

**PROPOSED AMENDMENTS TO THE
APPROVED KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/30**

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/30 (**Attachment I**) as shown on the draft OZP No. S/KC/30A (**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 OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 31.5.2022, the Chief Executive in Council (CE in C), under section 9(2) of the Ordinance, approved the draft Kwai Chung OZP, which was subsequently renumbered as S/KC/30. On 10.6.2022, the approved OZP No. S/KC/30 (**Attachment I**) was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.2 On 13.9.2022, CE in C referred the approved OZP to the Board for amendments under section 12(1)(b)(ii) of the Ordinance.

3. Background

- 3.1 As set out in various Policy Addresses (PA) in recent years, the Government would adopt a multi-pronged approach to increase land supply and build up land reserve with a view to meeting housing and other development needs. To meet and expedite housing land supply in the short and medium terms, among other things, the Government has been carrying out various land use reviews on an on-going basis, including reviews on the "Green Belt" ("GB") sites, in order to identify more suitable sites for conversion to residential use. A "GB" site abutting Shek Pai Street (the SPS Site) to the east of Shek Lei Estate in the northeastern part of Kwai Chung has been identified suitable for public housing development and its related uses, for which corresponding amendments to the Kwai Chung OZP are required (**Amendment Items A1 to A3**).

- 3.2 In addition, the Hong Kong Housing Authority (HKHA) has been invited to explore the feasibility of redeveloping its factory estates for public housing. As announced in the 2020 PA, its preliminary study findings have indicated that four sites, including Kwai On Factory Estate in Kwai Chung (the KOFE Site), Sui Fai Factory Estate in Fo Tan, Yip On Factory Estate in Kowloon Bay and Wang Cheong Factory Estate in Cheung Sha Wan, are technically feasible for redevelopment for public housing use. The latter three factory estate sites have been rezoned for public housing development with the concerned OZPs gazetted on 3.12.2021, 31.12.2021 and 28.1.2022 respectively. To facilitate the redevelopment proposal of KOFE, corresponding amendment of the current “Industrial” zone of the site is also required (**Amendment Item B**).
- 3.3 To meet the growing demand for public niches corresponding to the ageing population, the Government has been promoting the district-based columbarium development scheme. Effort has been made to identify suitable sites in various districts for public columbarium development. A site at the ex-Kwai Chung Incineration Plant abutting Kwai Yue Street (the Columbarium Site) has been identified for such use, for which corresponding amendment of its current “Government, Institution or Community” (“G/IC”) zone is required (**Amendment Item C**).
- 3.4 Engineering Feasibility Study (EFS) for the SPS Site and relevant technical assessments for the KOFE Site and the Columbarium Site have been conducted by the Civil Engineering and Development Department (CEDD), Housing Department (HD) and Architectural Services Department (ArchSD) respectively to confirm the technical feasibility of these proposed developments. Their respective findings have demonstrated that there would be no insurmountable technical problems arising from the development proposals. The findings will be further elaborated in paragraphs 4.10 to 4.25, 5.8 to 5.14 and 6.5 to 6.11. Relevant Government departments, including Transport Department (TD), Environmental Protection Department (EPD), Highways Department (HyD) and Agriculture, Fisheries and Conservation Department (AFCD) have no objection to the relevant findings.
- 3.5 The section 12A application No. Y/KC/15 for rezoning the site at the former Salvation Army Kwai Chung Girls’ Home at Lei Muk Road (the Girl’s Home Site) from “Open Space” (“O”) to “Other Specified Uses” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”) was partially agreed by the Metro Planning Committee (the Committee) of the Board on 23.10.2020. Amendments to the OZP (**Amendment Item D**) are proposed to take forward the decision of the Committee.
4. **Amendment Items A1 to A3 - Rezoning of the area to the east of SPS for Public Housing Development (About 6.02 ha)**
- The Site and its Surroundings (Plans 2a, 3a, 4a & 5)*
- 4.1 Amendment Items A1 to A3 (Item A1 to A3 sites) (**Plan 1a**) are proposed for public housing development (about 5.43 ha), a primary school (about 0.569 ha) and a relocated fresh water pump house (about 0.025 ha) respectively.

- 4.2 Item A sites are all Government land currently zoned “GB” and generally located on sloping terrain ranging from about 80 metres above the Principal Datum (mPD) to about 150mPD in height. They fall along the eastern side of Shek Lei Estate and are mainly covered by trees and woodland with some temporary structures, small patches of farmland and groups of squatters¹ scattered among the woodland (**Plan 2a**). There are streams and man-made watercourses running across Item A1 and A2 sites in an east-to-west direction. Shek Li Street Sitting-out Area is located at the northern portion of Item A1 site. There is also a fresh water pump house under the Water Services Department (WSD) within Item A1 site. Two footpaths with access to hiking trails at Kam Shan Country Park to the northeast are located at the northern portion of Item A1 site (**Plan 2a**).
- 4.3 Item A sites are located on the periphery of a residential neighbourhood at the northeastern Kwai Chung area comprising mainly public housing estates, such as Shek Lei Estate, On Yam Estate and Yi Fung Court (with building height restrictions (BHR) ranging from 180mPD to 220mPD) (**Plan 1a**). A planning application (Application No. A/KC/495) for minor relaxation of domestic plot ratio (PR) restriction and BHR up to 6.5 and 225mPD respectively for redevelopment of mainly Shek Lei Estate Interim Housing (Shek Lei Estate redevelopment site) submitted by HKHA will be considered at this meeting (**Plans 2a & 3a**). A primary school and some sports facilities are sandwiched between Shek Lei Estate and Item A1 site.
- 4.4 There are four temples, including one surrounded by Item A1 site to the immediate west and three located to the immediate east of Item A1 site (**Plan 2a**). There are also CLP overhead power lines running in parallel to Item A1 site to the east with a buffer distance of at least 50m to the proposed residential blocks. The peaks of the Golden Hill to the further east and Smuggler’s Ridge to the further northeast of the Site are about 370mPD and 330mPD respectively.

Amendment Item A1

- 4.5 According to Chapter 2 of the Hong Kong Planning Standards and Guidelines (HKPSG), the maximum PR for Kwai Chung is normally 5. As announced in the 2014 PA, except for the north of Hong Kong Island and Kowloon Peninsula, which are more densely populated, the maximum domestic PR that can be allowed for housing sites located in the other Density Zones of the Main Urban Areas and New Towns would be raised generally by about 20% as appropriate. According to the 2015 PA and the decision of Executive Council in 2018, the Government will increase development intensity as appropriate by allowing further increase of domestic PR for public housing sites by 10% (i.e. 30% in total, or up to 6.5 for public housing sites in Kwai Chung) where technically feasible.
- 4.6 Taking into account the above-mentioned policy directives and site context, as well as the findings of EFS (see paragraphs 4.10 to 4.25 below), it is proposed to rezone Item A1 site of about 5.43 ha from “GB” to “Residential (Group A) 3” (“R(A)3”) for public housing development, subject to a maximum domestic PR, non-domestic PR

¹ According to the Lands Department (LandsD), the settlements namely, Shek Lei Hang Village and Shek Lei Hill Village, are mainly squatters with around 30 private temporary huts/simple stone houses and some structures under two Government Land Licences and no recognized village is identified within Item A sites. According to the preliminary estimates of the EFS, the existing population of the settlements is about 100 to 200 persons.

and BHR of 6.5, 0.12 and 260mPD respectively. The proposed BHR has already allowed flexibility for the adoption of Modular Integrated Construction (MiC) method, with respect to the Joint Practice Note No. 8 (JPN No. 8) taken effect on 1.8.2022.

- 4.7 According to Housing Department (HD)'s indicative development scheme (**Drawing 1**), the major preliminary development parameters are as follows:

Gross Site Area	About 5.43 ha
Net Site Area (excluding the public access road)	About 4.22 ha
Maximum PR (total)	6.62
• Domestic PR	6.5
• Non-domestic PR	0.12
Maximum BH	260mPD
Number of Building Blocks	Domestic: 5 Non-Domestic: 2 - Social Welfare Facilities/Carpark Block - Social Welfare Facilities/Retail/PTI Block.
Estimated Number of Domestic Units	About 5,400
Estimated Population	About 15,000
Non-domestic Facilities⁽¹⁾	<ul style="list-style-type: none"> • A kindergarten • Retail facilities
Anticipated Completion Year	2034/2035
Government, Institution and Community (GIC) Facilities, Open Space and Transport Facilities⁽¹⁾	
(i) Social Welfare Facilities ⁽²⁾	Floor area equivalent to not less than 5% of the domestic gross floor area (GFA) will be reserved for the provision of social welfare facilities possibly including the following: <ul style="list-style-type: none"> - general out-patient clinic/community health centre - post office - other elderly, child care and rehabilitation facilities
(ii) Local Open Space and Recreational Facilities	Local open space of not less than 15,000m ² will be provided in accordance with HKPSG (i.e. 1m ² per person). Recreational facilities and children's play area will also be provided
(iii) Greenery Ratio (Conceptual Landscape Plan at Drawing 3)	About 30%

(iv) Transport and Pedestrian Facilities (Indicative Layout Plan at Drawings 1 & 2)	<ul style="list-style-type: none">• Accessible by a new public road via On Chuk Street• A covered Public Transport Interchange (PTI) for franchised bus, green mini-bus and taxi⁽²⁾• A pedestrian footbridge connecting Shek Lei Estate• A lift tower connected to Shek Pai Street• Ancillary car parking spaces and loading/unloading bays will be provided in accordance with HKPSG
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Notes:

- (1) The actual provision of the above facilities will be subject to confirmation by relevant Government departments at the detailed design stage.
- (2) The proposed social welfare facilities and PTI as required by the Government have been included for assessment under the EFS and will be exempted from GFA calculation.

Amendment Item A2

- 4.8 To meet the education needs arising from the additional population in the proposed public housing development and the surrounding developments, an adjoining site (i.e. **Item A2 site**) of about 5,690 m² to the immediate south of the proposed public housing site has been reserved by the Education Bureau for a proposed 24-classrooms primary school. Item A2 site is proposed to be rezoned from “GB” to “G/IC”.

Amendment Item A3

- 4.9 Given that the existing WSD fresh water pump house located within Item A1 site will be affected by the proposed public housing development, CEDD in consultation with WSD, has identified Item A3 site of about 250 m², which is in close proximity to the proposed public housing development, as a suitable relocation site. It is proposed to rezone the site from “GB” to “G/IC”.

Technical Assessments

- 4.10 The EFS conducted by CEDD includes Preliminary Traffic and Transport Impact Assessment (TTIA), Preliminary Environmental Study (PES), Ecological Impact Assessment (EcoIA), Preliminary Landscape and Visual Impact Assessment (LVIA), Outline Landscape Plan, Air Ventilation Assessment in the form of Initial Study (AVA-IS), Preliminary Geotechnical Assessment including Natural Terrain Hazard Study, Preliminary Drainage Impact Assessment, Preliminary Sewerage Impact Assessment (SIA), Preliminary Water Supply Impact Assessment, Preliminary Land Requirement Study, Preliminary Utilities Impact Study and Quantitative Risk Assessment. The findings of EFS have demonstrated that the proposed public housing development is technically feasible with no insurmountable problems. The findings are set out in the Interim Report at **Attachment V** and are summarised in the following paragraphs. Full assessment report for Preliminary TTIA and PES on the proposed OZP amendments are finalized and deposited at the Secretariat of the Board for Members’ inspection.

Traffic and Transport Aspects

- 4.11 The proposed public housing development will be accessible through a new public road along the western boundary of the housing site (Indicative Layout Plan at **Drawing 1**) via On Chuk Street. According to Section 3 of **Attachment V**, the junction and road link assessment results indicate that four out of the 12 identified key junctions will be overloaded due to the additional traffic impact induced by the proposed public housing, primary school and GIC facilities as well as the other planned developments within the Area of Influence (AOI)². Improvement measures are therefore proposed for the junctions of Lei Muk Road/Wo Yi Hop Road (J2), Shek Pai Street/ On Chit Lane / Tai Pak Tin Street / Shek Li Street (J5), Shek Pai Street / Wai Kek Street (J8) and Castle Peak Road / Shek Pai Street (J9) (see Figure 5153027/TTIA/2.3 of Appendix A of the **Attachment V**) to alleviate the foreseeable traffic problems. It is anticipated that there will be no significant adverse traffic impact induced by the proposed developments on the critical road junctions and road links after the implementation of the proposed junction improvement schemes by the Government, taking into account the natural growth of traffic and other planned and committed developments up to year 2037 (i.e. 3 years after completion of the full occupation of the proposed public housing development).
- 4.12 To cater for additional public transport demand from the proposed development and to better serve the wider district, a covered PTI under the retail block between Block 4 and Block 5 is proposed within Item A1 site to facilitate future public transport services in the area to be determined by the TD. Subject to confirmation by the relevant Government departments at the detailed design stage, the PTI will accommodate facilities such as bus bays for franchised bus and green minibus (GMB), taxi stands, etc. A pedestrian footbridge is also proposed to connect the Site with Shek Lei Estate and a lift tower is proposed to connect with Shek Pai Street for enhancing the pedestrian connectivity in the area (**Drawing 5 and Plan 6a**). The Preliminary TTIA has demonstrated that the traffic impact caused by the proposed development is considered acceptable from traffic point of view and no insurmountable traffic problem is anticipated.

Urban Design and Visual Aspect

- 4.13 Item A1 to A3 sites fall within the northeastern part of Kwai Chung, of which the height bands seek to respond to the upwardly sloping foothill. Progressively ascending height bands from 160mPD to 220mPD corresponding to the contours were imposed to the residential developments on the steeper topography to the east of Wo Yi Hop Road. The urban design principles, among others, include the need to preserve the green mountain backdrop; and that a stepped BH concept that respects the natural topographic profile should be adopted. The proposed public housing development with a BH of 260mPD has assumed the proposed residential blocks with absolute BH of about 120m/150m sitting on a platform ranging from about 100mPD to 110mPD. The proposed development is considered not incompatible with the BH profile in the surroundings with the Golden Hill as backdrop. The

² Planned developments within AOI mainly include the proposed redevelopment of Shek Li Street Interim Housing, comprehensive development at Kwai Chung Town Lot 432 (i.e. the Tung Chun site), RCHE development at the Girl's Home Site (Item D below refers), a number of redevelopment of industrial buildings and increase of hotel rooms for an existing hotel development.

proposed public housing site on Item A1 site with BHR of 260mPD would blend in with the descending height profile dropping from the mountain backdrop down to the proposed Shek Lei Estate redevelopment site (paragraph 4.3 refers), On Yam Estate and Shek Lei Estate with BHR ranging from 190mPD to 225mPD, and further down to Shek Lei Estate with BHR ranging from 160mPD to 180mPD. Therefore, the proposed development could be generally perceived as an extension of the surrounding high-rise residential clusters, which corresponds to the valley-like BH profile of Kwai Chung. In general, the proposed BHR for Item A1 site could maintain the stepped BH profile intended for the area against the green mountain backdrop to its northeast and east. For Item A2 and A3 sites, they are low-rise in nature in meeting their respective functional requirements and thus no BH restriction is proposed for the sites to provide greater flexibility at the detailed design stage.

- 4.14 According to the Preliminary LVIA (Section 7 of **Attachment V**), visual impacts for the selected viewpoints will range from “insubstantial” to “significantly adverse”. While Item A1 site is situated at a higher location of the hilly terrain of northeast Kwai Chung with the future ground level of about 100mPD/110mPD, the proposed development with an absolute BH of about 120m/150m and maximum BHR at 260 mPD will be higher than the BHRs of the surrounding residential developments resulting in loss of visual openness to some of the selected viewpoints (see photomontages on **Drawings 4a to 4g**). To minimise potential visual impacts from the proposed development, building separation of not less than 15m wide between the building blocks, sensitive and chromatic treatment of architectural facades with the use of finishing materials/colour/façade compatible with the surrounding public housing developments, provision of amenity planting/landscape treatment as well as reinstatement of the affected slope area will be adopted by HD at the detailed design stage. Taking these measures into account, the proposed development is considered not incompatible with the surrounding developments from visual point of view. The Chief Town Planner/Urban Design & Landscape, Planning Department (CTP/UD&L, PlanD) has no adverse comment on Items A1 to A3.

Air Ventilation Aspect

- 4.15 An AVA-IS using computational fluid dynamic (CFD) modelling has been carried out to compare the pedestrian wind environment in the surrounding areas of the notional layout prepared for the proposed “R(A)3” zone with the maximum building height of 241mPD and the existing condition in the current “GB” zone. A further AVA review has also been conducted for the subsequent increase in maximum BHR to 260mPD to incorporate more above-ground carpark and cater for possible MiC method, which has concluded that the CFD modelling results are still applicable.
- 4.16 Based on the notional layout, the simulation results indicate that under both annual and summer conditions, the proposed development will have potential air ventilation impacts along the site boundary and the surrounding pedestrian areas, including Shek Li Street, Lei Pui Street, Shek Pai Street, nearby schools and ball courts when compared with the existing baseline conditions (**Drawings 6a & 6b**).
- 4.17 Notwithstanding this, the design and disposition of the low-rise blocks and high-rise towers in the notional layout have incorporated a number of wind enhancement features, in particular the three building gaps across the site (i.e. one 20m-wide in E-W direction, one 15m-wide in E-W direction and one 15m-wide in SE-NW direction),

and some 15m-wide empty bays under the residential towers (**Drawing 7**). At the detailed design stage, to enhance the pedestrian wind environment, additional mitigation measures will be explored including the provision of cross-ventilated community garden between the towers and podium, empty bays in the Social Welfare Facilities/Carpark Block as well as maximisation of building separation between Block A and the school building. Quantitative AVA would also be carried out to further optimise the air ventilation performance of the scheme.

Landscape and Tree Aspects

- 4.18 According to Section 7 of **Attachment V**, there were about 2,554 trees identified within the site boundary and the proposed works area, of which 408 of them will be retained and six of them (including five *Aquilaria sinensis* and one *Artocarpus hypargyreus*) will be transplanted. No registered or potential Old and Valuable Trees (OVTs) are recorded within the affected areas.
- 4.19 To mitigate landscape impact, effort has been made to maximize the new trees to be planted within Item A1 site. However, considering the site constraints with significant level difference between the site and the surroundings, substantial space will be required for slope works with steep gradient where extensive tree planting within the site is not practical. Hence, suitable areas within the “GB” zone adjacent to Item A sites have been identified for planting of new trees. A total of about 1,620 new trees will be planted for compensation, of which about 277 along the proposed public access road, about 350 within Item A1 site and about 1,000 of native plant species in the areas between Kam Shan Country Park and the project site to create 1.41 ha woodland (afforestation) and to enhance 1.37 ha plantation woodland (plantation enrichment planting) (**Drawings 9a to 9c and Plan 7**). The provision of afforestation area and plantation enrichment to mitigate the direct loss of woodland habitat will be subject to review at the Site Formation and Infrastructure Works for Public Housing Developments at Shek Pai Street, Kwai Chung – Investigation, Design and Construction, the details of which would be submitted to AFCD and the maintenance government department for review.
- 4.20 About 30% green coverage will be provided through open space and different types of green spaces, with choice of Hong Kong native tree species with good urban performance and existing species to be given priority. Vertical greenery will also be provided through screen planting and sensitive/chromatic treatment for building facades. Details of the compensatory planting proposal will be explored at the detailed design stage in accordance with the Development Bureau Technical Circular (Works) No. 4/2020.

Ecological Aspect

- 4.21 An Ecological Impact Assessment (EcoIA) has been undertaken to describe the baseline ecological profile of the proposed project area as well as the area within 500m from the site boundary. Permanent loss of secondary and plantation woodlands, orchard/cultivation fields, shrubland-grassland mosaic and watercourse/a 140m perennial stream within the site is unavoidable upon development. According to EcoIA (Section 4.7 of **Attachment V**), the area is inhabited by common species typical to such habitat types near the urban area. A total of 25 species of conservation interest were recorded within the assessment area, among which 18 of them were

found within the project area³ (including six plants, three mammals, one bird, seven herpetofauna and one freshwater crab species)⁴ (**Drawing 8**). Mitigation strategy to alleviate or compensate the anticipated ecological impact has been proposed, including off-site woodland compensation (i.e. afforestation and plantation enrichment planting as referred in paragraph 4.18), habitat enhancement of two sections of the upper course of the affected perennial stream as well as a section of an ephemeral stream with higher ecological potential at the south of the site with a total length of 288m (**Drawings 9a to 9c** and stream coloured in purple on **Plan 7**), transplanting/relocating of affected floral/faunal species of conservation interest and good site management practice. All recommended mitigation measures will be further developed and implemented at later stage. With the effective implementation of the recommended mitigation measures, unacceptable residual ecological impacts are not anticipated. AFCD has no comment on the proposed **Amendment Item A**.

Environmental Aspect

- 4.22 The PER has assessed the environmental impacts arising from the proposed development on air quality, noise, water quality, waste management, land contamination and cultural heritage aspects. The findings of PER summarised in Section 4 of **Attachment V** demonstrate that no insurmountable environmental impacts would be anticipated with the implementation of mitigation measures. Amongst others, the use of acoustic window and acoustic fin for the domestic building blocks, minimisation of openable windows and use of acoustic window/fixed glazing for the frontage of the podium structure facing Shek Pai Street have been recommended in the PER as mitigation measures to alleviate the potential road traffic noise impact.

Infrastructural Aspect

- 4.23 The relevant impact assessments on drainage, sewerage, water supply, utilities and geotechnical aspects (Section 6 of **Attachment V**) have demonstrated that with the implementation of the proposed upgrading works and mitigation measures where appropriate, no insurmountable impact on the above aspects is anticipated.

Other Aspects

- 4.24 Two footpaths with access to the hiking trails in Golden Hill Country Park will be affected by the proposed development. Reprovisioning of the connections leading towards the hiking trails will be carried out upon completion of the development. Hikers could gain access of the hiking trails via the future footpaths along the new public road and also within the proposed development.

³ Definition of Project Area – Item A sites and the immediate surrounding area that would be included as the works area for the proposed developments.

⁴ Plant: Incense Tree, Silverback Artocarpus, Luofushan Joint-fir, Small Persimmon, Lamb of Tartary, Red Azalea; Mammal: Macaque, Pallas's Squirrel, Short-nosed Fruit Bat; Bird: Black-crowned Night Heron, Herpetofauna: Brown Forest Skink, Many-banded Krait, Mountain Water Snake, Copperhead Racer, Common Rat Snake, Lesser Spiny Frog, Short-legged Toad; and Freshwater crab: Cryptopotamon anacoluthon.

- 4.25 According to the findings of the Risk Assessment (Section 11 of **Attachment V**), the proposed 50-metre buffer distance between the proposed developments and the existing overhead cables would comply with the criterion of the International Commission on Non-ionizing Radiation Protection Guidelines referred in Chapter 7 of HKPSG. Hence, the risk of implementing the proposed development is within acceptable level.
- 4.26 Clearance of the existing temporary structures and any other occupations at the Site may be required. In this regard, the LandsD will carry out pre-clearance survey to identify those temporary structures and occupations to be affected at the Site and will follow the established procedures to compensate and rehouse the eligible parties, as appropriate, affected by the clearance.

5. Amendment Item B - Rezoning for Proposed Public Housing Development at KOFE

The Site and its Surroundings (Plans 2b, 3b & 4b)

- 5.1 Item B site of about 0.68 ha is located at the junction of Tai Lin Pai Road and Kwai On Road. It is at the southern tip of an area zoned “T” on the OZP and is currently occupied by KOFE. KOFE was completed in 1979 under a Vesting Order managed by HKHA. It is an existing 15-storey flatted factory building with a BH of about 60mPD and a total of about 805 factory rental units. As advised by HKHA, after implementation of various measures to vacate KOFE, the overall occupancy rate for KOFE is about 3% as of September 2022 (by floor area).
- 5.2 The site is bounded by Tai Lin Pai Road to the west, Wing Yip Street and an industrial building to the east, an electrical substation to the north and another industrial building to the south. To the further south and southeast is the Central Kwai Chung Park, which is a major district open space serving the area. The surrounding developments to the east and south of the site are predominantly industrial in nature with a BHR of 120mPD and 135mPD. In close proximity to the west across Tai Lin Pai Road is a strip of land currently zoned “Other Specified Uses” annotated “Business” (“OU(B)”) together with a site zoned “Commercial (3)” (“C(3)”) to the north of KOFE, they formed the Central Kwai Chung Business Area with a BHR of 105mPD and 150mPD. A number of these “OU(B)” sites were already redeveloped into commercial and office/business uses through redevelopment, wholesale conversion or land disposal, including Kowloon Commerce Centre (KCC), KC 100, K 83, Fuggo House-KCC2, Life@KCC and Hotel Ease, etc.(**Plan 2b**). These completed developments have largely improved and uplifted the local environment, traffic condition, as well as pedestrian connectivity through the provision of additional 24-hour footbridge to MTR Kwai Hing station, widening of both existing footpaths and roads, planting of trees and landscaping at the ground floor spaces of recently completed developments, and provision of retail and dining facilities. The general surrounding environment of KOFE has become more liveable and vibrant over the years. (**Plan 2b**).
- 5.3 According to the 2020 Area Assessment of Industrial Land in the Territory, the predominant uses in 2020 of the industrial buildings around KOFE within the “T” zone are mainly for warehouse/storage use (about 58%) and office use (about 18%) while manufacturing/workshop uses only constitute about 10% of the total GFA. In

light of the above, the subject industrial area in general should no longer be considered as a traditional industrial area mainly with polluting industries. In recent years, some nearby “I” sites have also planned or redeveloped into commercial, business and non-polluting industrial uses. The industrial building to the immediate east of Item B site is the subject of a recent planning application (Application No. A/KC/488) for minor relaxation of PR restriction for the proposed wholesale conversion of the existing industrial building for a permitted data centre, which was approved by the Committee on 15.7.2022 (**Plan 2b**). In general, the traditional and polluting industries have been gradually phased out due to economic transformation and re-structuring of Hong Kong. This area as a whole is also undergoing gradual transformation from a traditional industrial area to commercial, business and non-polluting industrial uses.

- 5.4 Item B site is at about 380m from MTR Kwai Hing Station to the northwest. The area is also well-served by a number of franchised bus and green minibus (GMB) routes which are mainly running along Kwai Chung Road and nearby Kwai Foo Road.

Rezoning Proposal

- 5.5 Taking into account the general planning context for the area and the site, the surrounding developments in transition and the findings of HD’s technical assessments (see paragraphs 5.8 to 5.16), it is proposed to rezone Item B site (0.68 ha) from “I” to “R(A)4” to facilitate redevelopment of KOFE for public housing development, subject to a maximum total PR restriction of 6.5 and a maximum BHR of 125mPD (**Plans 1a & 2b**). The proposed BHR has allowed flexibility for the adoption of MiC with respect to JPN No. 8. According to the OZP, a 15m-wide building gap above 18mPD between Wing Yip Street and Kwai On Street is imposed for the current “I” zone for air ventilation purpose. This building gap requirement would be maintained after rezoning of the site to maintain the air path.
- 5.6 According to HD’s indicative scheme (**Drawing 10**), the preliminary major development parameters are as follows:

Gross/Net Site Area	About 0.68 ha
Maximum PR	6.5 (for domestic only)
Maximum BH	125mPD
Number of Buildings	2
Number of Flats	About 600
Estimated Population	About 1,620
Anticipated Completion	2030
Government, Institution and Community (GIC) Facilities, Open Space and Transport Facilities⁽¹⁾	

(i) Social Welfare Facilities (subject to detailed design) ⁽²⁾	Floor area equivalent to not less than 5% of the domestic GFA will be reserved for the provision of social welfare facilities possibly including the following: - District Health Centre - Neighbourhood Elderly Centre sub-base - Home Care Services - Sub-base Short-term Food Assistance Service Team etc.
(ii) Open Space for Residents	Local open space of not less than 1,620m ² will be provided in accordance with HKPSG (i.e. 1m ² per person)
(iii) Greenery Ratio (Conceptual Landscape Plan at Drawing 11)	20%
(iv) Parking Facilities	Ancillary car parking spaces and loading/unloading bays in accordance with HKPSG

Notes:

- (1) The actual provision of the above facilities will be subject to confirmation by relevant Government departments at the detailed design stage.
- (2) The proposed social welfare facilities as required by the Government will be exempted from GFA calculation and have been included for assessment under the EFS.

Land Use Compatibility

5.7 KOFE is located in about 200m to the east of Kwai Fong Estate and about 350m to the southeast of Kwai Hing Estate, both of them are separated by the Tai Lin Pai Road “OU(B)” sites, including the sites for redevelopment and wholesale conversion to commercial, business and non-polluting industrial uses (**Plan 2b**). KOFE itself is at the southern tip of an area zoned “T”, where polluting industrial uses with pollution sources mainly from operative chimneys, are not identified in the vicinity. To the southeast of KOFE in about 80m away is the district open space, namely Central Kwai Chung Park. With the transformation of its vicinity as outlined in paragraphs 5.1 to 5.3 above, KOFE is considered a viable location for redevelopment for public housing use purpose subject to technical feasibility, which would entice restructuring of overall land uses for the area. Findings of HD’s technical assessments have also demonstrated that there is no insurmountable problem in terms of environment, traffic, sewerage impacts, etc. With the support of HD’s technical assessments, including Traffic Impact Assessment (TIA), SIA, Environmental Assessment Study (EAS), Geotechnical Planning Review (GeoRev), Visual Appraisal (VA) and Quantitative Risk Assessment, it is considered that the future industrial/residential interface arising from the redevelopment of KOFE for residential use would not be unacceptable. The summary of the technical assessments are set out in the Planning Report at **Attachment VI** and are summarised in the ensuing paragraphs.

Traffic Aspect

- 5.8 A TIA has been conducted to assess the traffic impact arising from the proposed housing development. The findings of the TIA are summarised in Annex 1 of **Attachment VI**. The site is well served by various modes of public transportations including franchised bus, green minibus and railway and it is within walking distance from MTR Kwai Hing Station. The results of the junction capacity analysis have shown that all of concerned junctions, except Kwai Foo Road/ Kwai Chung Road/Tai Lin Pai Road (J4), Kwai Chung Road/ Kwai Yik Road/Kwai On Road Interchange (J6) and Tai Lin Pai Road/ Kwai On Road (J9) (see Figure 1 of Annex 1 of **Attachment VI**), would be operating within capacity during AM and PM peaks in design years of 2030 and 2033. Junction improvement works are proposed for the three concerned junctions to mitigate the traffic increase from natural growth of the potential developments in the vicinity and from the proposed development in the design years so as to maintain satisfactory operation level of them.
- 5.9 The Level of Service (LOS) analysis and V/C ratio for the concerned footpaths and pedestrian crossings indicate that those concerned footpaths and pedestrian crossings can operate at a satisfactory level with the proposed public housing development (**Plan 6b**).

Urban Design Aspect

- 5.10 The surrounding developments of Item B site with their BH profile are stated in paragraph 5.2 above. According to the VA conducted by HD (Annex 3 of **Attachment VI**), the proposed public housing development with a maximum BH of 125mPD will be similar to the surrounding high-rise commercial and industrial developments (**Drawings 12a to 12e & Plan 5**). The assessment demonstrates that the visual impact on the identified viewing points would range from “negligible” to “slightly adverse”. CTP/UD&L, PlanD considers that the proposed development is not incompatible with the surrounding environment and would unlikely induce substantial visual impact to the surroundings and significant adverse effect on the visual character of the surrounding townscape is not anticipated. Chief Architect/Central Management Division 2 of ArchSD, has no adverse comment on Item B.

Air Ventilation Aspect

- 5.11 As the 15m-wide building gap above 18mPD under the current OZP will be maintained for the “R(A)4” zone for air ventilation purpose, and the relevant requirement have been reflected in the Notes and ES of the OZP, CTP/UD&L, PlanD has no adverse comment on Amendment Item B from the air ventilation perspective.

Environment Aspect

- 5.12 EAS has been conducted to assess the environmental impacts on noise, air quality, waste management and land contamination aspects arising from the proposed development. The findings of EAS summarised at Annex 1 of **Attachment VI** conclude that no insurmountable environmental impact is anticipated with the implementation of mitigation measures and other proper management practices and regular inspections carried out at detailed design stage.

- 5.13 Existing fixed noise sources, including air-cooled chillers, cooling towers, ventilation louvres, petrol station and condensers within 300m of Item B site have been identified. The assessment results reveal that the predicted overall fixed noise levels at the Representative Noise Sensitive Receivers at all residential floors comply with the relevant noise criteria in all time periods of the day. Regarding the traffic noise, quantitative assessment shows that 98% of the domestic premises comply with the HKPSG's noise criterion of 70 dB(A) in the base scenario of domestic premises. To alleviate the potential noise impacts, acoustic window is proposed to be incorporated as the mitigation measures in the recommended building design and all domestic premises are predicted to be complied with the noise criteria. In terms of air quality, as no potential operative chimney was identified within 500m from the site boundary, it is expected that there is no air quality impact due to industrial emission sources. Regarding the concerns on vehicular emissions, with the proposed incorporation of building setbacks the air sensitive uses of the proposed development shall comply with HKPSG regarding vehicular emissions from open roads and no such adverse impact is anticipated.
- 5.14 According to the findings of SIA and WWIA summarised at Annex 1 of **Attachment VI**, it is concluded that, with the implementation of proposed upgrading works, there are sufficient capacities at the existing sewerage and water supply systems to cater for the additional demands arising from the proposed development.

Clearance Arrangements

- 5.15 Clearance, compensation and relocation arrangements are outside the scope of the OZP and the ambit of the Board. These issues should be dealt with separately by HKHA under their prevailing clearance package and related arrangements. Notwithstanding, as mentioned in paragraph 5.1 above, the overall occupancy rate for KOFE is currently about 3%.

6. Amendment Item C - Rezoning for Proposed Columbarium at Kwai Yue Street

The Site and its Surroundings (Plans 2c to 4c)

- 6.1 Amendment Item C site (Item C site) is located at the Ex-Kwai Chung Incineration Plant on Kwai Yue Street with an area of about 1.56 ha, bounded by Kwai Yue Lane, Kwai Yue Street and Kwai Tai Road. To the immediate west and northwest of the site is the DSD's Kwai Chung Preliminary Treatment Works (DSD-KCPTW) and a GIC site. To the northeast of the site is the Hong Kong Jockey Club International BMX Park. To the south of the site is the Container Terminal. The site is currently occupied as HyD's works area, CEDD's depot/storage area and a fee-paying public carpark.

Rezoning Proposal

- 6.2 Taking into account the site context and the result of technical assessments conducted by ArchSD (**Attachment VII**), it is proposed to rezone Item C site (1.56 ha) from "G/IC" to "OU" annotated "Columbarium 2" ("OU(Columbarium)(2)") to facilitate the proposed public columbarium development, subject to a maximum BHR of 35mPD (**Plans 1b & 2c**).

- 6.3 The development parameters of the proposed columbarium as proposed by the Food and Environmental Hygiene Department (FEHD) and ArchSD are as follows:

Project Area	About 1.4 ha
Maximum PR	1.25
Maximum BH	35mPD
Number of Building	1
Number of Niches	About 68,500
Major Ancillary Uses	Office, toilets, car parking and loading/unloading facilities
Target Completion Year	2028

Land Use Compatibility

- 6.4 Item C site is situated at a relatively remote coastal location surrounded by GIC facilities, including the Kwai Chung Crematorium & Columbarium, Kwai Chung Public Mortuary and Tsuen Wan Chinese Permanent Cemetery. As there is no residential development and environmental sensitive uses in the neighbourhood while the control of air emissions from joss paper burning would be monitored by the relevant guidelines issued by the EPD, nuisances to the nearest residential development which is at least 500m away is not anticipated. The proposed columbarium development is generally considered not incompatible with its surrounding developments.

Technical Assessments

Traffic Aspect

- 6.5 A Traffic Review Study was conducted to assess the traffic impact of the proposed columbarium (Appendix 1 of **Attachment VII**). The findings demonstrate that all the assessed road links and critical road junctions would be operated with acceptable or satisfactory performance, except for junction of Kwai Tsing Road/Hing Fong Road/Tsuen Wan Road (J7) (see Figure 3.1 of Appendix 1 of **Attachment VII**) which would operate in marginal capacity in peak hours during Ching Ming Festival (including the festival day and preceding Saturday and Sunday), upon completion of the proposed columbarium.
- 6.6 Notwithstanding the above, with the implementation of crowd management and temporary closure of Kwai Yue Street (except for particular vehicles) during Ching Ming and Chung Yeung Festivals period and with the widening of Tsuen Wan Road, extension of existing vehicular bridge at Texaco Road and the associated junction improvement works by concerned departments, J7 is anticipated to be improved accordingly (i.e. R.C. more than 15%) in the aforesaid peak hours.
- 6.7 In view of the nature of columbarium, a pedestrian assessment was also conducted under the Traffic Review Study in particular for the aforesaid peak hours. Most of the critical pedestrian footpaths would operate within capacity in the peak hours in 2031 when the proposed columbarium is in place, except for Kwai Tai Road northern

footpath (P2), Kwai Yue Street western footpath (P4) and Kwai Tsing Road northern footpath (P10). Footpaths P2 and P10 are proposed to be widened permanently and existing crossing facilities along the main pedestrian route would be enhanced to cater the anticipated pedestrian demand. With the implementation of temporary closure of Kwai Yue Street as mentioned in paragraph 6.6 above, the concerned footpath would operate within capacity even with the proposed columbarium in place. C for T and Commissioner of Police (C of P) have been consulted on the Traffic Review Study and they had no comment on the recommended traffic and transport improvement measures mentioned in paragraph 6.7 above.

Visual and Landscape Aspects

- 6.8 According to VIA conducted in support of the proposal (Appendix 2 of **Attachment VII**), the proposed development with a BH of not more than 35mPD is generally visually compatible with the surrounding waterfront context. With the implementation of mitigation measures such as rooftop greening and vertical greening (**Drawings 13a & 14a**), significant adverse effect on the visual character of the surrounding townscape is not anticipated (**Drawings 15a & 15e**).

Air Ventilation Aspect

- 6.9 According to the AVA-Expert Evaluation conducted in support of the proposal (Appendix 3 of **Attachment VII**), given that the downstream areas under various prevailing winds are relatively open and with limited pedestrian and human activities, it is unlikely that the proposed development with BH not more than 35mPD would induce significant adverse impact on the surrounding pedestrian wind environment when comparing to the baseline condition. The design measures incorporated in the proposed development, including the communal open space and the building separation between the proposed building with the nearby DSD-KCPTW may also help promote wind penetration and movement.

Environmental Aspect

- 6.10 A Preliminary Environmental Review on air quality, noise, sewage and sewage treatment, water quality aspects have been conducted for the proposed columbarium (Appendix 4 of **Attachment VII**). It concludes that with the implementation of appropriate mitigation, protection and management measures, adverse environmental impacts arising from the handling or disposal of wastes are not anticipated.
- 6.11 Contamination Assessment Plan and Supplementary Contamination Assessment Plan has been conducted (Appendices 5 & 6 of **Attachment VII**). It concluded that there will be no insurmountable problems for the implementation of the proposed columbarium.

7. Amendment Item D - Rezoning of a Site at the Junction of Kwok Shui Road and Lei Muk Road Arising from a Section 12A Application

- 7.1 On 23.10.2020, the Committee partially agreed to a section 12A application (No.

Y/KC/15)⁵ for rezoning a site with area of 1.08 ha at the Girl's Home Site at Lei Muk Road from "O" to "OU(BHAI)" with stipulation of appropriate development restrictions and requirements. Three of the existing buildings, i.e. the Main Building, the Corps Hall and the Garage of the Girl's Home Site have been accorded with a Grade 2 status collectively by the Antiquities Advisory Board on 11.6.2020. The approved scheme is for the proposed development of RCHE with in-situ preservation of the graded buildings under a conservation-cum-development approach. The proposed scheme is subject to a maximum total GFA of about 8,767m², maximum BH of five storeys and provision of a public open space of not less than 1,270m² (**Plans 1a & 4d**). Under the proposed Notes submitted by the Applicant for "OU(BHAI)", there is no Column 1 use and 'Social Welfare Facility' (including RCHE) is the only Column 2 use. According to the proposal submitted by the applicant (**Drawing 16**), the proposed RCHE dormitories would provide about 140 bed places and other basic RCHE facilities including dining/multi-purpose room, reception, administration office, kitchen, laundry, rehabilitation area, common/activity room and nurse station, etc.

- 7.2 When considering the application, Members of the Committee were generally in support of the rezoning application but expressed concerns on (a) the proposed public open space (POS) of 1,270m² might not be adequate in comparing with the current "O" zone of 1.2 ha being affected and hence it would be more desirable if the provision of POS could be increased; (b) given the demand for RCHE of the community, the applicant should explore the possibility to provide more RCHE bed places; (c) more flexibility in the provision of social welfare and other GIC facilities should be provided such that other suitable community facilities could also be added under the Column 2 uses; and (d) the ES of the OZP should also be suitably amended to incorporate the requirement of a Conservation Management Plan (CMP) at the s.16 application stage. An extract of the relevant meeting minutes of the Committee is at **Attachment VIII**.
- 7.3 After further liaison with the Applicant and consultation with concerned Government departments, it is initially assessed that there would be scope to increase the RCHE bed spaces by about 20% (i.e. from about 140 to 170) with a resultant increase of GFA from about 8,767m² to 10,796m² and to increase POS provision by about 20% (i.e. from about 1,270m² to 1,524m²). With reference to the Notes of the concerned OZPs with similar conservation-cum-development zonings, both Column 1 and 2 uses under Notes of the proposed "OU(BHAI)" zone have been correspondingly extended to cover other compatible uses, i.e. 'Education/Visitor Centre' and 'Government Use' under Column 1 and 'Institutional Use', 'Place of Recreation, Sports and Culture', 'Public Utility Installation', 'Utility Installation for Private Projects' and 'Religious Institution' under Column 2 uses in addition to 'Social Welfare Facility' (P.45 of **Attachment III**). Relevant requirement of a Conservation Management Plan at the s.16 application stage has also been incorporated into the draft ES at **Attachment IV**.
- 7.4 As the planning scheme would be further reviewed and developed by the applicant taking into account the Committee's concerns particularly on the provision of RCHE

⁵ The relevant MPC paper No. Y/KC/15 is available at the Board's website at https://www.info.gov.hk/tpb/en/papers/MPC/TWK/Y_KC_15B/Y_C_15B%20paper%20with%20replacement%20page.pdf.

bed space/POS and other possible Column 2 uses including ‘Social Welfare Facility’, planning application for the detailed proposal will be considered and scrutinized by the Committee together with the technical assessments on various aspects and CMP as necessary.

8. Provision of Open Space and GIC Facilities

- 8.1 Taking into account the proposed amendments as mentioned above, the planned population of the Kwai Chung Planning Area would be about 358,000 persons. As shown in the summary on existing and planned provision of GIC facilities and open space for Kwai Chung Planning Area (**Attachment IX**), the existing and planned provision of GIC facilities and open space, except primary school, sports centre, some of the elderly, child care and rehabilitation services/facilities and district open space, are generally adequate to meet the demand of the overall planned population in accordance with the requirements of the HKPSG and assessments of relevant Government bureaux/departments (B/Ds).

GIC Facilities

- 8.2 Although primary school (-6 classrooms) and sports centre (-1 centre) will be in deficits for the planned population in the Kwai Chung Planning Area, the provision of primary school and sports centre is planned on a district basis, the deficits in the Kwai Chung Planning Area can be met by the surplus provision in the Kwai Tsing District (**Attachment X**). EDB has no adverse comment on the proposed OZP amendments.
- 8.3 Regarding the deficits in some of the elderly, child care and rehabilitation services/facilities, the standard set for these services/facilities is a long-term goal and the actual provision is subject to consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. Various welfare facilities with the floor area equivalent to not less than 5% of the total attainable domestic GFA as requested by SWD have been incorporated in both the proposed housing developments reserved for GIC facilities. The Government will continue to adopt a multi-pronged approach with long, medium and short term strategies to identify suitable sites or premises for the provision of more welfare services, so as to meet the ongoing welfare service needs of the district.

Open Space

- 8.4 Although there is a deficit of about 2.37 ha of planned district open space within the Kwai Chung Planning Area, there is a surplus of about 37.8 ha existing and planned local open space within the planning area (**Attachment IX**). Furthermore, POS of not less than 1,270m² will be proposed within Item D site. The overall provision of open space is considered generally adequate to meet the demand of the planned population.

9. Minor Boundary Adjustments

Opportunity has also been taken to rectify the minor discrepancies and adjustment of zoning boundaries to reflect the existing developments and those minor amendments which would not have material implications on the land use zonings.

10. Proposed Amendment to Matters Shown on the Plan

10.1 The proposed amendment as shown on the draft Kwai Chung OZP No. S/KC/30A (**Attachment II**) is as follows:

(a) Amendment Item A1 (about 5.43 ha)

Rezoning of a site to the east of Shek Pai Street from “GB” to “R(A)3” with stipulation of BHR of 260mPD.

(b) Amendment Item A2 (about 5,690 m²)

Rezoning of a site to the east of Lei Pui Street from “GB” to “G/IC”.

(c) Amendment Item A3 (about 250 m²)

Rezoning of a site to the east of On Chuk Street from “GB” to “G/IC”.

(d) Amendment Item B (about 0.68 ha)

Rezoning of KOFE site from “I” to “R(A)4” with stipulation of BHR of 125mPD.

(e) Amendment Item C (about 1.56 ha)

Rezoning of a site at the southern end of Kwai Yue Street from “G/IC” to “OU(Columbarium)(2)” with stipulation of BHR of 35mPD.

(f) Amendment Item D (about 10,796 m²)

Rezoning of a site at the junction of Kwok Shui Road and Lei Muk Road, from “O” to “OU(BHAI)” with stipulation of BHR of five storeys.

10.2 The railway scheme of the Hong Kong Section of Guangzhou-Shenzhen-Hong Kong Express Rail Link (XRL) authorised by CE in C will be shown on the OZP for information (**Plan 8**).

11. Proposed Amendments to the Notes of the OZP

11.1 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.

“R(A)” zone

11.2 In relation to the Amendment Items A1 and B, as mentioned in paragraphs 4 and 5 above, the Remarks of the Notes for “R(A)” zone will be revised to incorporate the

development restrictions for the “R(A)3” and “R(A)4” sub-zones. In determining the maximum GFA for the “R(A)3” and “R(A)4” sub-zones, any floor space that is constructed or intended for use solely as the followings, as required by the Government, may be disregarded:

“R(A)3”	PTI and GIC facilities as required by the Government
“R(A)4”	GIC facilities as required by the Government

11.3 The Notes for the “R(A)” zone will also specify that ‘Public vehicle park (excluding container vehicle)’ is always permitted on land designated “R(A)3” and “R(A)4”. The 15m-wide building gap from Wing Yip Street to Kwai On Road originally imposed for the “I” zone at the KOFE site will be maintained for the proposed “R(A)4” zone.

Inclusion of a New Set of Notes for the Proposed “OU(Columbarium)(2)” and “OU(BHAI)”

11.4 In relation to the Amendment Items C and D, as mentioned in Paragraphs 6 and 7 above, a new set of Notes and planning intentions for “OU(Columbarium)(2)” zone and “OU(BHAI)” zone will be incorporated. Relevant clauses, including BHR and the respective minor relaxation clause are incorporated for the “OU(Columbarium)(2)” zone while BHR and GFA restrictions, their respective minor relaxation clause and public open space provision are incorporated for “OU(BHAI)” zone as appropriate.

Technical Amendments

11.5 To incorporate the revised MSN agreed by the Board on 28.12.2018, the following technical amendments will be made to the Notes to reflect ‘Market’ as a use subsumed under ‘Shop and Services’ under the Broad Use Terms and Definitions of Terms used in Statutory Plans:

- (a) deletion of ‘Market’ from Column 1 use in “C” and “C(3)”;
- (b) deletion of ‘Market’ from Column 2 use in “CDA”, “R(B)” and “R(E)”;
- (c) revising ‘Shop and Services’ to ‘Shop and Services (not elsewhere specified)’ in Column 2 of “R(A)” and Schedule I and Schedule II of “G/IC”.

12. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been 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.

13. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/KC/31.

14. Consultation

Consultation with Kwai Tsing District Council (K&TDC)

14.1 PlanD, CEDD and HD jointly consulted K&TDC on 13.9.2022 regarding the proposed amendment items. While K&TDC Members had no in-principle objection to the provision of more public housing units, they expressed major concerns on Items A1 to A3 and Item B as follows:

Items A1 to A3

- (a) due consideration should be given to addressing/resolving the existing traffic congestion, illegal parking and pedestrian safety problems arising from the proposed public housing development on Item A1 site with GIC facilities including clinical and health care services. Sufficient public transport services, car parking facilities as well as traffic improvement measures should also be provided to support the additional population;
- (b) the proposed housing development would affect the existing hiking trail, wild monkeys in the concerned area and watercourse from Golden Hill Country Park;
- (c) the shortfall in the provision of GIC facilities (i.e. community hall, market), social welfare services (i.e. child care service) and car parking space in the north-eastern Kwai Chung should be addressed;
- (d) the interface of Fu Tak Temple and the proposed public housing development e.g. the potential nuisance induced by the religious activities of the temple should be addressed;

Item B

- (e) pedestrian safety concerns due to the limited and inadequate pedestrian access/facilities connecting to Item B site should be addressed; and
- (f) local traffic congestion problems, particularly related to the taxi queue to the LPG station, should be addressed.

Responses from the Relevant Government Departments

14.2 Regarding the concerns on adverse traffic impact related to both Item A sites and Item B site, the traffic assessment summarised in paragraphs 4.11 to 4.12 and 5.8 to 5.9 above are relevant. CEDD and concerned Government departments will

explore the feasibility of road widening proposal in the area, and also study and implement other traffic improvement measures with TD. TD will also closely monitor the situation of the public transport services and further liaise with public transport operators before the intake of population. For Item A sites, other technical assessments have also demonstrated that the concerns on wild lives, access to hiking trails and interface issues have been addressed.

- 14.3 As for the concerns on open space and provision of GIC facilities in Kwai Chung, HD responded that both proposed housing developments would provide floor area equivalent to not less than 5% of the domestic GFA for the provision of social welfare facilities to meet the need of the future residents. Besides, as explained in paragraph 8 and shown in **Attachment IX**, the existing and planned provision of open space and GIC facilities are generally adequate to meet the demand of the overall planned population in accordance with the HKPSG requirement. Besides, open space and car parking facilities will be provided in the proposed development with reference to HKPSG.

Consultation with Harbourfront Commission

- 14.4 The Harbourfront Commission will be consulted on the proposed columbarium at Item C site separately by relevant Government bureaux/departments (B/Ds) in due course.

Departmental Consultation

- 14.5 The proposed amendments have also been circulated to the relevant Government B/Ds for comments. All of them have no objection to/no adverse comment on the proposed amendments, and their comments have been incorporated in above paragraphs, where appropriate :

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Labour and Welfare;
- (d) Director of Agriculture, Fisheries and Conservation;
- (e) Director of Electrical and Mechanical Services;
- (f) Director of Environmental Protection;
- (g) Director of Fire Services;
- (h) Director of Food and Environment Hygiene;
- (i) Director of Housing;
- (j) Director of Leisure and Cultural Services;
- (k) Director of Social Welfare;
- (l) Commissioner for Transport;
- (m) Commissioner of Police;
- (n) Government Property Administrator;
- (o) Head of Antiquities and Monuments Office;
- (p) District Lands Officer/Tsuen Wan and Kwai Tsing, LandsD;
- (q) District Officer (Kwai Tsing), HAD;
- (r) Chief Architect/Central Management Division 2, ArchSD;

- (s) Chief Project Manager 301/Division 301, ArchSD
- (t) Chief Building Surveyor/New Territories West, Buildings Department;
- (u) Chief Engineer/Special Duties (Works), CEDD;
- (v) Chief Highway Engineer/New Territories West, HyD;
- (w) Chief Engineer/Construction, WSD;
- (x) Chief Engineer/Mainland South, Drainage Services Department;
- (y) Chief Town Planner/Urban Design & Landscape, PlanD;
- (z) Chief Town Planner/Town Planning Board(2), PlanD; and
- (aa) Head of Geotechnical Engineering Office, CEDD;

Public Consultation

14.6 If the proposed amendments are agreed by the Committee, the draft OZP (to be renumbered to S/KC/31 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 exhibition period.

15. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Kwai Chung OZP No. S/KC/30 as and that the draft Kwai Chung OZP No. S/KC/30A at **Attachment II** (to be renumbered to S/KC/31 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/30A as an expression of the planning intentions and objectives of the Board for various land use zonings of the OZP and that the revised ES will be published together with the OZP.

16. Attachments

Attachment I	Approved Kwai Chung OZP No. S/KC/30 (reduced scale)
Attachment II	Draft Kwai Chung OZP No. S/KC/30A
Attachment III	Revised Notes of the draft Kwai Chung OZP No. S/KC/30A
Attachment IV	Revised ES of the draft Kwai Chung OZP No. S/KC/30A
Attachment V	Amendment Item A - Interim Report for Rezoning under the Engineering Feasibility Study
Attachment VI	Amendment Item B – Summary of Assessment for Redevelopment of KOFE in Kwai Chung
Attachment VII	Amendment Item C - Planning Statement for the Proposed OZP Amendment to facilitate the Proposed Columbarium Development at Kwai Yue Street
Attachment VIII	Amendment Item D - Extract of the minutes of the Metro Planning Committee meeting on 23.10.2020
Attachment IX	Provision of Major Community Facilities and Open Space in Kwai Chung Planning Area
Drawing 1	Amendment Item A1 - Indicative Layout Plan

Drawing 2	Amendment Item A1 - Indicative Section
Drawing 3	Amendment Item A1 - Conceptual Landscape Plan
Drawings 4a to 4g	Amendment Items A1 to A3 - Viewpoints and Photomontages
Drawing 5	Amendment Item A1 - Proposed Pedestrian Connectivity with the Neighbourhood
Drawings 6a to 6b	Average Wind Velocity Ratio Contour Graphical Illustration under Annual and Summer Prevailing Wind Conditions
Drawing 7	Relevant Wind Rose (Annual & Summer Data) and Proposed Air Ventilation Mitigation Measures
Drawing 8	Habitat Map and Species of Conservation Interest Recorded within the Assessment Area
Drawings 9a to 9c	Proposed Locations for Habitat Compensation
Drawing 10	Amendment Item B - Indicative Development Layout Plan & Section
Drawing 11	Amendment Item B - Conceptual Landscape Plan
Drawings 12a to 12e	Amendment Item B - Viewpoints and Photomontages
Drawings 13a to 13c	Amendment Item C - Indicative Development Layout Plan & Sections
Drawings 14a to 14c	Amendment Item C - Landscape Plan, Proposed Vegetation Schedule & Images
Drawings 15a to 15f	Amendment Item C - Viewpoints and Photomontages
Drawing 16	Amendment Item D - Indicative Scheme of section 12A application No. Y/KC/15
Plans 1a to 1b	Comparison of Existing and Proposed Zoning on the OZP
Plans 2a to 2d	Site Plans for Amendment Items A – D
Plans 3a to 3d	Aerial Photos for Amendment Items A – D
Plans 4a to 4d	Site Photos for Amendment Items A – D
Plan 5	Existing Building Height of the Surrounding Area
Plans 6a to 6b	Pedestrian Access Network in Kwai Chung (near Shek Pai Street and Tai Lin Pai Road)
Plan 7	Proposed Locations for Habitat Compensation
Plan 8	Alignment of Guangzhou-Shenzhen Hong Kong Express Rail Link

PLANNING DEPARTMENT
October 2022