

**METRO PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

MPC Paper No. 5/26

**For Consideration by the
Metro Planning Committee on 10.7.2026**

**PROPOSED AMENDMENTS TO THE
APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/32**

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1. Introduction

This paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Kwai Chung Outline Zoning Plan (OZP) No. S/KC/32 (**Attachment I**) as shown on the draft Kwai Chung OZP No. S/KC/32A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) is an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 3.10.2023, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/32. On 13.10.2023, the approved OZP No. S/KC/32 (**Attachment I**) was exhibited for public inspection under section 9D(2) of the Ordinance.
- 2.2 On 3.1.2025, the Secretary for Development (SDEV) referred the approved Kwai Chung OZP No. S/KC/32 to the Board for amendment under section 12(1A)(a)(ii) of the Ordinance. On 10.1.2025, the reference back of the OZP was notified in the Gazette under section 12(2) of the Ordinance.

3. Background

Amendment Item A – Proposed Land Sharing Pilot Scheme (LSPS) Development

- 3.1 As part of the Government's multi-pronged strategy to increase land and housing supply in the short-to-medium term, a proposed framework of the LSPS was put forward in the 2018 Policy Address (PA) with further details outlined in the 2019 PA. The LSPS aims to unleash the development potential of private lots outside specified environmentally sensitive areas and areas not covered by Government's completed, ongoing and soon-to-commence development studies in order to boost both public and private housing supply. One of the prerequisites of a LSPS application is that not less than 70% of the increased domestic gross floor area

(GFA) shall be set aside for public housing development as intended by the Government¹. On 6.12.2023, the Steering Committee on Land and Housing Supply (SCLHS), under the delegated authority from CE in C, gave in-principle endorsement to a LSPS application at Lei Muk Road, Kwai Chung.

- 3.2 The Lei Muk Road LSPS site (the LSPS Site / Item A Site) falls within areas zoned “Other Specified Uses” (“OU”) annotated “Buildings with Historical and Architectural Interest Preserved for Social Welfare Facility Use” (“OU(BHAI)”) and “Open Space” (“O”) with a minor portion on land shown as ‘Road’ on the OZP (**Plan 1a**)². Upon SCLHS’s endorsement, the LSPS Applicant has carried out detailed technical assessments, which confirm that the proposed LSPS development would not generate significant adverse impacts on the surrounding area. To take forward the proposed LSPS development, it is proposed to rezone the LSPS Site to “Residential (Group A)5” (“R(A)5”) (**Amendment Item A**) (**Plan 2a**). Details of the proposed amendment are elaborated in paragraphs 4.1 to 4.15 below.

Amendment Item B – Proposed Columbarium Expansion at Tsing Tsuen Road

- 3.3 To address the growing demand for columbarium niches, a site at Tsing Tsuen Road, Kwai Chung (the Columbarium Site) was identified for public columbarium development in 2010³. In 2014, based on the traffic/transport impact assessment (TIA) conducted at the time and with the support of concerned Government bureaux/departments (B/Ds), the site was rezoned from “Industrial” (“I”) to “OU” annotated “Columbarium” (“OU(Columbarium)”) to facilitate a public columbarium development. A remaining strip of land, which mainly falls within the road works limit for the widening of Tsuen Wan Road⁴, was rezoned from “I” to “Green Belt” (“GB”) to serve as a green buffer between the columbarium development and Tsuen Wan Road/Tsing Tsuen Road. The original zonings prior to the rezoning of the Columbarium Site in 2014 are shown in the inset to **Plan 1b**.
- 3.4 In formulating the restrictions for the “OU(Columbarium)” zoning at the time of zoning amendment in 2014 (i.e. a maximum of 20,000 niches and 2,000 memorial

¹ Other criteria include each LSPS application should be capable of delivering an increased GFA of not less than 50,000m² and at least 1,000 additional housing units (assuming an average flat size of 50m²).

² In 2020, the Metro Planning Committee (MPC / the Committee) of the Board partially agreed to a s.12A rezoning application concerning the eastern portion of the site (No. Y/KC/15), which was submitted by the applicant of the proposed LSPS development (the LSPS Applicant). The proposal was for a residential care home for the elderly (RCHE) development with in-situ preservation of graded historic buildings under a conservation-cum-development approach. In 2023, to take forward the partially agreed rezoning application, the eastern portion of the LSPS Site (covering about 1.08 ha) was rezoned from “O” to “OU(BHAI)” and restricted to a maximum GFA of 8,767m².

³ The Columbarium Site, which was used as a temporary car park at the time, was identified as having potential for columbarium development in the ‘Report on Area Assessments 2009 on Industrial Land in the Territory’ endorsed by the Board on 17.9.2010.

⁴ The project has been revised over the years and the concerned road works (PWP Item No. 6087TI Improvement Works at Tsuen Tsing Interchange (TTI) (**Plan 2b**)) are now under the purview of the Highways Department (HyD), with works having commenced in 2024 and scheduled for completion by 2027. While the works limit straddles the proposed expanded “OU(Columbarium)” zone (part of the Item B2 Site), the subject area is being used as a works area and will be vacated once the road works are completed.

plaques, along with a maximum building height restriction (BHR) of 45mPD), reference was made to the preliminary proposal of the then-public columbarium prepared by the Food and Environmental Hygiene Department (FEHD). In recognition that the capacity of the proposed columbarium is linked with the associated traffic/transport impact, the ES also states that any future expansion would be subject to a new TIA⁵.

- 3.5 After the Columbarium Site was rezoned to “OU(Columbarium)”, policy support from the then FHB was obtained in 2018 to grant the site to the Board of Management of the Chinese Permanent Cemeteries (BMCPC) instead, who is also the grantee of the adjacent Tsuen Wan Chinese Permanent Cemetery (TWCP) (**Plan 1b**). Upon allocation of the site to BMCPC in 2023, BMCPC began to develop the 20,000 columbarium niches in earnest, which came to be known as Phase 1 development (**Drawing 8**), with works having commenced in October 2024 and is still on-going.
- 3.6 In response to growing public aspiration for more columbarium niches, BMCPC proposed to further expand the columbarium development with the addition of 50,000 niches, i.e. a total of 70,000 niches. The expansion proposal involves increasing the building height (BH) and maximum number of niches of the Phase 1 development (from 20,000 to 32,500 niches), as well as a new columbarium building (for 37,500 niches) to its immediate east, which largely came to be known as Phase 2 development (**Drawing 8**). Technical assessments prepared by BMCPC, including TIA, confirm that the expansion proposal is technically feasible. The expansion proposal has obtained policy support from the Home and Youth Affairs Bureau (HYAB) and the Environment and Ecology Bureau (EEB), supported by FEHD and K&T DC, and considered acceptable in-principle by relevant Government B/Ds.
- 3.7 To facilitate the implementation of the expansion proposal by BMCPC, it is proposed to relax the maximum BHR of the “OU(Columbarium)” zone from 45mPD to 60mPD (**Amendment Item B1**), as well as relaxing the restriction on maximum number of niches from 20,000 to 70,000 niches. To align with the lot boundary granted to the BMCPC, it is also proposed to rezone strips of land from “GB” (majority of which falls within the road works limit as mentioned in paragraph 3.3 and footnote 4 above) and “I” to “OU(Columbarium)” with the aforesaid BHR (**Amendment Item B2**). Opportunity is also taken to rationalise the zoning boundaries of adjacent areas to align with existing lots and Government land allocation (GLA) boundaries (**Amendment Items B3 and B4**). The proposed amendments are shown on **Plan 2b** and the details of which are elaborated in paragraphs 4.16 to 4.28 below.

Amendment Item C – Approved Rezoning Application No. Y/KC/17

- 3.8 On 27.2.2026, the Committee of the Board partially agreed to a rezoning application (No. Y/KC/17) at 97-107 Wo Yi Hop Road, Kwai Chung (Item C Site,

⁵ Prior to the proposed zoning amendment in 2014, the then Food and Health Bureau (FHB) and FEHD consulted the Kwai Tsing District Council (K&T DC) on the proposed public columbarium development in 2013. According to FEHD’s preliminary proposal, the potential for a larger columbarium development (in the form of Phase 2 development) had been explored, though the implementation of which would be subject to further technical assessments, including a new TIA, to confirm its technical feasibility.

Plan 2c)⁶ for a proposed private residential-cum-social welfare facilities (SWFs) (RCHE and/or Residential Care Home for Persons with Disabilities (RCHD)) and commercial development. To take forward the proposed development, it is proposed to rezone the site from “OU” annotated “Business” (“OU(B)”) to “Residential (Group E)2” (“R(E)2”) with a BHR of 130mPD (**Amendment Item C**) (**Plan 1a**). An extract of the minutes of the aforementioned Committee meeting is at **Attachment VII**. Details of the proposed amendment are elaborated in paragraphs 4.29 to 4.32 below.

- 3.9 Opportunity is also taken to revise the Notes of the OZP and to update the ES of the OZP to reflect the latest planning circumstances.

4. Proposed Amendments

Amendment Item A – Amendment arising from the Proposed LSPS Development (about 1.25 ha) (Plans 1a, 2a, 3a, 4a to 4d and 8)

The LSPS Site and Surroundings

- 4.1 The LSPS Site currently falls within areas zoned “OU(BHAI)” (86.5%) and “O” (13%), and an area shown as ‘Road’ (0.5%) on the OZP (**Plan 1a**). The site is bounded by Kwok Shui Road to its north and east, Lei Muk Road to its south and Cheung Wing Road to its west. Existing pedestrian and vehicular accesses are via Lei Muk Road at its southeastern boundary (**Plans 4a and 4d**). The LSPS Site is located on a knoll partly covered with vegetation with platforms at various levels (**Plan 3a**). The eastern portion of the site, covering private land, is largely zoned “OU(BHAI)” with a minor portion on land shown as ‘Road’. This portion of the site was previously occupied by the Salvation Army Kwai Chung Girls’ Home which was closed in 1994, after which the site has been left largely vacant. Within this portion, there are seven existing buildings/structures, of which three (i.e. the Main Building, the Corps Hall⁷ and the Garage, **Plan 4b**) have been collectively accorded with Grade 2 historic building status by the Antiquities Advisory Board (AAB) in 2020. Except for the three aforesaid historic buildings which are proposed to be preserved in-situ for adaptive reuse as ancillary facilities to the proposed RCHE, the remaining four existing buildings/structures, which are not graded historic buildings (**Plan 4c**), will be demolished to make way for the LSPS development. As for the western Government land (GL) portion of the site, it is currently zoned “O” and maintained by the Leisure and Cultural Services Department as an amenity area (**Plans 1a and 4d**).
- 4.2 The surrounding areas are predominantly occupied by industrial, office and residential developments (**Plans 2a and 3a**). To its north across Kwok Shui Road is the Tung Chun Soy and Canning Company zoned “Comprehensive Development Area” (“CDA”) on the OZP. To its northeast, southeast and west

⁶ The MPC Paper (https://www.tpb.gov.hk/en/meetings/MPC/Agenda/783_mpc_agenda.html) and Minutes (https://www.tpb.gov.hk/en/meetings/MPC/Minutes/m783mpc_e.pdf) for Application No. Y/KC/17 are available at the Board’s website.

⁷ The Corps Hall was originally excluded from the LSPS site boundary in the initial stage as endorsed by SCLHS. Upon further revision of the development scheme, the Corps Hall and an adjacent minor area shown as ‘Road’ have been included in the LSPS Site for comprehensive planning and conservation.

are predominantly clusters of industrial/industrial-office (I-O) buildings within “OU(B)” zones. To its south across Lei Muk Road is a residential development, namely Hutchison Estate, zoned “R(A)” on the OZP. To its further southwest across Kwai Chung Road is a cluster of residential-commercial mixed-use developments at Kwong Fai Circuit also zoned “R(A)”. The LSPS Site is located about 600m from Kwai Hing MTR station, and is well served by bus and green minibus services at Lei Muk Road and Cheung Wing Road (**Plan 1a**).

Rezoning Proposal

- 4.3 The proposed LSPS development comprises a public and a private housing development portion (**Drawing 1**). Although the two portions generally cover the western and eastern sides of the LSPS Site respectively, the exact site delineation of the two portions could only be confirmed at the detailed design stage. As such, the LSPS Site is proposed to be rezoned from “OU(BHAI)”, “O” and an area shown as ‘Road’ into a single “R(A)5” sub-zone subject to a BHR of 130mPD (**Plan 1a**), a maximum GFA of 41,000m² for the public housing development portion and a maximum GFA of 26,086m² for the private housing development portion (of which not less than 10,363m² shall be provided for Government, institution or community (GIC) facilities) (**Amendment Item A**).
- 4.4 Per the indicative scheme of the proposed LSPS development, the public housing development portion has tentatively reserved about 5% of the total attainable domestic GFA for possible SWFs. While the implementation of the SWFs would be reviewed at a later stage having regard to the prevailing service demand, policy directives and financial resources available, such GIC facilities as required by the Government may be disregarded from GFA calculation under the OZP. For the private housing portion, not less than 10,363m² of GFA will be used as a privately-operated RCHE (about 248 beds) under the LSPS Applicant’s own initiative. This GFA requirement will be reflected in the Notes for the “R(A)5” sub-zone and shall be considered as GFA accountable. The indicative layout plan, extracted floor plans and sections of the LSPS development are at **Drawings 1 to 3b**. The major development parameters of the LSPS development are summarised as follows (with the corresponding development restrictions to be stipulated in the OZP highlighted in **bold**):

Major Development Parameters	Development Portion		Total
	Public Housing	Private Housing	
Site Area (m ²) (about) ^[1]	5,317	7,160	12,477
Total GFA (m ²) (about) ^[2]	41,000	26,086	67,086
- Domestic	40,000 ^[3]	15,018	55,018
- Non-domestic	1,000 (including retail and other supporting facilities)	11,068 (including not less than 10,363 for GIC facility ^[4] and 705 for carpark ^[5])	12,068
Max. BH	130mPD		
No. of Blocks	- 1 Public Housing Block	- 1 Private Housing Block - 1 RCHE Block - 3 graded historic buildings conserved	6

Major Development Parameters	Development Portion		Total
	Public Housing	Private Housing	
		for the following uses: • <i>Main Building (proposed exhibition space, function room, café, kitchen and staff dormitory supporting the RCHE)</i> • <i>Garage (proposed security office supporting the RCHE)</i> • <i>Corps Hall (office, multi-purpose hall and quarter supporting the RCHE)</i>	
No. of Storeys	37 (incl. 3 storeys of podium car park and 1 storey of covered playground)	- Residential Block: 30 (incl. 3 storeys of podium car park ^[4]) - RCHE Block: 7	-
No. of Units (about)	800	300	1,100
Average Flat Size (about)	50m ²		
Estimated Population	2,240	840	3,080
Ancillary Open Space (m ²)	2,240	840	3,080
Parking and Loading /Unloading (L/UL) Provision	In accordance with the Hong Kong Planning Standards and Guidelines (HKPSG)		
Anticipated Completion Year	2035	2031	-

Notes:

- ^[1] The exact site delineation of the two portions will be confirmed at the detailed design stage.
- ^[2] The entire LSPS Site has a total plot ratio (PR) of about 5.4, including domestic/non-domestic PR of about 7.5/0.2 and about 2.1/1.6 for the public and private housing portions respectively (figures are subject to change due to setting out of site boundary for the public and private housing portions).
- ^[3] About 5% of the total attainable domestic GFA of the public housing portion could be set aside for the provision of SWFs as per prevailing policy and may be exempted from GFA calculation by the OZP subject to requirement/agreement by the Government.
- ^[4] Including a privately-operated RCHE and three graded historic buildings per the indicative scheme of the proposed LSPS development.
- ^[5] For the above ground carpark, about 705m² will be GFA accountable per the indicative scheme.

Land Use Compatibility

- 4.5 The LSPS Site is located on the western fringe of an established industrial/business (I/B) area in Kwai Chung. To its immediate north is a “CDA” site subject to a planning permission (application No. A/KC/444) for a high-density

mixed-use development with an approved maximum BH of 145mPD⁸. To the east and south are I/B and residential buildings with BHRs of 120/130mPD (**Plans 1a and 8**). The proposed high-rise LSPS development, comprising residential, SWFs and retail uses at a maximum BH of 130mPD, is considered not incompatible with the surrounding context.

Technical Assessments

- 4.6 Relevant technical assessments, including conservation management plan (CMP), visual impact assessment (VIA), air ventilation assessment (AVA), landscape master plan (LMP), tree preservation and landscaping proposal (TPLP), rapid ecological survey report (RESR), TIA, environmental assessment (EA), sewerage impact assessment (SIA), drainage impact assessment (DIA), water supply impact assessment (WSIA) and structural stability report (SSR), have been conducted by the LSPS Applicant to assess the potential impacts of the proposed development. No insurmountable heritage conservation, visual, air ventilation, landscape, ecological, traffic, environmental, sewerage, drainage, water supply and geotechnical impacts are envisaged, and relevant Government B/Ds have no objection to/no adverse comments on the proposed LSPS development. The major findings of the technical assessments are set out in the consolidated report at **Attachment V** and summarised in the following paragraphs.

Heritage Conservation

- 4.7 The LSPS Site contains three buildings collectively accorded with Grade 2 historic building status, namely the Main Building, the Corps Hall and the Garage of the former Salvation Army Kwai Chung Girls' Home (**Drawing 1 and Plan 4b**). The planning intention of the proposed "R(A)5" sub-zone has referenced the existing "OU(BHAI)" zone, in which the conservation and adaptive re-use of existing historic buildings for GIC uses will be emphasised. In terms of conservation efforts, the Main Building will be preserved as the focal point of the private development, featuring an exhibition area and spaces for public appreciation by appointment. A CMP has been prepared to guide the long-term protection, management and interpretation of the historic buildings. The Commissioner for Heritage's Office (CHO) and the Antiquities and Monuments Office (AMO) have no adverse comment on the proposed LSPS development. Detailed heritage conservation requirements have been stipulated in the ES of the OZP and will be incorporated through administrative means as appropriate (**Attachment IV**).

Visual and Air Ventilation

- 4.8 A VIA has been conducted to assess the potential visual impact arising from the proposed LSPS development. According to the VIA, the overall visual impact of the proposed LSPS development from identified public viewpoints (VPs) ranges from "Slightly Adverse" to "Moderately Adverse to Significantly Adverse" when compared to the approved scheme under Application No. Y/KC/15

⁸ Application No. A/KC/444 for proposed comprehensive development for flat, eating place, shop and services and office uses with minor relaxation of BHR from 120mPD to 145mPD was approved with conditions by the Committee on 22.3.2019 (**Plan 8**). Subsequent to the approval of planning application No. A/KC/444-1, the validity of the planning permission has been extended to 22.3.2027.

(**Drawings 6a to 6c**), which has also taken into account the approved high-density mixed-use development (No. A/KC/444) with a maximum BH of 145mPD at the “CDA” site to its immediate north. In terms of visual outlook, various design measures (including building setbacks and stepped BHs between the residential block and historic buildings) and landscape treatments (in the form of tree plantings, shrubs and landscape gardens across multiple levels) have been proposed (**Drawings 3a, 3b, 4, 6a to 6c and 7**) to mitigate the potential visual impact of the proposed development.

- 4.9 According to the AVA, with the incorporation of building setbacks and stepped BHs, as well as compliance with the Sustainable Building Design Guidelines (SBDG) requirements, the overall air ventilation performance of the surrounding pedestrian areas would not be significantly affected by the proposed development. To guide the future development, the aforesaid design measures have been incorporated into the ES of the OZP as appropriate (**Attachment IV**). The Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on the proposed LSPS development from visual and air ventilation impact perspectives and considers that the above measures may promote visual interest and pedestrian comfort.

Landscape and Ecological

- 4.10 According to the TPLP, no Old and Valuable Trees (OVTs) are involved at the LSPS Site. Out of the 149 trees identified within the site, 133 trees will be felled (including 5 dead trees and 21 trees of undesirable species, i.e. *Leucaena leucocephala* (銀合歡)) and 16 trees will be retained. To mitigate the landscape impact, 112 heavy standard trees (at a compensation rate of 1:1, excluding the 21 trees of undesirable species not required for compensation⁹) will be planted at-grade and at various levels, alongside other flowering shrubs, foliage plants, groundcover and climbing plants (**Drawings 3a, 3b and 7**). Besides, greening of not less than 20% and ancillary open spaces will be provided in accordance with the SBDG and HKPSG requirements. CTP/UD&L, PlanD has no adverse comment from landscape planning perspective.
- 4.11 According to the RESR, the LSPS Site is not a recognised site of conservation importance. Among the floral species recorded, a *Artocarpus hypargyreus*¹⁰ (白桂木) within the private housing portion is the only species of conservation importance, which will be transplanted if adverse impact is unavoidable. With proposed tree planting and transplantation, the potential ecological impacts can be mitigated to an acceptable level and are considered insignificant. The Director of Agriculture, Fisheries and Conservation (DAFC) has no adverse comment in this regard.

Traffic and Transport

- 4.12 While the existing vehicular access at Lei Muk Road will be maintained for the

⁹ According to the Guidelines on Preparation of Tree Preservation and Removal Proposal under the Development Bureau (DEVB) Technical Circular (Works) No. 4/2020 ‘Tree Preservation’.

¹⁰ It is excluded from the tree survey because its trunk size falls below the regulatory threshold of 95mm or more in diameter measured at a height of 1.3m above the ground level.

private housing portion, a new separate vehicular access will be provided at Kwok Shui Road for the public housing portion (**Drawing 1**). According to the TIA, the additional traffic generated by the proposed LSPS development will not cause significant adverse traffic impact, with all nearby junctions and road links expected to operate satisfactorily within the design year of 2038. Furthermore, the existing public transport services will have sufficient capacity to accommodate passenger demand generated by the development. A cautionary crossing is also proposed at Lei Muk Road for pedestrian safety. The existing public transport services will be enhanced subject to regular review on future transportation demand. Besides, adequate parking and L/UL spaces will be provided in accordance with the HKPSG requirements. In this connection, the Commissioner for Transport (C for T) and Chief Highway Engineer/New Territories West of HyD (CHE/NTW, HyD) have no adverse comment on the proposed LSPS development from traffic engineering and highway maintenance perspectives.

Environmental, Sewerage, Drainage and Water Supply

- 4.13 According to the submitted EA, potential traffic/industrial noise and air quality impacts are considered not adverse, subject to the implementation of proposed mitigation measures. For traffic noise, mitigation measures such as building setbacks, sensitive orientation of habitable openings, fixed glazing, acoustic windows, vertical fins and enhanced acoustic balconies are proposed to meet the relevant HKPSG standards. With sufficient setbacks provided from all roads (**Drawing 4**) and adequate buffer separation from nearby chimneys, the proposed development would not be subject to any adverse vehicular emission or industrial air quality impacts.
- 4.14 The submitted SIA, DIA and WSIA have demonstrated that no adverse sewerage, drainage and water supply impacts are anticipated with the implementation of proposed upgrading works. Apart from minor drainage enlargement works and freshwater mains connection works, sewerage diversion works will also be carried out by the LSPS Applicant to address the presence of existing sewers beneath the public housing portion of the site (**Drawing 5**). Relevant Government departments, including the Director of Environmental Protection (DEP), Chief Engineer/Mainland South of Drainage Services Department (CE/MS, DSD) and Chief Engineer/Construction of Water Supplies Department (CE/C, WSD), have no adverse comment on the proposed LSPS development.

Geotechnical

- 4.15 According to the SSR, the proposed LSPS development is considered geotechnically feasible. More stringent ground settlement and vibration limits will be adopted in the detailed design stage, and monitoring works will be carried out throughout the construction period so as to minimise ground settlement and vibration impacts to the existing Grade 2 historic buildings. The Head of the Geotechnical Engineering Office of the Civil Engineering and Development Department (H(GEO), CEDD) has no adverse comment on the proposed LSPS development from geotechnical perspective.

Amendment Items B1 to B4 – Amendments arising from BMCPC’s Proposed Columbarium Expansion and Rationalising the Zoning Boundaries (about 2.28 ha) (Plans 1b, 2b, 3b, 5a and 5b)

The Columbarium Site and Surroundings

- 4.16 The Columbarium Site is on an isolated knoll with multiple levels (**Drawings 9a and 9b** and **Plan 5a**), the major portion falls within an area zoned “OU(Columbarium)” and straddles land currently zoned “GB” and “I” on the OZP (**Plan 1b**). It is bounded by Tsing Tsuen Road to its west, TTI to its north and TWPCP to its south, and is accessible via an access road connecting to Wing Kei Road to its east (**Plan 2b**). Currently, the “OU(Columbarium)” zone is mainly occupied by the BMCPC’s Phase 1 columbarium development under construction (about 1.3 ha), while the portions zoned “GB” (about 0.44 ha) and “I” (about 0.013 ha) are occupied by the works area of HyD’s TTI Project, as well as existing slopes and the staircase of TWPCP. The nearest development is Sunley Centre, an industrial building (IB), to its immediate west; and the nearest residential development, namely Riviera Gardens, is located some 200m to the northwest of the site across Tsing Tsuen Road (**Plan 3b**).

Rezoning Proposal

- 4.17 To address the growing public demand for columbarium niches, BMCPC has introduced the WISE worshipping mode (懷思拜祭及紀念系統)¹¹. This comprises an online booking system to regulate visits within designated timeslots, while confining worshipping activities to take place within set memorial booths/rooms on-site. As confirmed in the new TIA, through the new worshipping mode, the capacity of the Columbarium Site could be further expanded from 20,000 niches to 70,000 niches; thus, the extant restriction on maximum number of niches within the “OU(Columbarium)” zone (at 20,000 niches) would need to be relaxed. Taking into account the committed Phase 1 development and the existing level differences within the Columbarium Site, BMCPC proposes a new columbarium block with 37,500 new niches to the immediate east of the Phase 1 site, resulting in a total of 70,000 niches for the entire columbarium development. In conjunction, to accommodate the Phase 2 development located on higher ground (site formation level at about 41mPD), the BHR for the Columbarium Site is proposed to be relaxed from 45mPD to 60mPD (**Drawings 8, 9a and 9b**).
- 4.18 A strip of formed land zoned “GB” to the north of the Phase 1 development (i.e. Item B2 site) has been used as a works/storage area for a nearby road works project since 2014 (**Plans 2b, 3b and 5a**). Due to its landlocked location, this strip of land was also granted to BMCPC in 2023 for possession upon completion of the road works project (tentatively before 30.9.2027). In view of its prevailing zoning as “GB”, the strip of land, although included in the land grant to BMCPC, has been designated as landscaping area. Notwithstanding, to optimise the use

¹¹ Under the new WISE worshipping mode, visitors will have to reserve in advance for a memorial booth/room before visiting the site during their designated timeslot. The new mode will improve the worshipping environment through the provision of individual memorial booths with air conditioning and electronic worshipping systems. A system for remote online worshipping will also be available to reduce the number of visitors on-site. The WISE worshipping mode has also been adopted at BMCPC’s columbarium at the Junk Bay Chinese Permanent Cemetery.

of the Columbarium Site, BMCPC now proposes to site a three-storey ancillary office building in this “GB” strip of formed land to support the operation of the columbarium development (**Drawing 8**). The proposed rezoning of Item B2 Site from “GB” to “OU(Columbarium)” aligns with the lot boundary granted to BMCPC and will optimise the utilisation of a strip of formed and leftover land that no longer serves a green buffer function. Nevertheless, a residual 12m to 26m-wide strip of “GB”, in the form of steep slopes with some natural landscaping, will be retained as a buffer between the columbarium development and the surrounding area (**Plan 2b**).

- 4.19 The major development parameters of the proposed columbarium expansion are summarised as follows (with the revised development restrictions to be stipulated in the OZP highlighted in **bold**):

Major Development Parameters	BMCPC’s Proposed Columbarium Development		
	Phase 1 Site (Committed and under construction)	Phase 2 Site (Subject of current proposed amendments)	Total
Site Area (m ²) (about)	13,166	26,634	39,800
GFA (m ²) (about)	14,717	13,929	28,646
No. of Blocks	1	2 ^[1]	3
Max. BH (mPD)	44.75 <i>(to be increased to 49.9mPD under Phase 2 development ^[2])</i>	60	60 ^[3]
Max. No. of Niches	20,000 <i>(to be increased to 32,500 under Phase 2 development ^[2])</i>	37,500	70,000
No. of Memorial Booths/Rooms	110	120	230
Car Parking Spaces	64	20	84
Anticipated Completion Year	mid-2027	2033	-

Notes:

- ^[1] Including a 5-storey columbarium block and a 3-storey ancillary office block.
- ^[2] Bracketed figures are the BH and niche numbers proposed under Phase 2 development should the current zoning amendments be agreed by the Board. The original Phase 1 development was for 20,000 niches at a maximum BH of 44.75mPD, in line with the extant BHR of 45mPD for the “OU(Columbarium)” zone. Taking into account the new TIA conducted for the Phase 2 development, the capacity for the Phase 1 site could be increased by an additional 12,500 niches at a maximum BH of 49.9mPD, subject to agreement on the current proposed zoning amendments by the Board.
- ^[3] The absolute BHs are as follows: about 29.4m for the Phase 1 columbarium building, about 19.2m for the new columbarium building at the Phase 2 site (situated on a higher platform), and about 13.8m for the ancillary office block.

- 4.20 To take forward the proposed columbarium expansion, it is proposed to relax the BHR for the “OU(Columbarium)” zone from 45mPD to 60mPD (**Amendment Item B1**), as well as relaxing the extant restriction of niche numbers from 20,000 to 70,000 niches. Opportunity is also taken to rezone strips of land from “GB” and “I” to “OU(Columbarium)” to align with the lot boundary granted to BMCPC for the columbarium development (**Amendment Item B2**, about 0.45 ha), and subject to the same BHR of 60mPD.

- 4.21 Besides, it is proposed to rationalise the nearby zoning boundaries to tally with the boundary of BMCPC's lot and the GLA boundaries of the Kwai Chung Crematorium and Columbarium and Kwai Chung Public Mortuary. To this end, land to the south and southeast of the Columbarium Site is proposed to be rezoned from "OU(Columbarium)", "OU(Cemetery)" and "OU(Funeral Parlours and Crematorium)" ("OU(FPC)") to "I" (**Amendment Item B3**, about 0.4 ha), while a piece of land to the east of the TWCPC will be rezoned from "OU(Cemetery)" and "I" to "OU(FPC)" (**Amendment Item B4**, about 1.43 ha) (**Plans 1b and 2b**).

Technical Assessments

- 4.22 Relevant technical assessments, including TIA, VIA, AVA, TPLP, EA, DIA, SIA and Geotechnical Planning Review Report (GPRR), have been conducted by BMCPC to assess the potential impacts arising from the proposed columbarium expansion. No insurmountable traffic/transport, visual, air ventilation, landscape, environmental, drainage, sewerage and geotechnical impacts are envisaged, and relevant Government B/Ds have no objection to/no adverse comments on the proposed columbarium expansion. The major findings of the technical assessments are set out in the consolidated report at **Attachment VI** and summarised in the following paragraphs.

Traffic and Transport

- 4.23 According to the TIA, with the adoption of the new WISE worshipping mode, all critical junctions and links will maintain sufficient capacity during normal days and during Ching Ming Festival within the design year of 2036. The Columbarium Site will be accessible via Wing Yin Street to the west and an improved access road connecting to Wing Kei Road to the east. An open-air carpark and pick-up/drop-off area is proposed within the Columbarium Site (**Drawing 12**). During the Ching Ming Festival and the shadow period, the access road will be closed to most vehicular traffic¹² from 7:00am to 5:00pm daily with visitors expected to travel by public transport and access the site on foot (**Plan 5b**). Additional traffic arrangements, including converting a section of Wing Kei Road to one-way southbound and temporarily closure of Wing Hau Street to non-emergency vehicles only, will also be adopted. A new bus layby is also proposed at Tsing Tsuen Road (**Drawing 10**). With the adoption of the aforesaid measures, C for T and CHE/NTW, HyD have no adverse comment on the proposal from traffic engineering and highways maintenance perspectives. Should there be further changes in the scale of the proposed columbarium, the requirement for submission of a revised TIA has been stipulated in the ES of the OZP as appropriate (**Attachment IV**).

Visual and Air Ventilation

- 4.24 Having regard to the submitted VIA and AVA, CTP/UD&L, PlanD opines that the proposed BHR of 60mPD is not incompatible with the surrounding area and would unlikely alter the visual character of the wider townscape (**Drawings 11a and 11b**), nor would the proposed development induce adverse air ventilation impact to the surrounding wind environment. Moreover, judging from the photomontages,

¹² Except for hearses, franchised buses, green minibuses, taxis and emergency vehicles.

CTP/UD&L, PlanD considers that the design measures proposed by BMCP, such as building separations and landscape treatments in the form of tree/shrub planting, open lawn, green roof and planting along building edges, etc., may help promote visual interest of the proposed development (**Drawings 11a and 11b**).

Tree Preservation and Landscape

- 4.25 According to the TPLP¹³, 271 existing trees have been identified within the Columbarium Site, and no OVTs or protected species are involved. A total of 194 trees, have been assessed to be of poor health condition/form/amenity value, or deemed not transplantable or in direct conflict with the proposed works, are proposed to be felled (including 103 nos. of *Leucaena leucocephala* not required for compensation). The remaining 77 trees along the southern boundary of the site, which are of medium to high amenity and landscape value, are proposed to be retained with tree protection measures to be taken during the construction stage. A total of 170 heavy-standard new trees will be planted mainly along the vehicular access roads and hillsides at the site boundaries, which will provide visual amenity and shading for visitors (**Drawing 12**). Based on the proposed tree compensation at a rate of 1:1.87 for the Columbarium Site and landscaping proposal, CTP/UD&L, PlanD has no adverse comment from landscape planning perspective.

Environmental, Drainage and Sewerage

- 4.26 An EA has been conducted to evaluate the environmental impacts of the proposed columbarium expansion. On air quality aspect, with the adoption of dust suppression mitigation measures, emission control equipment and smokeless joss paper furnaces during construction and operation, no significant air quality impact is anticipated. The development will also adhere to the road buffer requirements as stipulated in the HKPSG. On noise aspect, measures such as silencers and noise enclosures will be implemented during the construction stage, while fixed plant noise sources will be strictly controlled to comply with the HKPSG criteria.
- 4.27 According to the DIA, with new connections to existing manholes and upgrading works along Wing Yin Road and Wing Kei Road, the drainage system will have adequate capacity to discharge the surface runoff from the proposed columbarium expansion. The SIA has also demonstrated that the existing sewers have sufficient capacity to cater for the proposed columbarium expansion, and no adverse impact on the sewerage system is anticipated. Both DEP and CE/MS, DSD have no adverse comment on the proposed columbarium expansion.

Geotechnical

- 4.28 According to the GPRR, the proposed columbarium expansion is considered geotechnically feasible and the Columbarium Site is not susceptible to potential geotechnical hazards. Proposed slope upgrading works, together with relevant geotechnical monitoring works, will be implemented to ensure slope stability throughout construction. H(GEO), CEDD has no adverse comment on the proposed columbarium expansion from geotechnical perspective.

¹³ The TPLP has also taken into consideration the undisturbed tree groups in the southern slopes of the Columbarium Site, which will be retained but excluded from calculation of existing trees (**Drawing 12**).

Amendment Item C – Rezoning a Site at Wo Yi Hop Road from “OU(B)” to “R(E)2” for Private Residential-cum-SWFs (RCHE and/or RCHD) and Commercial Development per Application No. Y/KC/17 (about 0.28 ha) (Plans 1a, 2c, 3a and 6)

- 4.29 The Item C Site is currently occupied by a 15-storey IB, known as Park Sun Building, completed in 1974 (**Plan 6**). The site is located at the eastern fringe of the Wo Yi Hop Road I/B Area, which is undergoing transformation from a traditional industrial area into a business area (**Plan 1a**). 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 (**Plan 2c**). To the east across Wo Yi Hop Road is the Shek Lei residential area.
- 4.30 According to the notional scheme of application No. Y/KC/17 (**Drawings 13 and 14**), a 28-storey composite building is proposed with a BH of not more than 130mPD and a maximum GFA of about 28,589m², including a maximum domestic GFA of about 16,458m² for private residential flats (7/F to 26/F) and a maximum non-domestic GFA of about 12,000m² for RCHE and/or RCHD (1/F to 6/F) and 131m² for shop and services (G/F). Various design and landscaping measures, including building setbacks from Wo Yi Hop Road and along the southern site boundary, building voids, shrub planting on G/F and landscaped sky gardens on 4/F and 7/F, are proposed in the notional scheme. The requirements of the SBDG, including a greenery provision of not less than 20%, will be complied with. Planning permission from the Board would be required to implement the proposal, with ‘Flat’, ‘Shop and Services’ and ‘Social Welfare Facility’ being Column 2 uses under the Notes of the “R(E)” zone. Detailed design, together with the associated technical assessments and relevant mitigation measures, would be formulated at the subsequent s.16 planning application stage to address any potential I/R interface for the Committee’s further consideration.
- 4.31 On noise aspect, mitigation measures including fixed glazing with mechanical ventilation (for the RCHE and/or RCHD facility) and acoustic windows (for both the RCHE and/or RCHD facility and affected residential units) are proposed to address the potential traffic noise impact from Wo Yi Hop Road. On air quality aspect, mitigation measures, 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., have been proposed. On potential land contamination, as the eventual development proposal would be subject to a s.16 planning application, the applicant has pledged to conduct a further site re-appraisal at the s.16 stage to reassess any potential contamination sources within the site.
- 4.32 At its meeting on 27.2.2026, the Committee generally agreed with the amendments proposed by the applicant¹⁴, but decided to partially agree to the

¹⁴ Under the application, the applicant proposed a set of development restrictions for the “R(E)2” sub-zone, including a maximum total GFA of 28,589m², of which a GFA of not less than 7,200m² shall be provided for RCHE and/or RCHD. To better reflect the intention of the notional scheme, the Committee agreed to stipulate a minimum GFA requirement of 12,000m² for the provision of GIC facilities, of which not less than 7,200m² shall be for RCHE and/or RCHD. The applicant also proposed to broaden the applicability of all other provisions of the “R(E)” zone to cover the proposed “R(E)2” sub-zone, including: (i) to exclude areas occupied or intended to be occupied by free-standing purpose-designed buildings solely for accommodating GIC facilities including school(s) as may be required by Government from the site area for the purpose of

application with the stipulation of a minimum GFA requirement of 12,000m² for the provision of GIC facilities, including not less than 7,200m² for RCHE and/or RCHD, to better reflect the intention of the proposed development and for better development control. To take forward the proposed development, it is proposed to rezone the Item C Site from “OU(B)” to “R(E)2” sub-zone (**Plan 1a**) with a maximum GFA of 28,589m², of which not more than 16,458m² shall be for domestic purpose and not less than 12,000m² shall be for GIC facilities, including not less than 7,200m² for RCHE and/or RCHD, together with a BHR of 130mPD stipulated on the Plan (**Amendment Item C**). The ES of the OZP will also incorporate the aforementioned key planning and design considerations of the notional scheme as applicable to the site, including permeable building layout, building setbacks and various landscaping measures.

5. **Provision of Major GIC Facilities and Open Space**

- 5.1 Taking into account the proposed amendments as mentioned above, the planned population in Kwai Tsing District is estimated to be about 562,900. As shown in the summary table (**Attachment VIII**), the existing and planned provision of GIC facilities and open space are generally adequate to meet the demand of the overall planned population in accordance with the requirements of HKPSG and concerned B/D’s assessments, except those facilities outlined in paragraph 5.2 below.

GIC Facilities

- 5.2 According to the HKPSG, there would be shortfalls in the provision of child care centre (CCC), community care services (CCS), RCHE and day rehabilitation services places in the Kwai Tsing District. It should be noted that the standards set for these facilities under the HKPSG are a long-term goal¹⁵, and the actual provision will be subject to consideration of the Social Welfare Department in the planning and development process having regard to the prevailing service demand, policy directives and financial resources available as appropriate. Provision of these facilities would be carefully planned/reviewed by relevant B/Ds, and premises-based GIC facilities could be incorporated in future (re)developments in the wider district when opportunities arise. Moreover, the proposed development under **Amendment Items A and C** will each provide floor space for SWFs (including privately-operated RCHE for the former and privately-operated RCHE and/or RCHD for the latter), which could help address some of the latent demand albeit on a non-subsidised basis. Planning flexibility is also allowed for the provision of other GIC facilities in the proposed development for **Amendment**

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). The applicant’s proposal to exclude certain part of the site area from PR calculation was not relevant to the proposed “R(E)2” sub-zone, as the proposal is for a composite development and no free-standing GIC facility is proposed, hence it was not agreed by the Committee.

¹⁵ The population-based planning standards for CCC, CCS, RCHE and rehabilitation care services facilities were reinstated in the HKPSG in 2018, 2020 and 2022, and they reflect the long-term target towards which these facilities would be adjusted progressively. In assessing the provision of GIC facilities and open space, the existing and planned provision in private developments and planned GIC facilities/open space without concrete implementation programme have not yet been reflected in **Attachment VIII**, such as the proposed additional GIC facilities under **Amendment Items A and C**.

Item A with ‘Social Welfare Facility’ being included as a Column 1 use for the “R(A)5” sub-zone. If initiated by and subject to policy support from the concerned B/Ds, PlanD would assist in conducting site search to identify suitable sites for such facilities. In any event, PlanD would continue to liaise with relevant Government B/Ds to facilitate the provision of GIC facilities in future (re)development when opportunities arise.

Open Space

- 5.3 Based on the previous provision standard¹⁶, there is a surplus of planned district and local open spaces of about 0.67 ha and 67.05 ha respectively in the Kwai Tsing District. The overall provision of open space is sufficient to meet the demand of the planned population. Moreover, the proposed developments under **Amendment Items A and C** will each provide ancillary open spaces as per the prevailing HKPSG standard to serve their own residents.

6. Proposed Amendments to Matters Shown on the OZP

- 6.1 The proposed amendments as shown on the draft Kwai Chung OZP No. S/KC/32A (**Attachment II**) are as follows:

(a) Amendment Item A (about 1.25 ha)

Rezoning of a site at the junction of Lei Muk Road and Kwok Shui Road from “OU(BHAI)”, “O” and an area shown as ‘Road’ to “R(A)5” with a BHR of 130mPD as stipulated on the Plan.

(b) Amendment Item B1

Relaxing the BHR of the “OU(Columbarium)” zone from 45mPD to 60mPD as stipulated on the Plan.

(c) Amendment Item B2 (about 0.45 ha)

Rezoning of strips of land at Tsing Tsuen Road from “GB” and “I” to “OU(Columbarium)” with a BHR of 60mPD as stipulated on the Plan.

(d) Amendment Item B3 (about 0.4 ha)

Rezoning of three parcels of land near Wing Kei Road and to the east of TWCPC from “OU(Columbarium)”, “OU(Cemetery)” and “OU(FPC)” to “I”.

(e) Amendment Item B4 (about 1.43 ha)

Rezoning of a parcel of land to the east of TWCPC from “OU(Cemetery)” and “I” to “OU(FPC)”.

¹⁶ The new provision standard and refined criteria on countability for open space promulgated under Chapter 4 of the HKPSG on 30.12.2025 have not yet been reflected in **Attachment VIII** as the figures are being updated. Nonetheless, changes in provision standard or countability of open space will not affect the usage and enjoyment of the existing open spaces by members of the public.

(f) Amendment Item C (about 0.28 ha)

Rezoning of a site at Wo Yi Hop Road from “OU(B)” to “R(E)2” with a BHR of 130mPD as stipulated on the Plan.

7. **Proposed Amendments to the Notes of the OZP**

- 7.1 The proposed amendments to the Notes of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment III** for Members’ consideration. The major proposed amendments are summarised as follows:

Covering Notes

- 7.2 To facilitate low-altitude economy, paragraph (7)(a) of the covering Notes will be revised to allow provision, maintenance or repair of small unmanned aircraft take-off and landing facilities on land falling within the boundaries of the Plan, except where the uses or developments are specified in Column 2 of the Notes of individual zones.

“OU(B)” zone

- 7.3 Two amendments are proposed for the Notes of the “OU(B)” zone as follows:
- (a) opportunity is taken to align the control of ‘Government Use (not elsewhere specified)’ across the two schedules (namely Schedule I for open-air development or for building other than industrial or I-O building and Schedule II for industrial or I-O building). Same as the current control for Schedule II, it is proposed to move ‘Government Use (not elsewhere specified)’ use from Column 2 to Column 1 and correspondingly delete ‘Government Use (Police Reporting Centre, Post Office only)’ use from Column 1 under Schedule I of the Notes for the “OU(B)” zone; and
 - (b) to decouple the non-building area (NBA) requirement from the lot boundaries abutting Lam Tin Street, Chun Pin Street and Ta Chuen Ping Street for the following reason:

Remarks (4) of the Notes of the “OU(B)” zone stipulates that “a minimum 4m-wide NBA from the lot boundary abutting Lam Tin Street and a minimum 3.5m-wide NBA from the lot boundary abutting Chun Pin Street (except 1 Chun Pin Street) and Ta Chuen Ping Street (except 26-38, 68, 70, 85-89 and 93 Ta Chuen Ping Street) shall be provided”. The NBA requirements were imposed per the findings of an Expert Evaluation on Air Ventilation Assessment (AVA(E)) conducted for the Kwai Chung planning scheme area in 2012. The sites exempted from the NBA requirement covers building sites where their lot boundaries have already been setback from the said road, such that there is no need for these building sites to comply with the NBA requirement as their lot boundaries no longer straddle the NBA.

Under this approach, lot boundary information must be regularly reviewed to reflect the latest circumstances, including updates to the list of sites exempted

from the NBA requirement. For instance, sites whose lot boundaries no longer straddle the NBA, such as 56 Ta Chuen Ping Street, would need to be added to the exemption list under Remarks (4). Considering that such approach of continual checking and updating is cumbersome, it is proposed to decouple the NBA clause from the lot boundaries. Instead, the NBA as shown on **Plan 1** of the ES of the OZP (i.e. the last page of **Attachment IV**) would suffice to inform the requirement. Thus, the list of exempted sites and references to lot boundary are proposed to be removed from Remarks (4) of the Notes of the “OU(B)” zone.

“OU(BHAI)” zone

- 7.4 In relation to **Amendment Item A** above, the Notes for the “OU(BHAI)” zone will be deleted.

“OU(Columbarium)” zone

- 7.5 In relation to **Amendment Item B** above, the development restrictions for the “OU(Columbarium)” zone will be revised to relax the restriction on maximum number of columbarium niches from 20,000 to 70,000 and to delete ‘minor’ from the relaxation clause.

“R(A)” zone

- 7.6 Two amendments are proposed for the Notes of the “R(A)” zone as follows:
- (a) in relation to **Amendment Item A** above, the Notes for the “R(A)” zone will be revised to incorporate the planning intention and development restrictions for the “R(A)5” sub-zone;
 - (b) the Remarks on GFA exemption for ancillary facilities and public transport facilities for “R(A)1” sub-zone is proposed to be deleted by incorporating GFA exemption for ancillary facilities in the existing clause for “R(A)” and its sub-zones and adding a clause on GFA exemption for public transport facilities; and
 - (c) to decouple the NBA requirement from the lot boundaries abutting Ta Chuen Ping Street for the reason elaborated in paragraph 7.3(b) above. The list of exempted sites and references to lot boundary are proposed to be removed from Remarks (12) of the Notes of the “R(A)” zone¹⁷. The NBA as shown on **Plan 1** of the ES of the OZP (i.e. the last page of **Attachment IV**) would suffice to inform the requirement.

“R(E)” zone

- 7.7 In relation to **Amendment Item C** above, the Notes for the “R(E)” zone will be revised to incorporate the development restrictions for the “R(E)2” sub-zone.

¹⁷ The extant Remarks (12) of the “R(A)” zone stipulates that “a minimum 3.5m-wide NBA from the lot boundary abutting Ta Chuen Ping Street (except 29A-33, 37-39, 41-43 and 47 Ta Chuen Ping Street) shall be provided”.

“Commercial” (“C”) and “Commercial (3)” (“C(3)”) zones

- 7.8 The Notes for the “C” zone will be revised to incorporate the development restrictions for the “C(3)” as a sub-zone, while the separate set of Notes for the “C(3)” zone will be deleted sequentially for the following reason:

The “C(3)” zone only involves one site located at 83 Tai Lin Pai Road (**Plan 1a**). The site was rezoned from “Government, Institution or Community (1)” (“G/IC(1)”) to the current “C(3)” zone in 2014 to facilitate its land sale for commercial development. As the site was surrounded by active IBs with potential chimney emissions and abuts Tai Lin Pai Road, which experienced frequent heavy vehicle traffic, DEP at the time of the zoning amendment did not support the inclusion of noise and air sensitive uses under Column 1 of the subject zoning. To address DEP’s concerns, a separate set of Notes for the “C(3)” zone was adopted, in which a number of noise and air sensitive uses (including ‘Educational Institution’, ‘Hospital’, ‘Public Clinic’, ‘Religious Institution’ and ‘Social Welfare Facility’, which are Column 1 uses under the Master Schedule of Notes (MSN) for the “C” zone) were placed under Column 2, which required planning application to the Board. The “C(3)” site has since been developed into a commercial building, namely K83 (**Plan 7**), and is fully equipped with a mechanical ventilation system and central air-conditioning system in accordance with the land lease condition.

Since 2014, further transformation from IBs to non-polluting developments (e.g. data centres, modern warehouses and offices) and commercial development have taken place in the vicinity of the “C(3)” site. Furthermore, according to the EA conducted in 2023 by the Housing Department (HD) for the redevelopment of the Former Kwai On Factory Estate to the south of the “C(3)” site, the industrial emission from nearby active chimneys was concluded to be insignificant. In view of the changing planning circumstances, there is scope to fully align the Column 1 and 2 uses of the “C(3)” zone with that of the “C” zone. In this connection, the separate set of Notes for the “C(3)” zone is proposed to be deleted, and relevant development restrictions for the “C(3)” site will be incorporated into the Notes for the “C” zone as appropriate. Concerned B/Ds consulted, including DEP, have no objection to this proposed amendment.

Technical Amendments

- 7.9 In accordance with the latest MSN promulgated by the Board, the following technical amendments are proposed to be incorporated:
- (a) to move ‘Government Refuse Collection Point’ and ‘Public Convenience’ uses from Column 2 to Column 1, and add ‘Field Study/Education/Visitor Centre’ under Column 2 in the Notes for the “Village Type Development” zone; and
 - (b) the Chinese text of the user term ‘Research, Design and Development Centre’ will be revised from ‘研究所、設計及發展中心’ to ‘研究、設計及發展中心’ in the Notes for the “CDA”, “R(E)”, “I”, “G/IC” and “OU(B)” zones.
- 7.10 Editorial amendments are incorporated in the Planning Intentions for “R(E)1” and “G/IC(1)” zones; and in the Remarks for “C”, “R(A)”, “Residential (Group B)”

and “R(E)” zones.

8. Revision to the ES of the OZP

The ES of the OZP will be revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity is also taken to update the general information for various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in ***bold and italics*** and deletions in ‘~~crossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/KC/33.

10. Consultation

Kwai Tsing District Council

- 10.1 K&T DC was consulted on proposed **Amendment Items A and B** on 13.1.2026¹⁸. Members generally supported the proposed amendments but expressed concerns on the potential traffic impacts of both proposals, as well as the detailed arrangement regarding the provision of supporting facilities concerning **Amendment Item A**. In response, Members were briefed on the proposed traffic measures such as the traffic management plan in festive periods and the proposed bus layby for **Amendment Item B (Drawing 10)**, and were advised that both the LSPS Applicant and BMCPC had conducted detailed assessments to ascertain the technical feasibility of the proposals. HD will also consult K&T DC on the proposed public housing development under **Amendment Item A** at the detailed design stage.

Harbourfront Commission

- 10.2 The Columbarium Site falls within the harbourfront area. Relevant B/Ds will consult the Harbourfront Commission separately on the proposed columbarium expansion in due course.

Departmental Consultation

- 10.3 The proposed amendments have been circulated to relevant B/Ds for comment. The following B/Ds have no objection to/no adverse comments on the proposed amendments and their comments have been incorporated, where appropriate:
- (a) SDEV;
 - (b) Secretary for Environment and Ecology;
 - (c) Secretary for Home and Youth Affairs;

¹⁸ The K&T DC 155th Meeting minutes (Chinese only) are available at:
https://www.districtcouncils.gov.hk/kwt/doc/2024_2027/tc/dc_meetings_minutes/155_Min_Endorsed_C.pdf

- (d) Secretary for Education;
- (e) CHO;
- (f) Executive Secretary, AMO, DEVB;
- (g) Director of Housing;
- (h) District Lands Officer/Tsuen Wan and Kwai Tsing, Lands Department (LandsD);
- (i) Chief Estate Surveyor/Land Supply, LandsD;
- (j) Chief Building Surveyor/New Territories West, Buildings Department;
- (k) C for T;
- (l) CHE/NTW, HyD;
- (m) DEP;
- (n) CE/MS, DSD;
- (o) CE/C, WSD;
- (p) Director of Fire Services;
- (q) Director of Social Welfare;
- (r) District Officer (Kwai Tsing), Home Affairs Department;
- (s) Director-General of Trade and Industry;
- (t) DAFC;
- (u) Commissioner of Police;
- (v) Director of Electrical and Mechanical Services;
- (w) H(GEO), CEDD;
- (x) Project Manager/West, CEDD;
- (y) Director of Leisure and Cultural Services;
- (z) Director of Food and Environmental Hygiene; and
- (aa) CTP/UD&L, PlanD.

Public Consultation

- 10.4 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/KC/33 upon exhibition) and its Notes will be exhibited for public inspection under section 5 of the Ordinance. Members of the public can submit representations on the OZP to the Board during the two-month statutory exhibition period. K&T DC will be informed of the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Kwai Chung OZP No. S/KC/32 and that the draft Kwai Chung OZP No. S/KC/32A at **Attachment II** (to be renumbered to S/KC/33 upon exhibition) and its Notes at **Attachment III** are suitable for exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Kwai Chung OZP No. S/KC/32A (to be renumbered to S/KC/33 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Kwai Chung OZP No. S/KC/32
Attachment II	Draft Kwai Chung OZP No. S/KC/32A
Attachment III	Revised Notes of the Draft Kwai Chung OZP No. S/KC/32A
Attachment IV	Revised ES of the Draft Kwai Chung OZP No. S/KC/32A
Attachment V	Consolidated Report of the LSPS Development
Attachment VI	Consolidated Report of BMCPC's Columbarium Expansion
Attachment VII	Extract of minutes of the MPC meeting on 27.2.2026 for Application No. Y/KC/17
Attachment VIII	Provision of Major Community Facilities and Open Space in Kwai Tsing District

(For LSPS Development)

Drawing 1	Indicative Layout Plan
Drawings 2a to 2c	Indicative Floor Plans (Extracted)
Drawings 3a and 3b	Sections
Drawing 4	Proposed Building Setbacks and Separations
Drawing 5	Proposed Sewerage Diversion Proposal
Drawings 6a to 6c	Photomontages (Extracted)
Drawing 7	Indicative LMP

(For BMCPC Columbarium Expansion)

Drawing 8	Indicative Layout Plan
Drawings 9a and 9b	Sections
Drawing 10	Proposed Traffic Improvement Measures
Drawings 11a and 11b	Photomontages (Extracted)
Drawing 12	Indicative LMP

(For Application No. Y/KC/17)

Drawing 13	Indicative Floor Plans
Drawing 14	Section

Plans 1a and 1b	Location Plans
Plans 2a to 2c	Site Plans
Plans 3a and 3b	Aerial Photos
Plans 4a to 4d	Site Photos (Item A)
Plans 5a and 5b	Site Photos (Items B1 to B3)
Plan 6	Site Photos (Item C)
Plan 7	Site Photo of "C(3)" zone
Plan 8	Building Height Plan (Item A)