

**Proposed Concrete Batching Plant in “Industrial” Zone
at Nos.13- 17 Wah Sing Street, Kwai Chung
S16 Planning Application**

(Planning Application No: A/KC/509)

Appendix III

Replacement Pages to the Supporting Planning Statement

4.1.3 The proposed housing developments and other development/redevelopment projects as well as transport infrastructure under planning imply that there will be a great demand for concrete. The Proposed CBP is to respond to the increasing demand for high-quality concrete and provide support to the Government's land and housing and transport infrastructure policy.

4.2 Meeting the Demand of Ready-Mixed Concrete in Hong Kong

4.2.1 Ready-mixed concrete is one of the most commonly used raw materials for construction projects in Hong Kong. With the continued development of the territory, the amount of construction works and thus the demand for concrete from the major planned development projects at both the public sector and private sector will remain high in the short, medium to long term.

4.2.2 The Proposed CBP at the Site will be able to contribute to the supply of ready-mixed concrete and maintain the sustainability of concrete supply to meet the increasing concrete demand arising from the planned developments for economic land uses, housing developments, GIC facilities, and other infrastructural projects in both the public sector and private sector.

4.2.3 In this regard, the proposed Site is at a strategic location in Kwai Chung with good existing traffic connectivity to both the new territories and the rest of the urban area where large number of infrastructure and development projects are in progress or under planning. The Proposed CBP will therefore help to support the sustainability of concrete supply in the region which require that ready-mixed concrete should be delivered within certain time to ensure its quality.

4.2.4 Most importantly, a few of the existing concrete batching plants are located within the planned New Development Areas (e.g. Hung Shui Kiu/Ha Tsuen New Development Area and Yuen Long South) and the operation will eventually be terminated as the planned developments proceed. The Proposed CBP in Kwai Chung would also a stead and long-term supply of ready-mixed concrete to support the future development/redevelopment and transport infrastructure developments of Hong Kong.

4.3 The Proposed CBP is Compatible with the Surrounding Land Use

4.3.1 The Application Site is located at the cul-de-sac of Wah Sing Street in Kwai Chung and has a long history of being zoned "Industrial" for industrial use. The Site is surrounded by various existing industrial buildings, namely Vanta Industrial Centre in the immediate north, Gold King Industrial Building in the immediate west, The Venus Industrial Building in the immediate south and Baldwin Industrial Building and Wah Sing Industrial in the east across the road. Not least, in general, existing buildings within the street blocks bounded by Tai Lin Pai Road, Kung Yip Street and Castle Peak Road – Kwai Chung are predominantly industrial buildings.

4.3.2 The Proposed CBP will transform raw materials into concrete to provide one of the very important materials to the construction industry. The proposed industrial activity at the Site is considered compatible with other existing industrial activities that are currently happening within the area.

4.4 In Line with the Planning Intention of "Industrial" Zone

4.4.1 The planning intention of the "I" zone is to reserve land primarily for general industrial uses to ensure an adequate supply of industrial floor space to meet demand from production-oriented industries. The Explanatory Statement attached to the Approved OZP also states that there are vibrant industrial activities in Planning Area 10, 26, 29 (where the Site is located at), 37 and 38 and "there are no I/R interface problems".

4.4.2 The Proposed CBP is therefore considered in line with the prevailing planning intention of the "I" zone set out in the Approved OZP.

4.5 Compliance with the Setback Requirement in the Outline Development Plan

4.5.1 The Proposed CBP has incorporated a full-height building setback along Wah Sing Street (about 64m²) to comply with the setback requirement set out in the Kwai Chung Outline Development Plan ("ODP") No. D/KC/D. The full-height setback area is located along Wah Sing Street, with a width ranging from 1.5m to 4.2m in crescent shape. The setback requirement has been met thus the Proposed CBP would not affect the planned/future road widening of Wah Sing Street.

4.6 No Adverse Technical Impacts

4.6.1 Technical assessments on traffic, sewerage and environmental impacts have been conducted to ascertain the technical feasibility of the Proposed CBP.

Traffic

4.6.2 The Proposed CBP is tentatively scheduled for completion in 2026, a Traffic Impact Assessment ("TIA") for the assessment year of 2029 has been carried out to assess the possible traffic impacts to the local road network (*Appendix II* refers). With the further improvement on the junction of Tai Lin Pai Road / Kwai On Road in addition to the improvement proposed by the Hong Kong Housing Authority, all junctions analysed have sufficient capacity to accommodate the expected traffic flow in 2029 and the traffic to be generated by the Proposed Concrete Batching Plant. Therefore, no adverse traffic impact to the surrounding road network would be anticipated.

Sewerage

4.6.3 The Sewerage Impact Assessment ("SIA") in *Appendix III* has demonstrated that the utilisation of the existing sewers from FMH4021329 and FMH4021335 upon development of the Proposed CBP would be about 19% to 83%, which means no adverse sewerage impact would be anticipated during the operation of the Proposed CBP.

Environmental

4.6.4 The Environmental Assessment ("EA") in *Appendix IV* has assessed the potential impact of the Proposed CBP in terms of air quality, noise, water quality, waste management and land contamination. The EA report demonstrated that, given the Proposed CBP will operate within a fully enclosed structure and the future operation will be controlled by different licences (e.g. Specified Process Licence under Section 14 of APCO, Discharge Licence from EPD under WCO and etc.), no adverse environmental impact would be anticipated during the operation of the Proposed CBP. Not least, the Applicant will also adopt necessary control measures and good site practice to further reduce the potential impact (if any).