

B/F(5000mH.)

44/52



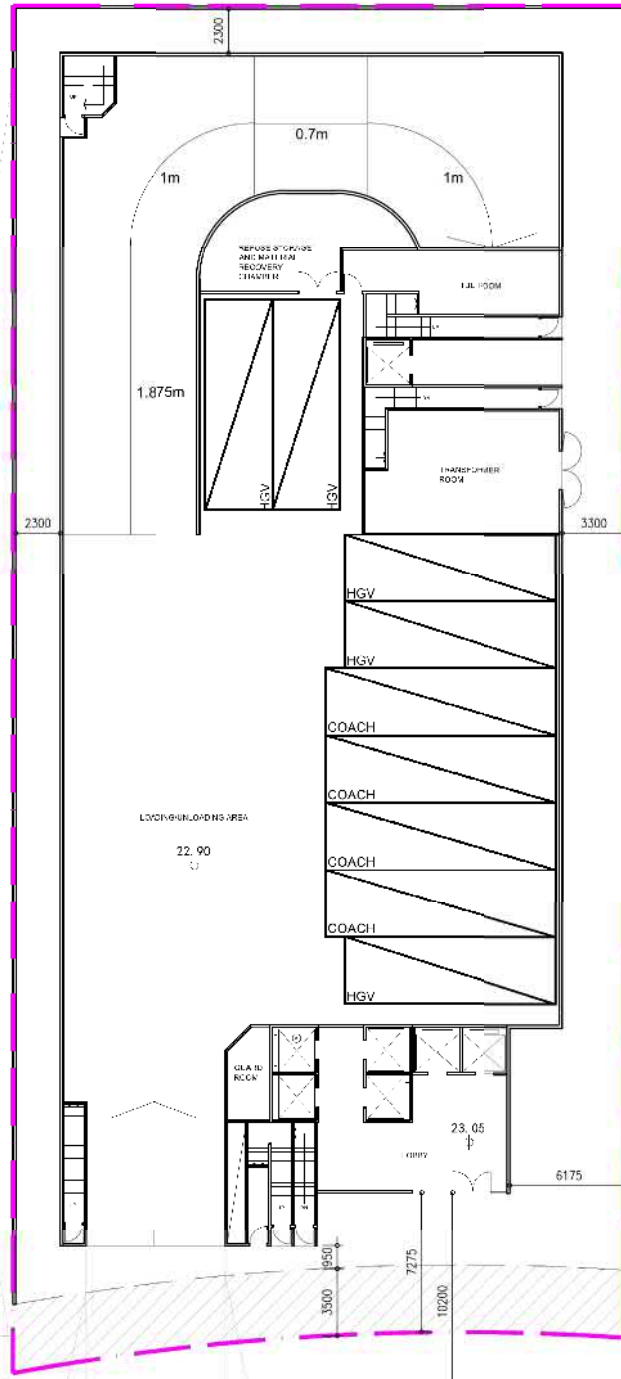
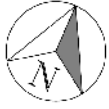
LAYOUT PLAN

57-61 TA CHUEN PING STREET, KWAI CHUNG

Scale	Date	Rev	Date	Rev	Date	Approved	By
1:250	2020-01-21	*	*	*	*	Checked	BL
File no.	Drawing no.					Drawn	BW
02418	SK-01						

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-1
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(來源：附錄 Id)  
(Source : Appendix Id)



G/F(6000mH.)

44/52



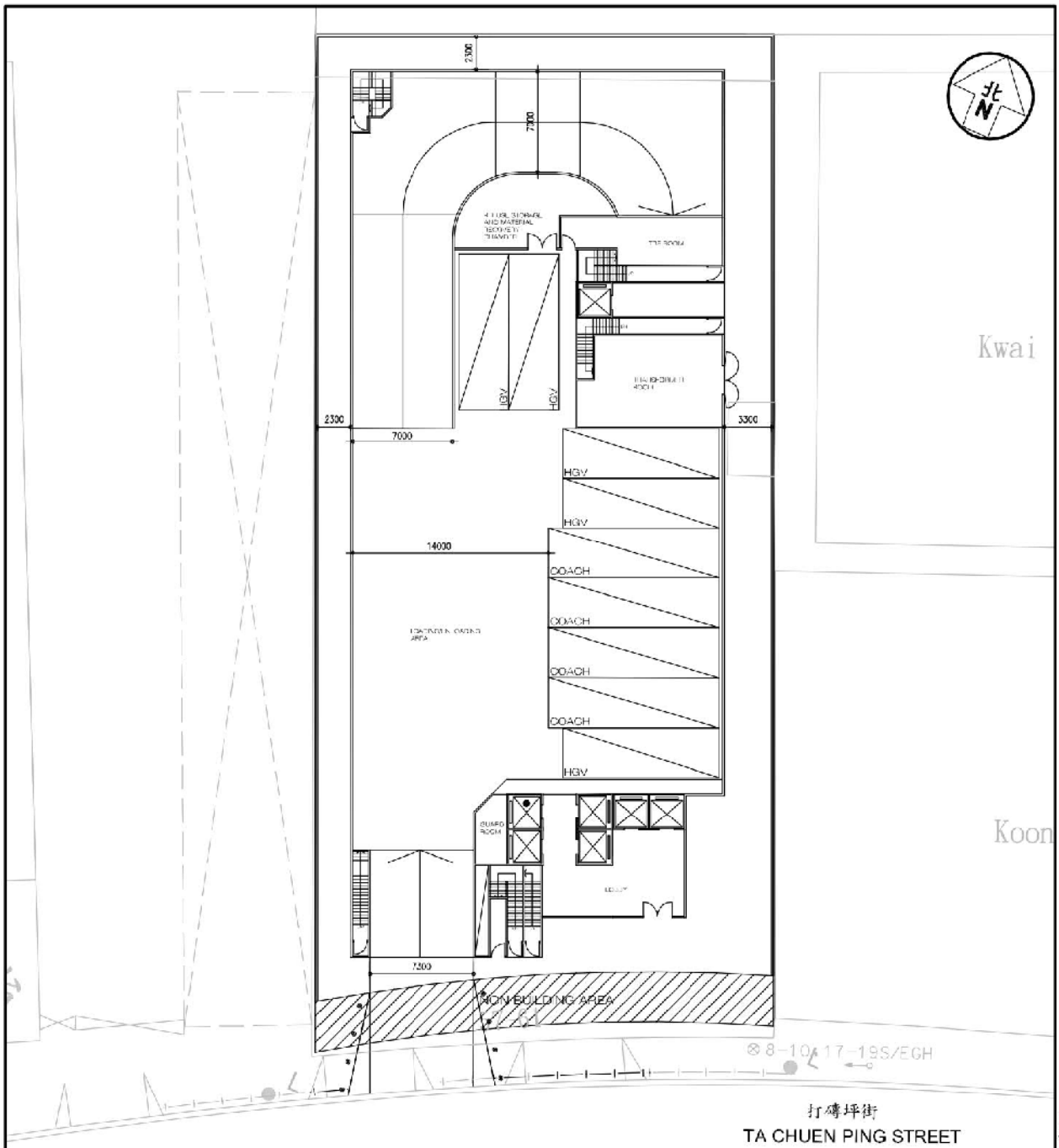
LAYOUT PLAN

57-61 TA CHUEN PING STREET, KWA I CHUNG

Scale	Date	Rev	Date	Rev	Date	Approved	BL
1:200 (A)	2020-01-21	-	-	-	-	Checked	RI
02416	SK-02	-	-	-	-	Drawn	BW

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-2
-----------------------------------	----------------------

(來源：附錄 Ig)  
(Source : Appendix Ig)



**LEGEND :**

-  Proposed Bollard to be Installed at 2m spacing
-  Proposed Railing to be Installed
-  Heavy Goods Vehicle Loading / Unloading Bay @11.0m(L) X 3.5m(W) X min.4.7m(H)
-  Coach Lay-by @12.0m(L) X 3.5m(W) X min.3.8m(H)

Project Title  
**PROPOSED HOTEL AT 57 - 61 TA CHUEN PING STREET, KWAI CHUNG, N.T.**

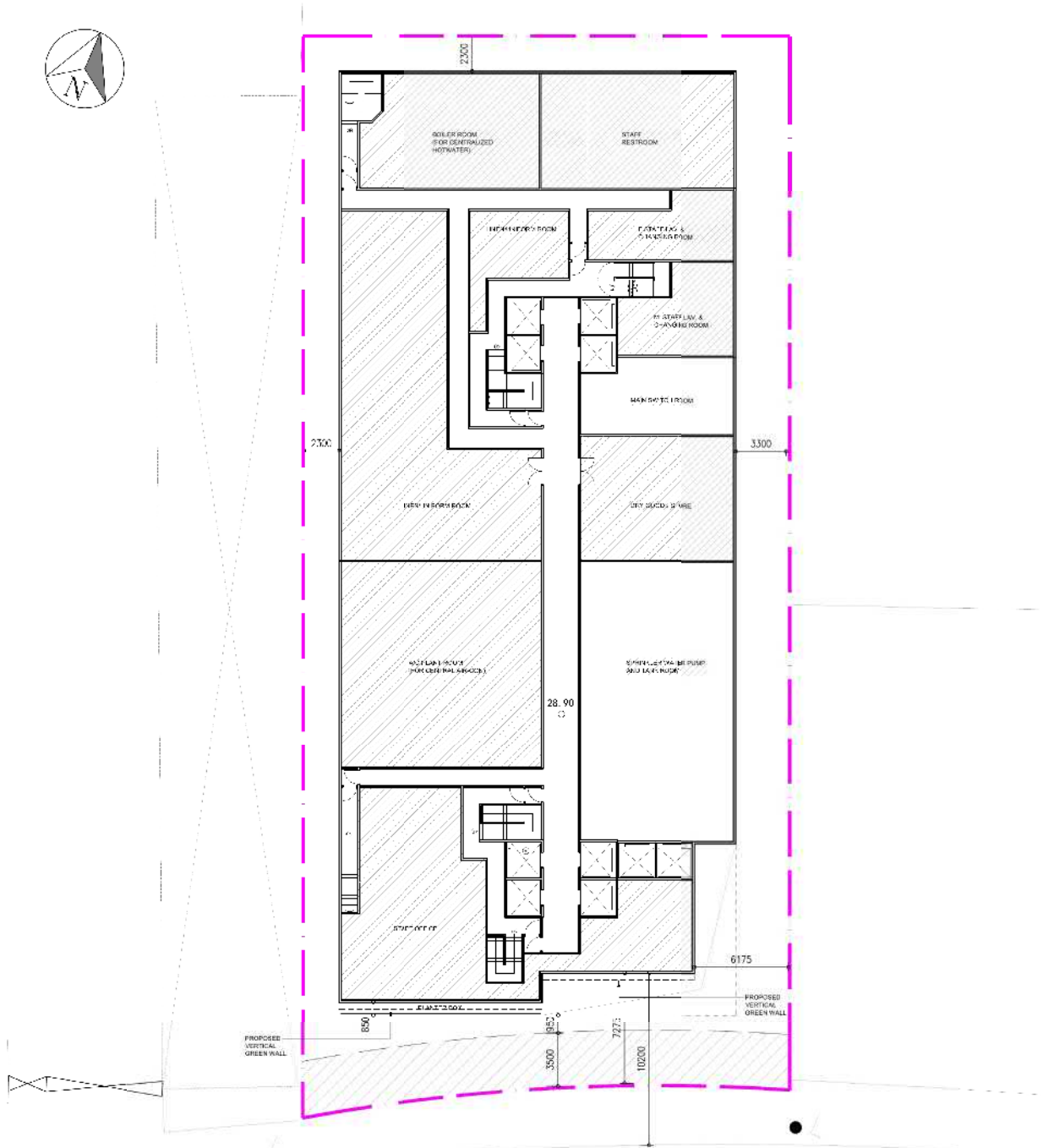
Figure Title  
**PROPOSED GROUND FLOOR PLAN**

Job No. <b>J6890</b>	Figure No. <b>3.1</b>	Scale in 1/4" <b>1:400</b>
Designed by <b>H C F</b>	Drawn by <b>S C Y</b>	Checked by <b>K C</b>
Revision <b>B</b>		Date <b>06 AUG 2020</b>
<b>CKM Asia Limited</b> Traffic and Transportation Planning Consultants 21st Floor, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong Tel : (852) 2520 5999 Fax : (852) 2528 6343 Email : mail@ckmasia.com.hk		

參考編號 REFERENCE No. <b>A/KC/469</b>	繪圖 DRAWING <b>A-3</b>
--	-----------------------------

(來源：附錄 Ic)  
 (Source : Appendix Ic)

T:\JOB\J6890\J6890\2020 08\Fig 3.1 - 3.2 RevB.dwg



1/F(4500mH.)

44/52



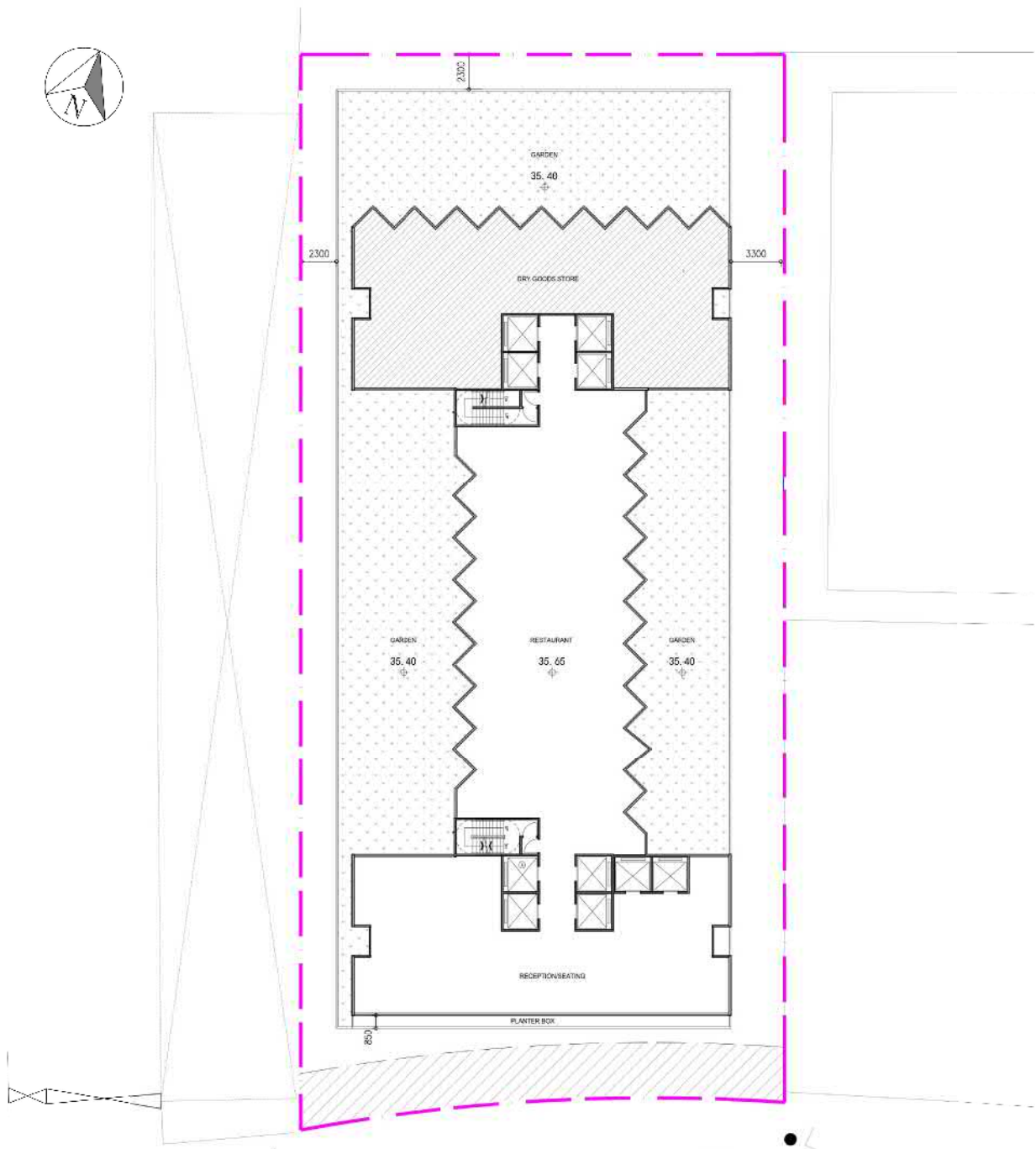
LAYOUT PLAN

57-61 TA CHUEN PING STREET, KWAI CHUNG

Scale	Date	Drawn	Check	Approved	By
1:500 A/B	2022-07-21	-	-	-	BC
File no.	Drawing no.	-	-	-	Drawn
0241R	SK.02	-	-	-	EW

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-4
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(來源：附錄 Ig)  
(Source : Appendix Ig)



2/F(3300mH.)

44/52



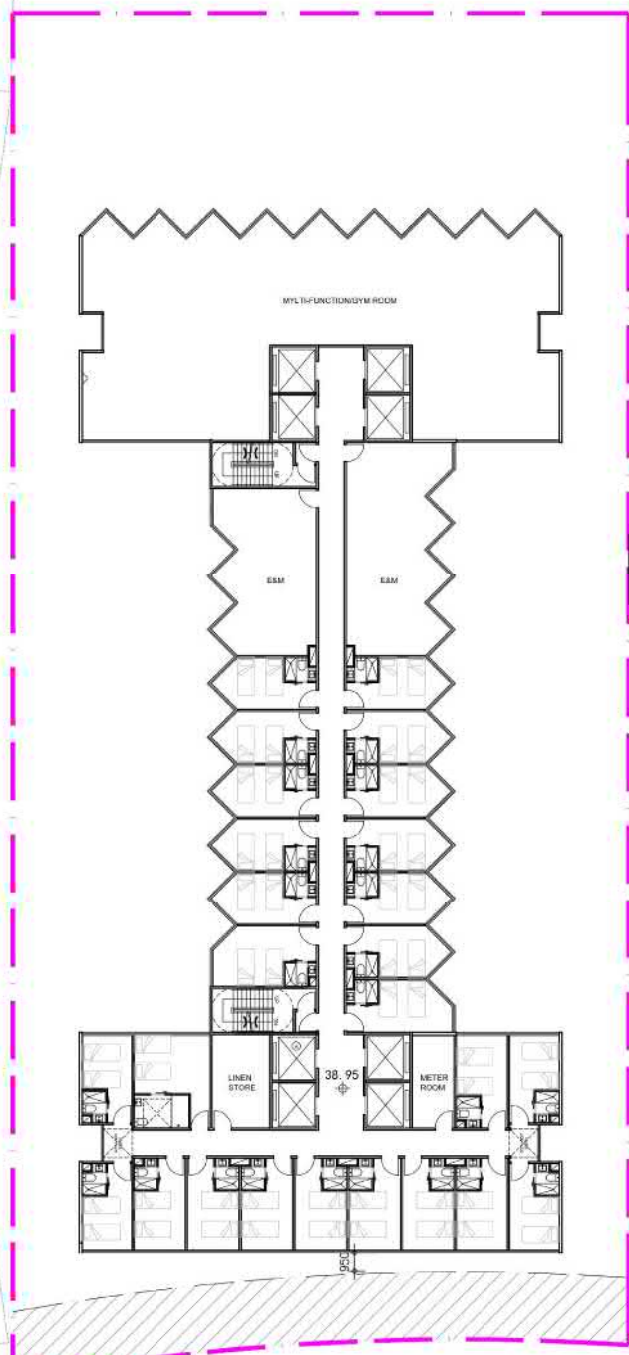
LAYOUT PLAN

57-61 TA CHUEN PING STREET, KWAI CHUNG

Scale	Date	Rev	Date	Rev	Date	Approved	EL
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File no.	Drawing no.	-	-	-	-	Drawn	DW
02418	SK-02	-	-	-	-		

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-5
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(來源：附錄 Id)  
(Source : Appendix Id)



3/F(3300mH.)

44/52



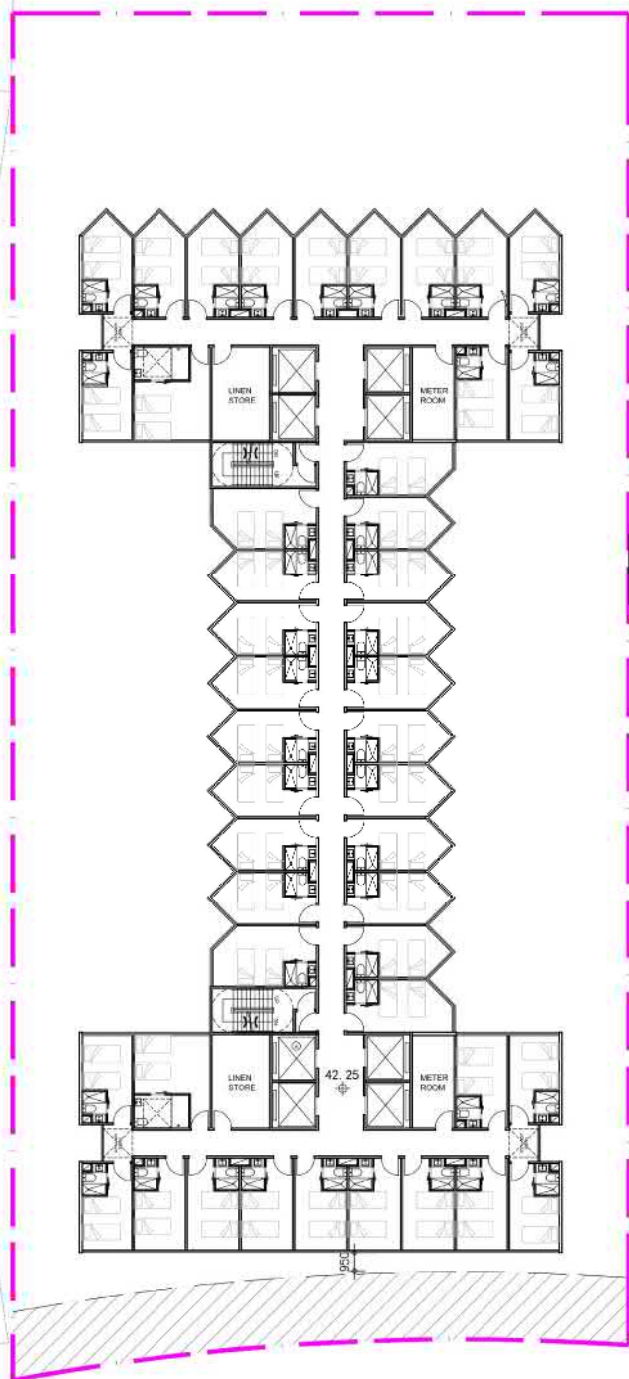
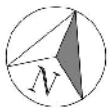
LAYOUT PLAN

57-61 TA CHUEN PING STREET, KWAI CHUNG

Scale:	Date:	Rev.	Date	Rev.	Date	Apprveid	BL
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File no.:	Drawing no.:	-	-	-	-	Drawn	BW
02418	SK-05						

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-6
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(來源：附錄 Ia)  
(Source : Appendix Ia)



4-28/F(3300mH.)

44/52



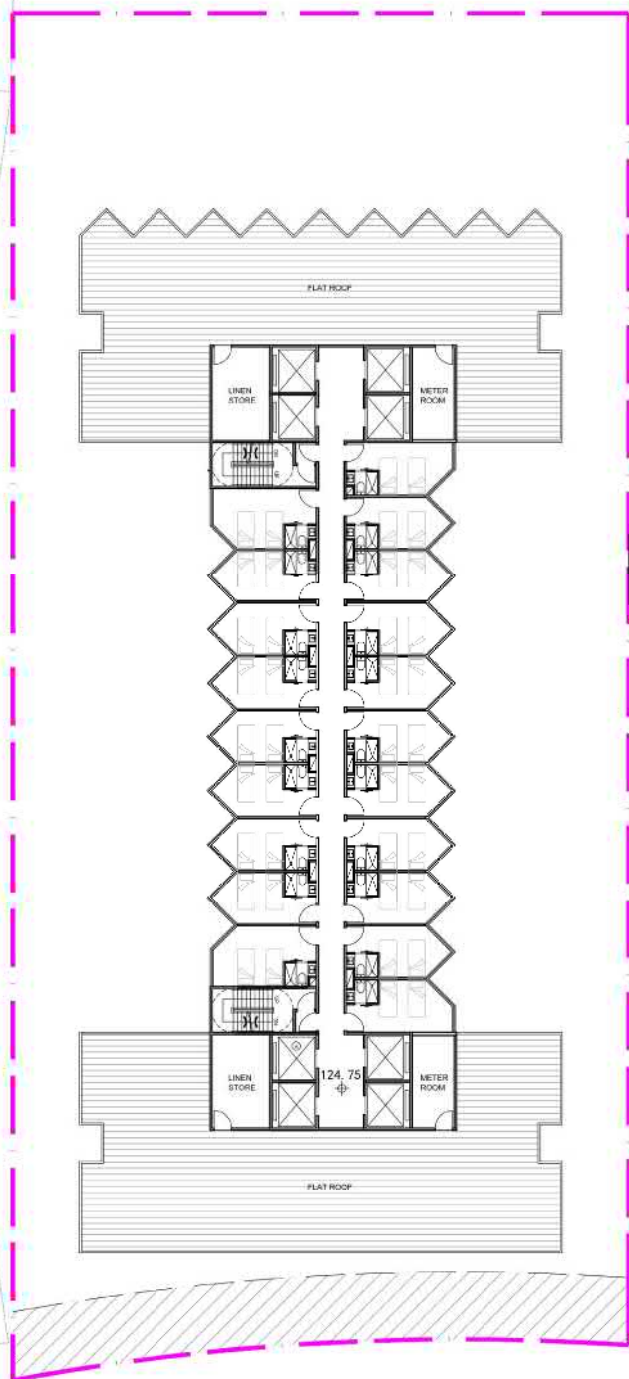
LAYOUT PLAN

57-61 TA CHUEN PING STREET, KWAI CHUNG

Scale:	Date:	Rev	Date	Rev	Date	Apprveid	BL
<del>1:100</del>	2020-01-21	-	-	-	-	Checked	BL
File no.:	Drawing no.:					Drawn	BW
02418	SK-06	-	-	-	-		

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-7
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(來源：附錄 Ia)  
(Source : Appendix Ia)



29/F(3300mH.)

44/52



LAYOUT PLAN

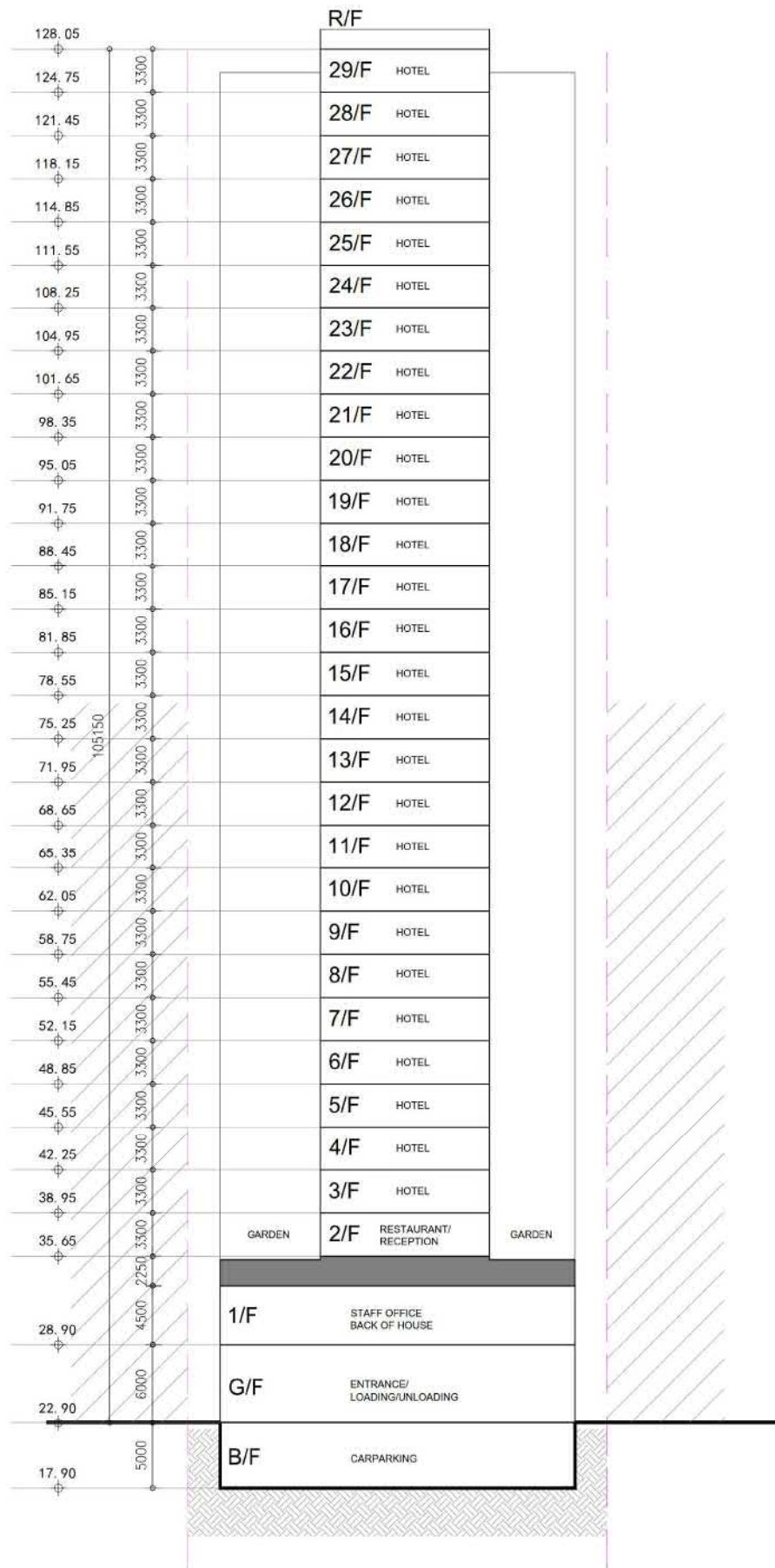
57-61 TA CHUEN PING STREET, KWAI CHUNG

Scale:	Date:	Rev	Date	Rev	Date	Apprveid	BL
<del>1:100</del>	2020-01-21	-	-	-	-	Checked	BL
File no.:	Drawing no.:					Drawn	BW
02418	SK-07	-	-	-	-		

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-8
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(來源：附錄 Ia)  
(Source : Appendix Ia)





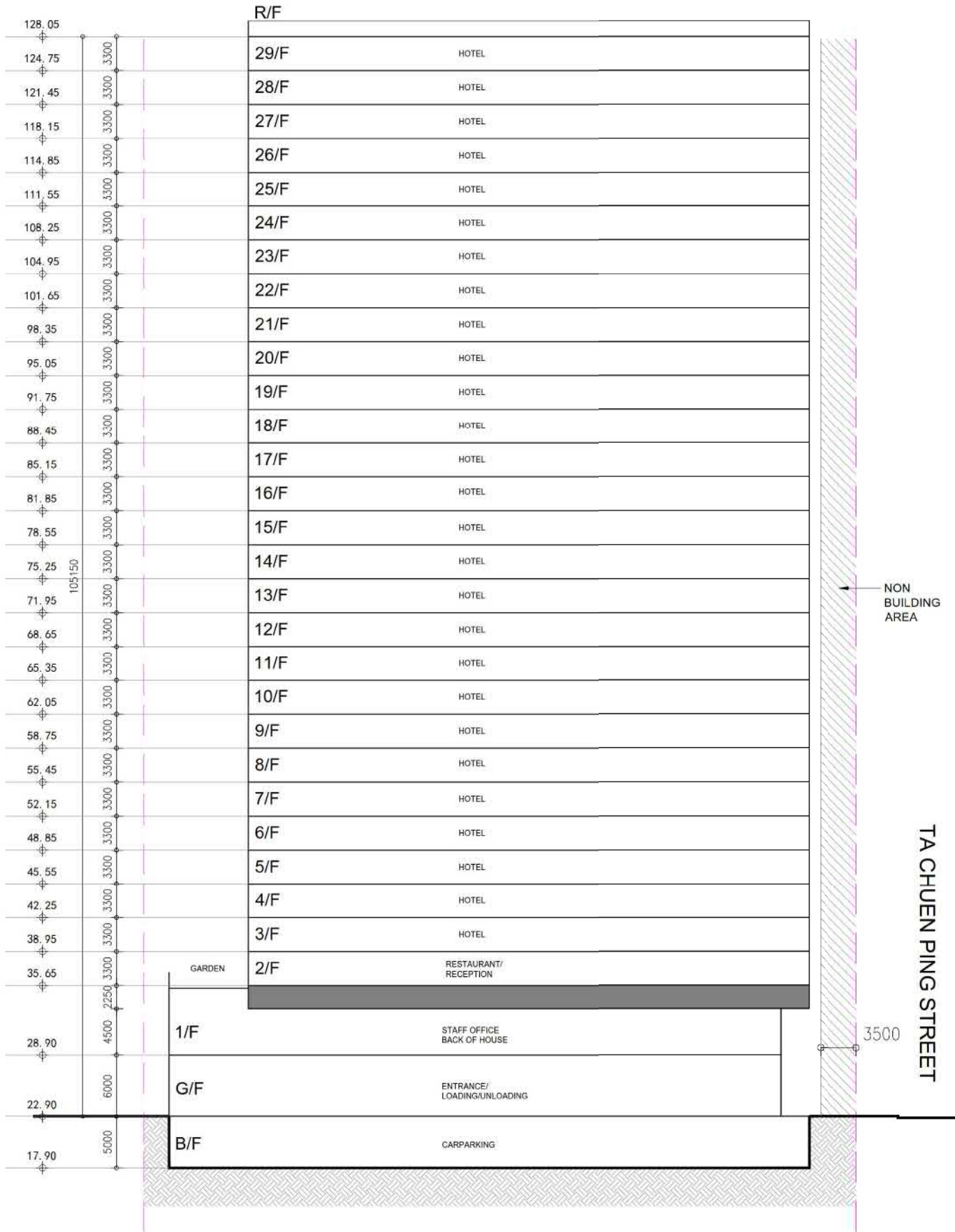
**SCHEMATIC SECTION**

57-61 TA CHUEN PING STREET, KWAI CHUNG

Scale	Date	Rev	Date	Rev	Date	Checked	By
1:100	2020-01-21					BL	BL
File no.:	Drawing no.:					Checked	BL
02418	SK-08					Drawn	EW

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-9
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(來源：附錄 Ia)  
(Source : Appendix Ia)



**SCHEMATIC SECTION**

57-61 TA CHUEN PING STREET, KWAI CHUNG

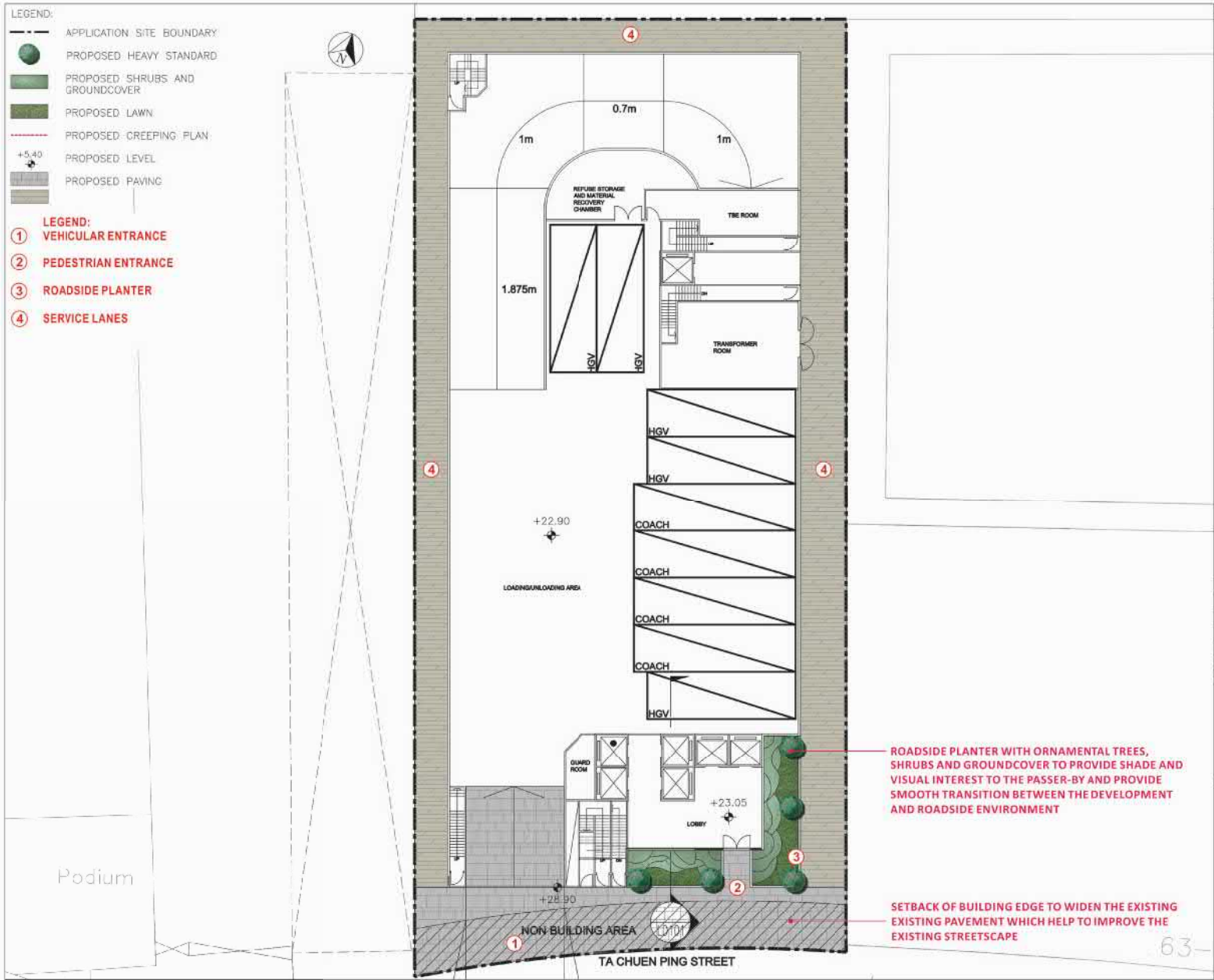
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File no. : 02416	Drawing no. : SK-09	-	-	-	-	Drawn	BW

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-10
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(來源：附錄 Ia)  
(Source : Appendix Ia)

- LEGEND:
- APPLICATION SITE BOUNDARY
  - PROPOSED HEAVY STANDARD
  - PROPOSED SHRUBS AND GROUND COVER
  - PROPOSED LAWN
  - PROPOSED CREEPING PLAN
  - +5.40
  - PROPOSED LEVEL
  - PROPOSED PAVING

- LEGEND:
- ① VEHICULAR ENTRANCE
  - ② PEDESTRIAN ENTRANCE
  - ③ ROADSIDE PLANTER
  - ④ SERVICE LANES



ROADSIDE PLANTER WITH ORNAMENTAL TREES, SHRUBS AND GROUND COVER TO PROVIDE SHADE AND VISUAL INTEREST TO THE PASSER-BY AND PROVIDE SMOOTH TRANSITION BETWEEN THE DEVELOPMENT AND ROADSIDE ENVIRONMENT

SETBACK OF BUILDING EDGE TO WIDEN THE EXISTING PAVEMENT WHICH HELP TO IMPROVE THE EXISTING STREETScape

PROJECT :  
 PROPOSED CENTRAL INDUSTRIAL BUILDING, 57-61 TA CHUEN PING STREET

DRAWING TITLE :  
 LANDSCAPE MASTER PLAN (G/F)

PROJECT No. : C1931

DRAWING No. : LMP01

DATE OF ISSUE : SEP. 2019

CAD FILENAME : C1931-LMP01

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	27/07/20

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

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**LanDes**

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 景藝設計有限公司

FLAT A, 17/F, SHUN HONG COMMERCIAL BUILDING, 5-11 THOMSON ROAD, TIKHS HONG  
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 香港灣仔摩打道5-11號, 樓上商業大樓17樓A室  
 電話: 2988 6980  
 傳真: 2988 2203

63

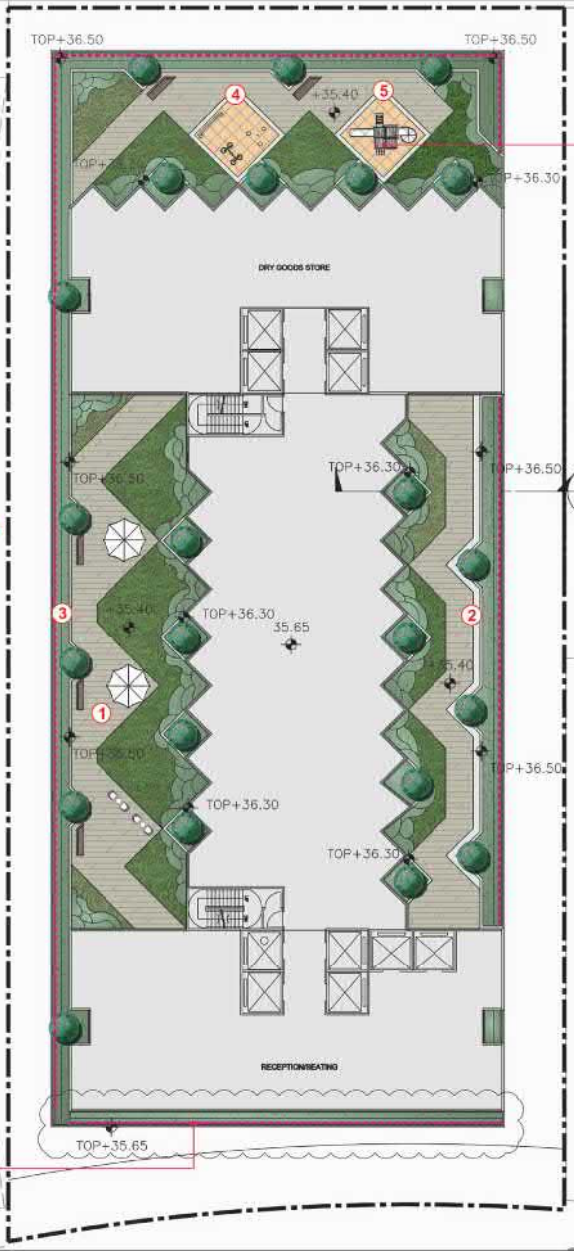
參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-11
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(來源：附錄 Ic)  
 (Source : Appendix Ic)

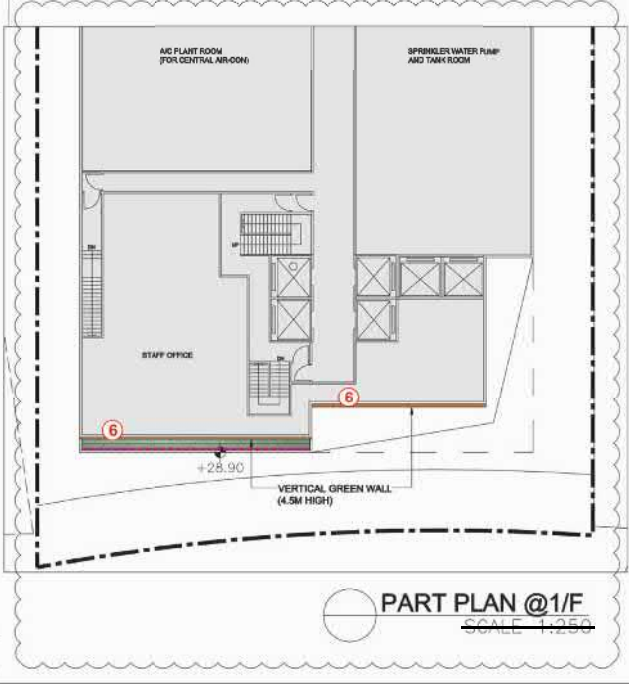
- LEGEND:
- APPLICATION SITE BOUNDARY
  - PROPOSED HEAVY STANDARD
  - PROPOSED SHRUBS AND GROUND COVER
  - PROPOSED LAWN
  - - - PROPOSED CREEPING PLANT
  - PROPOSED VERTICAL GREEN WALL
  - +5.40 PROPOSED LEVEL
  - PROPOSED PAVING

- LEGEND:
- ① SITTING GARDEN
  - ② BENCHES
  - ③ EDGE PLANTERS
  - ④ FITNESS EQUIPMENT FOR THE ADULT
  - ⑤ CHILDREN PLAY AREA
  - ⑥ VERTICAL GREEN WALL (MODULAR SYSTEM)

EDGE PLANTER WITH TREES, SHRUBS AND CREEPING PLANTS TO SOFTEN THE HARD LINES OF THE BUILDING



RECREATIONAL FACILITIES LIKE FITNESS EQUIPMENT AND CHILDREN PLAY EQUIPMENT TO CATER FOR THE ACTIVE RECREATIONAL NEED OF THE GUEST AND VISITORS



PART PLAN @1/F  
SCALE: 1:250

PROJECT :  
PROPOSED CENTRAL INDUSTRIAL BUILDING, 57-61 TA CHUEN PING STREET

DRAWING TITLE :  
LANDSCAPE MASTER PLAN (1/F & 2/F)

PROJECT No. : C1931

DRAWING No. : LMP02

DATE OF ISSUE : SEP 2019

CAD FILENAME : C1931-LMP02

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	27/07/20

DESIGN BY : TEL  
DRAWN BY : CAD  
CHECKED BY : TEL  
APPROVED BY : TEL

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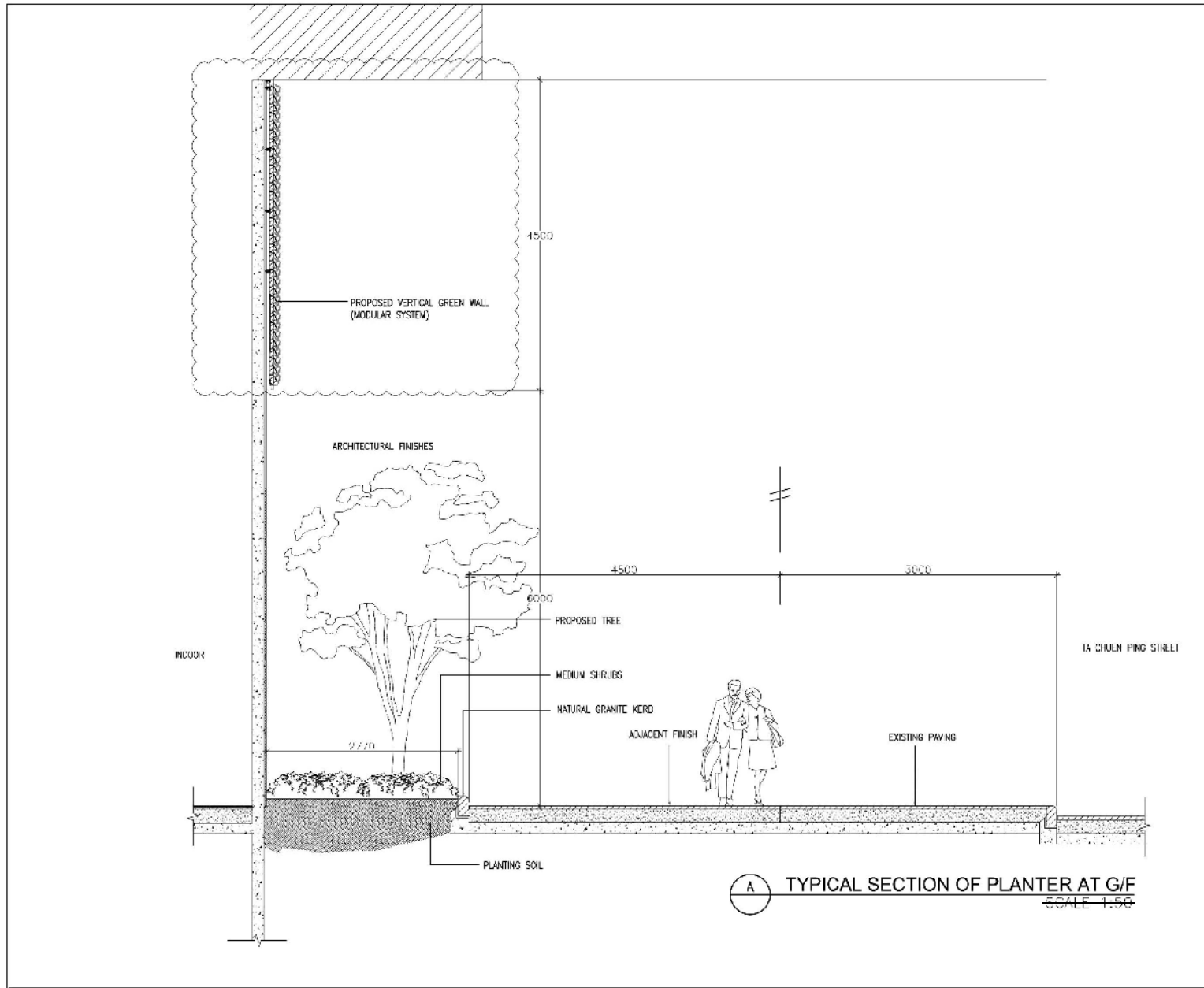
**LanDes**

LANDES LIMITED  
景藝設計有限公司

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香港灣仔羅便申道5-11號, 樓上商業大樓17樓A室  
電話: 2868 6980  
傳真: 2868 2203

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-12
-----------------------------------	-----------------------

(來源: 附錄 Ic)  
(Source : Appendix Ic)



PROJECT :  
 PROPOSED CENTRAL INDUSTRIAL  
 BUILDING, 57-61  
 TA CHUEN PING STREET

DRAWING TITLE :  
 LANDSCAPE SECTION

PROJECT No. C1931

DRAWING No. LD101

AGENCY : L&D

DATE OF ISSUE : NOV 2019

CAD FILE/DRAWING : C1931-LD101

A	GENERAL AMENDMENT	22/02/20
REV	DESCRIPTION	NO.
	DESIGN BY :	TEL
	DRAWN BY :	SAC
	CHECKED BY :	TEL
	APPROVED BY :	TEL

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  3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.
  4. READ THIS DRAWING IN CONNECTION WITH SPEC, ARCHITECTURAL CONTRACT, PLANS AND OTHER RELEVANT DWS.

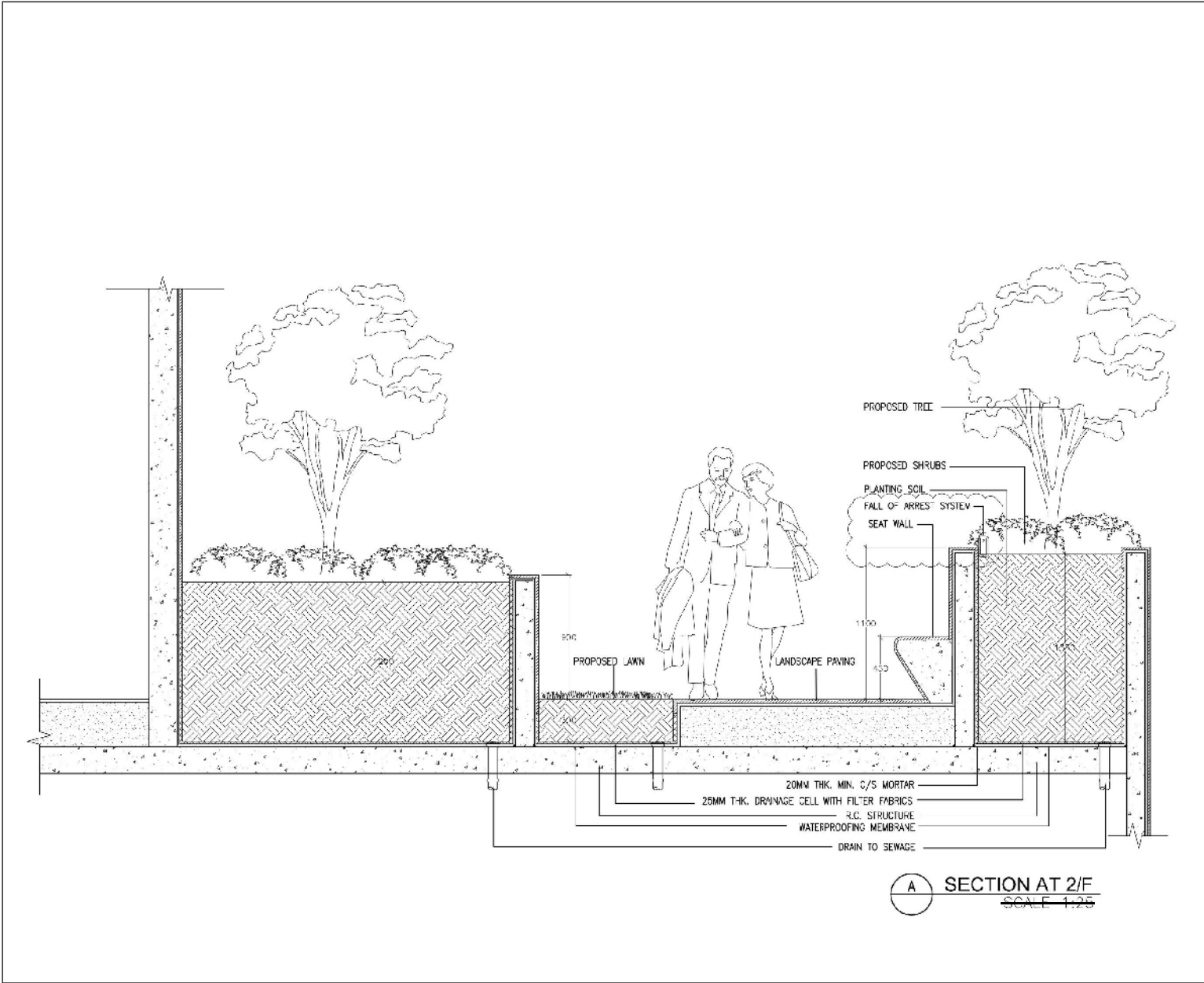
**LanDes**

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 景盛設計有限公司

PLANT A - 13A  
 SHUN TAK COMMERCIAL BUILDING,  
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 香港灣仔軒尼詩道118號  
 景盛設計有限公司  
 電話: 2568 0990  
 傳真: 2568 2203

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-13
-----------------------------------	-----------------------

(來源：附錄 Ic)  
 (Source : Appendix Ic)



PROJECT :  
 PROPOSED CLUSTERIAL INDUSTRIAL  
 BUILDING 2/F-6F  
 TA CHUEN TUNG STREET

DRAWING TITLE :  
 LANDSCAPE SECTION

PROJECT No. C1931

DRAWING No. LD102

SCALE : 1:25

DATE OF ISSUE : NOV 2019

CAD FILENAME : C1931-LD102

A	GENERAL AGREEMENT	27/03/20
DES	DESIGN	2019
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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  2. DIMENSIONS OF THE DRAWING SUPERSEDED BY ANY AMENDMENTS.
  3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE WORK CONTRACTOR.
  4. READ THIS DRAWING IN CONNECTION WITH GENERAL NOTES, SCHEDULES, FINISHES AND OTHER RELATED PAGES.

**LanDes**  
 LANDDES LIMITED  
 景逸設計有限公司

UNIT 6, 13/F,  
 SHUN TAK COMMERCIAL BUILDING,  
 181-183 HONG KONG ROAD, HONG KONG  
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 香港灣仔道181-183號  
 景逸設計有限公司13樓6室  
 電話: 2558 2888  
 傳真: 2558 2207

參考編號 REFERENCE No. <b>A/KC/469</b>	繪圖 DRAWING <b>A-14</b>
--	------------------------------

(來源：附錄 Ic)  
 (Source : Appendix Ic)



Locations of the Viewpoints (VPs)



Figure 1: Perspective Image of VP1 (to the southwest of the Site)

參考編號 REFERENCE No.	繪圖 DRAWING
A/KC/469	A-15

(來源：附錄 Ic)  
(Source : Appendix Ic)



Locations of the Viewpoints (VPs)








Figure 2: Perspective Image of VP2 (to the southeast of the Site)

參考編號 REFERENCE No.	繪圖 DRAWING
A/KC/469	A-16

(來源：附錄 Ic)  
(Source : Appendix Ic)



- LEGEND:
-  APPLICATION SITE BOUNDARY
  -  AT-GRADE COMMON GREENERY AREA
  -  NON AT-GRADE COMMON GREENERY AREA
  -  PROPOSED VERTICAL GREEN WALL (4.5M HIGH)
  -  +5.40 PROPOSED LEVEL

Site Area: 2,248.0 sq.m.

Required Total Common Greenery: 2,248.0 x 20% = 449.60 sq.m.

Required At-Grade Common Greenery: 2,248.0 x 10% = 224.80 sq.m.

Allowed Greenery Feature: 449.60 x 30% = 134.88 sq.m.

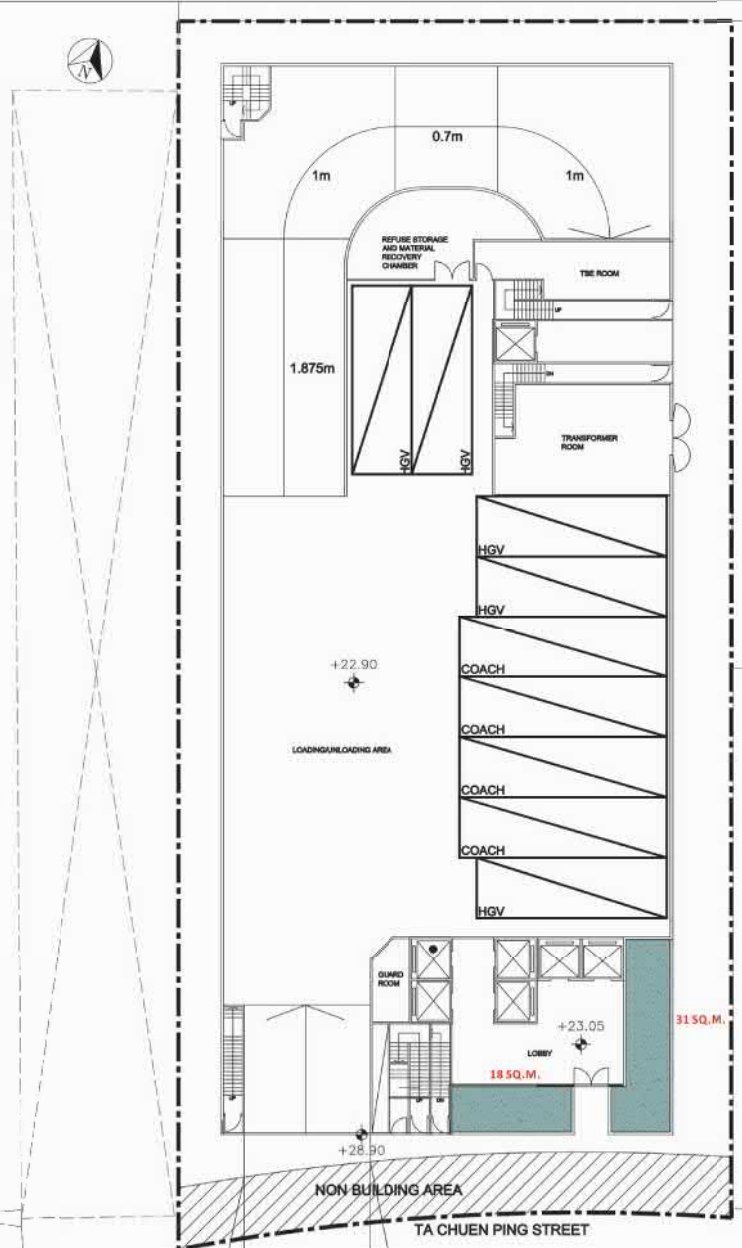
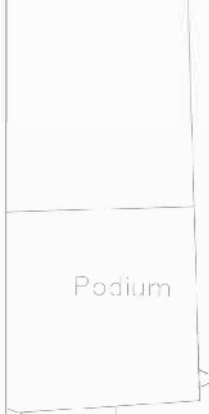
Provided At-grade Common Greenery (G/F & 2/F) 464.0 sq.m. (>224.80)

Provided Vertical Green Wall (VG 1 & VG 2 at 1/F) 103.5 sq.m. (<134.88)

Proposed Non At-grade Common Greenery (1/F&2/F) 19 sq.m.

Provided Total Common Greenery: 586.50sq.m. (>449.60)

Greenery Ratio: 586.50/2,248.0 x 100% = 26.09%



PROJECT :  
PROPOSED CENTRAL INDUSTRIAL BUILDING, 57-61 TA CHUEN PING STREET

DRAWING TITLE :  
GREENERY CALCULATION (G/F)

PROJECT No. : C1931

DRAWING No. : GC01

DATE OF ISSUE : SEP 2019

CAD FILENAME : C1931-GC01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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香港灣仔德輔道中5-11號  
景藝商業大廈17樓A室  
電話: 2868 0980  
傳真: 2868 2203

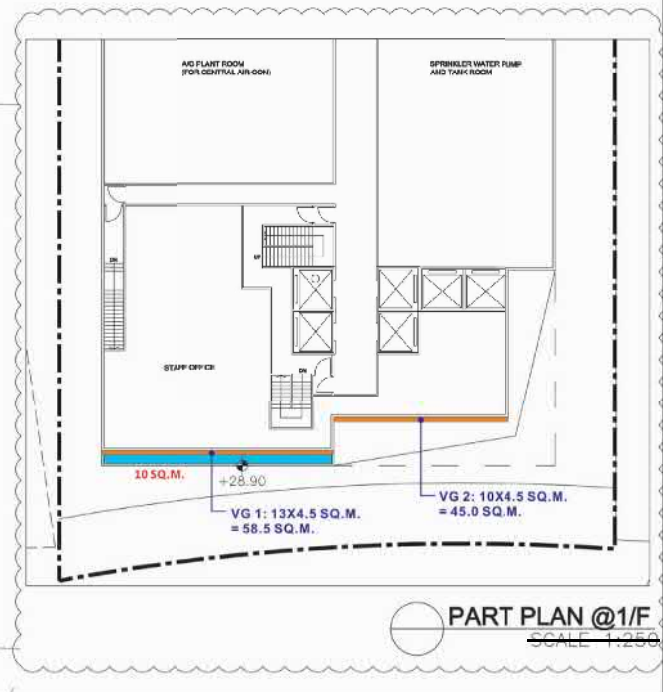
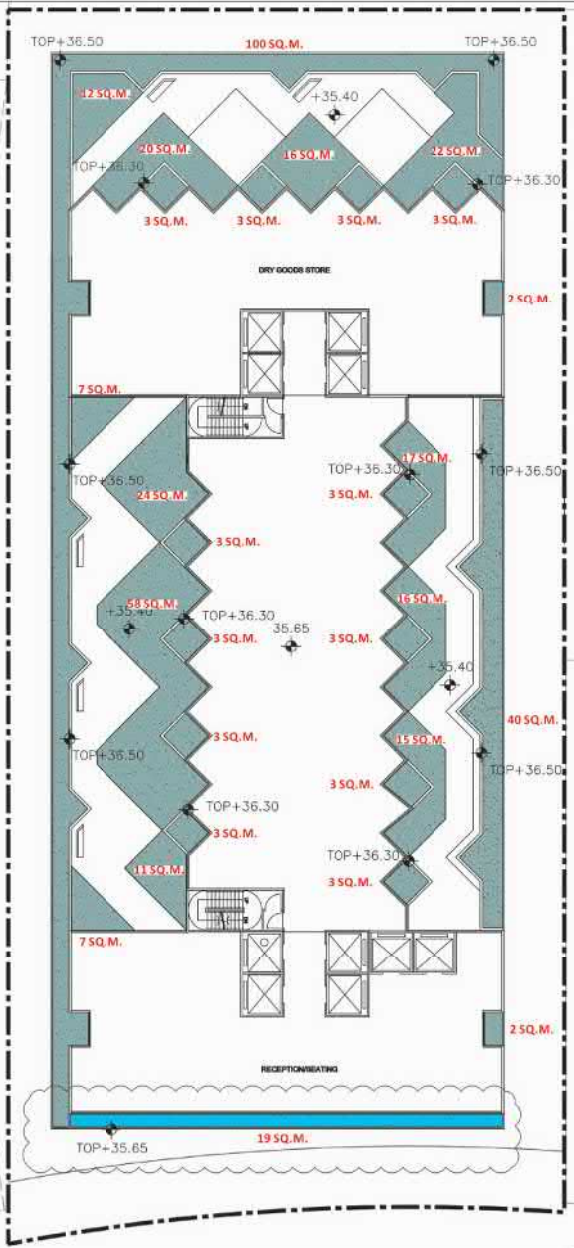
63

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-17
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(來源: 附錄 Ic)  
(Source : Appendix Ic)

LEGEND:

- APPLICATION SITE BOUNDARY
- AT-GRADE COMMON GREENERY AREA
- NON AT-GRADE COMMON GREENERY AREA
- PROPOSED VERTICAL GREEN WALL (4.5M HIGH)
- +5.40 PROPOSED LEVEL



PART PLAN @1/F  
SCALE 1:250

PROJECT :  
PROPOSED CENTRAL INDUSTRIAL BUILDING, 57-61 TA CHUEN PING STREET

DRAWING TITLE :  
GREENERY CALCULATION (1/F&2/F)

PROJECT No. : C1931

DRAWING No. : GC02

DATE OF ISSUE : SEP 2019

CAD FILENAME : C1931-GC02

NO.	DESCRIPTION	DATE
A	GENERAL AMENDMENT	27/07/20

DESIGN BY : TEL

DRAWN BY : CAD

CHECKED BY : TEL

APPROVED BY : TEL

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**Lan Des**

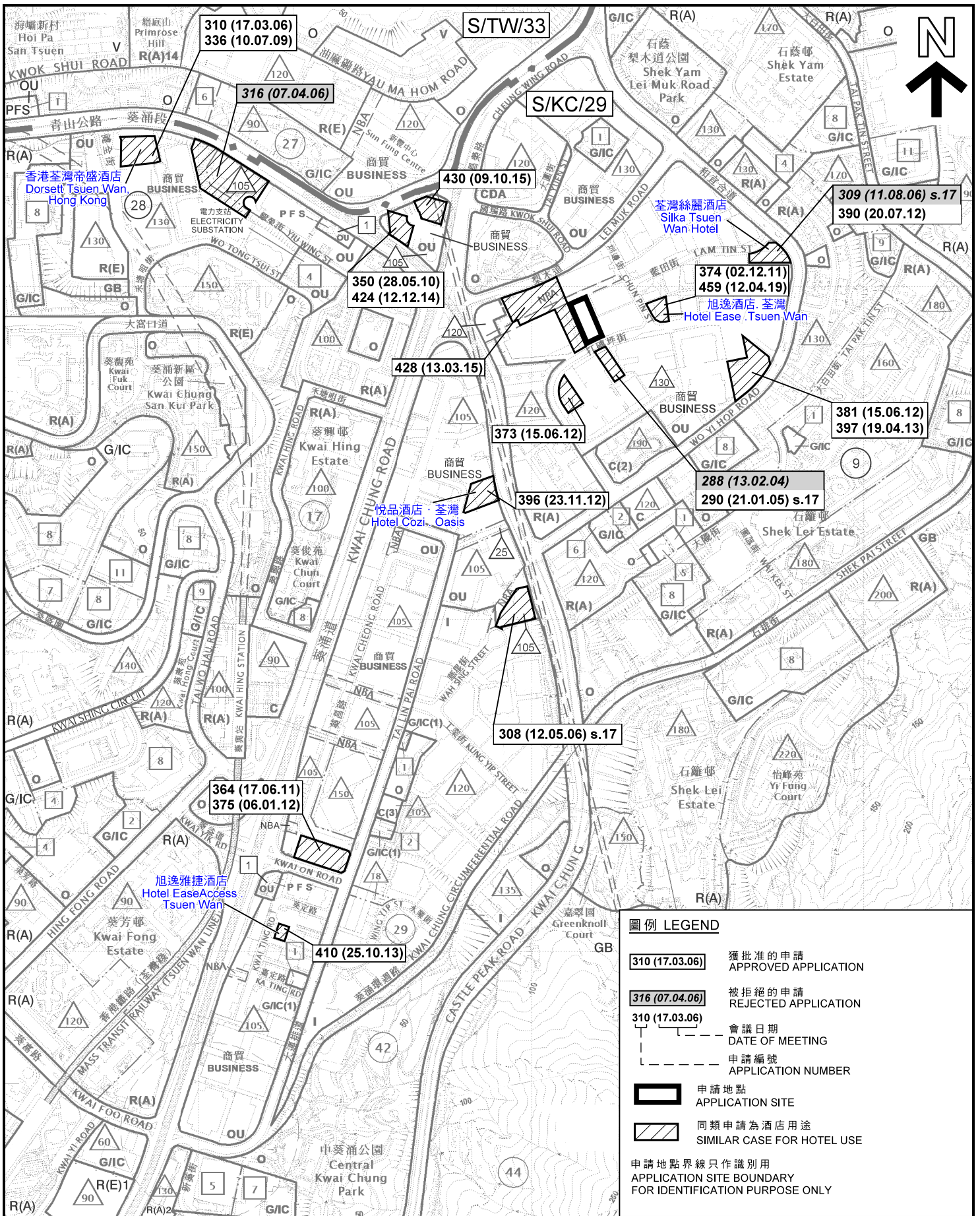
LANDES LIMITED  
景观设计有限公司

FLAT 4, 17/F,  
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香港灣仔道9-11號  
冠德商業大廈17樓A室  
電話: 2866 0980  
傳真: 2866 2203

參考編號 REFERENCE No. A/KC/469	繪圖 DRAWING A-18
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(來源：附錄 Ic)  
(Source : Appendix Ic)





本摘要圖於2020年11月2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 2.11.2020  
BASED ON OUTLINE ZONING PLANS No.  
S/KC/29 EXHIBITED ON 29.1.2018 AND  
S/TW/33 APPROVED ON 11.4.2017

**同類申請**  
**SIMILAR APPLICATIONS**

擬議酒店用途及擬議略為放寬地積比率限制  
葵涌打磚坪街57-61號

PROPOSED HOTEL USE AND PROPOSED MINOR RELAXATION  
OF PLOT RATIO RESTRICTION  
57-61 TA CHUEN PING STREET, KWAI CHUNG

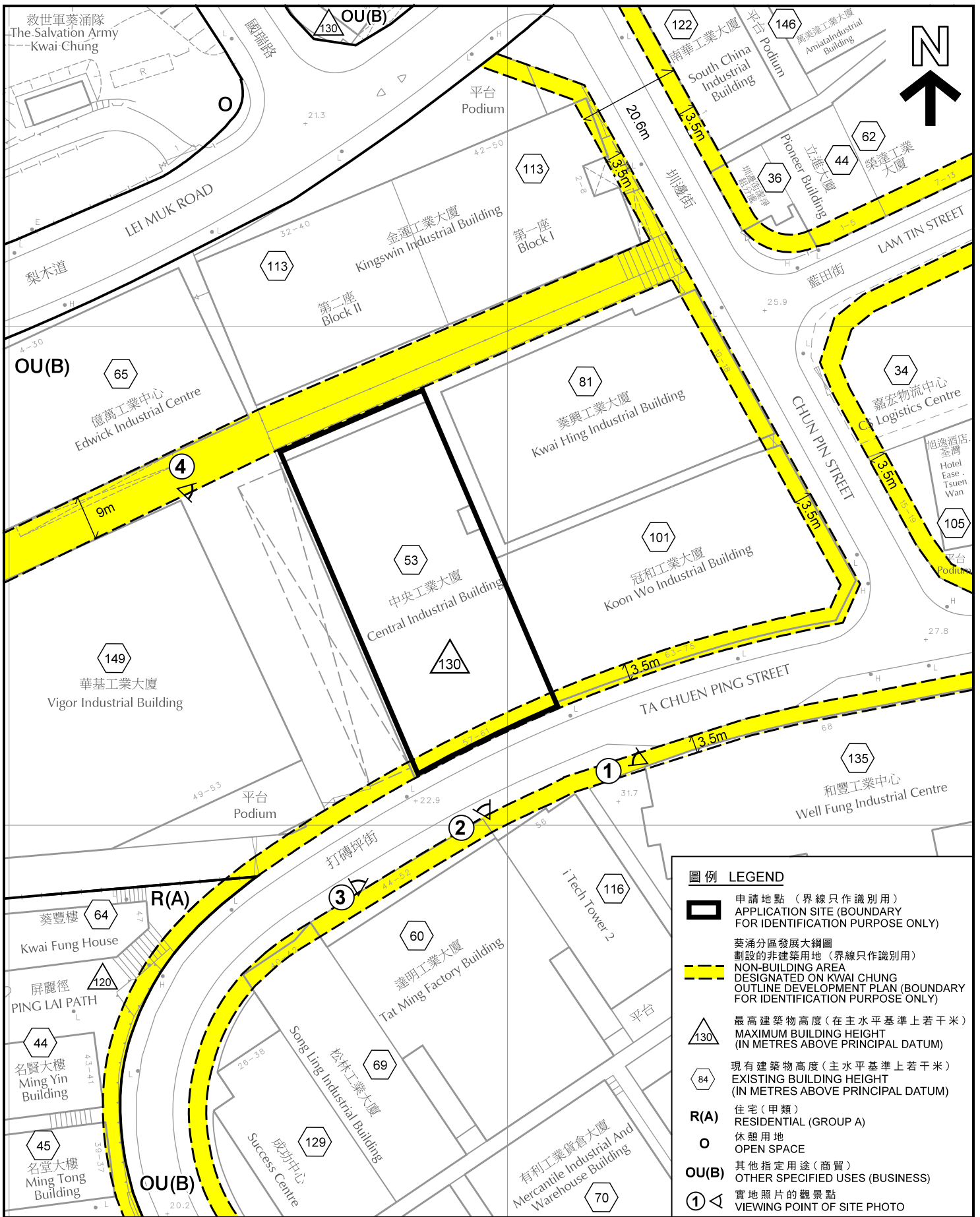
SCALE 1:7 500 比例尺

米 100 0 100 200 300 METRES

**規劃署**  
**PLANNING DEPARTMENT**

參考編號  
REFERENCE No.  
**A/KC/469**

圖 PLAN  
**A-1b**



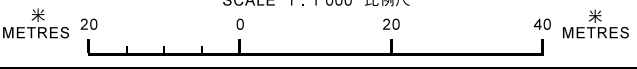
圖例 LEGEND	
	申請地點 (界線只作識別用) APPLICATION SITE (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	葵涌分區發展大綱圖劃設的非建築用地 (界線只作識別用) NON-BUILDING AREA DESIGNATED ON KWAI CHUNG OUTLINE DEVELOPMENT PLAN (BOUNDARY FOR IDENTIFICATION PURPOSE ONLY)
	最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
	現有建築物高度 (主水平基準上若干米) EXISTING BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
<b>R(A)</b>	住宅 (甲類) RESIDENTIAL (GROUP A)
	休憩用地 OPEN SPACE
<b>OU(B)</b>	其他指定用途 (商貿) OTHER SPECIFIED USES (BUSINESS)
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

**位置圖 SITE PLAN**

本摘要圖於2020年10月22日擬備，所根據的資料為測量圖編號 7-SW-17C  
EXTRACT PLAN PREPARED ON 22.10.2020 BASED ON SURVEY SHEET No. 7-SW-17C

擬議酒店用途及擬議略為放寬地積比率限制  
葵涌打磚坪街57-61號  
PROPOSED HOTEL USE AND PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION  
57-61 TA CHUEN PING STREET, KWAI CHUNG

規劃署  
**PLANNING DEPARTMENT**



參考編號  
REFERENCE No.  
**A/KC/469**

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2020年5月29日擬備，所根據的資料為攝於2020年5月22日的實地照片  
PLAN PREPARED ON 29.5.2020 BASED ON SITE PHOTOS TAKEN ON 22.5.2020

**實地照片 SITE PHOTOS**

擬議酒店用途及擬議略為放寬地積比率限制  
葵涌打磚坪街57-61號  
PROPOSED HOTEL USE AND PROPOSED MINOR RELAXATION OF PLOT RATIO RESTRICTION  
57-61 TA CHUEN PING STREET, KWAI CHUNG

規劃署  
PLANNING DEPARTMENT 

參考編號  
REFERENCE No.  
A/KC/469

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)

本圖於2020年5月29日擬備，所根據的資料為攝於2020年5月22日的實地照片  
PLAN PREPARED ON 29.5.2020  
BASED ON SITE PHOTOS TAKEN  
ON 22.5.2020

實地照片 SITE PHOTOS

擬議酒店用途及擬議略為放寬地積比率限制  
葵涌打磚坪街57-61號

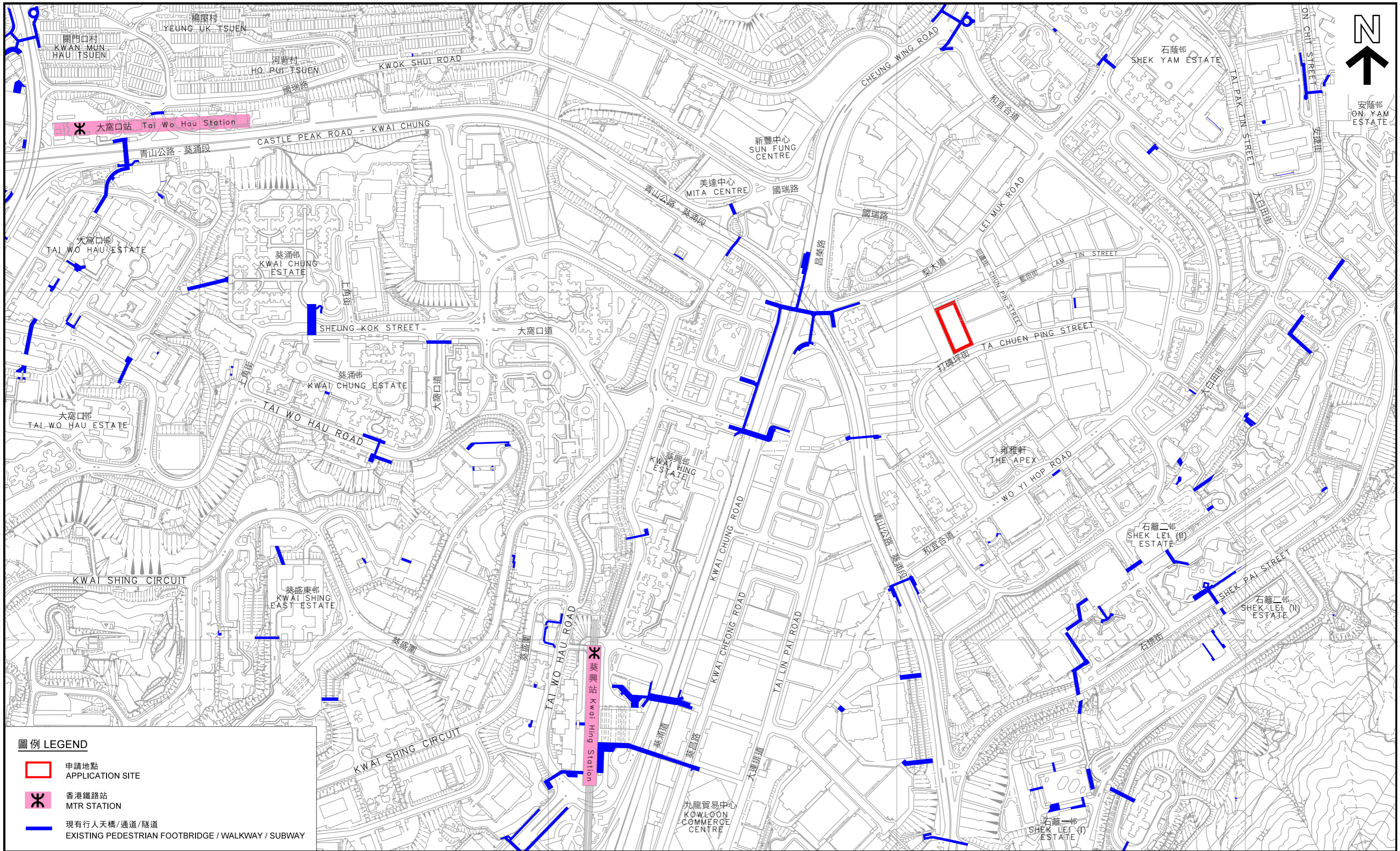
PROPOSED HOTEL USE AND PROPOSED MINOR RELAXATION  
OF PLOT RATIO RESTRICTION  
57-61 TA CHUEN PING STREET, KWAI CHUNG

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
A/KC/469

圖 PLAN  
A-4

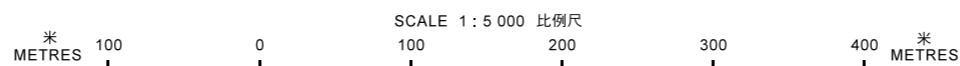


圖例 LEGEND

- 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

本摘要圖於2020年8月17日擬備  
EXTRACT PLAN PREPARED ON 17.8.2020

葵涌行人通道網絡  
PEDESTRIAN ACCESS NETWORK IN KWAI CHUNG



規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
A/KC/469

圖 PLAN  
A-5