

Attachment 2

Extract of Revised Planning Statement

SECTION FIVE | PROPOSED LAND USE ZONING

5.1 Proposed Amendments to Matters shown on the OZP

The subject site currently falls within area zoned “OU (Business)” on the OZP. To facilitate the proposed commercial-cum-residential development with RCHEs and/or RCHDs, an amendment to the current zoning is required. As per the OZP, the Residential (Group E) could be an ideal zoning for the proposed development. The R(E) zone is intended primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Town Planning Board (TPB). It is also noted that the development controls in term of the maximum total plot ratio restriction of 5.0 is insufficient to accommodate the proposed development.

As such, it is proposed to rezone the application site from “OU(B)” to “R(E)” under a recommended new sub-zone of “R(E)2”. The Column 1 and Column 2 of the current “R(E)” remains applicable to the proposed sub-zone. The Note is proposed to be amended as follows (**Appendix 1 – Proposed Amendments on the Notes refers**):

“On land designated “R(E)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 28,589m², of which a maximum gross floor area of 28,589m², of which a maximum domestic gross floor area of 16,458m² and a non-domestic gross floor area of not less than 7,200m² for Residential Care Home(s) for the Elderly and/or Residential Care Home(s) for Persons with Disabilities shall be provided.”

The proposed development scheme is indicative and subject to detailed design. A maximum domestic GFA and a minimum non-domestic GFA are reserved to enable flexibility in floor area arrangement, allowing compliance with ever-changing codes of practice/guidelines and making it more responsive to changing market conditions and demands. This provision would not frustrate the planning intention of the proposed zoning while streamlining development control procedures and minimizing future amendments to non-domestic GFA control, provided that the total gross floor area remains unchanged.

Should the current Section 12A rezoning application be approved by the TPB, the proposed “R(E)2” would establish a planning mechanism whereby any subsequent redevelopment proposal, including but not limited to development intensity, building height, layout, disposition, planning and design merits, would be subject to further detailed scrutiny at the subsequent Section 16 planning application stage. Placing the proposed uses under Column 2 would enable the TPB to consider each future scheme on its own merits, taking into account the then prevailing planning circumstances and land use compatibility.

At the Section 16 stage, the applicant would be required to submit a definitive scheme together with relevant technical assessments, such as environmental (air quality, noise, land contamination, sewerage) and traffic as appropriate, to demonstrate that the proposed development is technically feasible and environmentally acceptable, and suitable mitigation measures, if required, will be implemented to address any potential industrial/residential (I/R) interface problems and to the satisfaction of the relevant authorities.

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 air quality impacts associated with the construction activities of the proposed development are 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. Hence, the air quality impact arising from the operation of carpark and kitchen within the Proposed Development is not expected. According to the record from the EPD regional office, no relevant complaint against the RCPs and North Kwai Chung Market is received over the past 5 years. Odour issue from RCPs and market is also not identified during site survey. As such, no adverse odour impact on the Proposed Development is expected. 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. **Several chimneys at Golden Sunflower Industrial Building are identified and one of them are in active. According to Buildings Department record drawings, these chimneys are identified as unauthorized building works (UBW). Buildings Department has issued removal orders to the concerned owners of Golden Sunflower Industrial Building under Section 24 of the Buildings Ordinance on December 2025. The orders will require the removal of these unauthorized chimneys within approximately two months of the order date. Therefore, these chimneys are expected to be removed before population intake of the Proposed Development and no adverse air quality impact from these unauthorized chimneys is anticipated during operation phase of the Proposed Development.**

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 adverse air quality impact from the data centre 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**.