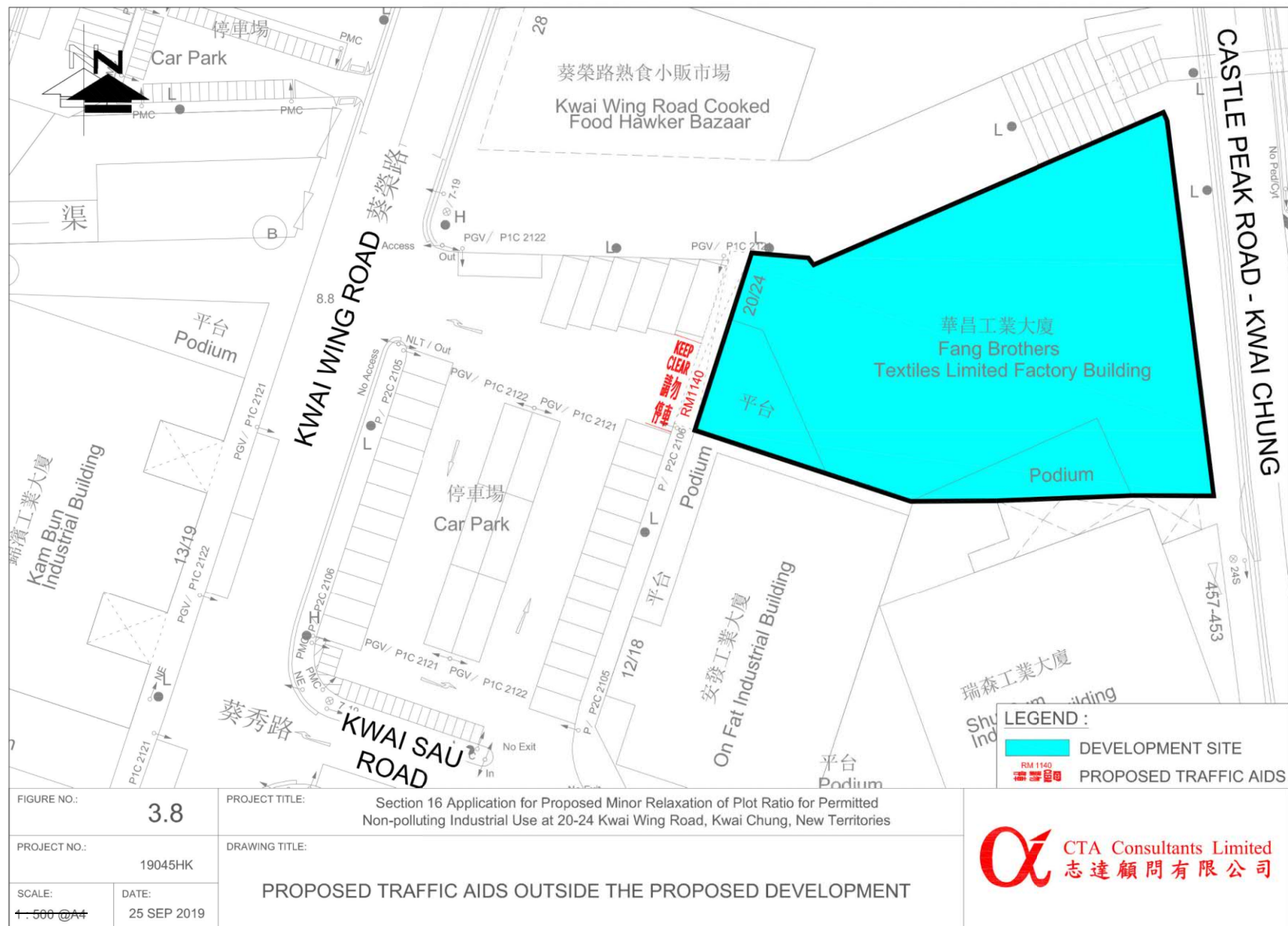
Figure 3b Future Condition at Viewing Point 1 with the Proposed Development

			Title: Photomontage for Viewing Point 1 Project No.: PPC-PLG-10032	Project: Section 16 Application for Proposed Relaxation of Plot Ratio for Permitted Non-polluting Industrial Use at 20-24 Kwai Wing Road, Kwai Chung, New Territories
Figure: 3a & b	Scale: N/A	Date: Sept 2019		

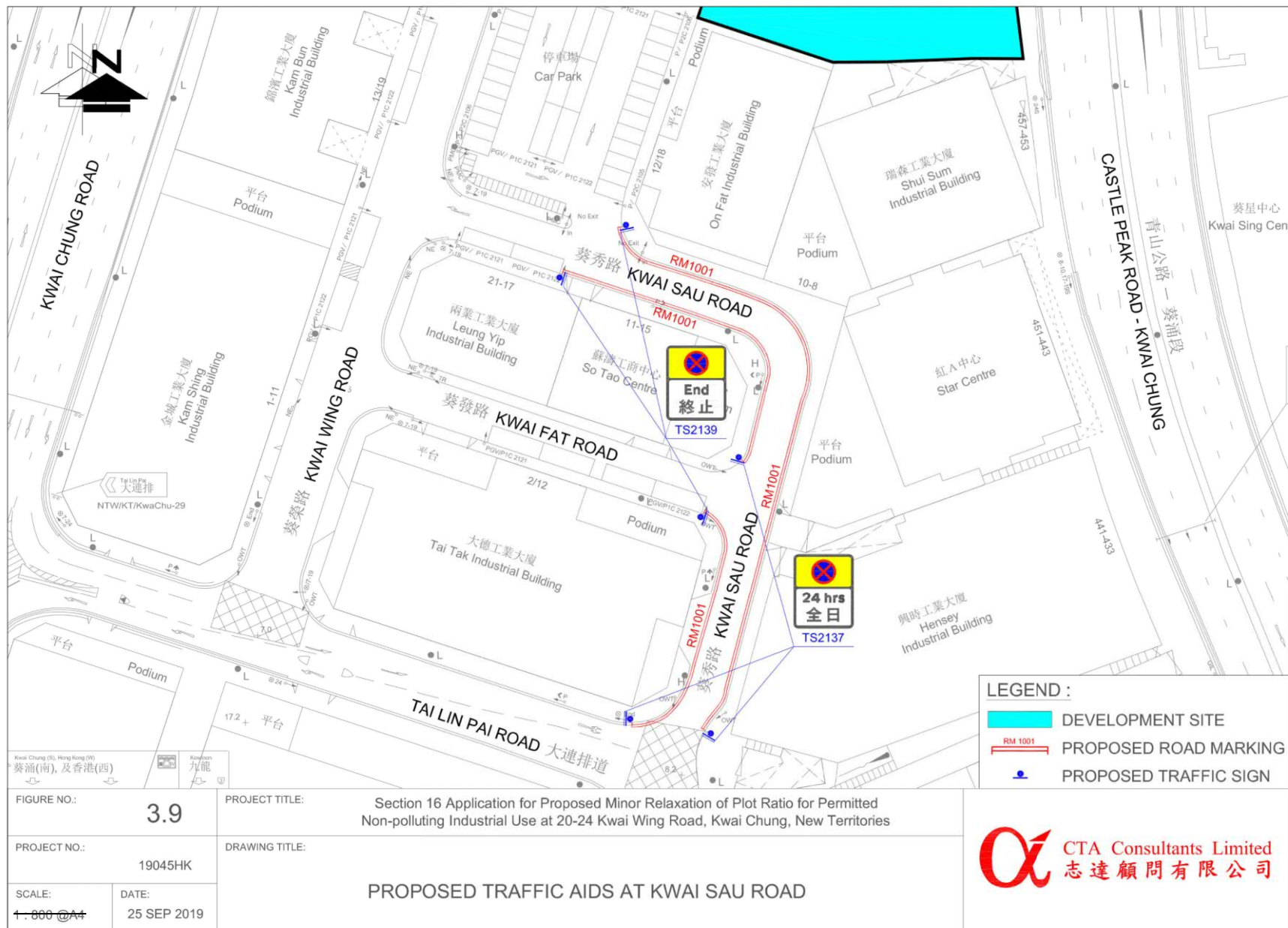
參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-16

(來源：附錄 Ie)
(Source : Appendix Ie)



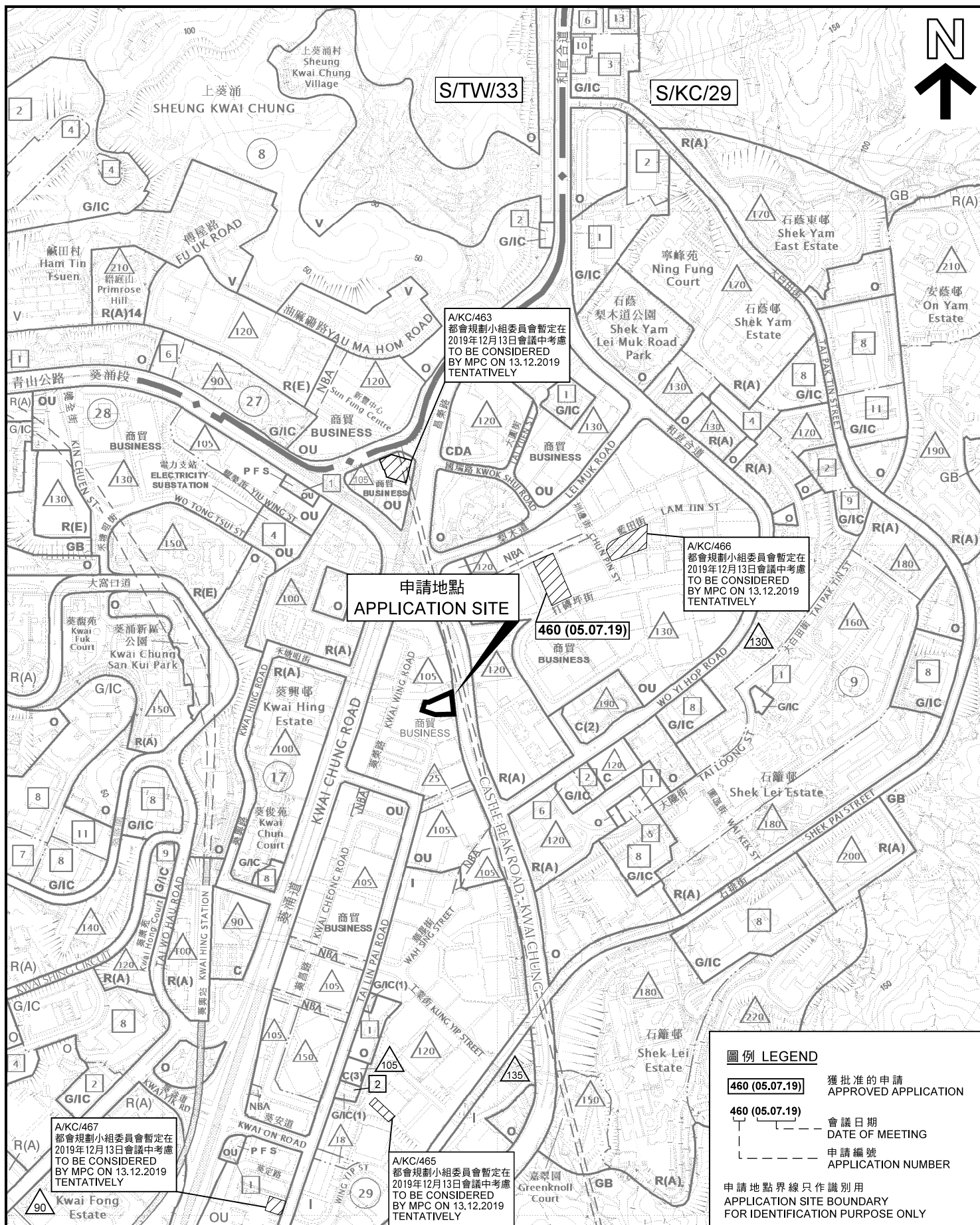
(來源：附錄 Id)
(Source : Appendix I d)



參考編號
REFERENCE No.
A/KC/464

繪圖
DRAWING
A-18

(來源：附錄 Id)
(Source : Appendix I d)



申請地點
APPLICATION SITE

A/KC/463
都會規劃小組委員會暫定在
2019年12月13日會議中考慮
TO BE CONSIDERED
BY MPC ON 13.12.2019
TENTATIVELY

A/KC/466
都會規劃小組委員會暫定在
2019年12月13日會議中考慮
TO BE CONSIDERED
BY MPC ON 13.12.2019
TENTATIVELY

460 (05.07.19)

A/KC/467
都會規劃小組委員會暫定在
2019年12月13日會議中考慮
TO BE CONSIDERED
BY MPC ON 13.12.2019
TENTATIVELY

A/KC/465
都會規劃小組委員會暫定在
2019年12月13日會議中考慮
TO BE CONSIDERED
BY MPC ON 13.12.2019
TENTATIVELY

圖例 LEGEND

- 460 (05.07.19) 獲批准的申請
APPROVED APPLICATION
- 460 (05.07.19) 會議日期
DATE OF MEETING
- 460 (05.07.19) 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限制，以作准許的非污染工業發展
(不包括涉及使用／貯存危險品的工業經營)
葵涌葵樂路20至24號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED NON-POLLUTING INDUSTRIAL DEVELOPMENT
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE/STORAGE OF DANGEROUS GOODS)
20-24 KWAI WING ROAD, KWAI CHUNG

SCALE 1 : 7 500 比例尺

米 100 0 100 200 300 METRES

本摘要圖於2019年11月13日擬備，所根據的資料
為：於2018年1月29日展示的分區計劃大綱圖編
號S/KC/29，以及於2017年4月11日核准的分區
計劃大綱圖編號S/TW/33

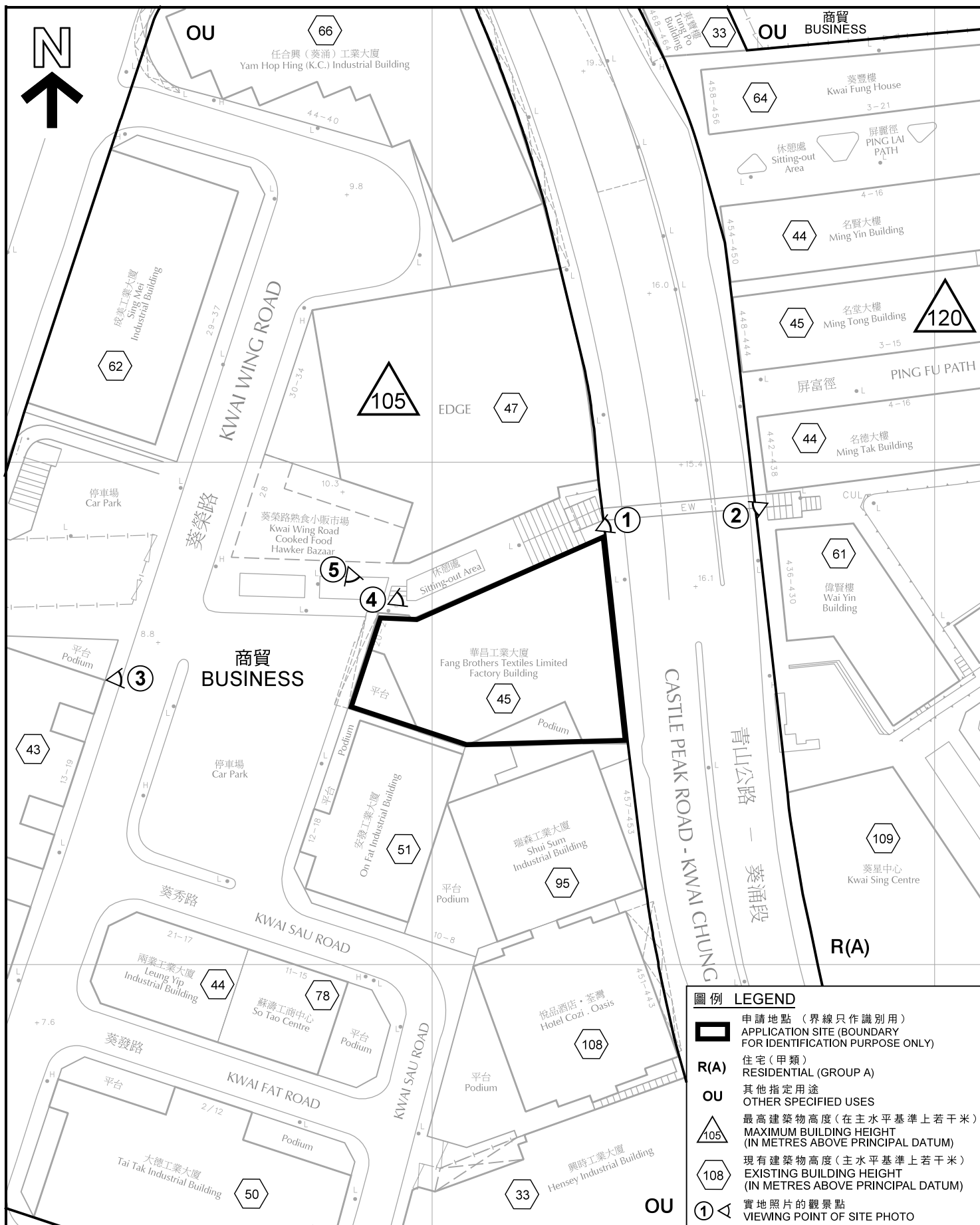
EXTRACT PLAN PREPARED ON 13.11.2019
BASED ON OUTLINE ZONING PLANS No.
S/KC/29 EXHIBITED ON 29.1.2018 AND
S/TW/33 APPROVED ON 11.4.2017

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/KC/464

圖 PLAN
A-1



平面圖 SITE PLAN

擬議略為放寬地積比率限制，以作准許的非污染工業發展
(不包括涉及使用／貯存危險品的工業經營)
葵涌葵榮路 2 0 至 2 4 號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED NON-POLLUTING INDUSTRIAL DEVELOPMENT
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE/STORAGE OF DANGEROUS GOODS)
20-24 KWAI WING ROAD, KWAI CHUNG

SCALE 1 : 1 000 比例尺

米 20 0 20 40 米
METRES

本摘要圖於2019年11月13日擬備，所根據的資料
為測量圖編號 7-SW-17C及22A

EXTRACT PLAN PREPARED ON 13.11.2019
BASED ON SURVEY SHEETS No.
7-SW-17C & 22A

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
A/KC/464

圖 PLAN
A-2



圖例 LEGEND



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

本圖於2019年11月13日擬備，所根據的
資料為攝於2019年7月26日的實地照片

PLAN PREPARED ON 13.11.2019
BASED ON SITE PHOTOS TAKEN
ON 26.7.2019

實地照片 SITE PHOTOS

擬議略為放寬地積比率限制，以作准許的非污染工業發展
(不包括涉及使用／貯存危險品的工業經營)

葵涌葵榮路20至24號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED NON-POLLUTING INDUSTRIAL DEVELOPMENT
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE/STORAGE OF DANGEROUS GOODS)
20-24 KWAI WING ROAD, KWAI CHUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/KC/464

圖 PLAN

A-3a



現有的樓梯通道及休憩處
EXISTING STAIRCASE & SITTING-OUT AREA

圖例 LEGEND



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

本圖於2019年11月13日擬備，所根據的
資料為攝於2019年8月23日的實地照片

PLAN PREPARED ON 13.11.2019
BASED ON SITE PHOTOS TAKEN
ON 23.8.2019

實地照片 SITE PHOTOS

擬議略為放寬地積比率限制，以作准許的非污染工業發展
(不包括涉及使用／貯存危險品的工業經營)

葵涌葵榮路20至24號

PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION FOR
PERMITTED NON-POLLUTING INDUSTRIAL DEVELOPMENT
(EXCLUDING INDUSTRIAL UNDERTAKINGS INVOLVING
THE USE/STORAGE OF DANGEROUS GOODS)
20-24 KWAI WING ROAD, KWAI CHUNG

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.

A/KC/464

圖 PLAN

A-3b