

MASTER LAYOUT PLAN

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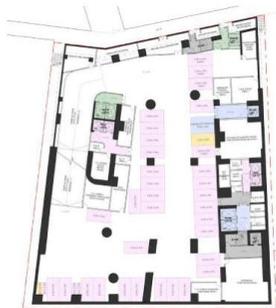
ISI DeSPACE (International) Limited

參考編號 REFERENCE No. Y/KC/17	繪圖 DRAWING Z-1
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(來源：附錄 Ia)
(Source : Appendix Ia)



B 1 / F
Car parking use



LG 1 / F
Car parking use



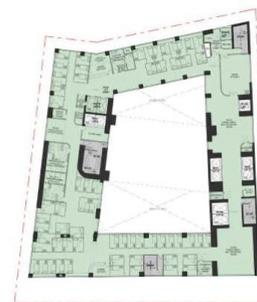
G / F
Shared use



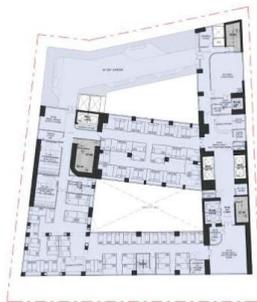
1 / F
RCHD use



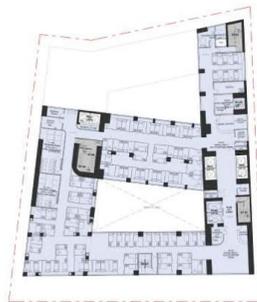
2 / F
RCHD use



3 / F
RCHD use



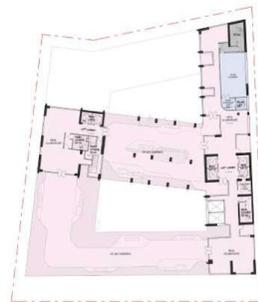
4 / F
RCHE use



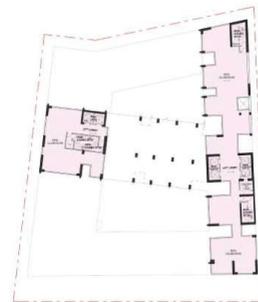
5 / F
RCHE use



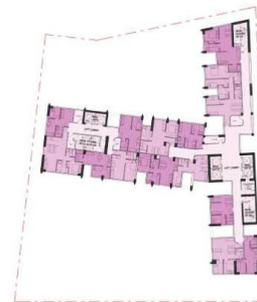
6 / F
RCHE use



7 / F
RCHE + Residential clubhouse



8 / F
Residential clubhouse



9 - 26 / F
Residential use



Shop Area



Shared Area



RCHD Zone



RCHE Zone



Residential Zone

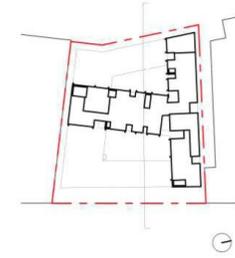
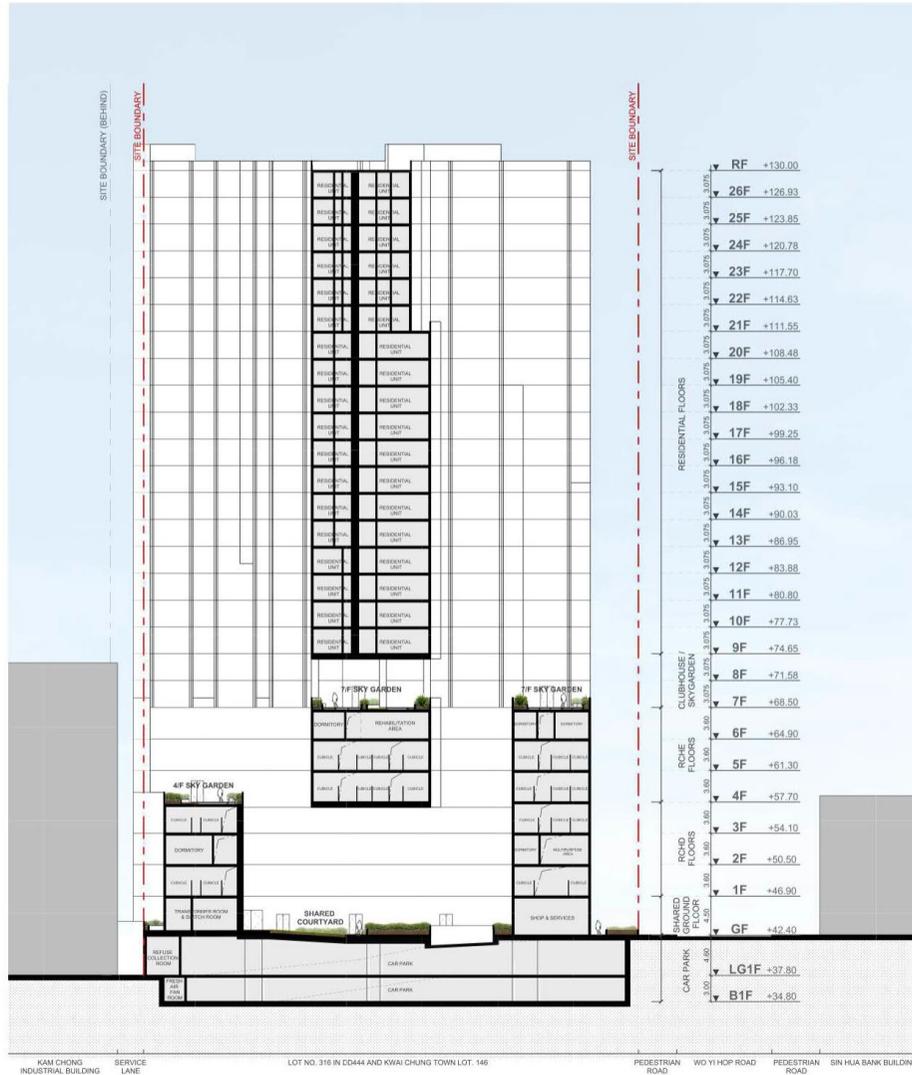


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PREMISE DEMARCATION PLANS OVERVIEW

參考編號 REFERENCE No. Y/KC/17	繪圖 DRAWING Z-2
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(來源：附錄 Ib)
(Source : Appendix Ib)



0 5 10m

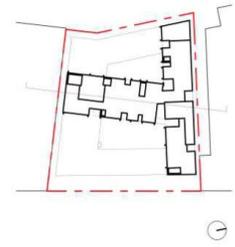
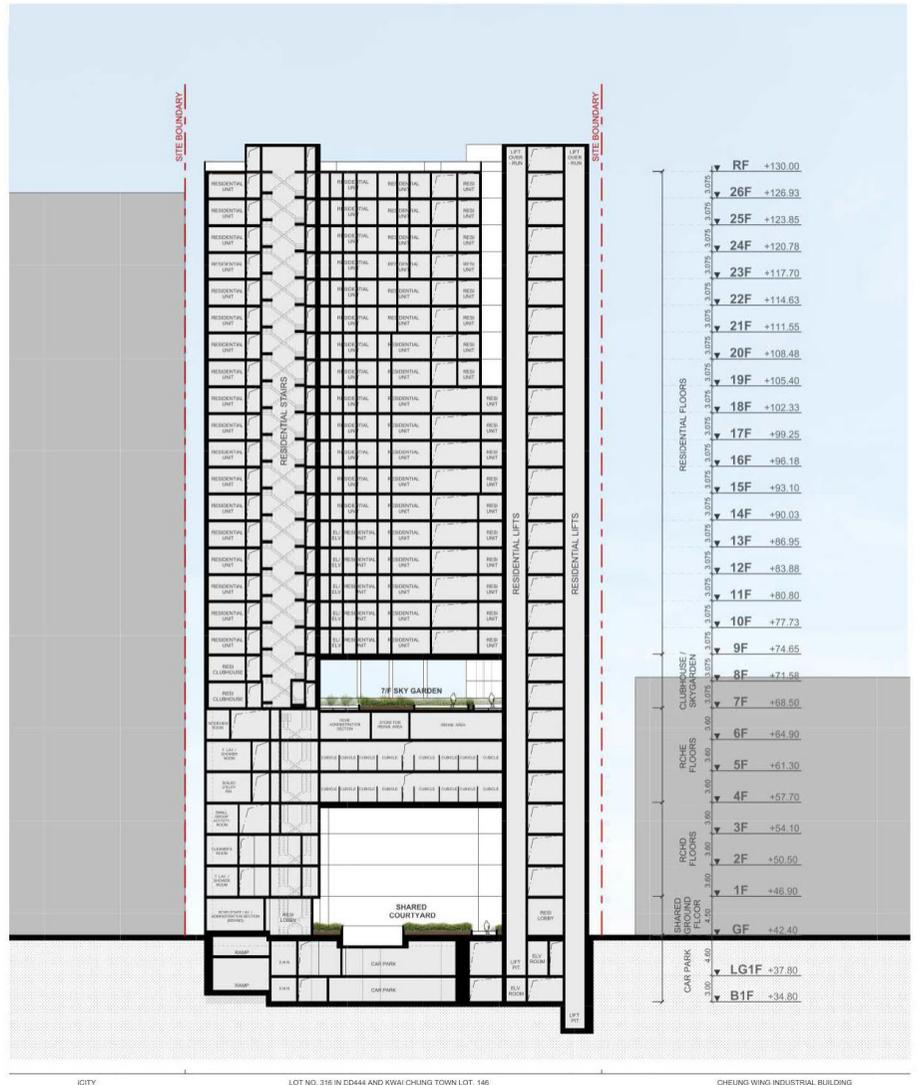
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SCHEMATIC SECTION X-X'

參考編號 REFERENCE No. Y/KC/17	繪圖 DRAWING Z-3
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(來源：附錄 Id)
(Source : Appendix Id)



ICITY LOT NO. 316 IN ED444 AND KWAI CHUNG TOWN LOT. 146 CHEUNG WING INDUSTRIAL BUILDING

SCHEMATIC SECTION Z-Z'

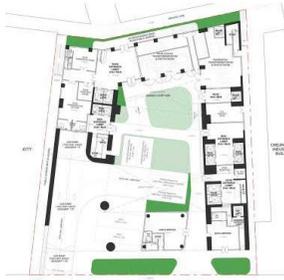
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參考編號 REFERENCE No. Y/KC/17	繪圖 DRAWING Z-4
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(來源：附錄 Id)
(Source : Appendix Id)

Primary Zone



G/F

Total Green Area: 276.5m²

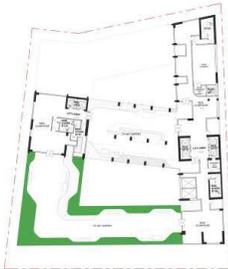
- Greening features with no reduction factor
188.0m²
- Greening features subject to 50% reduction factor
 $177.0 \times 0.5 = 88.5\text{m}^2$

Non-Primary Zone



4/F Sky Garden

■ **Total Green Area: 120.0m²**



7/F Sky Garden

■ **Total Green Area: 156.5m²**

*SITE AREA: 2764.8m²
(min total green coverage: 553.0m² or 20%)

TOTAL GREEN COVERAGE
not less than 553.0m² or 20%

	Greening features with no reduction factor	Greening features subject to 50% reduction factor (*Max. 165.9m ²)	Total area
Primary Zone (*Min.276.5m ²)	188.0m ²	88.5m ²	276.5m² (10%)
Non- Primary Zone (*Max.276.5m ²)	276.5m ²	-	276.5m² (10%)
Total Area	464.5m ²	88.5m ²	553.0m²



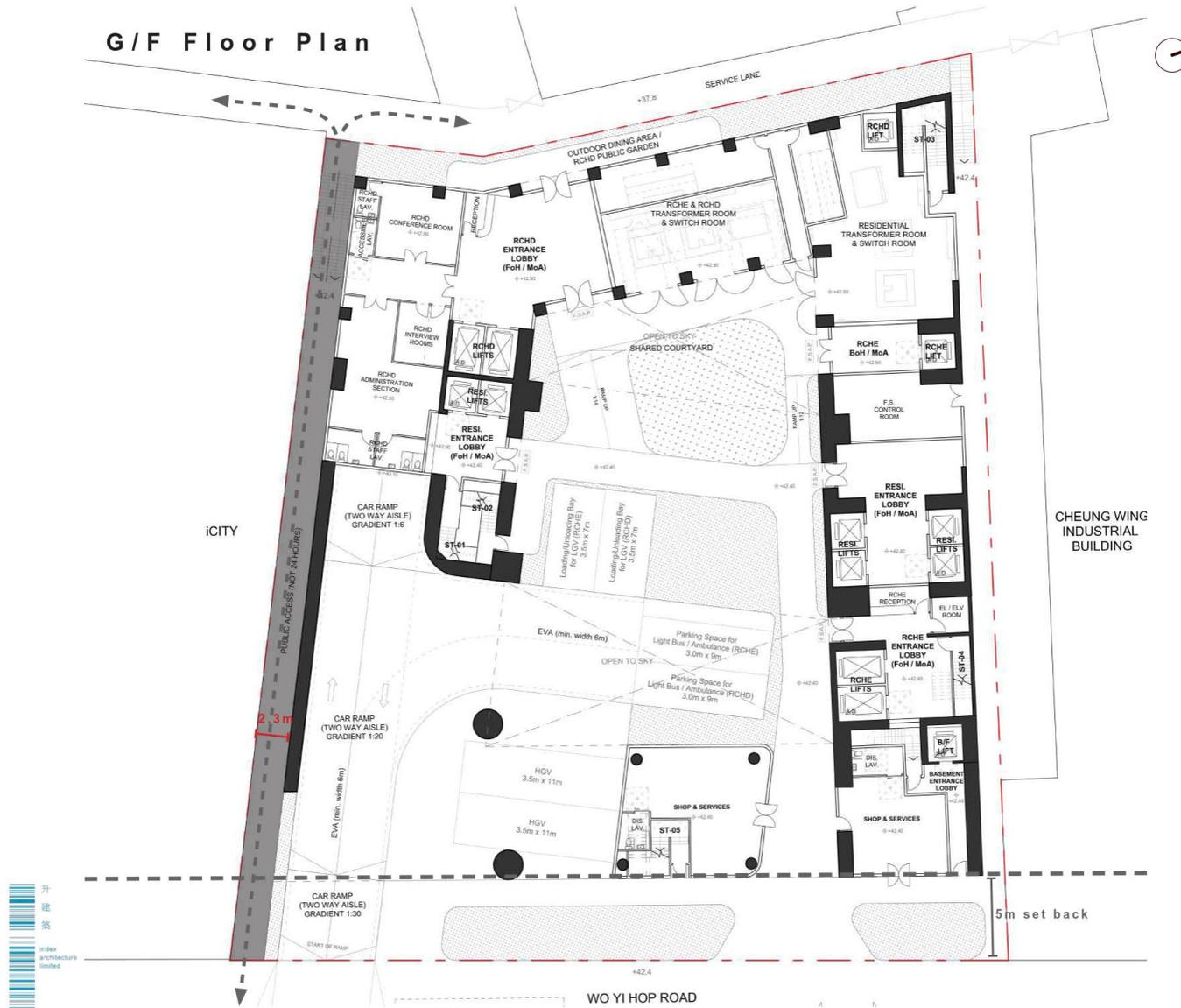
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GREEN COVERAGE CALCULATIONS

參考編號 REFERENCE No. Y/KC/17	繪圖 DRAWING Z-5
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(來源：附錄 Id)
(Source : Appendix Id)

G/F Floor Plan



5. Public Access (Not 24-Hours): public pathway for direct access from Wo Yi Hop Road to Service Lane through Project Site

DESIGN CONCEPT

With the intention of enhancing the connectivity as well as improving the street scape environment at pedestrian level, the entirety of the building is set-back from the southern site boundary. A pedestrian foot-path is provided to connect Wo Yi Hop Road with the service lane, thereby providing greater connectivity between Wo Yi Hop Road, Ta Chuen Ping Street and Lam Tin Street.

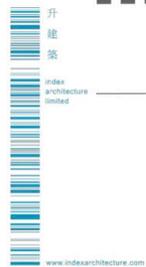
DESIGN GUIDELINE

- The entirety of the building is set back from the southern site boundary to provide an approximately 2.3m wide pedestrian access path.
- The access path will be designed with hard-paving to improve the street scape condition of the neighborhood at pedestrian level.

Remark

A 5m setback serves as a buffer zone to the nearby road. It also provides an opportunity to enhance the area with landscaping at the pedestrian level.

URBAN DESIGN MERIT 5 - PUBLIC ACCESS



參考編號 REFERENCE No. Y/KC/17	繪圖 DRAWING Z-6
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(來源：附錄 Id)
(Source : Appendix Id)



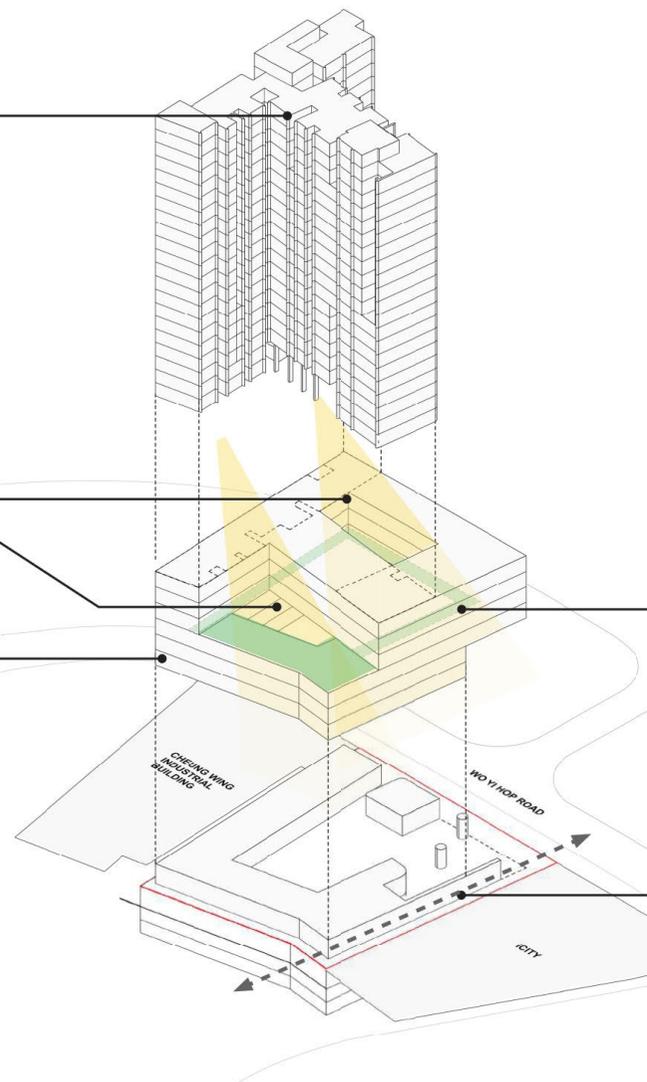
1. Cross Ventilation:
carved voids in residential tower
to facilitate cross ventilation
through common areas

3. Porosity:
building mass allowing porosity
for ventilation and sunlight to
penetrate into street level

4. Operational Synergy:
a co-beneficial synergy in the
operation of RCHD and RCHE to
allow social interaction between
residents

2. Green Ring:
leisure walkway connecting to
4/F sky garden

5. Public Access (Not 24-Hours):
public pathway for direct access
from Wo Yi Hop Road to Service
Lane through Project Site

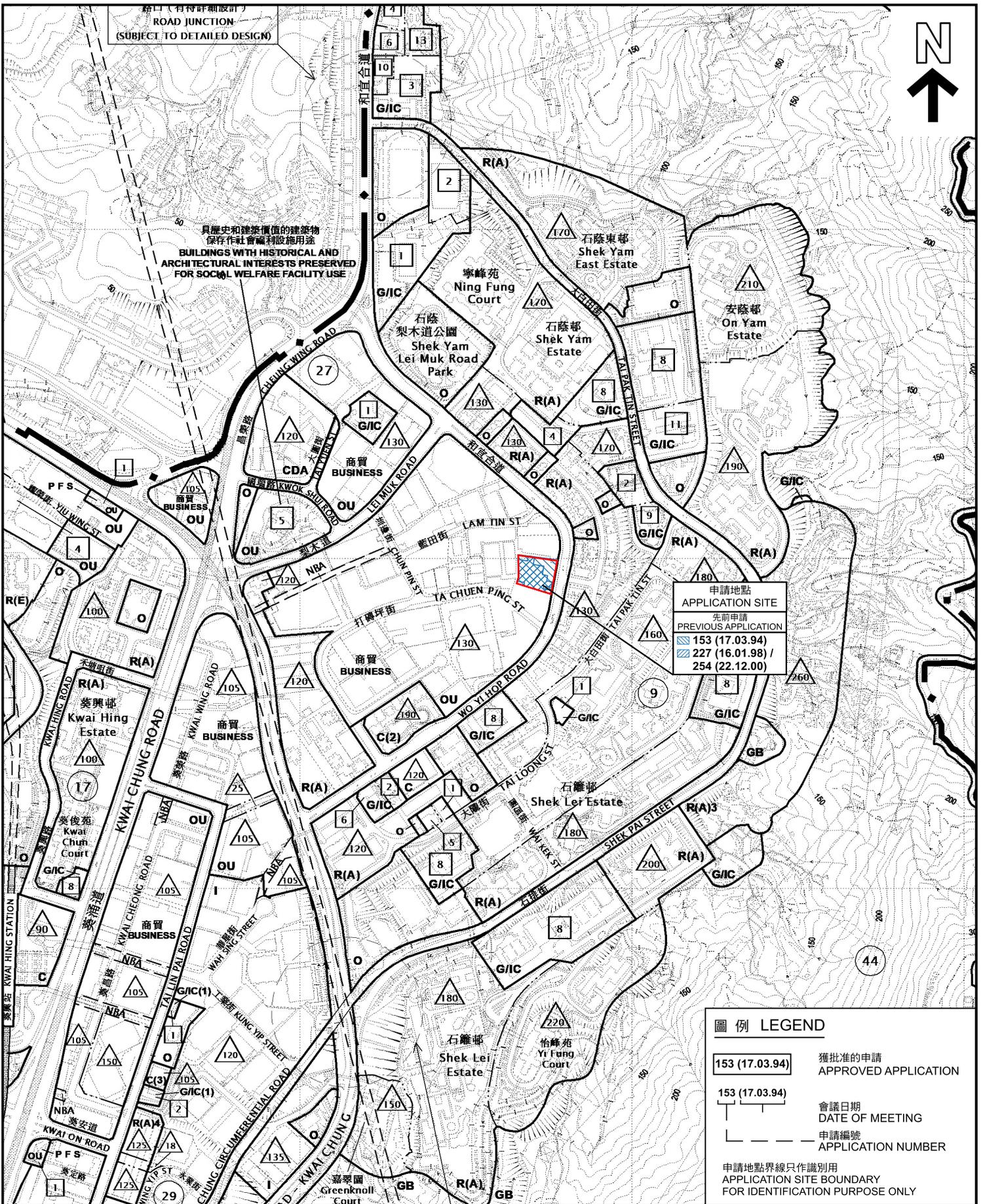


URBAN DESIGN MERITS OVERVIEW



參考編號 REFERENCE No. Y/KC/17	繪圖 DRAWING Z-7
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(來源：附錄 Id)
(Source : Appendix Id)



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

具歷史和建築價值的建築物
保存作社會福利設施用途
BUILDINGS WITH HISTORICAL AND
ARCHITECTURAL INTERESTS PRESERVED
FOR SOCIAL WELFARE FACILITY USE

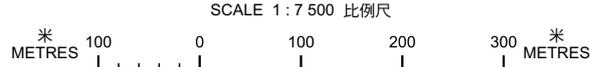
申請地點
APPLICATION SITE
先前申請
PREVIOUS APPLICATION
153 (17.03.94)
227 (16.01.98) /
254 (22.12.00)

圖例 LEGEND	
	獲批准的申請 APPROVED APPLICATION
	153 (17.03.94)
	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

本摘要圖於2026年2月20日擬備，
所根據的資料為於2023年10月3日
核准的分區計劃大綱圖編號S/KC/32
EXTRACT PLAN PREPARED ON
20.2.2026 BASED ON OUTLINE ZONING
PLAN No. S/KC/32 APPROVED ON
3.10.2023

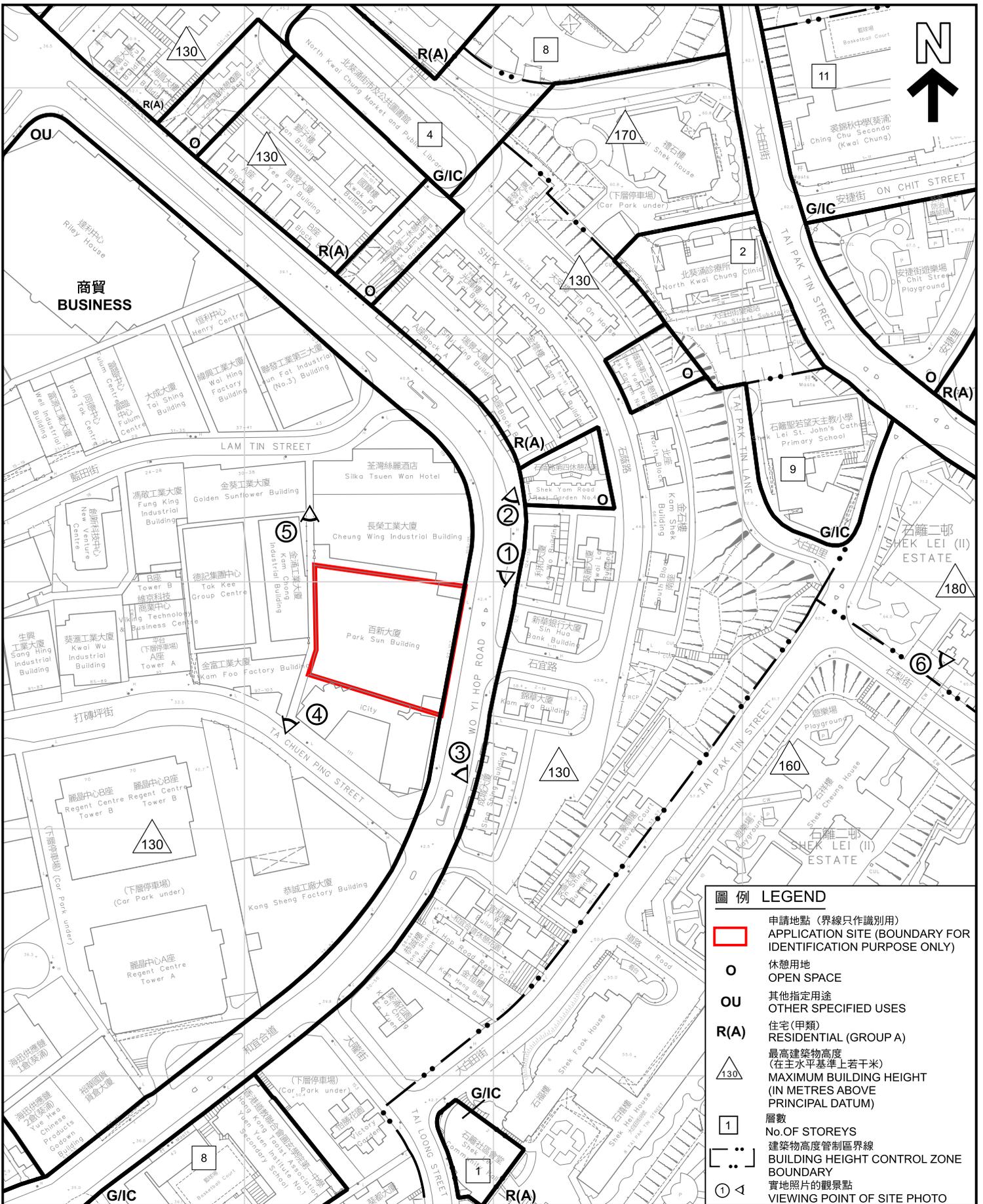
把申請地點由「其他指定用途」註明「商貿」改劃為「住宅(戊類)2」地帶
葵涌和宜合道97-107號丈量約份第444地段第316號及葵涌市地段第146號
TO REZONE THE APPLICATION SITE FROM "OTHER SPECIFIED USES"
ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E)2"
LOT 316 IN D.D. 444 AND KWAI CHUNG TOWN LOT 146
97-107 WO YI HOP ROAD, KWAI CHUNG



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參考編號
REFERENCE No.
Y/KC/17

圖 PLAN
Z-1



圖例 LEGEND	
	申請地點(界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	休憩用地 OPEN SPACE
	其他指定用途 OTHER SPECIFIED USES
	住宅(甲類) RESIDENTIAL (GROUP A)
	最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
	層數 No. OF STOREYS
	建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

平面圖 SITE PLAN

本摘要圖於2026年1月23日擬備，
所根據的資料為測量圖編號7-SW-17C及D
EXTRACT PLAN PREPARED ON
23.1.2026 BASED ON SURVEY SHEET
No. 7-SW-17C&D

把申請地點由「其他指定用途」註明「商貿」改劃為「住宅(戊類)2」地帶
葵涌和宜合道97-107號丈量約份第444地段第316號及葵涌市地段第146號
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ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E)2"
LOT 316 IN D.D. 444 AND KWAI CHUNG TOWN LOT 146
97-107 WO YI HOP ROAD, KWAI CHUNG

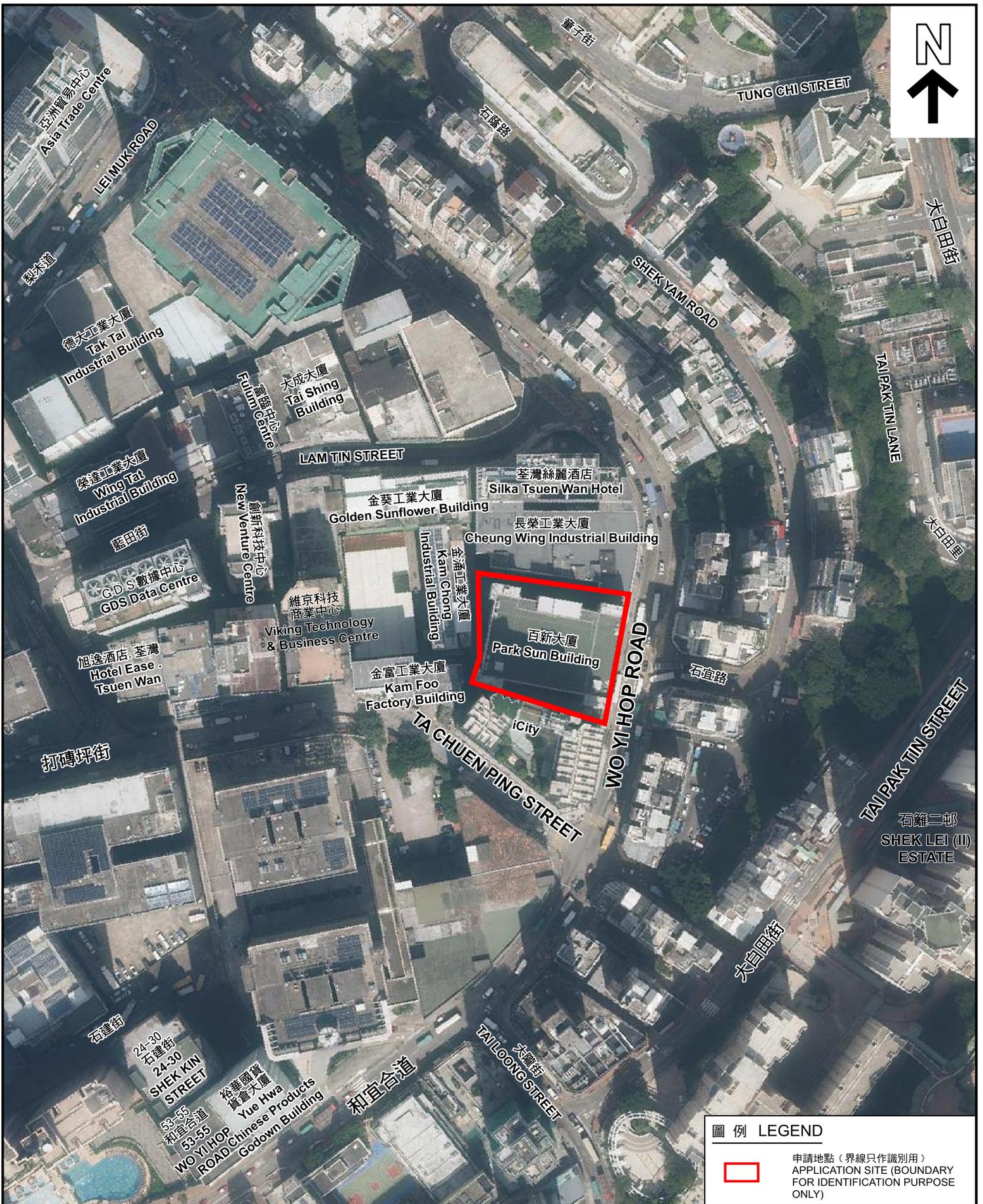


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參考編號
REFERENCE No.
Y/KC/17

圖 PLAN
Z-2





本摘要圖於2026年2月13日擬備，所根據的資料為地政總署於2024年10月22日拍得的航攝照片編號E232862C

EXTRACT PLAN PREPARED ON 13.2.2026 BASED ON AERIAL PHOTO No. E232862C TAKEN ON 22.10.2024 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點由「其他指定用途」註明「商貿」改劃為「住宅（戊類）2」地帶
葵涌和宜合道97-107號丈量約份第444地段第316號及葵涌市地段第146號
TO REZONE THE APPLICATION SITE FROM "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E)2"
LOT 316 IN D.D. 444 AND KWAI CHUNG TOWN LOT 146
97-107 WO YI HOP ROAD, KWAI CHUNG

圖例 LEGEND

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

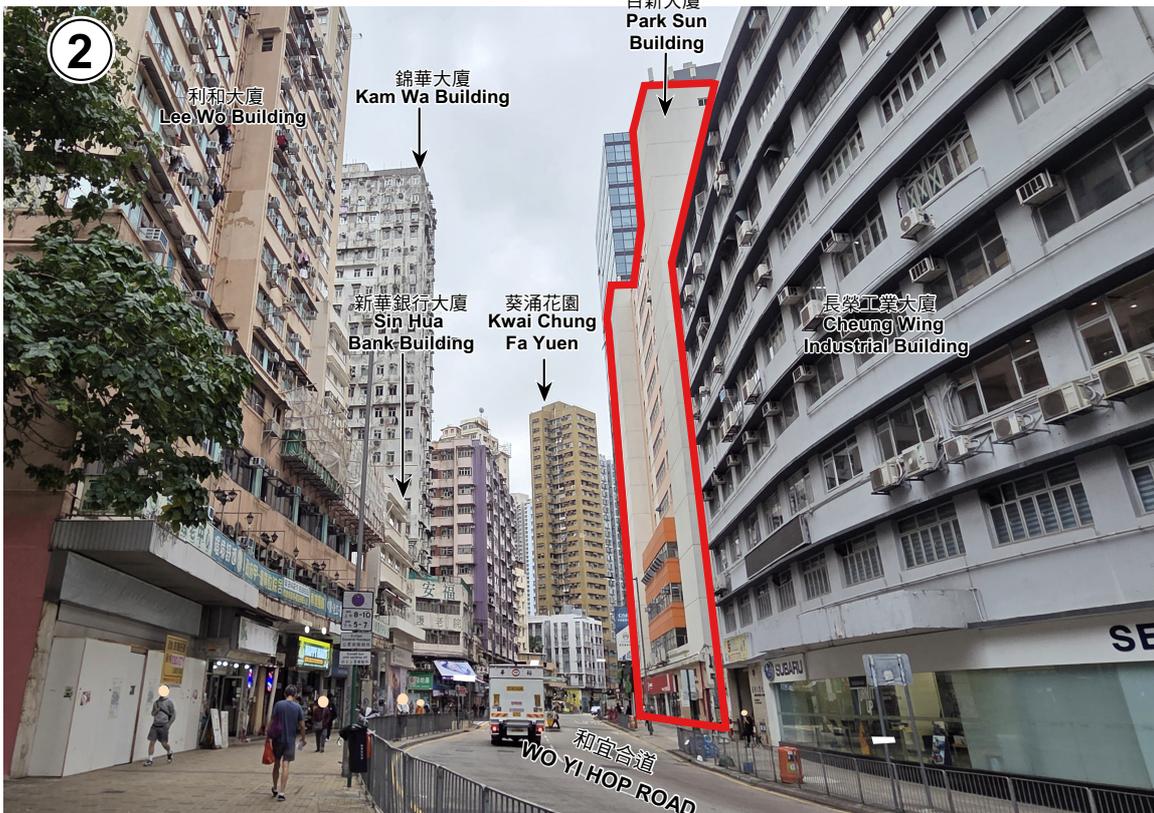
 **規劃署**
Planning Department

參考編號 REFERENCE No. Y/KC/17

圖 PLAN Z-3



申請地點
APPLICATION SITE



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

實地照片 SITE PHOTOS

本圖於2026年2月3日擬備，所根據的資料為攝於2026年1月20日的實地照片

PLAN PREPARED ON 3.2.2026
BASED ON SITE PHOTOS
TAKEN ON 20.1.2026

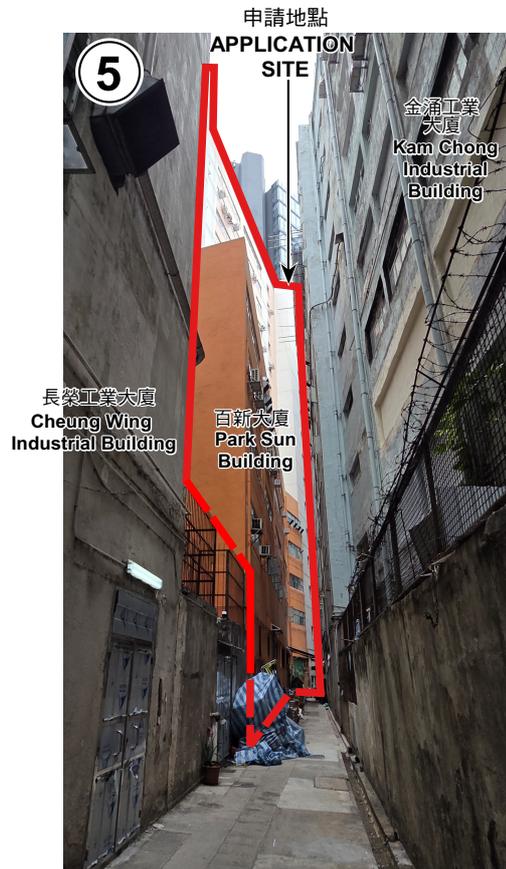
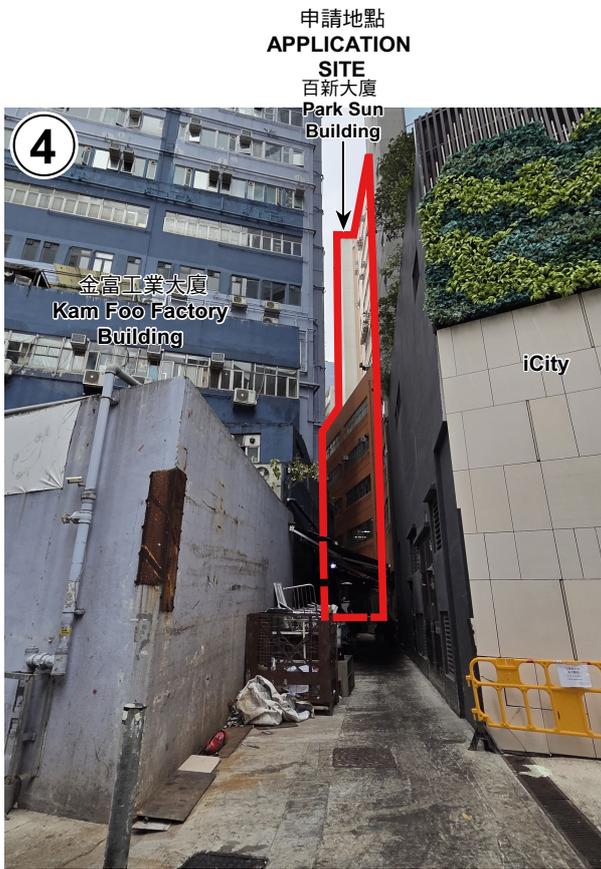
把申請地點由「其他指定用途」註明「商貿」改劃為「住宅（戊類）2」地帶
葵涌和宜合道97-107號丈量約份第444地段第316號及葵涌市地段第146號
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ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E)2"
LOT 316 IN D.D. 444 AND KWAI CHUNG TOWN LOT 146
97-107 WO YI HOP ROAD, KWAI CHUNG



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參考編號
REFERENCE No.
Y/KC/17

圖 PLAN
Z-4



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

實地照片 SITE PHOTOS

本圖於2026年2月3日擬備，所根據的資料為攝於2026年1月20日的實地照片
PLAN PREPARED ON 3.2.2026
BASED ON SITE PHOTOS
TAKEN ON 20.1.2026

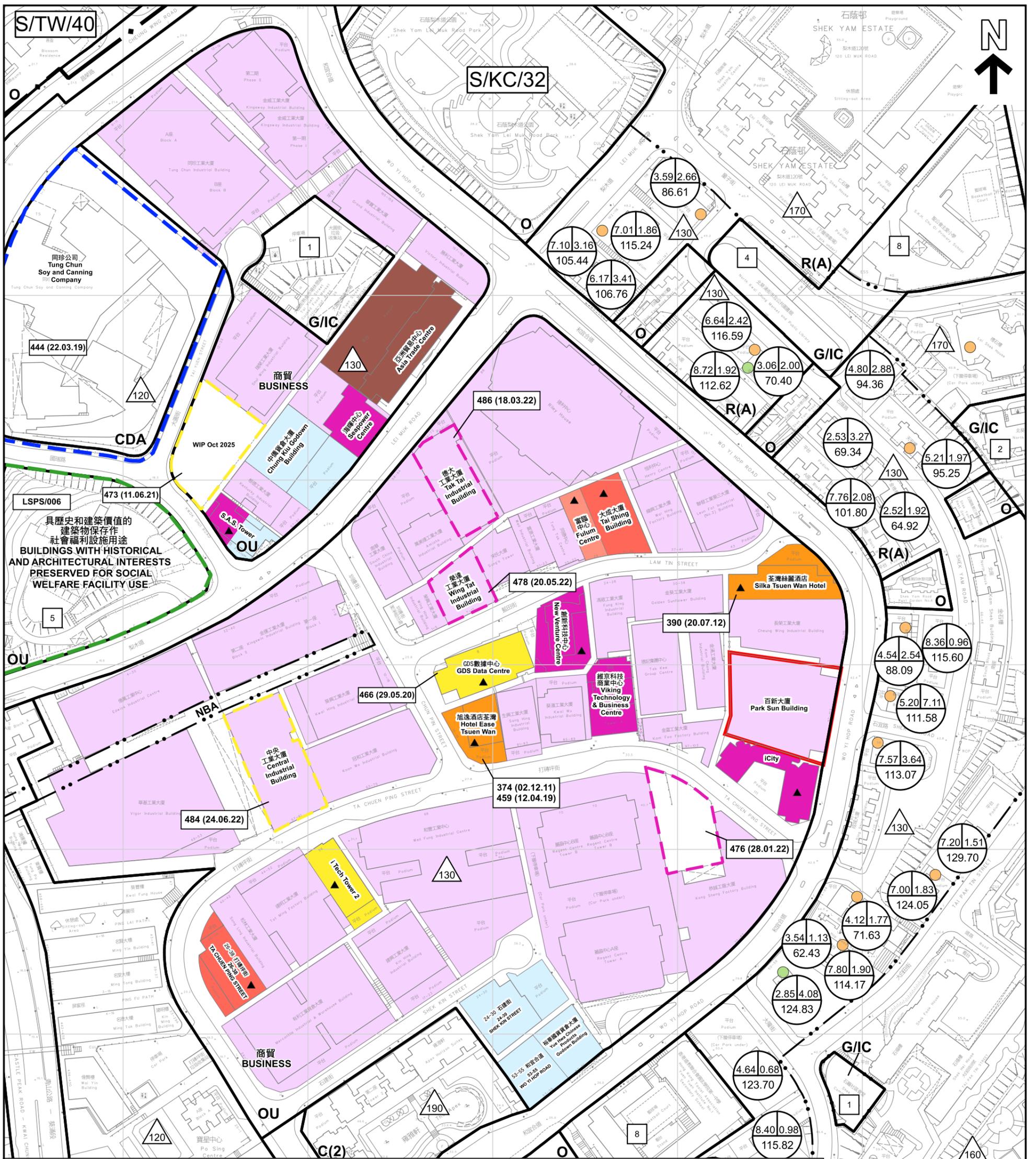
把申請地點由「其他指定用途」註明「商貿」改劃為「住宅（戊類）2」地帶
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Planning Department

參考編號
REFERENCE No.
Y/KC/17

圖 PLAN
Z-5



圖例 LEGEND		和宜合道工業區內主要現有用途 PREDOMINANT EXISTING USE IN WYHRIBA		已規劃用途 PLANNED USE	
申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)	現有住用地積比率、非住用地積比率及建築物高度 EXISTING DOMESTIC PLOT RATIO (PR), NON-DOMESTIC PR AND BUILDING HEIGHT (BH)	工業用途 INDUSTRIAL USE	非污染工業用途 NON-POLLUTING INDUSTRIAL USE	非污染工業用途 NON-POLLUTING INDUSTRIAL USE	數據中心 DATA CENTRE
最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	安老院 RESIDENTIAL CARE HOMES FOR THE ELDERLY (RCHE)	工業/辦公室用途 INDUSTRIAL/OFFICE USE	貨倉及貯物室 WAREHOUSE & STORAGE	分屬住宅、食肆、商店及服務行業和辦公室綜合發展 COMPREHENSIVE DEVELOPMENT FOR 'FLAT', 'EATING PLACE', 'SHOP AND SERVICES' AND 'OFFICE' USES	土地共享先導計劃申請編號 LSPS/006 LAND SHARING PILOT SCHEME No. LSPS/006
(層數) (No. OF STOREYS)	殘疾人士院舍 RESIDENTIAL CARE HOMES FOR PERSONS WITH DISABILITIES (RCHD)	數據中心 DATA CENTRE	商業用途 COMMERCIAL USE	商業/住宅(酒店) COMMERCIAL-RESIDENTIAL (HOTELS)	
建築物高度管制區界線 BUILDING HEIGHT CONTROL ZONE BOUNDARY	2001年後完成的發展 COMPLETED DEVELOPMENTS SINCE 2001	商業/住宅(酒店) COMMERCIAL-RESIDENTIAL (HOTELS)	商業及辦公室 BUSINESS & OFFICE		

平面圖 SITE PLAN

把申請地點由「其他指定用途」註明「商貿」改劃為「住宅(戊類)2」地帶
葵涌和宜合道97-107號丈量約份第444地段第316號及葵涌市地段第146號
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ANNOTATED "BUSINESS" TO "RESIDENTIAL (GROUP E)2"
LOT 316 IN D.D. 444 AND KWAI CHUNG TOWN LOT 146 97-107 WO YI HOP ROAD, KWAI CHUNG

本摘要圖於2026年2月20日擬備，所根據的資料為測量圖編號7-SW-17C及D和7-SW-22A及B

EXTRACT PLAN PREPARED ON 20.2.2026
BASED ON SURVEY SHEETS
No. 7-SW-17A,B,C&D and 7-SW-22A&B

SCALE 1:2 000 比例尺

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圖 PLAN
Z-6