

TOWN PLANNING BOARD

TPB Paper No. 10909

**For Consideration by the
Town Planning Board on 7.7.2023**

DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/31

**CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/KC/31-R1 TO R860
AND COMMENTS NO. TPB/R/S/KC/31-C1 TO C1811**

**DRAFT KWAI CHUNG OUTLINE ZONING PLAN NO. S/KC/31
CONSIDERATION OF REPRESENTATIONS NO. TPB/R/S/KC/31-R1 TO R860
AND COMMENTS NO. TPB/R/S/KC/31-C1 TO C1811**

Subject of Representations	Representers	Commenters
<p><u>Item A1:</u> Rezoning of a site to the east of Shek Pai Street from “Green Belt” (“GB”) to “Residential (Group A)3” (“R(A)3”) with stipulation of building height restriction (BHR) of 260 metres above Principal Datum (mPD)</p> <p><u>Item A2:</u> Rezoning of a site to the east of Lei Pui Street from “GB” to “Government, Institution or Community” (“G/IC”)</p> <p><u>Item A3:</u> Rezoning of a site to the east of On Chuk Street from “GB” to “G/IC”</p> <p><u>Item B:</u> Rezoning of a site to the east of Tai Lin Pai Road from “Industrial” (“I”) to “Residential (Group A)4” (“R(A)4”) with stipulation of BHR of 125mPD while maintaining the existing 15m-wide building gap above 18mPD</p> <p><u>Item C:</u> Rezoning of a site at the southern end of Kwai Yue Street from “G/IC” to “Other Specified Uses” annotated “Columbarium (2)” (“OU(Columbarium)(2)”) with</p>	<p>Total: 860</p> <p><u>Supporting (2):</u></p> <p><u>Item A1 (1)</u> R2: Individual</p> <p><u>Items A1 to A3 (1)</u> R3: Individual</p> <p><u>Opposing/Adverse Views (857):</u></p> <p><u>All Items (83)</u> R706, R712, R717, R720, R724 to R728, R734, R740 to R750, R766 to R793, R799, R815 to R823, R833 to R837, R840 to R855 and R857 to R859: Individuals</p> <p><u>Items A1 to A3 and B (2)</u> R1: Kwai Tsing District Council (K&TDC) member R829: Individual</p> <p><u>Items A1 to A3 (772)</u> R7: The Hong Kong Bird Watching Society R8: The Conservancy Association R9: North Kwai Chung Transport Concern Group R10: Green Sense R11: Greenpeace R12: Kadoorie Farm & Botanic Garden Corporation (KFBG) R13: K&TDC member R14: Green Power</p>	<p>Total: 1811</p> <p><u>Supporting (1):</u></p> <p><u>All Items (1)</u> C1800: Individual</p> <p><u>Opposing/Adverse Views (1810):</u></p> <p><u>All Items (1)</u> C1794: Individual</p> <p><u>Items A1 to A3 (1809)</u> C1 (also R7): The Hong Kong Bird Watching Society C2 (also R8): The Conservancy Association C3 (also R15): Designing Hong Kong C4 (also R9): North Kwai Chung Transport Concern Group C5 (also R13) and C6: K&TDC members C7 and C8: Members of 石籬改建關注組 C9 to C1169: Individuals (submitted based on a standard letter format with various combinations of grounds) C1170 to C1772: Individuals (submitted in the form of joint signature) C1773 to C1799 and C1801 to C1810: Individuals C1811 (also R10): Green Sense</p>

<p>stipulation of BHR of 35mPD</p> <p><u>Item D:</u> Rezoning of a site at the junction of Kwok Shui Road and Lei Muk Road from “Open Space” to “Other Specified Uses” annotated “Buildings with Historical and Architectural Interests Preserved for Social Welfare Facility Use” (“OU(BHAI)”) with stipulation of BHR of 5 storeys</p> <p><u>Amendment to the Notes of the Plan</u></p>	<p>R15: Designing Hong Kong R16 to R703: Individuals (submitted based on a standard letter format with various combinations of grounds) R4 to R6, R704, R705, R707 to R711, R713 to R716, R718, R719, R721 to R723, R729 to R733, R735 to R739, R751 to R765, R794 to R798, R800 to R814, R824 to R828, R830 to R832, R838, R839 and R856: Individuals</p> <p><u>Providing Views (1):</u></p> <p><u>Item B (1)</u> R860: MTR Corporation Limited (MTRC)</p>	
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Note: The names of all representers and commenters are attached at **Annex III**. A set of soft copy of their submissions has been sent to Town Planning Board (the Board) Members via electronic means, and available for public inspection at the Board’s website at https://www.info.gov.hk/tpb/en/plan_making/S_KC_31.html. A set of hard copy is deposited at the Board’s Secretariat for Members’ inspection, and is also available for public inspection at the Planning Enquiry Counters of the Planning Department in North Point and Sha Tin.

1. **INTRODUCTION**

- 1.1 On 18.11.2022, the draft Kwai Chung Outline Zoning Plan (OZP) No. S/KC/31 (**Annex I**) was exhibited for public inspection under section 5 of the Town Planning Ordinance (the Ordinance). The Schedule of Amendments setting out the amendments is at **Annex II** and the locations of the amendment items are shown on **Plans H-1a to H-1d**.
- 1.2 During the two-month statutory exhibition period, a total of 860 valid representations were received. On 3.3.2023, the representations were published for three weeks for public comments. Upon expiry of the publication period, a total of 1,811 valid comments on the representations were received¹.
- 1.3 On 2.6.2023, the Town Planning Board (the Board) agreed to consider all the representations and comments collectively in one group.
- 1.4 This Paper is to provide the Board with information for consideration of the representations and comments. A list of representers and commenters is at **Annex III**. The representation sites are shown on **Plans H-1a to H-1d**. The representers and commenters have been invited to attend the meeting in accordance with section 6B(3) of the Ordinance.

¹ A total of 1,939 comments were received during the three-week public inspection period. On 2.6.2023, the Board noted that 128 comments with the required identity information missing were disregarded pursuant to sections 6A(2) and 6A(3) of the Ordinance.

2. **BACKGROUND**

Items A1 to A3 - Proposed Public Housing Development (PHD) at Shek Pai Street (SPS)

Item B - Proposed PHD at Tai Lin Pai Road

Item C - Proposed Public Columbarium Development at Kwai Yue Street

- 2.1 As set out in various Policy Addresses (PA) in recent years, the Government has adopted 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 “GB” sites, in order to identify suitable sites for conversion to residential use. A “GB” site abutting SPS to the east of Shek Lei Estate in the northeastern part of Kwai Chung (**Plan H-1a**) has been identified suitable for PHD and its related uses and rezoned to “R(A)3” and “G/IC” respectively (**Items A1 to A3**).
- 2.2 Furthermore, 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 sites², including Kwai On Factory Estate (KOFE) at Tai Lin Pai Road in the central part of Kwai Chung (**Plan H-1b**), are technically feasible for redevelopment for public housing use. The KOFE Site has been rezoned from “I” to “R(A)4” accordingly (**Item B**).
- 2.3 To meet the growing demand for public niches corresponding to the ageing population, the Government has been promoting the district-based columbarium development scheme. A site at the ex-Kwai Chung Incineration Plant abutting Kwai Yue Street in the western part of Kwai Chung (**Plan H-1c**) has been identified for such use and rezoned from “G/IC” to “OU(Columbarium)(2)” (**Item C**).
- 2.4 The Engineering Feasibility Study (EFS) for Items A1 to A3 and relevant technical assessments for Item B and Item C conducted by the Civil Engineering and Development Department (CEDD), the Housing Department (HD) and the Architectural Services Department (ArchSD) respectively have confirmed 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 after implementation of appropriate mitigation measures. No unacceptable adverse impacts on traffic, air quality, noise, ecology, sewerage, water quality, drainage, visual, landscape, air ventilation, cultural heritage, geotechnical, land decontamination and utilities are anticipated.

² The other three factory estate sites are Sui Fai Factory Estate in Fo Tan, Yip On Factory Estate in Kowloon Bay and Wang Cheong Factory Estate in Cheung Sha Wan, all of which have been rezoned for PHD with the concerned OZPs approved on 8.11.2022, 6.12.2022 and 7.2.2023 respectively.

Item D - Taking Forward an Approved Section 12A Application for Development of Residential Care Home for the Elderly (RCHE) with Preservation of Graded Buildings

- 2.5 The application No. Y/KC/15 submitted under section 12A of the Ordinance (section 12A application) for rezoning the former Salvation Army Kwai Chung Girls' Home at Lei Muk Road (the Girls' Home Site) (**Plan H-1d**) in the northeastern part of Kwai Chung from "O" to "OU(BHAI)" was agreed by the Metro Planning Committee (MPC) of the Board on 23.10.2020. To take forward the MPC's decision, the site has been rezoned to "OU(BHAI)" with stipulation of appropriate development restrictions and requirements (**Item D**).

Amendments to the Notes of OZP

- 2.6 In relation to the above amendment items, the Notes of the OZP have been revised accordingly. Opportunity has also been taken to incorporate other technical amendments into the Notes for reflecting the latest revision of the Master Schedule of Notes to Statutory Plans.

The Draft OZP

- 2.7 On 28.10.2022, MPC considered the proposed amendments to the approved Kwai Chung OZP No. S/KC/30 and agreed that the proposed OZP amendments were suitable for exhibition under section 5 of the Ordinance for public inspection. The relevant MPC Paper No. 13/22 is available at the Board's website (https://www.info.gov.hk/tpb/en/meetings/MPC/Agenda/706_mpc_agenda.html) and the extract of minutes of the said MPC meeting is at **Annex VI**. Accordingly, the draft Kwai Chung OZP No. S/KC/31 was gazetted on 18.11.2022.

3. LOCAL CONSULTATION

- 3.1 Prior to the submission of the proposed OZP amendments for consideration by MPC, the Planning Department (PlanD), CEDD, HD, the Food and Environmental Hygiene Department (FEHD) and ArchSD jointly consulted K&TDC on 13.9.2022 on these amendments. While K&TDC members had no in-principle objection to the provision of more public housing units, they expressed major concerns mainly on Items A1 to A3 regarding (i) traffic congestion, illegal parking, pedestrian safety, public transport services, car parking facilities; (ii) the hiking trails to be affected; (iii) ecology including wild lives and watercourse; (iv) provision of Government, institution and community (GIC) facilities; and (v) interface with Fu Tak Temple, and Item B regarding (i) pedestrian safety; and (ii) traffic congestion. K&TDC members also expressed concerns on Item C regarding traffic impact and noted that Item D was the subject of approved section 12A application. The views and comments received had been incorporated into MPC Paper No. 13/22. After the publication of the draft OZP, a letter was issued on 18.11.2022 to invite K&TDC members to submit representation, if any, on the amendments in writing to the Secretary of the Board within the statutory exhibition period, during which two representations and two comments from three K&TDC members were received.

4. THE REPRESENTATION SITES AND THEIR SURROUNDING AREAS

4.1 The Representation Sites and their Surrounding Areas

Items A1 to A3

4.1.1 Item A sites (including Items A1 to A3 sites) are all Government land and generally located on sloping terrain with ground level ranging from about 80mPD to 150mPD. They fall along the eastern side of Shek Lei Estate across SPS and are mainly covered by trees, orchard/cultivation fields, secondary and plantation woodlands, shrubland-grassland mosaic, two main clusters of squatters, namely Shek Lei Hang Village and Shek Lei Hill Village, and some temporary structures scattered among the woodlands (**Plans H-2a, H-4a(i) to H-4a(ii) and Drawing H-7**). According to the Lands Department (LandsD), there is no recognised village within Item A sites. As at June 2023, there are about 30 households and 60 persons registered in the clearance programme involving squatters on Government land and some structures under two Government Land Licences (GLLs) issued firstly in 1972 (**Plan H-2a**). The two GLLs allow the licencees to use the concerned land for temporary structures and cultivation purposes including accommodation and may be cancelled by the Government with three months' notice.

4.1.2 There are one perennial stream (about 140m) and four ephemeral streams (each of about 110 m to 150 m in length, totaling about 500m) running across Item A1 site in the east-to-west direction (coloured light blue and deep blue respectively on **Plan H-2a and Drawing H-7**). Upon the completion of the proposed PHD, the runoff of these sections of streams will be collected and discharged to the public drainage system. According to the EcoIA, the area is inhabited by common species and the habitat type is typical and similar to those near the urban area. 25 species of conservation interest were recorded within the assessment area³, among which 18 of them were found within the project area⁴ (including six plants, three mammals, one bird, seven herpetofauna and one freshwater crab species)⁵. To compensate the affected habitat and enhance the overall ecological value of the area, woodland creation, plantation enrichment planting and stream enhancement are proposed at various locations to the east of the sites (**Plan H-6**) (for details, please refer to responses (a) to (f) in para 5.2.4).

4.1.3 Shek Lei Street Sitting-out Area of about 882m² located within the northern portion of Item A1 site (**Plan H-2a**) will be affected and reprovisioning of it is not necessary as advised by LCSD because of the local open space of 15,000m² to be provided in the proposed PHD to serve the residents. The

³ The assessment area is defined as Item A sites and their surrounding areas within 500m in distance and has a coverage of about 160ha.

⁴ The project area is defined as Item A sites and the immediate surrounding area that would be included as works area for the proposed developments.

⁵ 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*.

existing fresh water pump house of the Water Supplies Department (WSD) within Item A1 site (**Plan H-2a**) will also be affected and is proposed to be relocated to Item A3 site. The hiking trails at Kam Shan Country Park (KSCP) to the east of the proposed PHD are accessible from the area including two walking trails (about 240m and 130m respectively) passing through the northern portion of Item A1 site via SPS, as well as the other two via Po Lei Street near Shek Lei (I) Estate and On Chit Street to the north of On Yam Estate respectively (**Plan H-7**). Trail users will gain access to the upper unaffected sections of the two existing walking trails through the future pedestrian facilities at the proposed PHD or the new public road along the eastern side of the PHD (**Plan H-7**). Temporary access will be provided during construction.

- 4.1.4 Item A sites are located on the periphery of a residential neighbourhood at the northeastern Kwai Chung area comprising mainly PHDs, such as Shek Lei Estate, On Yam Estate and Yi Fung Court (with BHR ranging from 180mPD to 220mPD) (**Plan H-1a**). Shek Lei Estate Interim Housing to the southwest of Item A1 site (Shek Lei Estate redevelopment site) will be redeveloped with domestic plot ratio (PR) and BH of 6.5 and 225mPD respectively as approved by MPC under Application No. A/KC/495 on 28.10.2022 (**Drawing H-1**). Item A sites will be linked up with the surrounding PHDs through the proposed elevated walkway between Item A1 site and the Shek Lei Estate redevelopment site (**Drawings H-1 and H-5**).
- 4.1.5 There are four temples, including one to the west of Item A1 site with a buffer distance of at least about 10m from the zoning boundary and three located to the east on the hillside with buffer distances of about 10m to 60m from the zoning boundary (**Plan H-2a**). There are also CLP 400 kV 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 Item A sites are about 370mPD and 330mPD respectively.

Proposed PHD at Item A1 Site

- 4.1.6 The major development parameters of the proposed PHD at Item A1 site are as follows and the indicative development scheme is at **Drawings H-1 and H-2**:

Item A1 Site	
Zoning	"R(A)3"
Gross Site Area	About 5.43 ha
Net Site Area (excluding the public road to be constructed to the east to connect with On Chuk Street)	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
GIC Facilities (not countable in calculation of gross floor area (GFA)) ⁽¹⁾⁽²⁾	<ul style="list-style-type: none"> • General out-patient clinic/community health centre • Post office • Social Welfare Facilities: <ul style="list-style-type: none"> - floor area equivalent to not less than 5% of the domestic GFA will be reserved for the provision of social welfare facilities possibly including elderly, child care and rehabilitation facilities
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.
Transport and Pedestrian Facilities (Indicative Layout Plan at Drawings H-1 & H-2)	<ul style="list-style-type: none"> • Accessible by a new public road via On Chuk Street branching off from SPS • A covered Public Transport Interchange (PTI) for franchised bus, green mini-bus and taxi⁽²⁾ • A pedestrian footbridge connecting Shek Lei Estate redevelopment site • A lift tower connected to SPS • Ancillary car parking spaces and loading/unloading bays to be provided in accordance with HKPSG
Greenery Ratio (Conceptual Landscape Plan at Drawing H-3)	About 30%

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 GIC facilities and PTI as required by the Government have been included for assessment under the EFS and will be exempted from GFA calculation.

Proposed Primary School Development at Item A2 Site

- 4.1.7 To meet the education needs arising from the additional population in the proposed PHD and the surrounding developments, Item A2 site of about 5,690m² to the immediate south of the proposed PHD has been reserved by the Education Bureau for a proposed 24-classrooms primary school and rezoned to "G/IC" (**Plan H-2a**).

Proposed Fresh Water Pump House at Item A3 Site

- 4.1.8 Item A3 site of about 250m², which is in close proximity to the proposed PHD, has been identified as a suitable relocation site for the existing WSD fresh water pump house located within Item A1 site as mentioned in paragraph 4.1.3 above (**Plan H-2a**). The site is rezoned to “G/IC”.

Item B

- 4.1.9 Item B site of about 0.68 ha is located at the junction of Tai Lin Pai Road and Kwai On Road (**Plan H-2b**). It is currently occupied by KOFE completed in 1979 and managed by HKHA under a Vesting Order. It is a 15-storey flatted factory building with a BH of about 60mPD and about 805 factory rental units, all of which have been vacated since 30.11.2022.
- 4.1.10 The site is bounded by Tai Lin Pai Road to the west, Wing Yip Street and an industrial building to the east, an electricity substation to the north and another industrial building to the south. The site is located at the fringe of the Central Kwai Chung Industrial Area mainly zoned “I” on the eastern side of Tai Lin Pai Road and facing the Central Kwai Chung Business Area mainly zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the other side of the road. The business area is undergoing transformation with some major commercial and office/business developments near the site completed in recent years through redevelopment, wholesale conversion or land disposal, such as Kowloon Commerce Centre (KCC), KC 100, K 83, Fuggo House-KCC2, Life@KCC and Hotel Ease, etc. (**Plan H-2b**). These completed developments have largely improved and uplifted the local environment, traffic condition, as well as pedestrian connectivity through the provision of an additional 24-hour footbridge to MTR Kwai Hing Station (**Plan H-2b**), widening of both footpaths and roads, planting of trees and landscaping at some of their ground floor spaces, and provision of retail and dining facilities.
- 4.1.11 To the further west (about 200m) and northwest (about 250m) across Kwai Chung Road are existing public and private residential developments, namely Kwai Fong Estate and Sun Kwai Hing Gardens respectively, and to the further southeast (about 100m) is a major district open space, namely Central Kwai Chung Park (**Plan H-2b**). These nearby residential developments and open space will provide necessary support and services to the residents of the proposed PHD.
- 4.1.12 Item B site is at about 250m 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.

Proposed PHD at Item B Site

- 4.1.13 The major development parameters of the proposed PHD at Item B site are as follows and the indicative development scheme is at **Drawing H-9**:

Item B Site	
Zoning	“R(A)4”
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
GIC Facilities (not accountable in GFA calculation) ⁽¹⁾⁽²⁾	<ul style="list-style-type: none"> • District Health Centre • Social Welfare Facilities <ul style="list-style-type: none"> - floor area equivalent to not less than 5% of the domestic GFA will be reserved for the provision of social welfare facilities possibly including Neighbourhood Elderly Centre sub-base, Home Care Services and Sub-base Short-term Food Assistance Service Team etc.
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)
Greenery Ratio (Conceptual Landscape Plan at Drawing H-10)	20%
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 GIC facilities as required by the Government will be exempted from GFA calculation and have been included for relevant technical assessments.

Item C

4.1.14 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 (**Plan H-2c**). To the immediate west and northwest is the Drainage Services Department’s (DSD) Kwai Chung Preliminary Treatment Works 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.

4.1.15 Item C site is situated at a relatively remote coastal location surrounded by GIC facilities and with Kwai Chung Crematorium and Columbarium, Kwai Chung Public Mortuary and Tsuen Wan Chinese Permanent Cemetery to the further north. There are no residential developments nor environmental sensitive uses in the neighbourhood (i.e. nearest residential development is at least 500m away) (**Plan H-1c & H-3c**).

Proposed Columbarium at Item C Site

4.1.16 The major development parameters of the columbarium development

proposed by FEHD and ArchSD are as follows and the indicative development scheme is at **Drawings H-12a to H-12c**:

Item C Site	
Zoning	“OU(Columbarium)(2)”
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

Item D

4.1.17 Item D site (site area of about 1.08ha) is proposed for RCHE development with preservation of graded buildings under a conservation-cum-development approach (**Plans H-1d, H-2d and H-3d**). It is a triangular island site bounded by Kwok Shui Road to the north and east, Lei Muk Road to the south and Cheung Wing Road to the west. Both the pedestrian and vehicular accesses are via Lei Muk Road to its southeast. It was previously occupied by the Salvation Army Girls’ Home, which was closed in 1994. Three buildings within the site, i.e. the Main Building, Corps Hall and Garage, have been accorded with Grade 2 status collectively by the Antiquities Advisory Board (AAB) on 11.6.2020. The site is located within a well-vegetated knoll with mature trees on a sloping area with platform at various levels. It is located about 600m from MTR Kwai Hing Station and about 850m from Tai Wo Hau Station.

4.1.18 To the north separated by Kwok Shui Road is Tung Chun (Soy & Canning) Company, which is zoned “CDA” on the OZP. A s.16 application (No. A/KC/444) for a comprehensive residential and commercial uses was approved with conditions by the Committee on 22.3.2019. To the northeast and southeast separated by Kwok Shui Road and Lei Muk Road respectively are clusters of predominantly industrial buildings with some office developments within the adjoining “OU(B)” zones. To the southwest separated by Lei Muk Road is the residential development, namely Hutchison Estate. To the immediate west is a strip of Government land zoned “O” which is currently maintained by LCSD as amenity area and planted with shrubs. To the further west across Cheung Wing Road is Kwai Chung Castle Peak Sitting-out Area and the industrial/office developments within the “OU(B)” zone.

Proposed RCHE with preservation of graded buildings at Item D Site

4.1.19 The major development parameters approved under the section 12A application No. Y/KC/15 are as follows:

Item D Site	
Zoning	“OU(BHAI)”
Site Area	About 1.08 ha

Total GFA	8,767m ² (1)
BH	5 storeys (Not more than 23.85m and 44.91mPD)
No. of Blocks	5
No. of Bed Places	140
Communal Open Space:	About 3,066m ² (Total)
Non-Public	About 1,796m ²
Public	About 1,270m ²
Greenery Ratio	About 32% (about 3,407m ²)

Notes:

- (1) It includes the GFA of about 1,237m² and 7,530m² for the retained buildings and new buildings respectively.

4.1.20 In May 2023, the Development Bureau (DEVB) received a proposal under the Land Sharing Pilot Scheme (LSPS) for residential development on a larger site covering Item D and the adjoining “O” site. The proposal involves about 900 public housing/Starter Homes units (exact choice of subsidised housing type to be determined by the Government), 300 private housing units and supporting GIC facilities, including one RCHE which is to be operated in the existing Grade 2 historic buildings proposed to be preserved. The Land Sharing Office of DEVB will process the LSPS application in accordance with its established procedures and guidelines.

4.2 **Planning Intentions**

The planning intentions of the zones in relation to the above representation sites are as follows:

- (a) the “R(A)3” and “R(A)4” zones under Items A1 and B respectively are intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building;
- (b) the “G/IC” zone under Items A2 and A3 is intended primarily for the provision of GIC facilities serving the needs of the local residents and/or a wider district, region or the territory. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments;
- (c) the “OU(Columbarium)(2)” zone under Item C is primarily for land intended for columbarium use; and
- (d) the “OU(BHAI)” zone under Item D is intended primarily for the preservation and adaptive re-use of the existing historical buildings for social welfare facility uses with the provision of Public Open Space (POS).

5. **THE REPRESENTATIONS**

5.1 **Subject of Representations**

- 5.1.1 The 860 representations include two supportive representations submitted by two individuals (**R2 and R3**); 857 adverse representations submitted by

two K&TDC members (**R1 and R13**), six green groups (**R7, R8, R10 to R12 and R14**), two concern groups (**R9 and R15**), 688 individuals based on a standard letter format with various combinations of grounds (**R16 to R703**) and another 159 individuals (**R4 to R6, R704 to R859**); and one representation submitted by MTRC providing views only (**R860**).

5.1.2 Major grounds and views of representations and PlanD's responses in consultation with the relevant B/Ds are summarised in paragraph 5.2 below, more details of which are provided at **Annex IV**.

5.2 **Major Grounds of Representations and PlanD's Responses**

Items A1, A2 and A3 for Proposed PHD and GIC Facilities to the East of SPS

Supportive Representations (2)

5.2.1 Their major views (**R2 and R3**) are that the proposed PHD could help increase housing supply and rejuvenate the Kwai Chung district through introducing younger generation to the community. The supportive views are noted.

Adverse Representations (857)

5.2.2 Their major grounds (**R1, R4 to R859**) and PlanD's responses are summarised below.

5.2.3 Site Suitability for Housing Development

Major Views	
(1)	The proposed amendments will undermine the buffering function of the "GB" zone. It is not in line with the planning intention of the "GB" zone and the Government's GB review criteria, and will set an undesirable precedent for such rezoning.
(2)	There are already large-scale planned development projects including the Northern Metropolis, the East Lantau Metropolis and other New Development Areas. There are also alternative land supply options, such as developing brownfield/vacant Government sites, expediting implementation of other planned PHDs etc. to increase housing supply.
(3)	The history of the affected Shek Lei Hang Village can be traced back to the year of 1875-1908. Over the decades, the village has witnessed the tremendous transformation of Northeast Kwai Chung from squatter settlements, resettlement estates to public housing estates. The village is now the only remaining squatter settlement in the area. To this day, agricultural and beekeeping practices are still found in the village. In this regard, it possesses significant historical value and shall be preserved as status quo.

PlanD's Responses	
	In response to (1) and (2):
(a)	The Government has been adopting a multi-pronged approach to build up land reserve with a view to meeting the acute housing and other development needs progressively, together with other land supply initiatives such as expediting the pace of urban renewal. To expedite housing land supply in the short-to-medium term, various land use reviews including the GB Review as well as that on Government sites that are vacant, under Short Term Tenancies or different short-term or government uses are conducted. Concerted efforts by the Government to identify suitable land for housing development will persist. Should there be any other potential site considered suitable for housing development, the relevant B/Ds would proceed to review its feasibility and suitability as appropriate with a view to increasing the housing land supply.
(b)	The second stage of GB Review has been conducted covering those in the fringe of built-up areas close to existing urban areas and new towns, and those vegetated “GB” sites with relatively less buffering effect and lower conservation value. Item A sites have been identified suitable for development of public housing and associated GIC facilities. They are located at the fringe of the existing built-up areas in Northeast Kwai Chung, in close proximity to the clusters of PHDs namely On Yam Estate, Shek Lei (II) Estate and Shek Yam Estate, and has a relatively low conservation value with a distance of over 100m away from KSCP. The site has met the site selection criteria for the second stage of “GB” Review and is considered suitable for residential development. The findings of EFS have also confirmed that the proposed developments are technically feasible with no insurmountable technical problems. As such, it is considered suitable to rezone Item A sites from “GB” to “R(A)3” and “G/IC” respectively to meet the acute housing demand with necessary GIC facilities.
(c)	In view of the growing demand on public housing units, HKHA has also continued identifying suitable vacant land within or in the vicinity of existing PRH estates, as well as opportunities to intensify the site potential of the redevelopment site such as Shek Lei Interim Housing and the adjacent vacant school in Shek Lei (II) Estate to increase public housing supply.
	In response to (3):
(d)	According to LandsD, the ‘Shek Lei Hang Village’ is not a recognised village and there is no private lot located within Item A sites. As at June 2023, there are about 30 households and 60 persons registered in the clearance programme involving squatters on the Government land and some structures under two Government Land Licences issued firstly in 1972. The two licences allow the licencees to use the land for temporary structures and cultivation purposes including accommodation and is subject to three months’ notices by the

	Government to cancel the licences upon request. These building structures are not graded historic buildings or pending grading on the list of 1,444 Historic Buildings nor the List of New Items to be assessed by the Antiquities Advisory Board (as at 8.6.2023). There are no strong reasons to preserve them.
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5.2.4 *Ecological and Landscape Aspects*

Major Views	
(1)	The proposed development will cause adverse ecological impacts, including fragmentation of the mature woodland and streams habitat and disturbance to wildlife including lighting generated by the proposed SPS PHD. There is missing data in dry season, no detailed vegetation survey and tree survey, no adequate compensation for the loss of trees, and no proper mitigation measures to minimise impacts on natural streams.
(2)	The EcoIA has failed to cover the impacts on moths, fireflies, monkeys, Danaid butterflies, <i>Muntiacus vaginalis</i> (赤麂) and protected tree species such as <i>Aquilaria sinensis</i> (土沉香).
(3)	Future residents may be disturbed by monkeys' and wild boars' intrusions.
Responses	
(a)	<p>In response to (1):</p> <p>The overall approach and methodology of EcoIA, including the survey method and period and the necessary assessments and mitigation measures, are in line with the relevant standards and guidelines, such as the Technical Memorandum on Environmental Impact Assessment Process, Environmental Impact Assessment Ordinance (EIAO) and its related guidance note. As the proposed developments within Item A sites do not include any Designated Project items under Schedules 2 and 3 of EIAO, EIAO Guidance Note 8/2010 and Technical Memorandum on Environmental Impact Assessment Process are not applicable to the EcoIA under the concerned EFS. The EcoIA with ecological surveys had been carried out for the proposed developments covering six months in the wet season to collect ecological baseline information, and identify and evaluate ecological impacts. With respect to the habitat types within the study area and seasonality pattern of the target taxa groups, a 6-month ecological survey during the wet season, when the target taxa groups are more active, is considered appropriate, and the Agriculture, Fisheries and Conservation Department (AFCD) has no comment on the methodology including the six-month survey period.</p>
(b)	Although permanent loss of some secondary and plantation woodlands, orchard/cultivation fields, shrubland-grassland mosaic and watercourses within the site is unavoidable due to the proposed

	developments, mitigation strategy and measures to alleviate or compensate the anticipated ecological impact have been proposed (refer to paragraphs (iii) and (iv) below). According to the EcoIA, with the implementation of mitigation measures, no unacceptable residual impact is anticipated from the proposed development. AFCD has no adverse comment on the EcoIA.
(c)	Amongst the 2,554 trees identified within Item A sites and the proposed works area, about 2,140 trees of common species will be felled, 408 will be retained and six (including five <i>Aquilaria sinensis</i> and one <i>Artocarpus hypargyreus</i>) will be transplanted. No registered or potential Old Valuable Trees (OVTs) are recorded within the affected areas. Potential sites for afforestation and plantation enrichment were identified in the areas between KSCP and the project site. About 1,620 trees will be planted for compensation including about 1,000 of native plant species in the “GB” zone to the northeast, east and southeast of Item A sites to create 1.41 ha woodland (afforestation) (WA1, WA2 and WA3 coloured in brownish yellow on Plan H-6, Drawings H-8a and H-8b) and to enhance 1.37 ha plantation woodland (plantation enrichment planting) (WE1, WE2 and WE3 coloured in solid green on Plan H-6, Drawings H-8a and H-8b) ⁶ . It will provide a continuous ecological linkage of the compensated habitats to the surrounding woodlands to increase the ecological function of the area. More detailed survey to identify the distribution and abundance of floral species of conservation interest before the commencement of site clearance work is recommended in the EcoIA.
(d)	In order to alleviate or compensate the loss of stream habitats, the ecological conditions of two sections of the upper course of the affected perennial stream as well as a section of an ephemeral stream in between Item A sites and KSCP with a total length of 288m (streams coloured in purple on Plan H-6, Drawings H-8a and H-8c) will be enhanced by improving the physical conditions of the streams, including clearance of the refuse dumped within or alongside the streams; removal of any undesired fabricated structures/concrete slab; vegetation that obstruct the water flow of the stream; and stream bed modification to increase the diversity of micro-habitats and hence the ecological niche available to aquatic fauna. Any fruit trees or exotic plants within the streams would also be removed in enhancing the physical conditions of the streams.

⁶ The 3 potential locations for undertaking afforestation include two patches of cultivation fields near the northern and southern end of the project area (WA1 and WA2), as well as a shrubland-grassland mosaics north of the project site (WA3). On the other hand, plantation enrichment planting is recommended for a young *Acacia* plantation north of the site (WE1), as well as two orchards (WE2 and WE3) on the east of the project site. According to the recommendations in the EcoIA, a Woodland Compensatory Planting and Enrichment Planting Plan detailing the planting approach including the planting plan, planting schedule and programme, as well as the monitoring and maintenance requirement should be prepared. Pre-planting site preparation works that would be required for afforestation should involve soil improvement in all of the 3 patches as well as removal of any temporary structures and re-profiling in WA1 and WA2; whereas the plantation enrichment planting would involve selective clearance of ground cover and removal of the planted exotic/fruit trees within the plantation/orchard habitat.

(e)	<p>Most of the wildlife with conservation interest recorded within or adjacent to the project area are highly mobile and would elude the work site when disturbed, and direct loss of those animals would not be expected. The animals of conservation interest with restricted or limited mobility, if found within the project area, will be captured and relocated to the suitable habitats beyond the project site before commencement of the construction works. They include the Brown Forest Skink <i>Sphenomorphus incognitus</i> (股鱗蜓蜥), the fish <i>Parazacco spilurus</i> (異鱲), the Lesser Spiny Frog (小棘蛙) (tadpole or adult) and two freshwater crabs <i>Nanhaipotamon hongkongense</i> (香港南海溪蟹) and <i>Cryptopotamon anacoluthon</i> (鰓刺溪蟹).</p>
(f)	<p>The ecological resources within KSCP will not be directly affected by the proposed developments, which are at least 100m away and 30m below KSCP with a physical separation by a catchwater in-between. Furthermore, the EcoIA demonstrates that the recommended mitigation measures, on which AFCD has no adverse comment, would be sufficient and adequate to mitigate the identified impacts.</p>
(g)	<p>In response to (2):</p> <p>The EcoIA report has covered ecological impacts on butterflies, odonates and terrestrial mammals recorded within the 500m assessment area. Given the project site is located on the fringe of a highly urbanised area and next to several existing housing estates with tall residential buildings, potential interruption of the flight path of any overwintering butterflies, or light disturbance to this habitat, arising from the proposed development would not be anticipated. It is unlikely that the butterflies will fly into KSCP through the existing urbanised area, and the potential light glare from the urbanised area has already been screened off by the local topography or woodland habitat at lower altitude.</p>
(h)	<p>According to AFCD, target faunal groups for ecological baseline survey for terrestrial ecological assessment are vertebrates, butterflies, odonates and freshwater invertebrates (e.g. freshwater crabs) while moths and fireflies are generally not the target faunal groups. <i>Muntiacus vaginalis</i> is widely distributed in countryside areas throughout Hong Kong; whereas the Rhesus Monkey also has a fairly wide distribution and is adapted to different types of habitats, such as woodlands, grasslands and even in urbanised areas.</p>
(i)	<p>The ecological baseline surveys of the proposed developments have recorded 10 <i>Aquilaria sinensis</i> within Item A sites and five of them would be transplanted and the remaining five would be retained on site.</p>
(j)	<p>In response to (3):</p> <p>Wild boars and monkeys are common and widespread in Hong Kong with some close to existing developed areas. The proposed</p>

	developments will adopt a suitable design with proper estate management to minimise nuisance caused by wild animals.
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5.2.5 *Environment, Air Ventilation and Visual Aspects*

Major Views	
(1)	The proposed PHD of 260mPD in height is visually incompatible with the surrounding areas and will obstruct the view of the ridgeline. The height of the proposed primary school should also be restricted to 8 storeys.
(2)	The proposed PHD will cause adverse air ventilation impact.
(3)	The proposed PHD will cause light, air and noise pollution during construction stage. Smokes from nearby temples will also cause adverse impacts to residents.
(4)	The operation of the temples nearby will be affected.
Responses	
	In response to (1):
(a)	The proposed PHD falls within the northeastern part of Kwai Chung, of which the height bands seek to respond to the upwardly sloping foothill. It is perceived as an extension of the surrounding high-rise residential clusters. Progressively ascending height bands from 160mPD to 225mPD corresponding to the contours were imposed to the residential developments on the steeper topography to the east of Wo Yi Hop Road (Plan H-5). The urban design principles on the need to preserve the green mountain backdrop and the stepped BH concept that respects the natural topographic profile have been adopted. The BHR of 260mPD for the proposed PHD was determined assuming an absolute BH of about 140m to 160m (i.e. about 40 to 50 domestic storeys) sitting on a podium for carpark, retail facilities and PTI ranging from about 100mPD to 110mPD. It is considered not incompatible with the BH profile of the surrounding high-rise residential neighbourhood with Golden Hill (peak at about 370mPD) to the further east and Smuggler's Ridge (peak at about 330mPD) to the further northeast as backdrop and will not adversely affect the local ridgeline.
(b)	While the proposed PHD would result in loss of visual openness to some of the selected viewpoints (Drawing Nos. H-4a to H-4g), to minimise potential visual impacts, building separation of not less than 15m wide between the building blocks, sensitive and chromatic treatment of architectural facades with the use of compatible finishing materials/colour/façade, provision of amenity planting/landscape treatment, as well as reinstatement of the affected slope area will be adopted 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.
(c)	While the standard school design is 8 storeys in general, it is considered not necessary to impose a BHR for the subject “G/IC” site so as to allow greater flexibility in future school design.
	In response to (2):
(d)	An air ventilation assessment (AVA) in the form of Initial Study (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 developments and the existing conditions without the development.
(e)	Under the annual wind conditions, deterioration on the overall ventilation performance is anticipated since the proposed developments are located at the upwind location for the majority of annual prevailing winds, including those from east and east-northeast directions (Drawing H-6). Although the proposed developments would inevitably affect the overall ventilation performance of some frequently accessed pedestrian areas at the downstream side, the wind environment in some areas remains unchanged or even improved (e.g. On Yam Estate and Shek Lei Catholic Primary School) by employing a series of wind enhancement features in the notional layout.
(f)	Under summer wind conditions when thermal comfort would be of greater concern, the overall ventilation performance of the proposed developments are relatively more similar to the existing condition since the dominant prevailing winds come from south-southwest and southwest directions (Drawing H-6) and the proposed developments are therefore located at the leeward region, and the ventilation impact to the surrounding areas would be relatively insignificant in summer in general.
(g)	Substantial efforts have been made to alleviate potential ventilation impacts. 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 aligning with the easterly and south-easterly prevailing wind direction, and some 15m-wide empty bays under the proposed residential towers and retail & welfare blocks to further enhance building permeability (Drawing H-6). At the detailed design stage, to further 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 5 and the school building. Quantitative AVA would also be carried out to further optimise the air ventilation performance of the scheme.

	In response to (3):
(h)	CEDD's Preliminary Environmental Study (PES) under EFS has demonstrated that with the implementation of dust suppression measures, good site practices and other mitigation measures such as quiet Powered Mechanical Equipment, movable noise barriers and acoustic materials, adverse air quality and noise impacts are not anticipated during construction stage.
(i)	The development site is located in close proximity to the developed areas (e.g. existing Shek Lei Estates) and extensive night construction works is not anticipated. Therefore, light pollution during construction is not anticipated.
(j)	After preliminary consultation with K&TDC members, HD has already taken into account the interface with the surroundings including the existing temples in formulating the indicative layout in which the proposed PHD site boundary has incorporated a setback of 13m from the nearest existing temple. HD will further review the interface with the existing temples during detailed design stage with a view to avoiding nuisances to future residents through better layout design, building disposition and orientation.
(k)	In general, temple operator should follow "Guidelines on Air Pollution Control for Joss Paper Burning at Chinese Temples, Crematoria and Similar Places" and "Guidelines on Air Pollution Control for Paper Artifacts Burning at Funeral Parlours and Other Places of Worship". Any air pollution or nuisance of the concerned temples to their nearby receivers is subject to the control under the Air Pollution Control Ordinance. With suitable PHD design and proper operation practice of joss paper burning in the temples, no adverse air quality impact is anticipated from nearby temples to the future residents.
	In response to (4):
(l)	A buffer distance of 10m to 60m from the temples has been adopted in formulating the layout of the proposed PHD. HD will review the design of PHD in the detailed design stage with a view to addressing the concerns on nuisances. Among other things, the temporary and permanent accesses to all the four concerned temples will be maintained during construction and after completion of the development. Mitigation measures will be made to minimise the adverse impacts to the temples during the construction period.

5.2.6 *Traffic and Transportation*

Major Views	
(1)	The traffic capacity in the area has already been overloaded. There are insufficient public transport services and parking facilities to support the additional demand arising from the proposed development. The

	proposed relocation of bus stop is considered undesirable and inconvenient to local residents. A new station connecting to the Central Rail Link (CRL) should be constructed in Northeast Kwai Chung.
(2)	The traffic impact assessment underestimated the expected increase in traffic flow; contained inaccurate observations on the queuing of vehicles at peak hours; did not take into account the impact of learner drivers and driving tests; and did not provide information regarding the implementation of the planned Kwai Chung Circumferential Road (KCCR).
Responses	
	In response to (1) and (2):
(a)	A Preliminary Traffic and Transport Impact Assessment (“PTTIA”) was conducted by CEDD. It was conducted based on established criteria and practice with reasonable assumptions on traffic conditions. According to the PTTIA, with the implementation of road improvement works at (i) Lei Muk Road / Wo Yi Hop Road Junction; (ii) SPS / On Chit Lane / Tai Pak Tin Street Junction; (iii) SPS / Wai Kek Street Junction; and (iv) Castle Peak Road – Kwai Chung / SPS Junction, the traffic conditions of the area within the Area of Influence (AOI) would be at an acceptable level. It is anticipated that there will be no insurmountable problem arising from the proposed developments without the need of KCCR or provision of new station at Northeast Kwai Chung, if any, of CRL ⁷ (Drawing Nos. H-17 to H-20). TD has no objection in principle to the PTTIA and its recommendations/mitigation measures.
(b)	The proposed PHD will provide a new PTI with 2 bus bays and 2 minibus bays, subject to detailed design, to cater for the future additional demand on public transport. The proposed public transport services in the area will be reviewed holistically at around 2 years before the proposed population intake of the proposed PHD to suit local demand.
(c)	High-end car parking provision under HKPSG is proposed in the PPTIA for the proposed PHD in order to provide more car parking spaces.

5.2.7 *Provision of GIC, Recreational and Other Supporting Facilities*

Major Views	
(1)	There are insufficient facilities and services (e.g. retails, sports, social welfare etc.) in Northeast Kwai Chung to support the increase in

⁷ As indicated in the Strategic Studies on Railways and Major Roads beyond 2030, the preliminary alignment of CRL will pass through Northeast Tsuen Wan/ Northeast Kwai Chung. The Studies will consider the public’s views received during the public consultation period which ended on 31.3.2023.

	population.
(2)	The proposal to construct a new primary school is not justified considering that there has been a reduction in number of students in recent years.
Responses	
	In response to (1) and (2):
(a)	Based on HKPSG, the existing and planned provision of GIC facilities are generally adequate to meet the demand of the overall planned population in the Kwai Chung Planning Area (including the proposed PHDs), except for sports centre (-1 centre), primary school (-6 classrooms), some of the elderly, child care and rehabilitation services/facilities (Annex VII).
(b)	Although sports centre will be in deficit for the Kwai Chung Planning Area, the provision is planned on a district basis, and thus, the deficit can be met by the provision in the Kwai Tsing District as a whole.
(c)	In view of the anticipated primary school students arising from the proposed PHD in Item A1 and the surroundings developments and there is no surplus of primary school places in Kwai Chung Planning Area, a 24-classroom primary school is proposed at Item A2 site to meet the demand.
(d)	As the HKPSG requirements for the social welfare facilities are long-term goal, the actual provision would be subject to consideration of the Social Welfare Department (SWD) in the planning and development process as appropriate. Opportunities have been taken to provide social welfare facilities in the proposed PHDs at Items A1 and B site, possibly including elderly, child care and rehabilitation facilities. PlanD and SWD will also work closely to ensure that more community facilities can be included in new and redevelopment proposals from both public and private sectors in Kwai Chung.
(e)	Retail facilities with an Internal Floor Area of about 2,400m ² are proposed to serve the future residents of the proposed PHD. Furthermore, the construction of elevated walkway and the provision of public transport services will enhance the pedestrian and transport connection to retail facilities in the surrounding areas.

5.2.8 *Hiking Trails and Open Space Provision*

Major Views	
(1)	The proposed PHD will affect hiking trails linking to KSCP and undermine its recreational function.

(2)	The proposed developments will result in the loss of open space. The areas surrounding Shek Lei Hang Village, including KSCP, serve as natural open space for local residents and should be preserved.
Responses	
(a)	<p>In response to (1):</p> <p>Among the four existing walking trails in the area connecting to MacLehose Trail and Wilson Trail within KSCP, a short section of the two within Item A1 site will be affected (about 240m and 130m respectively) (Plan H-7). Trail users may gain access to the upper unaffected sections through the pavement of the new road to the east of the proposed PHD or via the pedestrian facilities within the completed PHD from SPS (Drawing No. H-1). Temporary access through the site will also be provided during construction period. Besides, there are other walking trails in the area connecting to the two major Trails, including one at Po Lei Street near Shek Lei (I) Estate (about 300m to the southwest of Item A2 site) and one at On Chit Street to the north of On Yam Estate (about 450m to the northwest of Item A1 site) (Plan H-7).</p>
(b)	<p>In response to (2):</p> <p>While the existing Shek Lei Street Sitting-out Area of about 882m² will be affected, there is a surplus of local open space of about 37.8 ha in the Kwai Chung Planning Area. LCSD advises that reprovisioning of it is not necessary because local open space of 15,000m² will be provided in the proposed PHD to serve the residents in accordance with HKPSG (i.e. 1m² per person). It should be noted that KSCP will not be affected.</p>

5.2.9 *Infrastructure and Geotechnical Aspects*

Major Views	
(1)	The proposed development will require extensive mitigation and stabilisation works to protect the site from natural terrain hazards. The extensive vegetation clearance may increase the risk of landslides.
(2)	The power lines located around 50m from the proposed PHD might pose health impacts to future residents.
(3)	The proposed development will undermine the potential for cavern development.
(4)	Northeast Kwai Chung was subject to water pipe bursts in the past and opportunities shall be taken to improve related infrastructure in the area.

Responses	
(a)	<p>In response to (1):</p> <p>The Preliminary Geotechnical Assessment under EFS has been conducted to assess the stability of the affected slopes and its results show that no insurmountable geotechnical issue is anticipated. A detailed Natural Terrain Hazard Study will be conducted during the detailed design stage to formulate details of the necessary terrain mitigation works for the proposed development.</p>
(b)	<p>In response to (2):</p> <p>The 50m-wide physical separation between the 400 kV overhead transmission lines and the proposed PHD has been allowed according to Chapter 7 of HKPSG regarding Utility Services to address the concerns related to electric and magnetic fields exposure limit in terms of health consideration.</p>
(c)	<p>In response to (3):</p> <p>Item A Sites only covers a small portion of the strategic cavern area (SCA) No.17 – Golden Hill. The Geotechnical Engineering Office of CEDD has no intention for cavern development at the portion of the SCA covered by Item A Sites and the potential of cavern development at the remaining portion would not be undermined.</p>
(d)	<p>In response to (4):</p> <p>Starting from 2000, WSD implemented a comprehensive and systematic management programme for the water supply networks, involving the replacement and rehabilitation of about 3,000km of aged water mains in 4 stages to rejuvenate the water supply network in Hong Kong. The programme had been completed in 2015, and the number of water mains burst case in Kwai Tsing District has dropped significantly from 102 in 2000 to 3 in 2022.</p>

5.2.10 *Implementation*

Major Views	
(1)	The proposed PHD involves large-scale excavation of existing slopes which makes the project overly costly and time-consuming.
(2)	It will take a few years to complete but no clear implementation timeline is available.
Responses	
(a)	<p>In response to (1):</p> <p>The findings of EFS have confirmed that the proposed developments are technically feasible with no insurmountable technical problem.</p>

	CEDD and HD will closely coordinate on the extent and levels of the site formation works to rationalize the overall construction cost and time in order to achieve a cost-effective scheme.
(b)	In response to (2): The construction works of the proposed PHD will be carried out after the completion of the relevant statutory procedures and site clearance/formation works. The anticipated completion of the project is in 2034/35.

5.2.11 *Compensation and Relhousing Arrangement*

Major Views	
(1)	The proposed development will result in the relocation of villagers and temples. Some affected villagers may find it difficult to adapt to the new living environment. The Government should negotiate with and provide due compensation to affected stakeholders.
Responses	
(a)	In response to (1): According to LandsD, no private land resumption is required within the project boundary whereas the four concerned temples are located outside of the project boundary and would not be affected. The clearance, compensation and rehousing of the affected structures and occupiers are outside of the scope of the OZP, and will be handled separately by the Government in accordance with prevailing policies and established mechanism.

5.2.12 *Local Consultation*

Major Views	
(1)	There is a lack of public consultation for the proposed development and the Government did not take into account the needs of different stakeholders.
Responses	
(a)	In response to (1): The statutory and administrative procedures in consulting the public on the OZP amendments have been duly followed. PlanD together with other relevant departments, including CEDD and HD, jointly consulted K&TDC and their views received were duly relayed to MPC in considering the proposed OZP amendments. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance.

Item B for Proposed PHD at Tai Lin Pai Road

Item C for Proposed Columbarium at Kwai Yue Street

Item D for Proposed RCHE with In-situ Preservation of Graded Buildings at Junction of Kwok Shui Road and Lei Muk Road

Adverse Representations (85) and Representation Providing Views (1)

5.2.13 85 adverse representations and one representation providing views are related to Items B, C and/or D. Amongst the adverse representations, 82 did not provide specific ground (**R706, R712, R717, R720, R724 to R728, R734, R740 to R750, R766 to R793, R799, R815 to R823, R833 to R837, R840 to R855, R858 and R859**). Grounds of **R1** related to the northeast Kwai Chung area (covering Item B) have been summarised and addressed in paragraphs 5.2.3 to 5.2.12 under Items A1 to A3. The remaining two adverse representations (**R829 and R857**) providing specific grounds to Items B, C and/or D and one representation (**R860**) providing views on Item B are summarised below.

5.2.14 Item B

Major Views	
(1)	The proposed PHD at Tai Lin Pai Road (TLPR PHD) will be subject to noise pollution from nearby industrial operations.
(2)	Given the proximity of TLPR PHD to the Kwai Chung Ventilation Building (KCVB), HKHA should ensure that future residents of the PHD will not be exposed to excessive noise impacts. Future environmental assessment study should take into account and address any air-borne noise issue from KCVB and implement all necessary noise mitigation measures.
(3)	TLPR PHD will generate adverse traffic impact.
(4)	There is a lack of public consultation.
Responses	
	In response to (1) and (2):
(a)	The industrial developments surrounding Item B site have been gradually phased out and a number of “OU(B)” sites were transformed into commercial and office/business uses through redevelopment, wholesale conversion or land disposal.
(b)	The Environmental Assessment Study (EAS) conducted by HD took into account the operations of the nearby industrial buildings and KCVB and its results demonstrated that adverse noise impact is not anticipated with the implementation of noise mitigation measures such as acoustic windows. EPD has no objection to the assessment result.

(c)	<p>In response to (3):</p> <p>The results of Traffic Impact Assessment (TIA) conducted by HD demonstrated that the traffic impact will be at an acceptable level after implementation of the proposed junction improvement works at Kwai On Road/TLPR junction and Kwai Chung Road/Kwai Yik Road/Kwai On Road Interchange (Drawing H-21). Besides, Item B site is at about 380m away from MTR Kwai Hing Station to the northwest and is well-served by franchised bus and green minibus services along Kwai Chung Road.</p>
(d)	<p>In response to (4):</p> <p>Response (a) in paragraph 5.2.12 is relevant.</p>

5.2.15 *Item C*

Major Views	
(1)	<p>Considering the size of the proposed columbarium at Kwai Yue Street, the number of niches (i.e. 68,500 niches) should be further increased.</p>
Responses	
(a)	<p>In response to (1):</p> <p>The Government has conducted various assessments on the columbarium proposal, covering land use compatibility, visual and landscape impacts, supporting infrastructural capacities, traffic and environmental impacts, geographical condition, etc. Taking into account these factors as well as the space and height constraints of the site itself, the Government concluded that the proposed number of niches to be provided at the site is at its optimum under current circumstances.</p>

5.2.16 *Item D*

Major Views	
(1)	<p>The proposed rezoning from “O” to “OU(BHAI)” will result in a reduction in POS.</p>
(2)	<p>The Government shall guarantee that the main building block and the chapel building of the former Salvation Army Girls’ home will be retained and renovated.</p>
Responses	
(a)	<p>In response to (1):</p> <p>Although Item D involves a reduction of 1.08 ha of the area zoned “O”, there is still a surplus of about 37.8 ha existing and planned local open</p>

	space within the Kwai Chung Planning Area after the rezoning (Annex VII). It is also stipulated on the Notes of the OZP for the “OU(BHAI)” zone that a POS of not less than 1,270m ² shall be provided within the zone.
(b)	<p>In response to (2):</p> <p>The planning intention of the “OU(BHAI)” zone is primarily for the preservation and adaptive re-use of the existing historical buildings for social welfare facility uses with the provision of POS. Planning permission from the Board is required for any new development, or demolition of, addition, alteration and/or modification to or redevelopment of any of the existing historic buildings. It is also stated in the Explanatory Statement of the OZP that a Conservation Management Plan would be required for submission as approval condition at the planning application stage for the scrutiny and examination of concerned authority/department and the Board.</p>

6. **COMMENTS ON REPRESENTATIONS**

- 6.1 Amongst the 1,811 comments received, about 235 of them are also the representers. There is one comment submitted by an individual (**C1800**) supporting all amendment items without providing specific grounds. The remaining 1,810 comments opposing to all items or Items A1 to A3 include two comments from K&TDC members (**C5 and C6**), three comments from green groups (**C1, C2 and C1811**), 37 comments from individuals (**C1773 to C1799, C1801 to C1810**) and 1,768 comments from three concern groups (**C3, C4 and C7 to C1772**), comprising 1161 comments submitted based on a standard letter format with various combination of grounds (**C9 to C1169**) and 603 comments submitted in the form of joint signature (**C1170 to C1772**).
- 6.2 A detailed summary of grounds and views of the comments and PlanD’s responses in consultation with relevant Government B/Ds are at **Annex IV**. The opposing comments are mainly concerning Items A1, A2 and/or A3 for the proposed SPS PHD and GIC facilities. The major concerns are similar to the grounds of opposing views as detailed in paragraph 5.2 above. Additional major comments in relation to Items A1 to A3 that have not been mentioned by the representations are summarized below:

Major Views	
(1)	Following the subsiding of the pandemic and the resumption of normal traveler clearance between Hong Kong and Mainland, there has been a significant increase in traffic and pedestrian flow, including a 10% increase in bus patronage. The TIA is unable to reflect the current traffic condition and the potential impact on several key junctions.
(2)	The freezing survey was conducted without prior notice or communication with villagers, which deviated from the established Government practices.

(3)	The Preliminary Landscape and Visual Impact Assessment (PLVIA) was oversimplified and not conducted in accordance with TPB PG-No.41.
(4)	The EcoIA should follow the standards and requirements under Environmental Impact Assessment Ordinance (EIAO).
Responses	
(a)	<p>In response to (1):</p> <p>According to CEDD, the traffic survey was conducted before the pandemic situation and adjusted with annual growth and included in the assessment of traffic condition in design scenario. TD had no objection in principle to the PTTIA.</p>
(b)	<p>In response to (2):</p> <p>The established procedures for pre-clearance survey (commonly known as “freezing survey”) for the implementation of Government development projects had been followed. Notification would not be given prior to the date of survey so as to capture the occupation and status of the occupiers within the project area to serve as a basis for assessment of eligibility for government’s ex-gratia compensation and rehousing arrangements for those residing/operating in the locality and those genuinely affected/to be cleared by the project.</p>
(c)	<p>In response to (3):</p> <p>The PLVIA was prepared in accordance with EIAO, EIAO Guidance Note 8/2010, and the Technical Memorandum on Environmental Impact Assessment Process, particularly Annexes 10 and 18. All the key assessments required in TPB PG-No.41 has been considered and incorporated in the LVIA. It is a comprehensive assessment including sensitivity, magnitude of change and significance of visual impact of viewing points identified within the visual envelope, associated with photomontages showing conditions of existing, without mitigation measure, 1st day with mitigation measures and 10th year with mitigation measures.</p>
(d)	<p>In response to (4):</p> <p>Response (a) under paragraph 5.2.4 is relevant.</p>

7. **DEPARTMENTAL CONSULTATION**

7.1 The following Government B/Ds have been consulted and their comments have been incorporated in the above paragraphs where appropriate:

- (a) Secretary for Development;
- (b) Secretary for Education;
- (c) Secretary for Health
- (d) Secretary for Transport and Logistics
- (e) Director of Agriculture, Fisheries and Conservation;
- (f) Director of Environmental Protection;
- (g) Director of Housing;
- (h) Director of Leisure and Cultural Services;
- (i) Director of Social Welfare;
- (j) Director of Electrical and Mechanical Services;
- (k) Director of Fire Services;
- (l) Director of Food and Environmental Hygiene;
- (m) Commissioner for Transport;
- (n) Commissioner of Police;
- (o) Head of Antiquities and Monuments Office;
- (p) District Lands Officer/Tsuen Wan and Kwai Tsing, LandsD;
- (q) Chief Architect/Central Management Division 2, ArchSD;
- (r) Chief Estate Surveyor/Land Supply, LandsD;
- (s) Chief Engineer/Special Duties (Works), CEDD;
- (t) Chief Highway Engineer/New Territories West, HyD;
- (u) Chief Engineer/Railway Development 2-1/Railway Development Office, HyD;
- (v) Chief Engineer/Mainland South, Drainage Services Department;
- (w) Chief Town Planner/Urban Design & Landscape, PlanD;
- (x) Head of Geotechnical Engineering Office, CEDD; and
- (y) Project Manager/West, CEDD.

7.2 The following Government departments have no major comment on the representations/comments:

- (a) Chief Engineer/Construction, WSD;
- (b) District Officer (Kwai Tsing), Home Affairs Department;
- (c) Director-General of Civil Aviation; and
- (d) Government Property Administrator.

8. **PLANNING DEPARTMENT'S VIEWS**

8.1 The supportive grounds of **R2 and R3** and the view of **R860** are noted.

8.2 Based on the assessments in paragraph 5.2 above, PlanD does not support R1, R4 to R859 and considers that the OZP should not be amended to meet the representations for the following reasons:

Items A1 to A3

- (a) the Government has been adopting a multi-pronged approach to increase housing land supply, including carrying out review of GB sites on an on-going basis. The GB sites proposed for PHD is located at the fringe of the existing built-up areas in North Kwai Chung and is in close proximity to existing infrastructure. Taking into account the land use compatibility and

that there is no insurmountable technical problem identified for the proposed PHD at SPS, Item A1 site is considered suitable for rezoning to “R(A)3” zone on the OZP with a view to increasing housing land supply; **(R6 to R8, R11 to R703, R706 to R709, R711, R714, R716, R717, R720, R723 to R725, R728, R731, R733 to R737, R740 to R742, R744, R746 to R748, R751 to R755, R757, R762, R764, R765, R789, R792, R796, R797, R801, R802, R804, R806 to R812, R814, R816 to R819, R821, R823 to R829, R831, R839 and R857)**

- (b) an EFS comprising technical assessments on the traffic and transport, environmental, ecology, landscape, visual, air ventilation, geotechnical, drainage, sewerage, water supply, utility and cultural heritage aspects, etc., have been conducted and confirmed that there is no insurmountable technical problem and no unacceptable adverse impacts with the implementation of mitigation measures in developing Items A1 to A3 sites for PHD and supporting GIC facilities; **(R1, R4 to R11, R13 to R711, R713 to R740, R742, R743, R745 to R756, R758 to R791, R793 to R795, R797 to R801, R803, R805, R807, R809 to R815, R820, R822, R824, R826, R829 to R838, R840 to R844, R847 to R859)**
- (c) the development intensity and building height of the proposed PHD at Item A1 site is considered appropriate taking into consideration the planning context of the area and the findings of the relevant technical assessments. Relevant improvement works and mitigation measures have been proposed to minimise the possible impacts of the proposed developments; **(R1, R4, R5, R9 to R11, R13, R15 to R711, R713 to R740, R742, R743, R745, R747 to R751, R753 to R756, R758, R760 to R791, R794, R795, R797, R799 to R801, R803, R805, R807, R809 to R815, R820, R822, R824, R826, R829 to R838 and R849 to R859)**
- (d) the overall provision of GIC facilities is generally sufficient to serve the population in Kwai Chung, except the elderly, child care, rehabilitation services/facilities and sports centre. SWD will consider their provision in the planning and development process as appropriate, with a view to meeting the demand as long-term goal. A floor area equivalent to not less than 5% of the domestic gross floor area will be reserved in the proposed PHD at Item A1 site for the provision of social welfare facilities, possibly including elderly, child care and rehabilitation facilities. Besides, the deficit of one sports centre can be met by the surplus in the provision in Kwai Tsing District as a whole; **(R1, R13, R16 to R707, R709 to R733, R736, R749, R756, R758, R760, R788, R790, R799, R805, R809 to R812, R814, R820, R822, R830 and R831 to R838)**
- (e) to meet the overall education needs arising from the additional population in the proposed PHD under Item A1 and the surrounding developments, Item A2 site is considered necessary and suitable for development of a proposed primary school. As school design is 8 storeys in general, it is considered not necessary to impose a building height restriction with a view to allowing design flexibility; **(R16 to R703, R716 and R857)**
- (f) the statutory and administrative procedures in consulting the public on the

zoning amendment have been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance; **(R16 to R703, R719, R728, R771 and R829)**

- (g) the Government will follow the established procedures for processing ex-gratia allowance and/or rehousing arrangements to the eligible residents and tenants affected by clearance in accordance with the prevailing policies; **(R746, R765, R790, R795, R799, R809, R811, R812, R822, R828, R829, R833, R837, R840, R841 and R844 to R847)**

Item B

- (h) the industrial developments surrounding Item B site have been gradually phased out through redevelopment, wholesale conversion or land disposal for commercial and office/business uses. The proposed PHD at Item B site is considered not incompatible with the surroundings and is technically feasible as ascertained by relevant technical studies with no insurmountable technical problem identified; **(R829 and R860)**
- (i) the statutory and administrative procedures in consulting the public on the zoning amendment have been duly followed. The exhibition of the OZP for public inspection and the provisions for submission of representations and comments form part of the statutory consultation process under the Town Planning Ordinance; **(R857)**

Item C

- (j) the proposed number of niches to be provided at the columbarium development is considered optimised taking into consideration the results of the relevant technical assessments; **(R857)**

Item D

- (k) 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 (**Annex VII**). Besides, it is stipulated on the Notes of the OZP for the “OU(BHAI)” zone that a POS of not less than 1,270m² shall be provided within the zone; **(R857)** and
- (l) the planning intention of the “OU(BHAI)” zone is primarily for the preservation and adaptive re-use of the existing historical buildings for social welfare facility uses with the provision of POS. Planning permission is required from the Board for any new development, or demolition of, addition, alteration and/or modification to or redevelopment of any of the existing historic buildings and a Conservation Management Plan should be submitted at the application stage for the scrutiny and examination of concerned authority/department and the Board. **(R857)**

9. DECISION SOUGHT

- 9.1 The Board is invited to give consideration to the representations and the related comments and consider whether to propose/not to propose any amendments to the OZP to meet/partially meet the representations.
- 9.2 Should the Board decide that no amendment should be made to the draft OZP to meet the representations, Members are also invited to agree that the draft OZP, together with their respective Notes and updated Explanatory Statement, are suitable for submission under section 8 of the Ordinance to the Chief Executive in Council for approval.

10. ATTACHMENTS

Annex I	Draft Kwai Chung OZP No. S/KC/31
Annex II	Schedule of Amendments to the Approved Kwai Chung OZP No. S/KC/30
Annex III	List of Representers and Commenters in respect of the Draft Kwai Chung OZP No. S/KC/31
Annex IV	Summary of Representations and Comments and Responses
Annex V	Extract of Minutes of K&TDC Meeting held on 13.9.2022
Annex VI	Extract of Minutes of MPC Meeting held on 28.10.2022
Annex VII	Provision of Major Community Facilities and Open Space in Kwai Chung Area
Drawing H-1	Amendment Item A1 - Indicative Layout Plan
Drawing H-2	Amendment Item A1 - Indicative Section
Drawing H-3	Amendment Item A1 - Conceptual Landscape Plan
Drawings H-4a to H-4g	Amendment Items A1 to A3 - Viewpoints and Photomontages
Drawing H-5	Amendment Items A1 to A3 - Proposed Pedestrian Connectivity with the Neighbourhood
Drawings H-6	Amendment Items A1 to A3 - Relevant Wind Rose (Annual & Summer Data) and Proposed Air Ventilation Mitigation Measures
Drawing H-7	Amendment Items A1 to A3 - Habitat Map and Species of Conservation Interest Recorded within the Assessment Area
Drawings H-8a to H-8c	Amendment Items A1 to A3 - Proposed Locations for Habitat Compensation
Drawing H-9	Amendment Item B - Indicative Development Layout Plan & Section
Drawing H-10	Amendment Item B - Conceptual Landscape Plan
Drawings H-11a to H-11e	Amendment Item B - Viewpoints and Photomontages
Drawings H-12a to H-12c	Amendment Item C - Indicative Development Layout Plan & Sections
Drawings H-13a to H-13c	Amendment Item C - Landscape Plan, Proposed Vegetation Schedule & Images
Drawings H-14a to H-14f	Amendment Item C - Viewpoints and Photomontages
Drawing H-15	Amendment Item D - Indicative Scheme of section 12A application No. Y/KC/15

Drawing H-16	Major Vehicular Access Routes and Key Junctions in relation to Amendment Items A1 to A3
Drawings H-17 to H-20	Proposed Junction Improvements in relation to Amendment Items A1 to A3
Drawing H-21	Proposed Junction Improvement in relation to Amendment Item B
Plans H-1a to H-1d	Location Plans of the Representation Sites
Plans H-2a to H-2d	Site Plans of the Representation Sites
Plans H-3a to H-3d	Aerial Photos of the Representation Sites
Plans H-4a to H-4d	Site Photos of the Representation Sites
Plan H-5	Existing Building Height of Building Blocks in the Surrounding Area
Plan H-6	Proposed Locations for Habitat Compensation
Plan H-7	Affect Footpath Leading Towards Trails at Kam Shan Country Park and Alternative Access Options

**PLANNING DEPARTMENT
JULY 2023**