

Attachment 2

Extract of Revised Planning Statement

- (iv) The above requirements shall be stipulated as conditions under lease, as appropriate.

3.2.4 Policy Initiative to Revitalise Industrial Buildings

A bulk of industrial premises in Hong Kong have been rendered surplus and vacant as a result of economic restructuring to a service-oriented economy. To optimize utilization of the existing industrial stock and make better use of valuable land resources, the Government has launched a policy of “Revitalization of Industrial Buildings” which was first announced in 2010-2016 (Revitalisation Scheme 1.0) and reactivated in 2018 till present (Revitalisation Scheme 2.0). The Development Bureau (DEVB) announced a series of revitalization policy measures to facilitate the redevelopment and wholesale conversion of old underutilized industrial buildings.

The Application Site is located within Site B11 along Wo Yi Hop Road, as identified in the "2020 Area Assessments of Industrial Land in the Territory". This area comprises 66 industrial buildings, predominantly used for non-polluting activities, with warehouse/storage accounting for 57.4%. Manufacturing/workshop use constitutes only 9.3%. The vacancy rate of this area (9.1%) significantly exceeds both the Kwai Tsing district average (5.9%) and the territory-wide rate (6.4%), according to the Hong Kong Property Review 2021 by the Rating and Valuation Department. It revealed the need to explore alternative land uses for better utilization of the area.

3.3 Planning History

In October 2000, the Application Site was located within an area zoned as “Industrial” (“I”) under the Draft Kwai Chung Outline Zoning Plan No. S/KC/15. The majority of land in “I” zone within the Metro areas was recommended for rezoning to “OU(B)” as per the Report on Area Assessments of Industrial Land in the Territory. The Application Site was consequently rezoned to “OU(B)” under the Draft Kwai Chung Outline Zoning Plan No. S/KC/16 in February 2001. It was subject to a maximum plot ratio of 9.5 or the plot ratio of the existing building, with a maximum building height of 130mPD.

3.4. Previous Planning Application(s)

Part of the Application Site is involved in three previous applications (No. A/KC/153 for commercial/office building and minor relaxation of plot ratio; No. A/KC/227 and No. A/KC/254 for temporary fee-paying carpark for 3 Years). All were approved by the Committee in March 1994, January 1998 and December 2000 respectively.

The subject building, Park Sun building, is subject to a special waiver executed for whole conversion. The Applicant had an intention to convert in a wholesale manner into office and/or other commercial uses and signed a waiver letter for wholesale conversion with the Lands Department in 2018. However, the proposed conversion model is no longer in line with market expectations, is operationally infeasible and has therefore been postponed and terminated. **The special waiver was terminated on 5.7.2022.**

4. Operational Synergy

The operation of an RCHE above an RCHD shall provide a mutually beneficial relationship for residents of both programmes. As residents of an RCHE rarely leaves the building, elderly residents can interact with persons with disabilities to improve their social life at the communal space on G/F and 4/F - namely the shared courtyard and green ring respectively. At the same time, the residents of RCHD may be able to visit the RCHE and provide various services and engage in activities to improve their quality of life and provide healthy daily routines and purposes.

5. Public Access

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 2.3m-wide pedestrian footpath, which is not designated for 24-hour public access, 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. **This footpath is accessible to the public from 8am to 8pm daily.**

A 5m setback from the lot boundary abutting Wo Yi Hop Road is proposed to serve as a buffer zone to the nearby road. It also provides an opportunity to enhance the area with landscaping at the pedestrian level.

The Applicant may apply to the Buildings Department during the General Building Plan submission stage for a bonus PR for the dedication of land (i.e., the 2.3m setback and 5m setback) for public passage under Regulation 22(2) of B(P)R. In total, approximately 356.69m² will be dedicated for use as public passage/road widening (equivalent to a bonus PR of 0.645). Please note that this bonus GFA to be claimed has not been included in the proposed development scheme.

4.5 Adherence to the Requirements set in the Code of Practice for Residential Care Homes

It is noted that all the facilities accessible for residents will be situated at a height of not more than 24m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE/D is to be situated, as pursuant to the requirements as set out in para 5.2.3 of Code of Practice for Residential Care Homes (Elderly Persons) (updated June 2024) and 5.3 of Code of Practice for Residential Care Homes (Persons with Disabilities) (updated in June 2024) ("CoPs"). 6-7/F of the proposed development - to be situated at a height of more than 24m above the ground will include ancillary facilities including staff resting room, office, laundry room and kitchen. Access to the mentioned ancillary facilities will be limited to staff only and will not be accessible to the residents.

Prior the implementation of the conversion, the Applicant carried out market research together with a financial feasibility study based on the aforementioned list of permitted purposes. However, the proposed conversion model is no longer in line with market expectations, is operationally infeasible and has therefore been postponed and terminated. **The special wavier was terminated on 5.7.2022.** Having said that, the feasibility of this proposed commercial-cum-residential development with RCHEs and/or RCHDs in this new application had been carefully considered to avoid further delay to the redevelopment. The proposal is a major opportunity for the applicant to implement redevelopment to meet the social and local needs of housing units and RCHEs and/or RCHDs beds.

6.4 The Application Site Immediately Available to Meet the Housing Demand

The Park Sun Building has been erected at the Application Site since 1974. While two thirds were under multiple ownership, the Applicant as the sole owner had an intention to redevelop the Application Site for a long time. While the conversion proved to be unfeasible under the market constraints, the Applicant has immediately explored other redevelopment options, including the current application. It is found that there is a minimum number of or a few private housing developments in Kwai Chung Sub-Area the last 20 years. This redevelopment proposal is considered necessary for providing other options of housing to the local community.

Thanks to the gathering momentum of industrial revitalization in Hong Kong and a recent development of a 24-hour digital industrial project, iCITY, initiated by Soundwill Holdings Limited, the landowner of the neighbouring lot (e.g, Lot 313 S.A in D.D. 444), our intended development with numerous design merits could further re-energize the local community and become a source of attraction for numerous younger families and working professionals moving into the area. Construction works for the proposed commercial-cum-residential development with RCHE could immediately commence upon approval of this application and the subsequent land administrative application.

6.5 Limited Supply but Long Pressing Demand for RCHEs and/or RCHDs Places in the Private Sector

Unlike other welfare services that are predominantly provided by the public sector (i.e. SWD and NGOs), the bulk of RCHE places are in the private sector. As at 31 December 2023, the total provision of RCHEs by private sectors and NGOs in Hong Kong were 55,208 places (70%) and 23,806 places (30%) respectively⁵. As such, private sector plays an important role in the supply of RCHE places.

The demand and supply for RCHDs is much more complicated. The average waiting time for various residential rehabilitation services for PWDs varies significantly, ranging from 4.2 months to 150.8 months⁶. The underlying reason for this prolonged waiting time can be attributed to the comparatively slower turnover rate of residents in RCHDs as compared to the turnover rate in RCHEs catering to the elderly population. There are new cases are added to the waiting list through the central referral system every year, while the supply of available

⁵ Source: https://www.swd.gov.hk/en/pubsvc/elderly/elderly_info/elderly_ah_sps/elderlysp/rcse/

⁶ Source: <https://www.legco.gov.hk/yr2023/english/panels/ws/papers/ws20230612cb2-535-5-e.pdf>

design merits such as the Cross Ventilation, Green-Ring and Porosity. It is ensured that the proposed BH is generally considered not incompatible with the existing and planned developments in the area.

6.10 No Adverse Landscape Impact

Potential impacts on landscape and trees are not anticipated as the application site is currently occupied as the Park Sun Building. The Building has been erected at the Application Site since 1974 and no redevelopment is observed with reference to the Occupation Permit. No tree is identified within the Application Site, so the redevelopment of the Application Site will not cause any tree-cutting practice. The photo below illustrates the current condition, where no tree is observed.



In the proposed development, at-grade periphery planting and landscape treatments will be provided as far as possible to create visual amenity to the surrounding. A green ratio of not less than 20% is provided. Please refer to **Appendix 6– Landscape Master Plan**.

The current proposed scheme has incorporated sufficient greenings by providing landscape treatment **at the G/F and Sky Gardens on 4/F and 7/F**. It is believed that the proposed redevelopment would not cause insurmountable problems on landscape aspects.

6.11 No Adverse Visual Impact

The proposed development involves redevelopment of the existing 15-storey IB, into a 28-storey Commercial-cum-Residential Development with Social Welfare Facilities (RCHEs and/or RCHDs). The Application Site is subject to BHR of 130 mPD (or the BH of the existing building, whichever is the greater) and PR of 9.5 (or the PR of the existing building, whichever is the greater) under the OZP.

It is important to note that the proposed development has a lower development intensity compared to the existing industrial building. **The proposed PR of 10.34 is lower than the existing building's PR of 10.59**. In addition, the proposed building height adheres to the 130mPD restriction. In other words, the proposed development does not seek any relaxation of the PR, SC and BH requirements. Therefore, it is considered that the proposed development, with no increment in the permitted PR and BH, will not result insignificant adverse visual

impacts on the surrounding contexts.

6.12 No Adverse Traffic Impact

The residential and commercial portions of the proposed development would accommodate the high-end provision of parking space according to the Hong Kong Planning Standards and Guidelines (HKPSG). In addition, additional parking spaces and loading and unloading spaces will be provided to cater the parking demand of the RCHE and RCHD visitors and meet the operational needs.

A Traffic Impact Assessment (TIA) has been conducted to study the traffic impact of the Proposed Development on the surrounding road networks. Please refer to **Appendix 7 - Traffic Impact Assessment**. It concludes both trip generation and attraction from proposed development can be absorbed by the nearby road networks. Yet, no significant traffic impact will be induced.

6.13 No Adverse Air Quality Impact

During the construction phase, the Proposed Development will involve relatively small-scale demolition, site formation, foundation and superstructure works which are expected to generate insignificant air quality impact to the surrounding area and could be effectively minimised by implementation of general mitigation measures for construction sites. Hence, **no adverse impact on air quality from fugitive dust of construction, operation of PMEs and dump trucks to the surrounding area is anticipated.**

During the operation phase, the carpark will be designed and operated in accordance with ProPECC PN 2/96 Control of Air Pollution in Car Parks, while the best practical control measures recommended in EPD's Guideline "Control of Oily Fume and Cooking Odour from Restaurants and Food Business" will be adopted to minimize the gaseous and odour emissions from kitchen operations. **The air exhaust outlet for carpark and kitchen would also be located away from nearby air sensitive receivers as far as possible.** Hence, the air quality impact arising from the operation of carpark and kitchen within the Proposed Development is not expected. Refuse collection points **North Kwai Chung Market** are located away from the Proposed Development and will be regularly cleaned and maintained by FEHD. **No odour issue from RCPs and market is identified during site survey.** As such, the Proposed Development will not be subject to odour impact within assessment area. On the other hand, the Proposed Development will be located away from nearby major roads and active industrial chimneys with sufficient buffer distance provided in accordance with the requirements stipulated in Chapter 9 of the HKPSG to ensure the users will not be subject to unsatisfactory air quality. **Potential air emissions from data centres within assessment area are identified, the potential emissions are expected to be emitted from routine running tests with relatively short period of time for emission, therefore, no significant air pollutant emissions is anticipated.** With reference to the findings of the Air Quality Impact Assessment, no adverse air quality impact is anticipated. For details, please refer to **Appendix 8 – Air Quality Impact Assessment**.

6.14 No Adverse Noise Impact

Road traffic noise impact on the planned noise sensitive uses within the Proposed

Development has been assessed. Mitigation measures in the form of fixed glazing (with mechanical ventilation) and acoustic window (baffle type) have been proposed to mitigate the road traffic noise impact to the Proposed Development. With the recommended noise mitigation measures put in place, no adverse road traffic noise impact on the Proposed Development is anticipated.

Fixed noise impact on the Proposed Development has also been assessed. No exceedance is predicted at all representative NSRs of the Proposed Development based on the current development layout. Hence, no insurmountable fixed noise impact on the Proposed Development is envisaged. Fixed noise sources within the Proposed Development shall be properly designed to meet the relevant noise criteria as stipulated in Chapter 9 of the HKPSG. Suitable at source noise control measures such as silencers and acoustic linings shall be provided when necessary. For details, please refer to **Appendix 9 – Noise Impact Assessment**.

6.15 No Adverse Land Contamination Impact

According to the findings of the Land Contamination Review, the Subject Site most likely shows no indication of land contamination. **However, further site re-appraisal will be conducted at the next Section 16 planning application stage to determine whether potential contamination sources are present in the Subject Site. Should the site re-appraisal** reveal potential contamination, a detailed land contamination study, including a Contamination Assessment Plan (CAP), Environmental Site Investigation (SI) and Contamination Assessment Report (CAR), if necessary, will be prepared in the later stage to determine the presence and extent of contamination on the Subject Site. Any required land contamination assessment and/or remediation works will be completed prior to the commencement of construction, in accordance with relevant government guidelines. For details, please refer to **Appendix 10 – Land Contamination Review**.

6.16 No Adverse Air Ventilation Impact

The existing Park Sun Building is impermeable with large building bulk. The proposed development presents the following good design measures to facilitate air flow:

- A 5m building setback along the eastern boundary;
- A 2.3m building setback along the southern boundary;
- Voids at residential block and RCHE/RCHD block; and
- A 6.15m high sky garden at 7/F.

It is anticipated that the proposed development will not create adverse air ventilation impact to the surroundings.

6.17 No Adverse Sewerage Impact

A Sewerage Impact Assessment has been conducted to evaluate the sewerage generation from the proposed development. The assessment reviews existing sewerage conditions and analyzes potential impacts on the current sewerage network. Results indicate that cumulative peak discharge will remain within hydraulic capacity limits. All existing sewers have sufficient capacity and no upgrading is required to serve the proposed composite development. With reference to the findings of the Sewerage Impact Assessment, no adverse sewerage impact is **anticipated**. For details, please refer to the **Appendix 11 – Sewerage Impact Assessment**.

6.18 No Adverse Drainage Impact

Surface runoff is mainly from rainfall and it will be directed to existing public storm drains. Since the application site is currently hard-paved, the proposed development is not expected to alter drainage paths or runoff patterns.

As existing drains will be retained without modification, no additional stormwater discharge will be generated. Therefore, adverse impact on the existing drainage system is not anticipated and a detailed drainage impact assessment is unnecessary.

SECTION SEVEN | CONCLUSION

This Section 12A planning application for proposed rezoning from “Other Specified Uses” annotated “Business”(“OU(B)”) to “Residential (Group E) 2” (“R(E)2”) to facilitate the redevelopment of the existing 15-storey industrial building (IB), known as Park Sun Building, into a 28-storey Commercial-cum-Residential Development with Social Welfare Facilities (Residential Care Home for the Elderly and/or Residential Care Homes for Persons with Disabilities) (RCHEs and/or RCHDs) atop 2 basement carpark floors at Lot 316 in D.D. 444 and Kwai Chung Town Lot (KCTL) 146, 97-107 Wo Yi Hop Road, New Territories (hereinafter referred to as “the Application Site”).

This planning statement has demonstrated that the proposed development would facilitate redevelopment of IB to re-energize and support the local community through provisions of private housing units on upper floors and quality RCHEs and/or RCHDs bed spaces on lower floors and some retail spaces on ground floor. In short, the proposed rezoning is justified based on the following planning grounds:

- ✓ In line with Prevailing Policy on Enhancing Housing and Land Supply through Optimization of Land Resources;
- ✓ To be compatible with the existing and planned developments in a wider context;
- ✓ To phase out the IBs and address industrial, residential and commercial interface in the process;
- ✓ Addressing the operationally infeasible and undesirable wholesale conversation model;
- ✓ Addressing the demand of private housing units;
- ✓ Address the surging demand of RCHE and RCHD places in Hong Kong;
- ✓ To improve the RCHE and RCHD quality of the Kwai Tsing;
- ✓ A compatible building height; and
- ✓ No adverse landscape, visual, traffic, air quality, noise, air ventilation, drainage and sewerage impacts as a result of the development proposal.

The proposal is comprehensively justified in terms of planning and social welfare merits. It is anticipated that the proposed development would not result in insurmountable impacts to the surroundings. Given the aforementioned justifications, the Applicant respectfully requests the TPB to approve the subject application.