

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/KC/17

- Applicant** : Lai Sun Textiles Company Limited represented by DeSPACE (International) Limited
- Site** : 97-107 Wo Yi Hop Road, Kwai Chung
- Site Area** : About 2,765m²
- Lease** : Lot 316 in D.D. 444 and Kwai Chung Town Lot No. 146 (the Lots)
(a) to expire on 30.6.2047
(b) for general industrial and/or godown purposes excluding offensive trades
- Plan** : Approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32
- Zoning** : “Other Specified Uses” annotated “Business” (“OU(B)”)
(a) maximum plot ratio (PR) of 9.5, or the PR of the existing building whichever is the greater
(b) maximum building height (BH) of 130 metres above Principal Datum (mPD), or the BH of the existing building whichever is the greater
- Proposed Amendment** : To rezone the application site from “OU(B)” to “Residential (Group E)2” (“R(E)2”)

1. The Proposal

- 1.1 The applicant proposes to rezone the application site (the Site) from “OU(B)” to “R(E)2” to facilitate the redevelopment of an existing 15-storey industrial building (IB), namely Park Sun Building, into a 28-storey residential-cum-social welfare facilities (SWF, i.e. Residential Care Home for the Elderly (RCHE) and/or Residential Care Home for Persons with Disabilities (RCHD)) and commercial development (**Plan Z-1**). According to Schedule I (for open-air development or for building other than industrial and industrial-office (I-O) building) of the Notes of the OZP for the “R(E)” zone, ‘Flat’, ‘Shop and Services’ and ‘Social Welfare Facility’ are Column 2 uses¹ requiring planning permission from the Town Planning Board (the Board). The applicant proposes that the “R(E)2” subzone

¹ Notwithstanding, Schedule I of the Notes of the OZP for the “R(E)” zone states that ‘Shop and Services’ and ‘Social Welfare Facility’ are always permitted on the lowest three floors of a building, taken to include basements, and in the purpose-designed non-residential portion of an existing building, both excluding floors containing wholly or mainly car parking, loading/unloading (L/UL) bays and/or plant room.

should be restricted to a total gross floor area (GFA) of 28,589m² (equivalent to a PR of about 10.34), of which a maximum domestic GFA of 16,458m² (equivalent to a PR of about 5.95) and a non-domestic GFA of not less than 7,200m² shall be provided for RCHE and/or RCHD. The BH restriction (BHR) will remain unchanged at 130mPD. The proposed set of Notes is at **Appendix II**.

- 1.2 The Site is located at the eastern fringe of the Wo Yi Hop Road Industrial/Business Area (WYHRIBA), which is undergoing transformation from a traditional industrial area into a business area. To the east of the Site across Wo Yi Hop Road is the major residential area at Shek Lei (**Plan Z-1**). Located on the western side of Wo Yi Hop Road, the Site is bounded by older IBs to its north and west, as well as a newly-built IB, known as iCity (completed in 2023) to its south (**Plans Z-2 to Z-5**). According to the Occupation Permit (OP), the existing 15-storey IB at the Site was completed in 1974 with PR/GFA and BH of about 10.59/29,281m² and 91mPD respectively.
- 1.3 According to the indicative scheme submitted by the applicant to support the application, a 28-storey composite building with a BH of not more than 130mPD is proposed. The building will comprise private residential flats on the upper levels (7/F to 26/F), privately-operated SWF including RCHE and/or RCHD on the lower levels (1/F to 6/F)², lift lobbies and shop and services fronting Wo Yi Hop Road on G/F, as well as car parking and L/UL spaces on G/F, LG/F and B1/F (**Drawings Z-1 to Z-4**). Pedestrian entrance and vehicular access are proposed on G/F at Wo Yi Hop Road. The indicative scheme incorporates a 5m-wide voluntary setback from Wo Yi Hop Road in the east (to be opened for public use at all times) and a 2.3m-wide voluntary setback along the southern site boundary (to be opened for public use from 9:00am to 6:00pm daily) for the purposes of streetscape enhancement and improving pedestrian connectivity between Wo Yi Hop Road and the service lane to the west of the Site respectively (**Drawing Z-6**). While the applicant has indicated its intention to claim bonus PR under the Building (Planning) Regulations for the aforesaid setbacks, the bonus GFA have yet to be reflected in the indicative scheme. The actual provision of setbacks and arrangement of pedestrian and vehicular accesses are subject to detailed design.
- 1.4 Besides the aforesaid setbacks, the indicative scheme has incorporated various design and landscaping features to promote visual permeability and interest, including various building voids in both the residential and RCHE/RCHD portions (**Drawing Z-7**) and landscaping such as shrub planting on G/F and landscaped sky gardens on 4/F and 7/F (**Drawings Z-3 to Z-5**). The requirements of the Sustainable Building Design Guidelines (SBDG), including a greenery provision of not less than 20%, will be complied with. According to the applicant, the proposed redevelopment is scheduled for completion by 2030 tentatively.
- 1.5 The applicant has submitted various technical assessments to demonstrate the preliminary feasibility of the proposal, including traffic impact assessment (TIA), air quality impact assessment (AQIA), noise impact assessment (NIA), sewerage

² To comply with the requirements of the Code of Practice (CoP) for RCHE/RCHD, all resident-accessible facilities (i.e. G/F to 6/F) are situated at a height of not more than 24m above the street level, while ancillary facilities on the 7/F will be restricted to staff use only.

impact assessment (SIA) and land contamination review. On noise aspect, mitigation measures have been proposed in the NIA, including fixed glazing with mechanical ventilation and acoustic windows to address traffic noise from Wo Yi Hop Road. On air quality aspect, mitigation measures have been proposed in the AQIA, including positioning of the outlet of the exhaust system away from sensitive receivers as far as practicable, installation of air pollution control equipment for exhaust systems and regular maintenance of such equipment, etc. On potential land contamination, the applicant has pledged to conduct a further site re-appraisal at the section 16 planning application stage (s.16 stage) to reassess any potential contamination sources within the Site. Should the rezoning application be agreed by the Metro Planning Committee (the Committee) of the Board, the applicant will be required to submit further technical assessments at the s.16 stage under the “R(E)” zoning to demonstrate the actual feasibility of its definitive proposal.

- 1.6 The indicative master layout plan, floor plans, sections and design features submitted by the applicant are at **Drawings Z-1 to Z-7**. The major development parameters of the indicative scheme are summarised as follows:

Development Parameters	Indicative Scheme for the Rezoning Proposal (No. Y/KC/17)
Site Area	About 2,765m ²
Total GFA / PR	About 28,589m ² / 10.34
- Domestic	About 16,458m ² / 5.95
- Non-domestic ⁽¹⁾	About 12,131m ² / 4.39
No. of Blocks	1
BH (Actual BH) (No. of Storeys)	Not more than 130mPD (87.6m) (28 storeys excl. one basement level)
No. of Residential Units	253 units ⁽²⁾
No. of Beds for SWF	280-380 beds (180-260 for RCHE/100-120 for RCHD)
Car Parking and L/UL Spaces	84
- Private Car ⁽³⁾	74
- Motorcycle	4
- Light Goods Vehicle L/UL	2
- Heavy Goods Vehicle L/UL	2
- Light Bus ⁽⁴⁾	2
Design Population	1,064 (684 in residential units and 380 in RCHE and/or RCHD)
Private Open Space	Not less than 1,064m ²
Greenery Provision	Not less than 20% (about 553m ²)

Note:

- (1) Under the indicative scheme, the proposed non-domestic GFA includes 12,000m² (PR of 4.34) and 131m² (PR of 0.05) for RCHE/RCHD and shop and services respectively.
(2) The assumed flat size ranges from 26m² to 75m² with an average 2.7 person per flat.
(3) Including 3 parking spaces for the disabled.
(4) For SWF only, shared use with ambulance.

1.7 In support of the application, the applicant has submitted the following documents:

- (a) Application Form received on 6.8.2025 (Appendix I)
- (b) Supplementary Planning Statement (SPS) received on 6.8.2025 (Appendix Ia)
- (c) Further Information (FI) received on 5.9.2025[#] (Appendix Ib)
- (d) FI received on 22.9.2025^{*} (Appendix Ic)
- (e) FI received on 3.10.2025[#] (Appendix Id)
- (f) FI received on 6.1.2026^{*} (Appendix Ie)

[#] not exempted from recounting requirement

^{*} exempted from recounting requirement

1.8 On 21.11.2025, the Committee of the Board agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are set out in the SPS and FI (Appendix Ia to Ie) and summarised as follows:

In Line with the Government’s Housing and Residential Care Policies

- (a) The proposed rezoning is in line with the initiatives announced in successive Policy Addresses (PA) to address the acute private housing demand by optimising the use of land resources. The proposed private housing units will enrich housing choices in the Kwai Chung area, where there are relatively few new private residential developments. The proposal will also champion intergenerational living through a composite design, integrating RCHE/RCHD with private residences, promoting community support and fostering social cohesion.
- (b) The proposal aligns with PA 2022 and PA 2023 by providing quality RCHE/RCHD with higher living/recreational space standards to address the growing and evolving needs of the elderly and persons with disabilities. The proposed maximum GFA of 12,000m² for RCHE and/or RCHD use reflects the intention of the applicant and is also in line with the Government’s latest time-limited enhancement measures under the “Incentive Scheme to Encourage Provision of RCHE Premises in New Private Developments” and “Incentive Scheme to Encourage Provision of RCHD in New Private Developments” (the Incentive Schemes)³.

Land Use Compatibility and Appropriate Development Control

- (c) The proposal leverages the momentum of ongoing transformation in the

³ With effect from 20 June 2023 (for RCHE) and 20 December 2023 (for RCHD), enhancements will be introduced to the Incentive Schemes on a three-year pilot basis, including the exemption of one or more eligible RCHE/RCHD premises from payment of land premium relating to lease modification, land exchange or private treaty grant for new private developments (excluding industrial developments) subject to a total maximum GFA for the RCHE/RCHD premises of 12,000m² or 10% of the total permissible GFA under lease, whichever is the greater.

WYHRIBA. While the Site was the subject of an approved planning application for commercial redevelopment (No. A/KC/153) and a special waiver for commercial conversion (granted in 2018 but terminated in 2022), both options were not pursued due to changing market demands. Instead, the Site is considered more suitable for residential-cum-SWF development due to its proximity to existing residential areas, the acute demand for SWF and the Site's fringe location with comparative fewer industrial activities.

- (d) The proposed “R(E)2” zoning establishes a two-stage planning control process, whereby approval of this rezoning application would only set the broad planning intention and parameters. The detailed redevelopment proposal (including a definitive development scheme and necessary technical assessments) would be subject to further scrutiny by the Board at the s.16 stage.

Optimising Development Potential while Providing Flexibility in GFA Mix

- (e) The existing IB at the Site has a GFA of about 29,281m², equivalent to a PR of about 10.59. In honouring the as-built GFA, the indicative scheme proposes a total GFA of about 28,589m² with a GFA split of about 57.5% for residential (i.e. 16,458m²), about 42% for RCHE and/or RCHD (i.e. 12,000m²) and about 0.5% for shop and services uses (i.e. 131m²). The proposed GFA mix has been carefully determined based on land use compatibility, financial viability and the demands for private residential units and quality RCHE/RCHD services.
- (f) While the intention is to optimise the proposed development for RCHE and/or RCHD use under the Incentive Schemes, a more conservative minimum GFA provision requirement of 7,200m² for RCHE and/or RCHD use is proposed under the Notes of the OZP, taking into account potential market changes, operator capacity and floor area efficiency. In the event that the RCHE/RCHD floor area does not reach 12,000m², the remaining non-domestic GFA (at a maximum of 4,800m²) would be put to other compatible Column 2 uses (such as ‘Eating Place’, ‘Shop and Services’, ‘Educational Institution’ and/or ‘Hotel’, etc.) in support of the needs of the future residents, RCHE/RCHD occupants and the wider community. The compatibility and technical feasibility of such alternative uses will be fully assessed in the subsequent s.16 stage as necessary.
- (g) Despite a total GFA of about 28,589m² (which generally honours the as-built GFA of the existing IB), the proposed BH of the redevelopment will remain at not more than 130mPD, which is in line with the prevailing BHR along Wo Yi Hop Road. The proposed development intensity is compatible with the surrounding area, particularly the commercial/residential (C/R) uses at the “Residential (Group A)” (“R(A)”) zone in Shek Lei to the immediate east of the Site.

Planning and Design Merits

- (h) The indicative scheme incorporates a number of design merits, including (i) a T-shaped residential block with building voids to promote cross-ventilation/light penetration, mitigating the wall effect and improving air flow in common areas; (ii) a “green ring” leisure walkway connecting to the 4/F sky garden to promote an active and healthy lifestyle for residents/occupants; and (iii) setbacks along the eastern and southern site boundaries to improve pedestrian connectivity and

streetscape (**Drawing Z-7**).

Technical Aspects

- (i) Various technical assessments have been conducted (see paragraph 1.5 above), which confirm the proposal's initial technical feasibility in terms of traffic, environmental (including air quality and noise), sewerage and infrastructural aspects. Mitigation measures have also been proposed to address potential industrial/residential (I/R) interface issues. The exact mitigation measures, as well as compliance with relevant CoP and SBDG, will be further developed at the future s.16 stage.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner”. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

4.1 The WYHRIBA and Shek Lei area were zoned “Industrial” (“I”) and “C/R” respectively in 1984 to reflect the as-built condition. In 2001, based on the findings of the Area Assessments of Industrial Land (IAA), the “I” sites in WYHRIBA (including the Site) was rezoned to “OU(B)” (covering an area of about 14.3ha) so as to alleviate the I/R interface problems between the industrial developments and C/R developments along Wo Yi Hop Road. In 2003, the Shek Lei “C/R” area to the east of the Site was rezoned to “R(A)”, where the lowest three floors are permitted for commercial uses. Both zonings have largely remained unchanged since then.

4.2 While industrial and storage/warehouse uses remain predominant in WYHRIBA, the area has been undergoing transformation from a traditional industrial area into an emerging business area since its rezoning to “OU(B)” zone in 2001. Since 2001, there have been 10 completed developments (including redevelopments/wholesale conversions of IBs) for non-polluting industrial uses, data centre, hotel, business/office, commercial and warehouse uses, as well as five IBs planned for redevelopment within the WYHRIBA (**Plan Z-6**). In view of the ongoing transformation, the 2020 IAA recommended the “OU(B)” zone in WYHRIBA be retained to facilitate land use restructuring.

5. Previous Applications

5.1 The Site is the subject of three previous applications (No. A/KC/153, 227 and 254) submitted by the current applicant (**Plan Z-1**). Application No. A/KC/153 for minor relaxation of PR restriction from 9.5 to 9.835 for a commercial/office building was approved with conditions by the Committee in 1994, mainly on the considerations that (i) the Site was located in a key I/R interface and the proposed commercial/office building would reduce the intensity of industrial activities along this interface area; (ii) the environmental gain induced by the proposed commercial

development would outweigh the loss of industrial land; (iii) the proposed development intensity (including the bonus PR for surrendering part of a lot for road widening purpose) was appropriate, and would not led to adverse traffic and environmental impacts on the surrounding area; and (iv) the proposed development will facilitate the future road widening of Wo Yi Hop Road. Despite the approval, the proposal was not implemented and the planning permission expired in 1996. A comparison of the current proposed development and the previous approved commercial/office building under application No. A/KC/153 is at **Appendix III**.

- 5.2 Applications No. A/KC/227 and 254 were for temporary fee-paying public car park uses on the G/F of the Site, which were approved with conditions by the Committee in 1998 and 2000 respectively⁵. These two applications were for a temporary premises-based use, and their considerations are not relevant to the current application.

6. Similar Application

There is no similar application on the OZP.

7. The Site and Its Surrounding Areas (Plans Z-1 to Z-6)

7.1 The Site is:

- (a) currently occupied by a 15-storey IB mainly under industrial/storage use. According to its OP issued in 1974, the IB has a PR/GFA and BH of about 10.59/29,281m² and 91mPD respectively;
- (b) bounded by Wo Yi Hop Road to its east, IBs to its north and south, and a service lane to its west; and
- (c) located at the eastern fringe of the WYHRIBA, accounting for about 1.9% of the entire WYHRIBA in terms of site area.

7.2 The surrounding areas have the following characteristics:

- (a) located at the periphery of the WYHRIBA, which is zoned “OU(B)” (with PR restriction of 9.5 and BHR of 130mPD) and characterised by a mix of industrial, I-O and commercial developments;
- (b) newer commercial developments have been completed under the “OU(B)” zoning with planning approvals, such as Silka Tsuen Wan Hotel, Hotel Ease Tsuen Wan and GDS Data Centre to the north and further west of the Site. The planned/committed developments and newly completed developments in the WYHRIBA are shown at **Plan Z-6**;

⁵ Upon rezoning of the Site from “I” to “OU(B)” in 2001, planning permission for the said use is no longer required as ‘Public Vehicle Park (excluding container vehicle)’ is a Column 1 use under Schedule II (for industrial or I-O building) of the Notes of the OZP for the “OU(B)” zone.

- (c) across Wo Yi Hop Road to the east is the Shek Lei C/R area zoned “R(A)” (with PR restriction of 5/9.5 for domestic/non-domestic uses under the composite formula, and BHR of 130mPD). It is characterised by private composite developments with residential uses atop commercial/SWF (mainly private RCHE/RCHD) uses on the lower floors (**Plans Z-4 to Z-6**), as well as public housing estates to the further east across Tai Pak Tin Street such as Shek Lei Estate (**Plan Z-1**); and
- (d) served by public transport, including buses and public light buses, along Wo Yi Hop Road.

8. Planning Intention

The planning intention of the “OU(B)” zone is primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or I-O buildings.

9. Comments from Relevant Government B/Ds

9.1 The following Government B/Ds have been consulted and their views on the application are summarised as follows:

Land Administration

9.1.1 Comments of the District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (DLO/TW&KT, LandsD):

- (a) the proposed commercial cum residential with RCHE and/or RCHD development contravenes the user restriction, among others, under the respective leases of the Lots. It is noted that further s.16 planning application is required under the proposed “R(E)2” zone even if the subject s.12A rezoning application is approved. If the subsequent s.16 planning approval is given, the owner(s) of the Lots should jointly apply for a lease modification from her department prior to implementation of the proposed redevelopment. Upon receipt of a lease modification application, it will be considered by her department acting in the capacity as landlord at its sole discretion. There is no guarantee that any application will be approved. In the event that an application is approved, it will be subject to such terms and conditions as the Government shall see fit, including but not limited to the payment of premium and administrative fee; and
- (b) her other detailed comments are at **Appendix IV**.

Traffic

9.1.2 Comments of the Commissioner for Transport (C for T):

- (a) she has no in-principle objection to the application from traffic engineering perspective;
- (b) the TIA indicates that the anticipated traffic generated by the proposed development would have an acceptable impact on the surrounding road network within the defined area of influence; and
- (c) the applicant has demonstrated that the development can adequately accommodate a high-end provision of parking and L/UL facilities within the Site.

9.1.3 Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

any modification of roadworks due to the proposed development should be approved by the Transport Department and carried out by the applicant to HyD's standard at the project proponent's own cost.

Environment

9.1.4 Comments of the Director of Environmental Protection (DEP):

- (a) he has no objection to the application from the environmental planning perspective;
- (b) based on the findings in the submitted environmental-related technical assessments (including AQIA), and on the understanding that a further s.16 planning application would be required to effectuate the proposal if the rezoning application is approved by the Board (at which point the applicant may be required to submit a SIA and NIA with quantitative analysis to identify suitable noise mitigation measures), no insurmountable environmental impact is anticipated at this stage; and
- (c) his detailed comments are at **Appendix IV**.

Urban Design and Landscape

9.1.5 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) she has no adverse comment on the application from urban design, visual impact and landscape planning perspectives; her advisory comments are at **Appendix IV**;
- (b) the proposed BH of not more than 130mPD does not exceed the BHR as stipulated on the OZP. The proposed development is considered not incompatible with the planned surrounding context in terms of building bulk and height; and

- (c) according to the submission, various building setbacks, building voids and landscape treatments (including shrub planting, shared courtyard at G/F and sky gardens) are proposed. The abovesaid design measures may promote visual permeability and interest, and soften the building bulk.

Social Welfare

9.1.6 Comments of the Secretary for Labour and Welfare (SLW) and Director of Social Welfare (DSW):

- (a) they have no objection in principle to the proposed development;
- (b) subject to the design and construction of the proposed RCHE and/or RCHD being in full compliance with all relevant statutory and licensing requirements, and on the understanding that there shall be no financial implication, both capital and recurrent, to the Government, they consider the proposed development could increase the provision of quality RCHE/RCHD premises and diversify market choices in meeting future service demand from elderly and persons with disabilities with residential care needs; and
- (c) their other detailed comments are at **Appendix IV**.

Building Matters

9.1.7 Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- (a) he has no objection to the application; and
- (b) his detailed comments are at **Appendix IV**.

Fire Safety

9.1.8 Comments of the Director of Fire Services (D of FS):

- (a) he has no objection to the application subject to water supplies for firefighting and fire service installations being provided to his satisfaction; and
- (b) his detailed comments are at **Appendix IV**.

9.2 The following Government departments have no comment on/no objection to the application:

- (a) Commissioner of Police;
- (b) Chief Engineer/Mainland South, Drainage Services Department (CE/MS, DSD);
- (c) Chief Engineer/Construction, Water Supplies Department;
- (d) Head of the Geotechnical Engineering Office, Civil Engineering and

- Development Department (CEDD);
- (e) Project Manager (West), CEDD;
- (f) Director-General of Trade and Industry; and
- (g) District Officer (Kwai Tsing), Home Affairs Department.

10. Planning Considerations and Assessments

- 10.1 The subject application seeks to rezone the Site from “OU(B)” to “R(E)2” for a proposed composite development. According to the indicative scheme submitted by the applicant, the proposal is to redevelop an existing IB at the Site into a 28-storey composite block, with residential uses atop SWF (RCHE and/or RCHE) on lower floors and shops on the G/F. The applicant proposes that any new development or redevelopment at the new “R(E)2” subzone shall be subject to a total GFA restriction of 28,589m², of which not more than 16,458m² shall be for domestic use and not less than 7,200m² shall be for RCHE and/or RCHE use (**Appendix II**). There is no change to the current BHR of 130mPD.
- 10.2 As there are existing industrial uses in the vicinity, the applicant proposes an “R(E)” zoning for the Site so that detailed design with associated technical assessments and relevant mitigation measures could be formulated at the subsequent s.16 stage to address the potential I/R interface for further consideration by the Committee. According to the proposed amendments to the Notes of the “R(E)” zone (**Appendix II**), except for incorporating the new “R(E)2” subzone (including the GFA restrictions/requirements as set out in paragraph 10.1 above), no other major changes are proposed. Planning permission from the Board would be required to effectuate the proposal with ‘Flat’, ‘Shop and Services’ and ‘Social Welfare Facility’ being Column 2 uses under the “R(E)” zone.

Planning Intention and Land Use Compatibility

- 10.3 The planning intention of the “OU(B)” zone is primarily for general business uses. The Site is located at the eastern fringe of the WYHRIBA, which covers an area of about 14.3ha. The WYHRIBA is traditionally an industrial area that has been undergoing transformation into a business area since its rezoning to “OU(B)” zone in 2001. Over the past 25 years, through an array of redevelopment, wholesale conversion and modification works, and with the support of policy initiatives such as the Revitalisation of IB Policy (IB Policy), the area has seen a proliferation of new hotels, data centres, offices and non-polluting IBs, etc., including eight sites having obtained planning permissions from the Board for the aforementioned uses/works (**Plan Z-6**).
- 10.4 While the Site was the subject of special waiver/planning permission for commercial/business uses as stated in paragraphs 2(c) and 5.1 above, neither option was pursued by the applicant. Instead, the applicant has submitted the current rezoning application for a residential-cum-SWF with shop development to meet changing market needs.
- 10.5 The Site is located on Wo Yi Hop Road, which is a transitional area characterised by industrial/storage/office uses in IBs, I-O and commercial developments in the

WYHRIBA “OU(B)” zone to the west (where the Site is located) and mainly composite developments with residential uses atop commercial/SWF uses within the “R(A)” zone to the east (**Plans Z-4 to Z-6**). Given the Site’s fringe location within the WYHRIBA, the proposed residential/SWF/shop uses at the Site is considered not incompatible with its surrounding uses. The Site also only constitutes about 1.9% of the entire WYHRIBA (about 14.3ha in area), and the impact of its rezoning on the integrity of the WYHRIBA as a whole is considered to be insignificant. Furthermore, given the planning intention of the “R(E)” zone is primarily for phasing out of existing industrial uses through redevelopment (or conversion) for residential use on application to the Board, the proposed “R(E)” zoning is also considered appropriate to address any potential I/R interface issues at the subsequent s.16 stage.

Development Scale

- 10.6 The Site is currently occupied by an existing IB, which has a GFA/PR of about 29,281m²/10.59. Although the “OU(B)” and “R(E)” zones are subject to a maximum PR restriction of 9.5 and 5 respectively, their Notes also allow for new development or redevelopment of an existing building therein to be built up to the PR of the existing building, whichever is the greater. In other words, the PR of the existing building may be adopted in any (re)development proposal within both the “OU(B)” and “R(E)” zones, and would not result in an intensification of development scale at the Site.
- 10.7 Within the total GFA restriction of 28,589m², a maximum domestic GFA restriction of 16,458m² is further proposed by the applicant (equivalent to a maximum domestic PR of about 5.95 at the Site). Although the proposed domestic PR (equivalent) is about 0.95 (or +19%) higher than the extant PR restriction of the “R(E)” zone (i.e. PR of 5) on the OZP, nonetheless, it is generally in line with the prevailing residential density control of the Hong Kong Planning Standards and Guidelines (HKPSG)⁷ and is confirmed to be technically feasible by the submitted technical assessments. The equivalent domestic PR of 5.95 for the Site is also considered not incongruous with the domestic PR observed in some of the existing composite buildings along Wo Yi Hop Road, ranging from a domestic PR of about 2.52 to 8.72 (**Plan Z-6**).
- 10.8 The current application has not specified a maximum non-domestic GFA restriction for the Site, though this would essentially be the residual GFA from the former two restrictions if the maximum domestic GFA is realised (i.e. 12,131m², or 28,589m² (total PR) minus 16,458m² (maximum domestic PR)). This is equivalent to a maximum non-domestic PR of about 4.39 at the Site. Amongst the non-domestic GFA, the indicative scheme has allocated 12,000m² for RCHE and/or RCHD (which is the GFA cap of the Incentive Schemes) and 131m² for shop and services. In terms of the amendments to the Notes of the OZP, the applicant has committed to include a minimum GFA requirement of 7,200m² for the provision of RCHE and/or RCHD uses for the “R(E)2” subzone.

⁷ Chapter 2 of the prevailing HKPSG prescribes that except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the Government considers it feasible to generally increase the maximum domestic PR currently permitted for the other “density zones” in the territory (including Kwai Chung) by around 20% (i.e. an increase in domestic PR from 5 to 6), as appropriate.

In other words, while the applicant intends to realise a GFA of 12,000m² for RCHE and/or RCHD, in the event that full provision is not forthcoming, a minimum GFA of 7,200m² for RCHE and/or RCHD uses would still be provided as part of the proposed development (with the remaining non-domestic GFA assigned for other non-domestic Column 2 uses, which would still be subject to further consideration by the Committee at the s.16 stage). Both SLW and DSW have no objection in principle to this proposal and consider the proposed development could increase the provision of quality RCHE/RCHD premises and diversify market choices in meeting future service demand from elderly with residential care needs.

- 10.9 There is no change to the extant BHR of 130mPD as part of the proposed redevelopment. CTP/UD&L, PlanD has no adverse comment on the proposal and considers the proposed BH to be not incompatible with the planned surrounding context in terms of building bulk and height. Overall, having regard to the extant PR restriction for the "OU(B)" zone, the development scale of the existing building at the Site and the existing/planned PR of the surrounding area, the proposed total GFA/maximum domestic GFA/maximum BH restrictions for the "R(E)2" subzone are generally considered not incompatible with the surrounding context (**Plan Z-6**).

Planning and Design Merits

- 10.10 Although the proposed scheme is indicative in nature, the applicant pledges to provide planning and design merits as detailed in paragraphs 1.3 and 1.4 above, notably setbacks along Wo Yi Hop Road and along the southern boundary of the Site, as well as various landscaping measures, subject to detailed design. CTP/UD&L, PlanD opines that the proposed measures may promote visual permeability and interest, and soften the building bulk. Should the rezoning application be agreed by the Committee, the key planning and design requirements for the Site will be reflected in the Explanatory Statement (ES) of the OZP as appropriate to guide the future development, which would also be subject to further scrutiny by the Committee at the subsequent s.16 stage.

Technical Aspects

- 10.11 The applicant has submitted technical assessments, including TIA, SIA, AQIA, NIA and land contamination review, to demonstrate that the proposed development will not cause insurmountable impacts on traffic, sewerage and environmental perspectives. Moreover, initial mitigation measures have been proposed (see paragraph 1.5 above) to resolve the potential I/R interface and address the concerns of relevant departments. Further technical assessments will also be conducted at the subsequent s.16 stage should the rezoning application be agreed by the Committee. Based on the above understanding, concerned departments, including C for T, CHE/NTW, HyD, DEP and CE/MS, DSD, have no in-principle objection to/no adverse comment on the rezoning application.

Proposed Notes of the OZP

- 10.12 The applicant has proposed a set of development restrictions for the proposed

“R(E)2” subzone, with a scheme of a total GFA of 28,589m², of which a GFA of not less than 7,200m² shall be provided for RCHE and/or RCHD. The applicant also proposes to broaden the applicability of all other provisions of the “R(E)” zone⁸ to cover the proposed “R(E)2” subzone (**Appendix II**).

10.13 In view that the density controls for other “R(E)” sites on the OZP are stipulated by way of PR instead of GFA, relevant development restrictions will be formulated as appropriate to reflect the agreed indicative scheme and in commensurate with the integrity of the Notes of the OZP. Furthermore, the following major revisions to the applicant’s proposed Notes of the OZP for the “R(E)” zone are suggested:

- (a) while the proposed development parameters are considered acceptable, it is considered more appropriate to stipulate the minimum 7,200m² GFA requirement to cover “GIC facilities” instead of confining it to “RCHE and/or RCHD” as proposed, as this would allow greater flexibility to provide other complementary GIC uses alongside the RCHE and/or RCHD use, especially if the intended 12,000m² could not be fully put to RCHE and/or RCHD use at the implementation stage. Nevertheless, the intention for provision of RCHE and/or RCHD at the Site will be reflected in the ES of the OZP; and
- (b) the provision to exclude certain part of the site area from PR calculation is not relevant to the proposed “R(E)2” subzone as the current proposed development is a composite development and no free-standing GIC facility as required by the Government is proposed.

10.14 If the Committee agrees in principle to rezone the Site to “R(E)2” subzone, appropriate revisions to the applicant’s proposed Notes of the OZP at **Appendix II** and to the ES of the OZP would be recommended to reflect the indicative scheme and the above considerations when the relevant proposed amendments to the OZP are submitted to the Committee for consideration.

11. Planning Department’s Views

11.1 Based on the assessment made in paragraph 10, the Planning Department has no in-principle objection to the application and recommends the Committee to partially agree to the application to rezone the Site to “R(E)2” subzone taking into account the consideration in paragraph 10.13 above.

11.2 Should the Committee decide to agree/partially agree to the application, the relevant proposed amendment to the Kwai Chung OZP will be submitted to the Committee for agreement prior to gazetting under the Ordinance.

11.3 Alternatively, should the Committee decide not to agree to the application for amendment, the following reason is suggested for Members’ consideration:

⁸ The other provisions include: (i) to exclude areas occupied or intended to be occupied by free-standing purpose-designed buildings solely for accommodating Government, institution or community (GIC) facilities including school(s) as may be required by Government from the site area for the purpose of determining the PR of the site; (ii) to disregard ancillary facilities from GFA calculation; and (iii) to allow bonus GFA/PR to be claimed for the purposes of Building (Planning) Regulations 22(1) or (2).

there is no strong justification to rezone the Site from “OU(B)” to “R(E)2” to make provision for an application for residential use.

12. Decision Sought

- 12.1 The Committee is invited to consider the application and decide whether to agree, partially agree, or not to agree to the application.
- 12.2 Should the Committee decide to partially agree/not to agree to the application, Members are invited to advise what reason(s) for the decision should be given to the applicant.

13. Attachments

Appendix I	Application Form received on 6.8.2025
Appendix Ia	SPS received on 6.8.2025
Appendix Ib	FI received on 5.9.2025
Appendix Ic	FI received on 22.9.2025
Appendix Id	FI received on 3.10.2025
Appendix Ie	FI received on 6.1.2026
Appendix II	Proposed Notes of the “R(E)2” Subzone
Appendix III	Comparison with Application No. A/KC/153
Appendix IV	Detailed Departmental Comments
Drawing Z-1	Indicative Master Layout Plan
Drawing Z-2	Indicative Floor Plans
Drawings Z-3 to Z-4	Schematic Sections
Drawing Z-5	Greenery Provision Plan
Drawing Z-6	Public Access Plan
Drawing Z-7	Illustration of Urban Design Merits
Plan Z-1	Location Plan
Plan Z-2	Site Plan
Plan Z-3	Aerial Photo
Plans Z-4 to Z-5	Site Photos
Plan Z-6	Existing and Planned Developments in the Vicinity