SECTION 12A PLANNING APPLICATION UNDER THE TOWN PLANNING ORDINANCE (CAP. 131)

PROPOSED AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

- Supplementary Planning Statement -

TOWNLAND CONSULTANTS LIMITED

SECTION 12A PLANNING APPLICATION
THE TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

- SUPPLEMENTARY PLANNING STATEMENT –

Applicant	Metric Land (BVI) Limited and Lotful (BVI) Limited
Planning Consultant, Visual Impact Specialist and Submitting Agent	Townland Consultants Limited
Project Architect	Ronald Lu & Partners (Hong Kong) Limited
Landscape Architect	URBIS Limited
Environmental and Engineering Consultant	Urban Green Consultants Limited
Traffic Consultant	LLA Consultancy Limited

File Reference: STSLYR

Approved by : _____

Position : Director

Date : 23 October 2026

23 October 2026

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EXECUTIVE SUMMARY

This Section 12A Planning Application / Rezoning Request ("**S12A**"/ "**RR**") is submitted on behalf of Metric Land (BVI) Limited and Lotful (BVI) Limited (the "**Applicant**") to seek permission from the TOWN PLANNING BOARD ("**TPB**"/"the **BOARD**") to amend the Approved Sha Tin Outline Zoning Plan No. S/ST/40 ("**Approved OZP**") at Nos. 8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos. 196 and 276) (the "**Site**"/ "**Rezoning Site**").

The Rezoning Site is currently zoned "Industrial(1)" ("**I(1)**") zone on the Approved OZP. This RR seeks to rezone the Rezoning Site to "Residential (Group A) 10" ("**R(A)10**") zone that is subject to a Plot Ratio ("**PR**") restriction of 6.0 and Building Height ("**BH**") restriction of 127mPD to facilitate the comprehensive redevelopment of two (2) existing Industrial Buildings ("**IBs**") into a private residential development with supporting commercial uses.

The Rezoning Site is located within the Siu Lek Yuen Industrial Area ("**SLYIA**"), an area that is undergoing active transformation from industrial use to a mix of commercial and residential uses. This RR directly aligns to the recommendation under the "Report on 2020 Area Assessments of Industrial Land in the Territory" ("**2020 AA**"), which indicated that industrial land within the area may be considered for alternative uses that could meet the changing societal needs, optimise land resources and phase out the existing industrial uses. The Rezoning Site also presents a unique opportunity to provide much needed housing supply in close proximity to the rail network, thereby helping to alleviate the pressing housing demand.

An Indicative Development Scheme yielding a total Gross Floor Area ("**GFA**") of approx. of 46,008m^2 at PR of 6.0 and BH of 127mPD is prepared to demonstrate the feasibility of the proposed zoning parameters. The Indicative Development Scheme comprises of two (2) 32-storey residential towers above a 3-storey podium. The podium included the aboveground carpark at G/F and 1/F. The G/F is also proposed for supporting retail and F&B uses. The residents' recreational facilities and podium garden are proposed at 2/F.

The RR is justified on the following grounds:

- The RR is fully in line with Government's current Policy Objectives to increase housing supply and utilisation of scarce land resources in proximity to major transport infrastructure;
- The RR aligns with the ongoing transformation of SLYIA and serves as catalyst to redevelopment of the remaining IBs in SLYIA and supports its transition from an industrial area to a vibrant mixed-use neighbourhood;
- The Indicative Development Scheme is considered compatible with the emerging residential character of the locality and will integrate with the evolving context of SLYIA;
- The RR facilitates the construction of aboveground carpark with consideration of the latest GFA exemption arrangements to shorten the construction time and expedite the delivery of housing units;
- The Rezoning Site is suitable for residential redevelopment, with the proposed BH restriction of 127mPD compatible with the surrounding context. Potential industrial/residential interface issues can be effectively mitigated through design and technical measures;
- The Rezoning Site will be transformed from a bulky, monotonous industrial environment into a welcoming residential community with active, human-scaled streetscape and vibrant ground-floor commercial uses, significantly enhancing the pedestrian experience; and
- There will be no undesirable visual, traffic, environmental and infrastructural impacts.

In view of the above justifications and as detailed in this Supplementary Planning Statement ("**SPS**"), we respectfully request the BOARD to give favourable consideration to this RR.

行政摘要

（內文如有差異，應以英文版本為準）

根據城市規劃條例第 12A 條，我司代表 Metric Land (BVI) Limited 及 Lotful (BVI) Limited（下稱「**申請人**」）向城市規劃委員會（下稱「**城規會**」）就《沙田分區計劃大綱核准圖編號 S/ST/40》（下稱「**核准圖**」）內的新界沙田小瀝源路 8 至 14 號（沙田市地段第 196 及 276 號）（下稱「**地盤**」或「**改劃用途地點**」）呈交修訂圖則申請／改劃用途地帶要求（下稱「**改劃要求**」）。

改劃用途地點目前座落於核准圖中的「工業（1）」地帶。此改劃要求將地盤改劃為「住宅（甲類）1 0」地帶並受制於地積比率限制 6 倍及建築物高度限制主水平基準上 127 米，以促使現有工業大廈（「**工廈**」）綜合重建作設有商業配套設施的私人住宅發展。

改劃用途地點位於小瀝源工業區內，該區正由工業用途積極轉型為商業及住宅用途組合。此改劃要求與「2020 年全港工業用地分區研究報告」所提建議方向一致。該報告指出區內工業用地可考慮作其他用途，以配合社會需求的轉變、優化土地資源運用、並逐步淘汰現有的工業用途。改劃要求亦提供獨特契機，於鐵路網絡旁提供殷切的房屋供應，從而紓緩迫切的房屋需求。

以證明擬議用途地帶發展參數的可行性，改劃要求擬備了地積比率 6.0 倍、建築物高度限制主水平基準以上 127 米及總樓面面積為約 46,008 平方米的概念發展方案。概念發展方案包括兩幢建於三層平台之上的 32 層住宅大樓。平台樓層包括了地面層和一樓的地面停車場。地面層亦擬議作零售、餐飲用途。住戶康樂設施和平台花園則設於二樓。

改劃要求具備以下充分理據的支持：

- 改劃要求完全符合政府現行增加房屋供應量和充分利用鄰近主要運輸基建的稀缺土地資源的政策目標；
- 改劃要求與小瀝源工業區持續推進的轉型一致，並能就推動重建區內餘下工業用地產生催化作用，從而協助該區由工業區逐漸轉型為充滿活力的綜合社區；
- 概念發展方案與區內逐漸形成的住宅區特色兼容，並能融合於小瀝源工業區持續該改變的發展環境；
- 改劃要求考慮了最新的私人發展項目停車場總樓面面積豁免安排，配合興建地面停車場的安排，從而有助縮短建築時間及加快房屋單位落成；
- 改劃用途地點適合重建作住宅發展，而擬議的主水平基準以上 127 米的建築高度限制亦與周邊環境相容。潛在的工業與住宅用途鄰接問題亦可透過設計與技術措施有效緩解；
- 改劃用途地點將由體積龐大及單調的工業環境轉型為具活力、人本比例的街景和朝氣蓬勃的地面商業用途的住宅社區，從而顯著提升行人體驗；和
- 該改劃要求將不會在視覺、交通、環境及基建方面造成不良影響。

鑒於上述原因及這份補充規劃文件中詳述的理由，我司懇請城規會考慮批准是次規劃申請。

Reference: STSLYR/ERIC/01
Date: 23 October 2026

TO THE TOWN PLANNING BOARD:

SECTION 12A PLANNING APPLICATION
TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 FROM "INDUSTRIAL (1)" ZONE TO "RESIDENTIAL (GROUP A)10" ZONE AT NOS. 8-14 SIU LEK YUEN ROAD, SHA TIN, NEW TERRITORIES (STTL NOS. 196 AND 276)

1 INTRODUCTION

1.1 We are instructed by Metric Land (BVI) Limited and Lotful (BVI) Limited (the "**Applicant**") to submit this Section 12A Planning Application / Rezoning Request ("**S12A**"/ "**RR**") to amend the Approved Sha Tin Outline Zoning Plan No. S/ST/40 ("**Approved OZP**") at No.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (the "**Site**"/ "**Rezoning Site**").

1.2 The Rezoning Site is currently zoned "Industrial (1)" ("**I(1)**") zone on the Approved OZP. This S12A seeks to rezone the Rezoning Site to "Residential (Group A)10" ("**R(A)10**") zone, subject to a maximum Plot Ratio ("**PR**") restriction of 6.0 and a Building Height ("**BH**") restriction of 127mPD to facilitate the comprehensive redevelopment of two (2) existing Industrial Buildings ("**IBs**") into a private residential development with supporting commercial uses.

1.3 The Rezoning Site is located within the Siu Lek Yuen Industrial Area ("**SLYIA**"), an area that is undergoing active transformation from industrial use to a mix of commercial and residential uses. This RR directly aligns to the recommendation under the "Report on 2020 Area Assessments of Industrial Land in the Territory" ("**2020 AA**"), which indicated that industrial land within the area may be considered for alternative uses that could meet the changing societal needs, optimise land resources and phase out the existing industrial uses. The Rezoning Site also presents a unique opportunity to provide much needed housing supply in close proximity to the rail network, thereby helping to alleviate the pressing housing demand. This RR has also considered the latest Government policy on gross floor area ("**GFA**") exemption for aboveground carpark as demonstrated in the Indicative Development Scheme.

1.4 The purpose of this Supplementary Planning Statement ("**SPS**") is to furnish Town Planning Board ("**TPB**") Members and relevant Government Departments with the information necessary to facilitate consideration of this RR. Specifically, this SPS sets out the benefits of the proposed land use and provides an Indicative Development Scheme to illustrate the benefits of the proposed rezoning and to demonstrate that the proposed zoning parameters are technically feasible. The RR is also justified on planning, design and technical grounds as demonstrated in this SPS.

2 SITE CONTEXT

2.1 Site Location and Existing Use

2.1.1 The Rezoning Site, with a site area of approx. 7,668m^2, is situated at No. 8-14 Siu Lek Yuen Road, Sha Tin and is currently occupied by two (2) existing IBs, namely Chiaphua Industries Building and Chiaphua Centre. The Site is bounded by Siu Lek Yuen Road to the northeast; PCCW Yuen Chau Kok Telephone Exchange and a Site planned for commercial use to the southeast; Yuen Shun Circuit to the southwest; and a public pedestrian lane abutting the Site and Shatin Industrial Centre Block A-B to the northwest (***Figure 2.1*** refers).

2.2 Surrounding Land Uses

2.2.1 The Rezoning Site is located within SLYIA characterised predominantly by industrial uses, with a mix of other land uses, including residential, open space, and government, institution and community ("**GIC**") use in the vicinity. A summary of the surrounding area is provided below (***Figure 2.2*** refers).

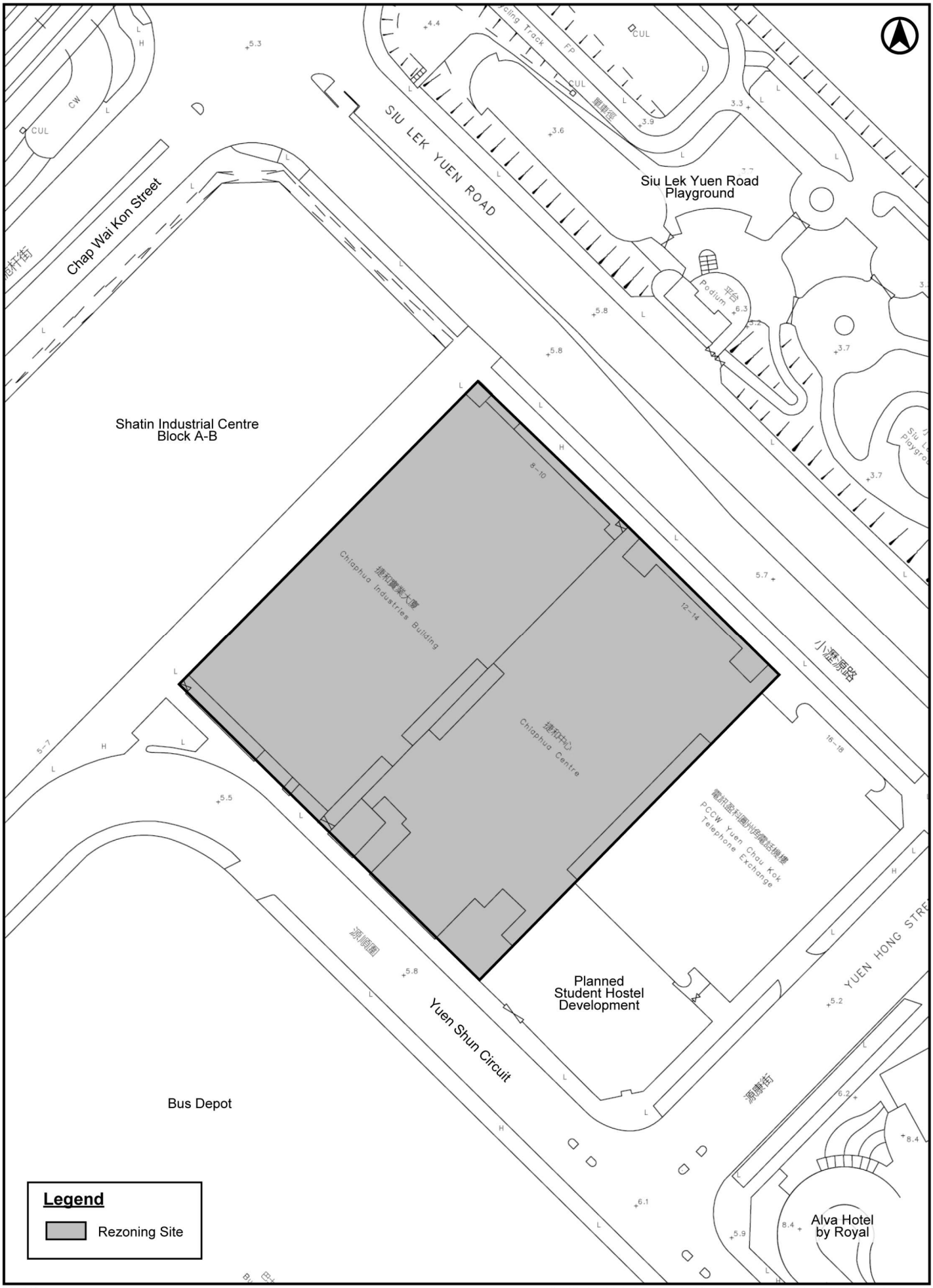
- Developments to the immediate southeast to northwest are various IBs (e.g. PCCW Yuen Chau Kok Telephone Exchange, Swire Coca-Cola HK, Ever Gain Building, Crown Worldwide Building, Koon Wah Building and Shatin Industrial Centre Block A-B), KMB Bus Depot, commercial buildings (e.g. Alva Hotel By Royal, Goldlion Holdings Centre, Town Health Technology Centre, and Citimark), and a planned student hostel development.
- To the northeast of Site are the Siu Lek Yuen Road Playground and Shing Mun River. Shek Mun Estate, a high-density public housing development, and Shek Mun Riverside Garden are located to the further northeast of the Site. To the further north of the Site are the MTR Shek Mun Station and the Shek Mun Business Area.
- Ngau Pei Sha Street Playground, located to the southwest of the Rezoning Site, is an open space that accommodates various recreational and leisure activities. Hong Kong Police Siu Lek Yuen Operational Base and Siu Lek Yuen Fire Station are located to the further south and west of the Rezoning Site respectively.
- Clusters of high-density residential developments are located to the further west, northwest and southwest of the Rezoning Site and near the MTR City One Station, including Yu Chui Court, Prima Villa, Yue Tin Court and City One Shatin. Two (2) sites (STTL 623 and STTL 625) to the southeast and southwest of the Site disposed by the Government in the 2024-25 Land Sale are planned for private residential developments.

2.3 Land Status

2.3.1 The Rezoning Site comprises of two (2) private lots wholly owned by the Applicant, namely Sha Tin Town Lot ("**STTL**") 196 and STTL 276.

2.4 Accessibility

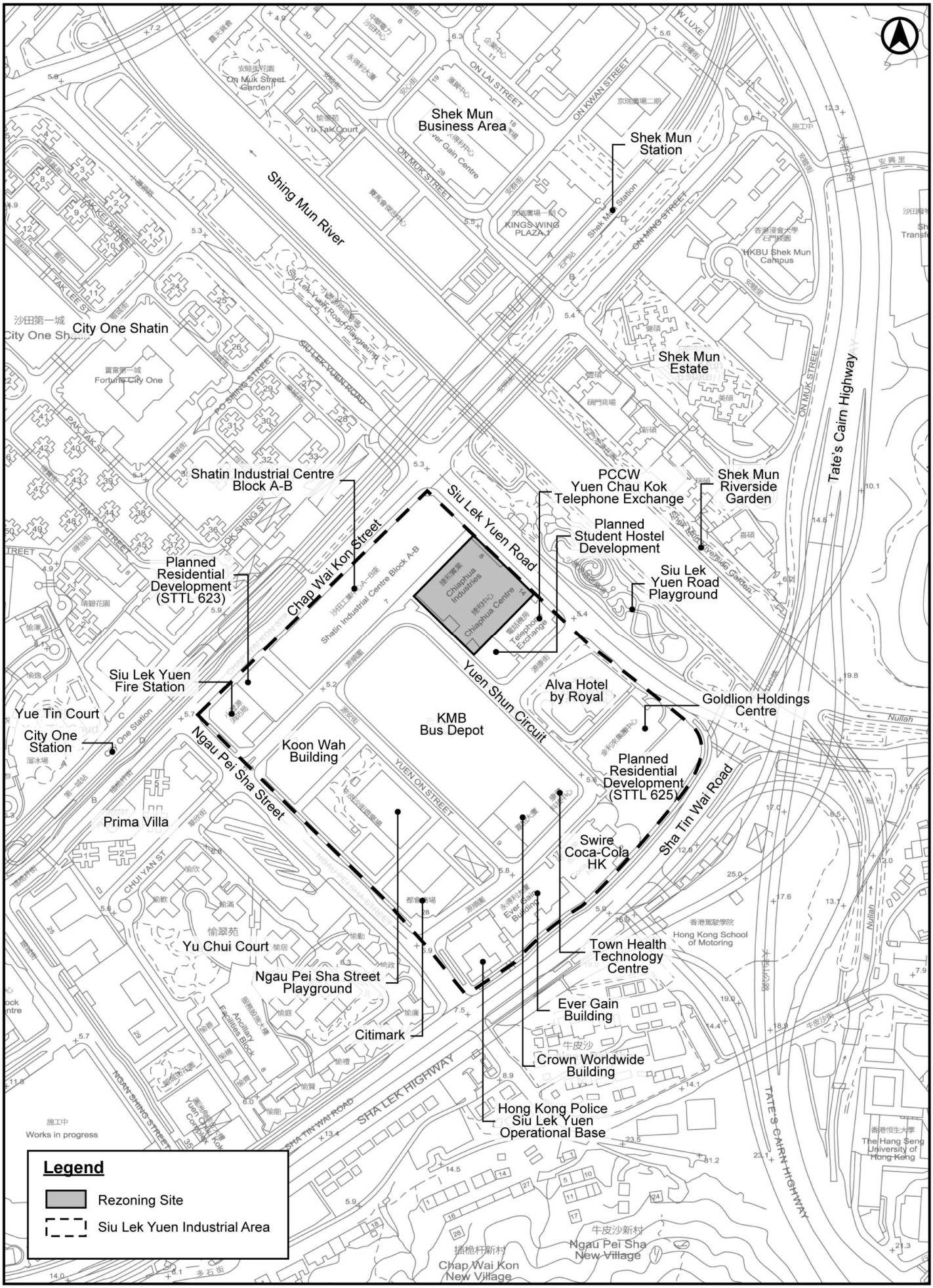
2.4.1 The Rezoning Site is accessible from Siu Lek Yuen Road and Yuen Shun Circuit. Vehicular access is available at Yuen Shun Circuit. A public pedestrian lane connecting Siu Lek Yuen Road and Yuen Shun Circuit abuts the Site to the northwest. The Rezoning Site is well served by various modes of public transportation including franchised buses, green minibus, taxis and railway. The MTR City One Station and Shek Mun Station are located about 325m and 265m from the Rezoning Site respectively. The Rezoning Site is also located in close proximity to cycle tracks along Chap Wai Kon Street and Shing Mun River.



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FIGURE 2.1 SITE LOCATION PLAN

SCALE 1 : 1,000



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FIGURE 2.2 SITE LOCATION PLAN

SCALE 1 : 5,000

3 PLANNING CONTEXT

3.1 Statutory Planning Context

Approved Sha Tin Zoning Plan No. S/ST/40

3.1.1 The Rezoning Site is currently zoned "I(1)" zone on the Approved OZP gazetted on 17 July 2026 (***Figures 3.1*** and ***3.2*** refer). According to the Approved OZP, the "Industrial" zone is intended "*primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone*". There are no development restrictions stipulated on the "I(1)" zone under the Approved OZP. 'Flat' is neither a Column 1 nor Column 2 use under the "I(1)" zone.

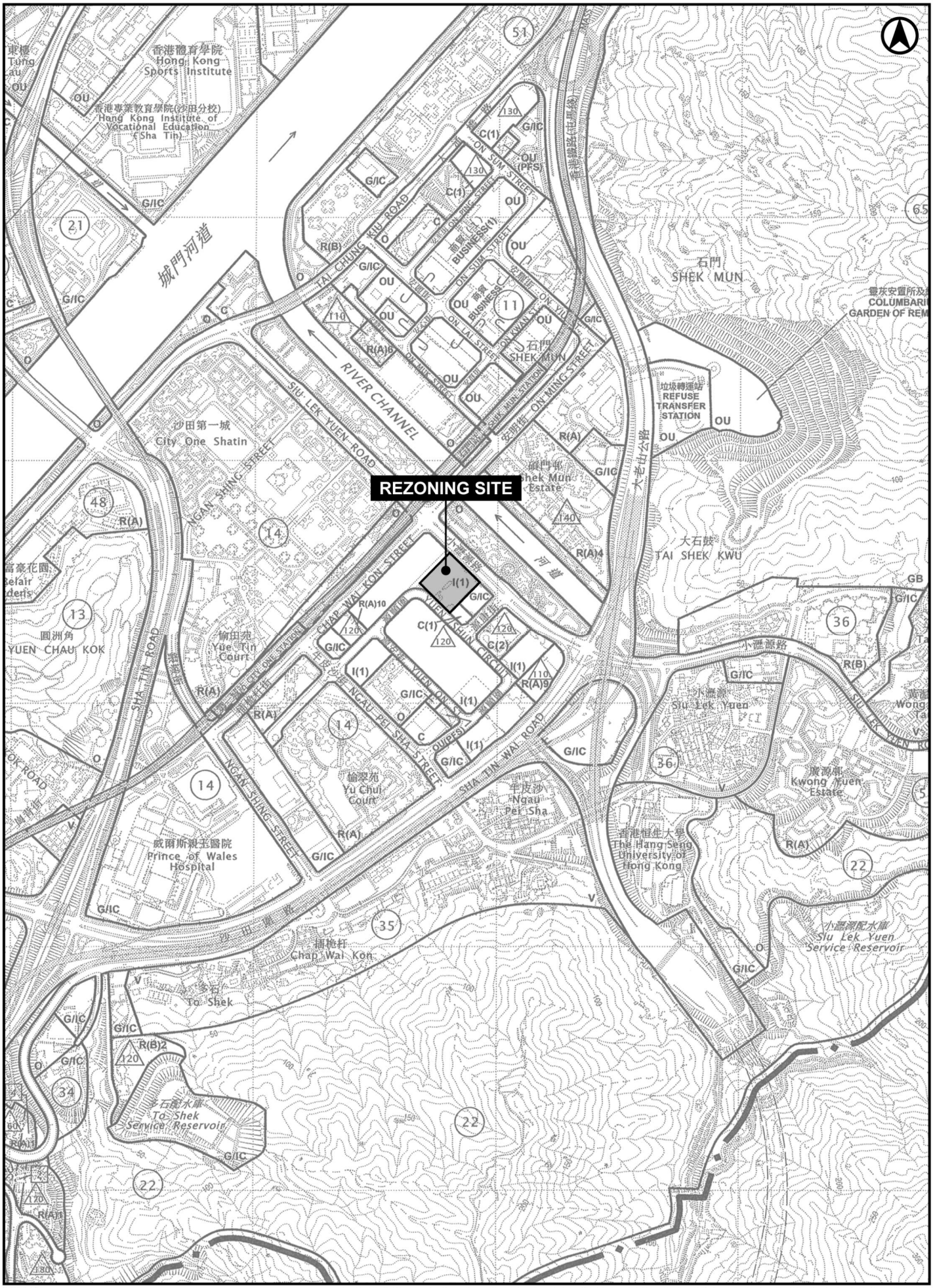
3.2 Non-Statutory Planning Context

Policy Address

3.2.1 The Policy Address ("**Policy Address**") is the annual address made by the Chief Executive ("**CE**") of Hong Kong outlining the policy objectives of the Government for the following year. As indicated in the Chief Executive's 2025 Policy Address and 2026 Policy Address, the Government maintains the target of stabilising the supply of private housing by ensuring sufficient land to meet the growing demand in the next ten years and will roll out the land to the market in an orderly and pragmatic manner through Government land sale and will also rely on other sources of private housing land supply also include private development projects in order to meeting the demand (***Para. 316 of the CE's 2026 Policy Address*** and ***Para. 214 of the CE's 2025 Policy Address*** refer). Releasing land in urban areas is also a direction for Government to unleash the land the development potential of underutilised land for more gainful use. The Government will undertake a new round of Area Assessments of Industrial Land in the Territory and put forward recommendations in 2026, including the way forward for the Revitalisation Scheme for Industrial Buildings (***Para. 218 of the CE's 2025 Policy Address*** refers).

3.2.2 In the past Policy Addresses, the CE also emphasised on the importance of enhancing quantity, speed, efficiency and quality in delivering housing projects. Recognising the growing aged building stock, urban renewal is one of the key sources of new housing supply under a multi-pronged approach in order to speed up redevelopments of aged buildings for optimisation of land resources through increasing incentives (i.e. reviewing PR restrictions for urban areas, etc. To enhance the efficiency in housing provision, the Government will continue streamline development procedures to lower costs and enhance construction efficiency. One of the enhanced measures is to allow for full GFA exemptions for no more than two (2) storeys of aboveground carpark, while doing away with the requirement of constructing underground carparks (***Para. 217 of 2025 Policy Address*** refers). The measure is anticipated to reduce construction cost (40% cheaper than underground carpark) and time (one year shorter when compared to underground carpark) (***2025 Policy Address Initiatives*** refer).

3.2.3 With the progressive enhancement in housing supply, the Government also made adjustments to the demand-side management measures for residential units, including shortening the applicable period of the Special Stamp Duty, reducing the rates of the Buyer's Stamp Duty and New Residential Stamp Duty and suspending stamp duty application for incoming talents on conditional basis (***Para. 100 of the CE's 2023 Policy Address*** refers). These measures reduce the financial burden on acquisition of residential properties and enhance the demand for private housing.



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FIGURE 3.1 APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 (EXTRACT)

SCALE 1 : 10,000

INDUSTRIAL

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Art Studio (excluding those involving direct provision of services or goods) Bus Depot Cargo Handling and Forwarding Facility (not elsewhere specified) Eating Place (Canteen, Cooked Food Centre only) Government Refuse Collection Point Government Use (not elsewhere specified) Industrial Use (not elsewhere specified) Information Technology and Telecommunications Industries Office (Audio-visual Recording Studio, Design and Media Production, Office Related to Industrial Use only) Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Research, Design and Development Centre Shop and Services (Motor-vehicle Showroom on ground floor, Service Trades only) Utility Installation for Private Project Vehicle Repair Workshop Warehouse (excluding Dangerous Goods Godown)	Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility (Container Freight Station, free-standing purpose-designed Logistics Centre only) Concrete Batching Plant Dangerous Goods Godown Eating Place (not elsewhere specified) (in wholesale conversion of an existing building only) Educational Institution (in wholesale conversion of an existing building only) Exhibition or Convention Hall Hotel (on land designated "Industrial (1)" only) Industrial Use (Bleaching and Dyeing Factory, Electroplating/Printed Circuit Board Manufacture Factory, Metal Casting and Treatment Factory/Workshop only) Institutional Use (not elsewhere specified) (in wholesale conversion of an existing building only) Off-course Betting Centre Offensive Trades Office (not elsewhere specified) Petrol Filling Station Pier Place of Entertainment (in wholesale conversion of an existing building only) Place of Recreation, Sports or Culture (not elsewhere specified) Private Club Public Clinic (in wholesale conversion of an existing building only) Religious Institution (in wholesale conversion of an existing building only) Shop and Services (not elsewhere specified) (ground floor only, except in wholesale conversion of an existing building and Ancillary Showroom[#] which may be permitted on any floor) Training Centre (in wholesale conversion of an existing building only) Wholesale Trade

(Please see next page)

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FIGURE 3.2 STATUTORY NOTES ATTACHED TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 (EXTRACT)

INDUSTRIAL (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application To the Town Planning Board
In addition, the following uses are always permitted in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the uses are separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:	In addition, the following use may be permitted with or without conditions on application to the Town Planning Board in the purpose-designed non-industrial portion on the lower floors (except basements and floors containing wholly or mainly car parking, loading/unloading bays and/or plant room) of an existing building, provided that the use is separated from the industrial uses located above by a buffer floor or floors and no industrial uses are located within the non-industrial portion:
Eating Place Educational Institution Exhibition or Convention Hall Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Religious Institution Shop and Services Training Centre	Social Welfare Facility (excluding those involving residential care)

Ancillary Showroom requiring planning permission refers to showroom use of greater than 20 % of the total usable floor area of an industrial firm in the same premises or building.

Planning Intention

This zone is intended primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. Information technology and telecommunications industries and office related to industrial use are also always permitted in this zone.

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FIGURE 3.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 (EXTRACT)

*Long Term Housing Strategy ("**LTHS**")*

3.2.4 The Long Term Housing Strategy ("**LTHS**") was announced by the Transport and Housing Bureau ("**THB**") in December 2014. In 2024, which marked the important milestone of the 10th anniversary of the Government's promulgation of the LTHS, the strategic directions of the LTHS were refined as follows to evolve with the changing circumstances: "*(a) to continue adopting the "supply-led" and "flexible principles" to increase housing supply; (b) to safeguard the rational use of PRH resources and encourage PRH tenants to move up the housing ladder; and (c) to enhance the housing ladder to promote home ownership among young people*". While the LTHS placed strong emphasis on public housing supply, private housing also plays a major role in the housing ladder by offering wider housing options, facilitating families and individuals to achieve home ownership and ultimately releasing more public rental housing resources for those in need. According to the LTHS Annual Progress Report released in September 2025, the 10-year housing projection from 2026-27 to 2035-36 is 419,100 units (rounded up to 420 000 units). The public / private split of new housing supply remains at 70:30 for the next 10-year period from 2026-27 to 2035-36 since LTHS annual update in 2018. Out of the total 420,000 units projection, the public housing supply target will be 294,000 units and the private housing supply target will be 126,000 units.

Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030

3.2.5 Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 ("**HK2030+**") is a long-term planning framework to guide Hong Kong's city planning, land and infrastructure development, and shape Hong Kong's built environment beyond 2030. HK2030+ recognises the importance of enhancing liveability in promoting the health, well-being and quality living environment of Hong Kong people. There is a stronger focus on quality of life and tackling the challenge of enhancing liveability in the high-density urban context of Hong Kong.

3.2.6 One of the Government's objectives or "Building Blocks" under HK2030+ is "Enhancing Liveability in a Compact High-density City", through various strategic directions, including healthy and revitalised city. The Key Actions under this strategic direction is to (a) improve the urban microclimate of the city through optimising spatial planning and design and (b) seize opportunities to retrofit the decaying urban areas under an area-based approach. A well-planned spatial layout will enable public's equal access to the enjoyment of the unique city fabric (***HK2030+ Final Recommendation*** refers).

3.2.7 Another Building Block under HK2030+ is "Creating Capacity for Sustainable Growth". To ensure Hong Kong's sustainable growth, a sustainable and multi-pronged land supply approach is being pursued to ensure adequate land supply for all kinds of developments so as to enhance the city's liveability and readiness to respond to unforeseeable demands and opportunities (***HK2030+ Final Recommendation*** refers).

Report on 2020 Area Assessments of Industrial Land in the Territory

3.2.8 The 2020 Area Assessments conducted by the Planning Department ("**PlanD**") is to update existing profile of the private IBs in terms of the utilisation, review the progress of the transformation, and consider the future planning of industrial land to meet changing socio-economic needs. SLYIA is one of the industrial areas that were being assessed. With consideration of the ongoing active transformation into commercial uses as evidenced by various planning applications (e.g. at the Rezoning Site, Koon Wah Building, Goldlion Holdings Centre and Town Health Technology Centre) and that the area is surrounded by residential developments and conveniently served by various mode of public transport, 2020 Area Assessments recommended to rezone SLYIA from "I(1)" to

"Residential (Group E)" ("**R(E)**") to provide a planning incentive to expedite the transformation by putting the private land into optimal uses. The "R(E)" zone would require planning application to the TPB with support of relevant technical assessments to address industrial/ residential ("**I/R**") interface. The preliminary rezoning proposal was reported to the TPB (***TPB Paper No. 10783*** refers) and TPB noted the preliminary rezoning proposal on the TPB Meeting on 19 November 2021. It is noted that PlanD would take forward the rezoning proposals upon completion of relevant assessments.

*Updated Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers ("**PNAP APP-2**") - Calculation of Gross Floor Area and Non-accountable Gross Floor Area Building (Planning) Regulation 23(3)(a) and (b)*

3.2.9 According to the updated PNAP APP-2 issued in November 2025, not more than two (2) floors of aboveground carparks could be disregarded from GFA calculation, provided that the car parking spaces are EV charging-enabling, except those installed with automated parking system.

3.3 Planning History

3.3.1 The Site was subject to a Section 16 Planning Application for Proposed Wholesale Conversion of Existing Industrial Buildings (for Shop and Services/Eating Place/Motor-vehicle Showroom on Ground Floor/ Art Studio/ Information Technology and Telecommunications Industries/ Office/ Research, Design and Development Centre) (TPB No. A/ST/982) approved with conditions on 22.1.2021. The planning approval was not implemented and has since lapsed.

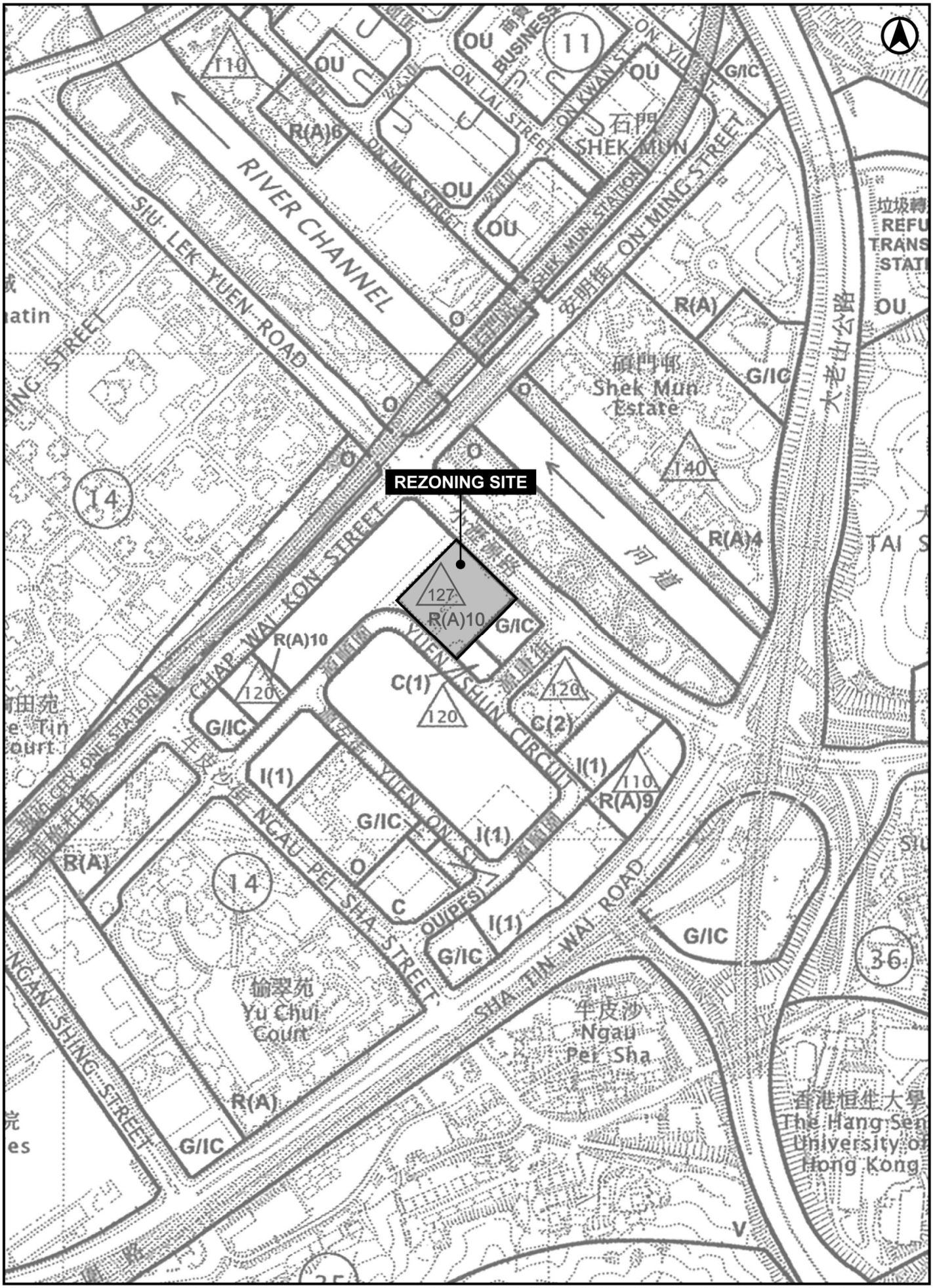
4 PROPOSED AMENDMENT TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40

4.1 Proposed "R(A)10" Zone

4.1.1 To enable the redevelopment of the two (2) existing IBs at the Rezoning Site for residential use, the Applicant is proposing to rezone the Rezoning Site from "I(1)" to a sub-group of the "R(A)" zone (i.e. "R(A)10") (***Figure 4.1 and 4.2*** refers). The statutory planning intention of the "R(A)" zone is "*primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building*". An existing sub-zone of the "R(A)" zone (i.e. "R(A)10"), with a maximum PR restriction of 6, is proposed. A BH Restriction of 127mPD is also proposed.

4.1.2 The proposed PR and BH Restrictions have taken into account the development intensity and BH profile in the area as well as the latest Government policy initiative for aboveground carpark and is considered appropriate with due regard to site requirements and the need to optimize development potential.

4.1.3 As demonstrated by the Indicative Development Scheme and supporting Technical Assessments, the proposed development restrictions are considered technically feasible.



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FIGURE 4.1 PROPOSED AMENDMENTS TO APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40

SCALE 1 : 5,000

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Flat Government Use (not elsewhere specified) House Library Market Place of Recreation, Sports or Culture Public Clinic Public Transport Terminus or Station (excluding open-air terminus or station) Public Vehicle Park (excluding container vehicle) (on land designated "R(A)8" and "R(A)10" only) Residential Institution School (in free-standing purpose-designed building only) Social Welfare Facility Utility Installation for Private Project	Commercial Bathhouse/ Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Refuse Collection Point Hospital Hotel Institutional Use (not elsewhere specified) Office Petrol Filling Station Place of Entertainment Private Club Public Convenience Public Transport Terminus or Station (not elsewhere specified) Public Utility Installation Public Vehicle Park (excluding container vehicle) (not elsewhere specified) Religious Institution School (not elsewhere specified) Shop and Services (not elsewhere specified) Training Centre

(Please see next page)

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FIGURE 4.2 STATUTORY NOTES ATTACHED TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 (EXTRACT)

RESIDENTIAL (GROUP A) (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
In addition, the following uses are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading bays and/or plant room:	
Eating Place Educational Institution Institutional Use (not elsewhere specified) Off-course Betting Centre Office Place of Entertainment Private Club Public Convenience Recyclable Collection Centre School Shop and Services Training Centre	

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

(a) 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 the maximum building height in terms of number of storeys or metres above Principal Datum as stipulated on the Plan, or the height of the existing building, whichever is the greater.

(b) On land designated "Residential (Group A)1" ("R(A)1"), 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 501,800m^2 or the gross floor area of the existing building, whichever is the greater.

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FIGURE 4.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 (EXTRACT)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(c) On land designated "Residential (Group A)2" ("R(A)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 194,500m^2 or the gross floor area of the existing building, whichever is the greater.

(d) On land designated "Residential (Group A)3" ("R(A)3"), 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 43,600m^2 or the gross floor area of the existing building, whichever is the greater.

(e) On land designated "Residential (Group A)4" ("R(A)4"), 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 domestic gross floor area of 234,000m^2, non-domestic GFA of 19,500m^2 or the gross floor area of the existing building, whichever is the greater.

(f) On land designated "Residential (Group A)5" ("R(A)5"), 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 38,580m^2 or the gross floor area of the existing building, whichever is the greater.

(g) On land designated "Residential (Group A)6" ("R(A)6"), 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 26,240m^2 or the gross floor area of the existing building, whichever is the greater.

(h) On land designated "Residential (Group A)7" ("R(A)7"), 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 90,655m^2 or the gross floor area of the existing building, whichever is the greater.

(i) On land designated "Residential (Group A)8" ("R(A)8"), 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 plot ratio of 6.7 or the plot ratio of the existing building, whichever is the greater.

(j) On land designated "Residential (Group A)9" ("R(A)9"), 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 plot ratio of 5, or the plot ratio of the existing building, whichever is the greater.

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FIGURE 4.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 (EXTRACT)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

(k) On land designated "Residential (Group A)10" ("R(A)10"), 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 plot ratio of 6, or the plot ratio of the existing building, whichever is the greater.

(l) In determining the maximum number of storeys for the purpose of paragraph (b) above, any basement floor(s) may be disregarded.

(m) In determining the maximum gross floor area/plot ratio for the purposes of paragraphs (b) to (k) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(n) In determining the maximum gross floor area for the purposes of paragraph (h) above, any floor space that is constructed or intended for use solely as public transport facilities, railway station, railway depot, or Government, institution or community facilities, as required by the Government, may be disregarded.

(o) In determining the maximum plot ratio for the purposes of paragraphs (i) and (k) above, any floor space that is constructed or intended for use solely as Government, institution or community facilities, as required by the Government may be disregarded.

(p) Where the permitted plot ratio/gross floor area as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio/gross floor area for the building on land to which paragraphs (b) to (k) above applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio/gross floor area specified in paragraphs (b) to (k) above may thereby be exceeded.

(q) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height and/or plot ratio/gross floor area restrictions stated in paragraphs (a) to (k) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

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FIGURE 4.2 (CONT'D) STATUTORY NOTES ATTACHED TO THE APPROVED SHA TIN OUTLINE ZONING PLAN NO. S/ST/40 (EXTRACT)

5 THE INDICATIVE DEVELOPMENT SCHEME

5.1 The Indicative Development Scheme

5.1.1 An Indicative Development Scheme is prepared to demonstrate the feasibility of redeveloping the existing IBs into a Residential Development with supporting Commercial uses while adopting the maximum PR of 6.0, which is on par with the PR restriction of the "R(A)10" zone to the southwest of the Rezoning Site.

5.1.2 Based on the Rezoning Site Area, the Indicative Development Scheme yields a total GFA of approx. 46,008m^2. The Indicative Development Scheme comprises of a 32-storey residential tower above a 3-storey podium, at a proposed BH of 127mPD. The aboveground carparks are provided on G/F and 1/F of the podium, along with supporting commercial facilities (such as 'Shop and Services' and 'Eating Place' use) provided on the G/F to serve the needs of residents and the locality. Residents' recreational facilities are provided on 2/F of the podium.

5.1.3 The Indicative Development Scheme was formulated based on various site constraints and design consideration, including (1) strategically orienting the residential tower and arranging the internal layout with blank façade or circulation cores along with acoustic fins to serve as an effective acoustic shield against fixed plants located at the adjacent PCCW Yuen Chau Kok Telephone Exchange and KMB Bus Depot; (2) providing horizontal buffer zones (i.e. 20m for Siu Lek Yuen Road as a primary distributor and 5m for Yuen Shun Circuit as a local distributor) to mitigate adverse air quality impact associated with open-air vehicular emissions; and (3) providing building setback along the pedestrian lane facing Shatin Industrial Centre Block A-B and along Siu Lek Yuen Road to create a more spacious pedestrian environment. Tree planting and landscape area are also proposed at the podium level to not provide amenity for the residents but also increase their visibility to the pedestrian and provide visual relief. ***Figure 5.1*** demonstrates the design consideration for the Indicative Development Scheme.

5.1.4 The Indicative Development Scheme will comply with the Sustainable Building Design Guidelines (PNAP APP-152) ("**SBDG**") in terms of building separation, building setback and site coverage of greenery.

5.1.5 The Architectural Drawings of the Indicative Development Scheme are furnished at ***Appendix 1***, while the Technical and Accommodation Schedule provided at ***Table 5.1*** summarises the major development parameters of the Indicative Development Scheme.

Table 5.1: Technical and Accommodation Schedule

TECHNICAL SCHEDULE	
Rezoning Site Area	Approx. 7,668m^2
Class of Site	Class C
Proposed Plot Ratio – Domestic – Non-domestic	6.0 – 5.75 – 0.25
Proposed Total GFA – Domestic – Non-domestic	Approx. 46,008m^2 – Approx. 44,091m^2 – Approx. 1,917m^2 *1
Proposed Site Coverage – Above 15m – Below 15m	 – Approx. 39.76% – Approx. 77.10%
Proposed No. of Blocks	2
Proposed No. of Storeys	35 (32 domestic storeys above a 3-storey podium)

Proposed Building Height (Main Roof Level)	127mPD
Proposed No. of Units	928
Estimated Population	Approx. 2,506*[2]
Average Unit Size	Approx. 47.5m²
ACCOMMODATION SCHEDULE	
G/F	Shop and Services/ Eating Place/ Carpark / E&M / Refuse Collection Vehicle ("**RCV**") Parking Space / Loading/ Unloading ("**L/UL**") Bays / Residential Lobbies
1/F	Residential Lobbies / Carpark / E&M
2/F	Residential Lobbies / Resident's Clubhouse / Swimming Pool / E&M
3/F – 34/F	Flat

[1] Non-Domestic Uses include Commercial use such as Shop and Services and Eating Place
[2] 2.7 persons per flat are assumed based on the average household for Sha Tin District in 2024 according to Census and Statistics Department

5.2 Conceptual Landscape Design

5.2.1 A Tree Survey was carried out which identified three (3) nos. trees are located within the Rezoning Site. As the identified trees are found to be in conflict with the Indicative Development Scheme and are low in suitability for transplanting, all 3 nos. of existing trees 17 within the Rezoning Site are recommended to be felled (***Appendix 2*** refers). A total of 3 nos. of compensatory trees is proposed to be planted within the Rezoning Site, meeting the requirement of 1:1 compensatory ratio in terms of quantity.

5.2.2 The landscape design of the Indicative Development Scheme aims to create a high-quality landscape space at G/F and 2/F to achieve a spatially planned environment with distinct zones that support a range of resident activities, present an attractive appearance from surrounding public areas, provide high-quality and usable landscape spaces within the Rezoning Site, and maximise greening opportunities through shade trees, diverse planting and other sustainable landscape features.

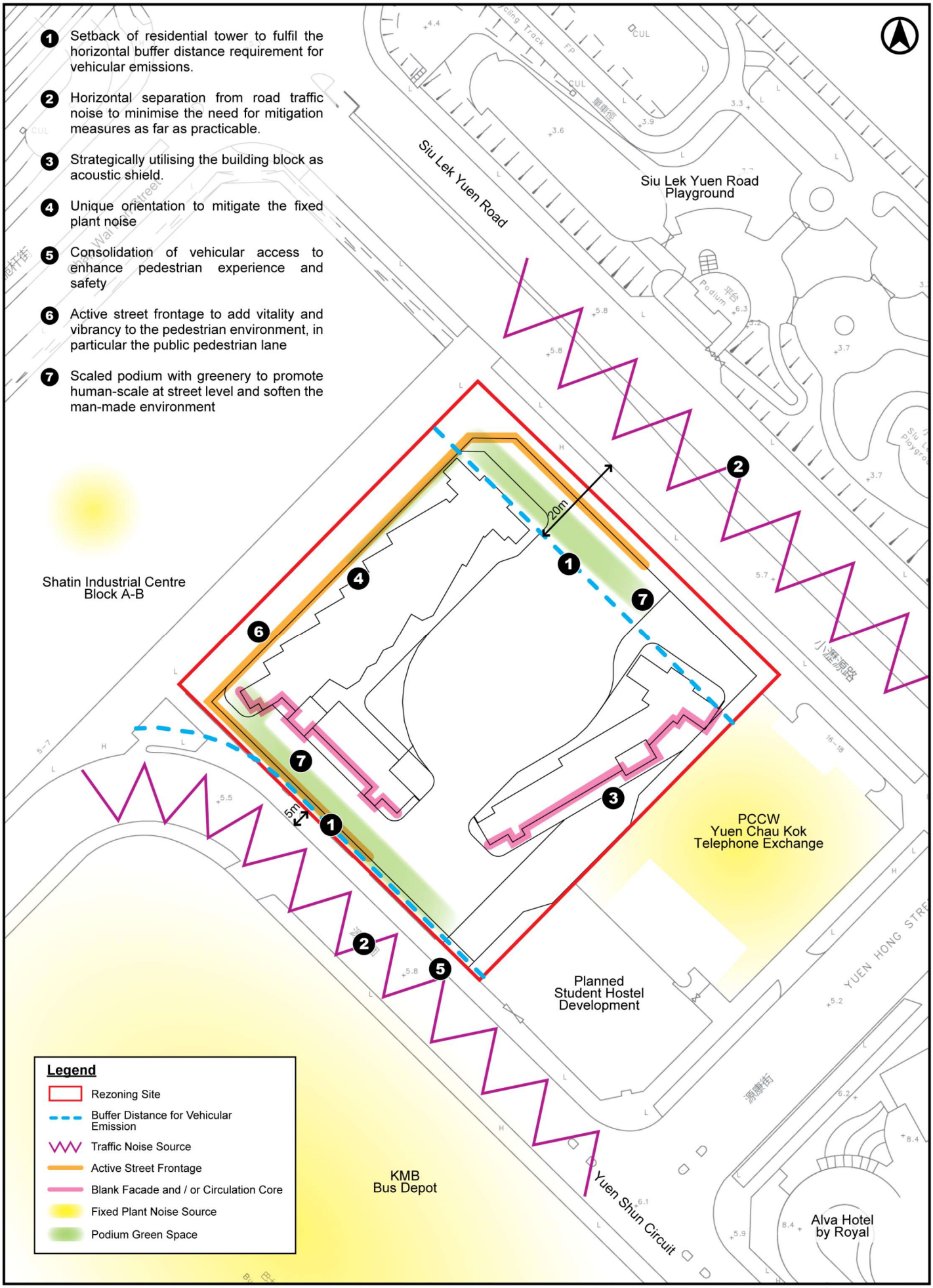
5.2.3 Private Open Space of not less than 1m^2 per person (About 2,506m^2 based on the Indicative Development Scheme) will be provided as recommended by the HKPSG. The Indicative Development Scheme will also comply with PNAP APP-152 by providing a minimum 20% overall site coverage of greenery. A Landscape Design Proposal is provided at ***Appendix 3***.

5.3 Provision of Internal Transport Facilities

5.3.1 Vehicular access to the Indicative Development Scheme will be provided at Yuen Shun Circuit. While the each of the existing IBs had their own dedicated access along Yuen Shun Circuit, only one (1) vehicular access will be provided in the Indicative Development Scheme. The Indicative Development Scheme will provide adequate internal transport provisions in accordance with the HKPSG recommendations. Parking spaces for 216 (including 3 for disabled) nos. of private cars, 12 nos. of motorcycles spaces and 1 no. of RCV, while L/UL bays for 5 nos. of medium/ heavy goods vehicles ("**M/HGVs**") will be provided.

5.4 Development Programme

5.4.1 On the approval of this S12A and subsequent plan amendment process, various buildings and lands procedures will be undertaken and it is anticipated that the Indicative Development Scheme will be completed in 2033.



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FIGURE 5.1 DESIGN CONSIDERATION

SCALE 1 : 1,000

6 PLANNING JUSTIFICATIONS

6.1 In Line with Government Polices

6.1.1 Recent Policy Addresses have emphasised the need to increase housing supply to address Hong Kong's acute shortage of housing. This RR is fully in line with Government's policy initiatives by contributing approx. 928 private residential units towards the supply target under the LTHS. The Rezoning Site is strategically located within close proximity to MTR City One and Shek Mun Stations, as well as the public transport terminus at Yu Chui Court. Consistent with the planning principles of a high-density compact city, the Rezoning Site's proximity to the rail network makes it highly suitable for high density residential development, in line with the Government's objectives for transport-oriented development and green mobility.

6.1.2 The proposed PR Restriction of 6 can optimises the development potential of the Rezoning Site. In addition, the Rezoning Site is in close proximity to Shek Mun Business Area and other major employment nodes (e.g. Fo Tan and Sha Tin town centre) in Sha Tin. The proposed private housing development will not only address significant housing demand in the district but also support the Government's goal of creating a better jobs-housing balance by bringing homes closer to employment opportunities and alleviating the current spatial mismatch between residential and job locations. The proposed zoning is also consistent with recent rezoning proposals in SLYIA, including the rezoning of STTL No. 623 and STTL No. 625 to "R(A)10" and "R(A)9" zones respectively.

6.1.3 To enhance construction efficiency and expedite the delivery of housing developments, the Government has also relaxed the GFA exemption arrangement for carparks in private developments to allow for the construction of aboveground carpark with not more than two (2) storeys without compromising the development potential. The proposed BH Restriction has duly considered the additional BH arising from the aboveground carpark and eliminates the need for further planning application for minor relaxation of BH restriction in future, thus, supports the timely production of housing units.

6.2 Phasing Out Existing Industrial Uses

6.2.1 The RR aligns with 2020 Area Assessments, which recognises the opportunity for phasing out of existing industrial uses through redevelopment (or conversion) for residential use in view of the on-going active transformation in the area and the surrounding mature residential neighbourhoods. The RR represents a proactive private-sector initiative, fully aligned with the long-term intention for the SLYIA, and is expected to serve as a catalyst for further similar redevelopment efforts within the district.

6.2.2 Currently, there are seven (7) IBs (excluding the bus depot) in SLYIA, of which two are located within the Rezoning Site. This accounts for nearly one-third of the remaining stock. The development of the existing two (2) IBs within the Rezoning Site will act as a catalyst and create momentum for further redevelopment/ conversion in the Area. The introduction of residential and commercial uses will add vitality, diversity, and activity to the area, thereby contributing to the broader revitalisation of SLYIA through a private sector driven effort. As demonstrated by the accompanying technical assessments, the Rezoning Site is both feasible and suitable for residential development, with potential interface issues appropriately addressed through design and mitigation measures.

6.3 Not Incompatible with Surrounding Developments

6.3.1 While the immediate surroundings of the Rezoning Site comprise industrial and commercial uses, there are established clusters of high-density, high-rise residential developments in the wider area, including Shek Mun Estate, Yu Chui Court, Yu Tin Court and City one Shatin. Furthermore, two (2) planned private residential developments with PR of 6 and 5 at STTL 623 and STTL 625 respectively are also located along Yuen Shun Circuit approx. 150-200m away.

6.3.2 Nonetheless, potential I/R interface issues may still arise should the surrounding industrial premises remain in their current form. An Environmental Assessment ("**EA**") (***Appendix 6*** refers) has been conducted to assess the potential environmental impact from nearby industrial uses. With respect to air quality, on-site survey confirmed no regularly operated chimneys were identified within 200m of the Rezoning Site and therefore no adverse air quality impact arising from chimney emission is anticipated. Regarding fixed plant noise, there are multiple fixed noise sources within 300m from the Rezoning Site, including various noise sources identified at the adjacent PCCW Yuen Chau Kok Telephone Exchange, KMB Bus Depot, and Swire Coca-Cola HK. Through coordinated design, the southeast façade of the Indicative Development Scheme provides effective screening to mitigate the noise sources, thereby ensuring the suitability of the residential development for living. For other identified fixed plant sources, the noise impact assessment demonstrates that predicted noise levels at the noise-sensitive receivers of the Proposed Redevelopment will comply with the relevant noise criteria.

6.3.3 In summary, the Indicative Development Scheme is considered compatible with the surrounding context, and any potential I/R interface issues can be effectively mitigated through design measures, as demonstrated by the EA.

6.4 Building Height Restriction Deemed Acceptable and Compatible

6.4.1 The proposed BH restriction of 127mPD is considered compatible with the surrounding context and generally in line with the surrounding BH restrictions or existing BH of nearby high-rise residential and commercial developments which range from 84mPD to 140mPD. The proposed aboveground carpark arrangement is also consistent with some of the residential developments nearby, such as Shek Mun Estate, City One, Prima Villa and Yu Chui Court.

6.4.2 As demonstrated by the Indicative Development Scheme, a site-specific tower disposition has been adopted to address both the fixed plant noise impact from the PCCW Yuen Chau Kok Telephone Exchange to the southeast and the KMB Bus Depot to the southwest, and the buffer distance requirement associated with vehicular emission along Siu Lek Yuen Road. The Indicative Development Scheme will also comply with SBDG, including building separation requirements, with further informs the building layout. A proposed floor-to-floor-height ("**FFH**") of 3.15m (and 3.3m at top 2-storeys) is in line with current market trends for private residential developments.

6.4.3 At the podium, the Applicant has also minimised the number of storeys and FFH of the aboveground carpark and other podium components, including the commercial uses and resident's clubhouse as far as practicable in order to reduce potential visual impacts on both the townscape and streetscape. In accordance with the requirements prescribed under SBDG, setbacks are required along the adjoining streets, while active frontage is provided through the incorporation of commercial uses at ground level. As a result, the available floor area at G/F is insufficient to accommodate all required parking spaces, loading/unloading bays and associated ancillary facilities. An additional podium level (i.e. 1/F) is therefore necessary to accommodate the remaining parking spaces together with

the essential E&M facilities serving the Development. The first two podium levels (G/F and 1/F) are proposed with a FFH of 6m. Such height is required to provide adequate headroom for M/HGVs at G/F as well as to accommodate ancillary E&M facilities located at both G/F and 1/F. The headroom height also allows for the structural transfer system supporting the resident's clubhouse and landscape area above, together with sufficient room for drainage pipework, electrical trunking and other building services installations, without compromising the efficiency and functionality of the parking layout. The proposed FFH of 5m at 2/F is similarly considered reasonable and necessary to facilitate the clubhouse and podium garden uses above, while remaining consistent with prevailing market practice for comparable developments.

6.4.4 In light of the above, the proposed BH restriction of 127mPD is regarded as both suitable and justified.

6.5 Improvement to Public Realm

6.5.1 The existing IBs within the Rezoning Site were constructed with large site coverage to accommodate the industrial floor plate requirements at the time. Their rigid, bulky massing and monotonous façade have adversely affected the quality of the pedestrian environment. In particular, the public pedestrian lane between the Rezoning Site and the Shatin Industrial Centre Block A-B, which is frequently used by pedestrians travelling between Siu Lek Yuen Road and Yuen Shun Circuit, is currently a dull and uncomfortable pedestrian experience.

6.5.2 Upon redevelopment, commercial uses, such as shop and services and eating place, will be introduced at the G/F creating an active street frontage that contributes vibrancy and enhances overall streetscape quality. The active frontage and podium design (i.e. greenery at the primary zone) of the Indicative Development Scheme will reinforce a human scale and significantly uplift the public realm compared with existing conditions.

6.5.3 While the aboveground carpark will lead to a slightly larger podium bulk, permeable design will be adopted to not only enhance the visual permeability and avoid wall-like appearance at street level, but to also optimise airflow through the Rezoning Site, minimise the use of mechanical ventilation installations, and contribute to overall energy efficiency.

6.6 Visual Considerations

6.6.1 A Visual Impact Assessment ("**VIA**") has been prepared to assess the potential visual impact of the Indicative Development Scheme to its surrounding areas and to visualize the three-dimensional relationship of the Indicative Development Scheme with the surrounding context (***Appendix 4*** refers).

6.6.2 The VIA concludes that the visual impact of the Indicative Development Scheme from selected viewpoints ranges from "negligible" to "slightly adverse", largely attributed by the transition from the existing low-rise IBs to the proposed residential development. Nonetheless, the Indicative Development Scheme is not considered "out-of-context", as its scale and BH are generally in line with the surrounding existing/ planned high-rise developments. The RR will also remove the visual eyesores (i.e. the existing IBs) associated with industrial uses. In addition, various mitigation measures, including sensitive façade and landscape treatments, will alleviate potential visual impact and contribute to an improved townscape.

6.7 No Adverse Traffic Impact

6.7.1 A Traffic Impact Assessment ("**TIA**") is provided at ***Appendix 5*** which concludes that the traffic generated by the Indicative Development Scheme will not cause any significant traffic impact. The Indicative Development Scheme would generate minimal traffic during peak hours in operational phase and have minimal impact on the junction performance. All critical junctions are anticipated to be operated within capacities and the Indicative Development Scheme is considered to be acceptable from a traffic point of view.

6.8 No Adverse Environmental Impact

6.8.1 An EA has been undertaken and provided in ***Appendix 6***. Potential environmental impacts, including air quality, road traffic noise, railway noise fixed plant noise, fixed noise sources, water quality, waste management and land contamination have been assessed. The EA concludes that no adverse environment impacts are anticipated as a result of the Indicative Development Scheme with coordinated architectural design on building disposition and implementation of appropriate mitigation measures.

6.9 No Adverse Sewerage Impact

6.9.1 A Sewerage Impact Assessment ("**SIA**") has been undertaken for the Indicative Development Scheme and is provided at ***Appendix 7***. The results of the SIA indicate that the sewage capacity of the public sewers along Siu Lek Yuen Road is sufficient to cater the sewage generation from the Indicative Development Scheme.

6.10 No Adverse Drainage Impact

6.10.1 A Drainage Impact Assessment ("**DIA**") has been conducted for the Indicative Development Scheme and is provided at ***Appendix 8***. The DIA concluded that there will be a reduction in the volume of runoff from the Rezoning Site due to the introduction of landscaping area and no adverse drainage impact is anticipated.

6.11 No Adverse Water Supply Impact

6.11.1 A Water Supply Impact Assessment ("**WSIA**") has been conducted for the Indicative Development Scheme and is provided at ***Appendix 9***. The WSIA concluded no significant adverse impact on the existing water supply system is anticipated given the service reservoir capacity is sufficient to cater for the fresh water and salt water demand from the Indicative Development Scheme.

7 CONCLUSION

7.1 The SPS demonstrates that this S12A/ RR deserves favourable consideration by the BOARD in light of the strong justifications that are summarised below:

- The RR is fully in line with Government's current Policy Objectives to increase housing supply and utilisation of scarce land resources in proximity to major transport infrastructure;
- The RR aligns with the ongoing transformation of SLYIA and serves as catalyst to redevelopment of the remaining IBs in SLYIA and supports its transition from an industrial area to a vibrant mixed-use neighbourhood;
- The Indicative Development Scheme is considered compatible with the emerging residential character of the locality and will integrate with the evolving context of SLYIA;
- The RR facilitates the construction of aboveground carpark with consideration of the latest GFA exemption arrangements to shorten the construction time and expedite the delivery of housing units;
- The Rezoning Site is suitable for residential redevelopment, with the proposed BH restriction of 127mPD compatible with the surrounding context. Potential industrial/residential interface issues can be effectively mitigated through design and technical measures;
- The Rezoning Site will be transformed from a bulky, monotonous industrial environment into a welcoming residential community with active, human-scaled streetscape and vibrant ground-floor commercial uses, significantly enhancing the pedestrian experience; and
- There will be no undesirable visual, traffic, environmental and infrastructural impacts.

7.2 In light of the justifications and planning merits put forth in this SPS, we sincerely request the BOARD to give favourable consideration to this S12A.

Reviewed &
Edited by: Vincent Lau
Prepared by: Eric Chan



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File Ref: STSLYR