



SECTION 12A PLANNING APPLICATION

for proposed rezoning from "Commercial(1)" ("C(1)") and "Other Specified Uses" annotated "Business" ("OU(B)") to "Commercial (3)" ("C(3)") zone for a proposed Social Welfare Facility (Residential Care Home For People With Disabilities) (RCHD) and ancillary office and staff quarters development at Kwun Tong Inland Lot No. 203, portion of G/F and 1/F to 7/F, 90 Hung To Road, Kwun Tong



Applicant

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DeSPACE (International) Limited

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Executive Summary

The Applicant, **Merry Gain International Limited, Kind Rich International Limited and China Full Treasure Limited**, now seeks town planning permission from the Town Planning Board (TPB) for a Section 12A planning application for proposed rezoning from “Commercial(1)” (“C(1)”) and “Other Specified Uses” annotated “Business”(“OU(B)”) to “Commercial (3)” (“C(3)”) zone to enable the proposed Social Welfare Facility (Residential Care Home For People With Disabilities) (RCHD) and ancillary office and staff quarters development at Kwun Tong Inland Lot No. 203, portion of G/F and 1/F to 7/F, 90 Hung To Road, Kwun Tong (The Application Site).

According to the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/25 (the OZP), the proposed RCHD with residential element is neither a Column 1 nor Column 2 use under the “C(1)” and “OU(B)” zones. It is proposed to rezone the Application Site to facilitate a proposed in-situ partial conversion of an existing 9-storey commercial building (the Building) into RCHD (1/F to 5/F) and related ancillary office (portion of G/F) and ancillary quarters for persons employed on the premises (6/F to 7/F). The Application Site is proposed to be under a “C(3)” zone in which the RCHD development would be permitted by revising the “Social Welfare Facility (excluding those involving residential care)” as an always permitted use under Column 1 to “Social Welfare Facility (excluding those involving residential care, except on land designated “Commercial (3)” only)”. No amendments on the plot ratio and building height are proposed.

The current situation of a long waiting list and very long waiting time for residential care services for persons with disabilities (PWDs) highlights the urgent need for care services. The increasing number of individuals requiring such institutional care services has put a significant burden on their caregivers and existing facilities, for a prolonged period of time. Recognizing the seriousness of the situation and a favourable circumstance of the Kwun Tung district being transformed rapidly from an aging industrial hub into a business district, the Applicant has a good intention to provide residential care services to the PWDs at the Application Site to meet the market demand.

The subject Building is located at a relatively prime location in the southeast periphery of the Kwun Tong Industrial Area surrounded by mainly non-polluting industrial and other commercial uses. The surrounding industrial uses have been largely phased out as the industrial buildings were transformed to Commercial/Office(C/O) buildings in recent years. The Applicant has reviewed comprehensively and confirmed that the subject Building is technically feasible and compatible for suitable conversion and accommodating uses with a residential nature, especially where the existing Building is permitted for ancillary quarters under the Occupation Permit (OP) and land lease conditions.

The proposed development aligns with prevailing policy objectives, justifies land use compatibility and technical considerations. It is expected that this development would not cause any insurmountable impacts on traffic, environment, sewerage, and drainage aspects to the surrounding area. With these justifications, the Applicant respectfully requests the TPB to approve the application.

行政摘要

申請人美盈國際有限公司、富恩國際有限公司及中滿寶有限公司，現向城市規劃委員會（下稱城規會）提出第 12A 條修訂圖則申請，擬議從「商業（1）」及「其他指定用途，只適用於「商貿」」改劃至「商業（3）」，以在觀塘鴻圖道 90 號觀塘內地段第 203 號（申請地點）地下（部分）及一樓至七樓，發展擬議的社會福利設施（殘疾人士院舍）、附屬辦公室及附屬員工宿舍。

根據觀塘（南部）分區計劃大綱草圖編號 S/K14S/25（下稱大綱圖），擬議殘疾人士院舍附有住宿照顧者，不屬於「商業（1）」及「其他指定用途，只適用於「商貿」」內第一欄及第二欄用途。現擬議改劃申請用地，以便將現有九層商業大廈（該大廈），改裝用作附屬辦公室（地下（部分））、殘疾人士院舍（一樓至五樓）及供受僱於該處所的人員使用的附屬宿舍（六樓至七樓）。擬議將申請地點改劃至「商業（3）」，並從現時第一欄用途下的「社會福利設施（涉及住宿照顧者除外）」修改至「社會福利設施（涉及住宿照顧者除外，不限設於指定為「商業（3）」的土地範圍內）」，以容許作殘疾人士院舍用途於「商業（3）」地帶。擬議改劃並不會對容積率和建築高度作任何修改。

目前殘疾人士院舍照顧服務候補名單長、輪候時間過長的情況，凸顯照顧服務的迫切需求。嚴重供求失衡的情況下更為殘疾人士身邊的照顧者及設施帶來了長時間而沉重負擔壓力。考慮到情況的嚴重性以及觀塘由工業中心迅速轉型為商業區的有利環境，申請人有良好意願為殘疾人士提供院舍照顧服務，以滿足市場需求。

該大廈位於觀塘工業區東南外圍的便利位置，周圍主要為無污染工業及其他商業用途。近年來，周圍的工業大廈已大部分轉變為商業/辦公室大廈，而工業用途已大部被淘汰。申請人經過全面探討，確認該大廈在用途兼容及技術可行性方面皆適合改建為兼容居住性質的用途，尤其是根據現有建築物的佔用許可證 (OP) 和土地租賃條件，建築物是允許用作附屬宿舍的。

擬議的發展項目符合現行政策目標、確立土地兼容性和技術考慮。預計擬議大廈改裝不會對週邊地區的交通、環境、污水、排水等方面造成重大影響。申請人基於上述理由，懇請城規會批准其申請。

（聲明：此中文譯本僅供參考，如中文譯本和英文原文有差異時，應以英文原文為準。）

Introduction

1.1. Project Background

- 1.1.1. DeSPACE (International) Limited acts on behalf of **Merry Gain International Limited, Kind Rich International Limited and China Full Treasure Limited** (the Applicant), to prepare and submit this Section 12A planning application for proposed rezoning from “Commercial(1)” (“C(1)”) and “Other Specified Uses” annotated “Business”(“OU(B)”) to “Commercial (3)” (“C(3)”) zone under the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/25 (the OZP) to enable the proposed Social Welfare Facility (Residential Care Home For People With Disabilities) (RCHD) and ancillary office and staff quarters development at Kwun Tong Inland Lot No. 203, portion of G/F and 1/F to 7/F, 90 Hung To Road, Kwun Tong (The Application Site).
- 1.1.2. The Application Site falls within an area zoned “C(1)” (about 84.5%) and “OU(B)” (for open-air development or for building other than industrial or industrial-office building) (about 15.5%) on the OZP (**See Figure 1 for Location Plan and Figure 2 for Lot Index Plan**). According to the OZP, the proposed RCHD with a residential element is neither a Column 1 nor Column 2 use under the “C(1)” and “OU(B)” zones.
- 1.1.3. In view of the soaring demand for residential care services for persons with disabilities (PWDs) and favourable circumstance of being transformed rapidly from an aging industrial hub into a business district in Kwun Tong, the Applicant has a good intention to provide residential care services to the PWDs to meet the market demand in the Application Site.

1.2. In-situ Partial Conversion

- 1.2.1. It is proposed to rezone the Application Site to facilitate a proposed in-situ partial conversion of portion of G/F and 1/F to 7/F of an existing 9-storey commercial building (the Building) into the RCHD (1/F to 5/F) and ancillary office (portion of G/F) and ancillary quarters for persons employed on the premises (6/F to 7/F).
- 1.2.2. It is suggested that the Application Site would be under a “C(3)” zone in which the RCHD development would be permitted by adding the words “(excluding those involving residential care, except on land designated “Commercial (3)” only)” to the use of “Social Welfare Facility (excluding those involving residential care)” in Column 1 under the “C” zone (**See Appendix 1**).
- 1.2.3. The Applicant, possessing portion of G/F and 1/F to 7/F of the Building, is not the sole “current land owners” of the Application Site. The remaining portion of G/F and M/F are being used as restaurants by other owners. The Application would not jeopardize the interests of other owners as the use profile of the Building will all remain as the Column 1 uses permitted under the current zoning, except for a minor amendment on the clause of “Social Welfare Facility” use.

1.3. RCHD Policy

- 1.3.1. Due to the ageing population and the longer average life expectancy of persons with disabilities owing to the advancement of medical technologies, the community's demand for RCHD has been increasing. The number of PWDs on the waiting list and the average waiting time for RCHDs are expected to continue rising. However, the current supply of RCHD places is insufficient to cater for the demand for the services. According to the Social Welfare Department (SWD) statistics as of September 2023, there are approximately 11,000 PWDs still on the waitlist for various types of subsidized RCHDs, and the average waiting time for different residential rehabilitation services for PWDs ranges from 4.2 months to 150.8 months.
- 1.3.2. With a view to address the waitlisting situation of subsidised RCHD places in the long run, an Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments (Incentive Scheme for RCHDs), modelling on the Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments (Incentive Scheme for RCHEs), has been introduced on 20 December 2023 to incentivise private developers to provide RCHDs in new private developments to increase the supply of RCHDs.
- 1.3.3. In response to social needs and government policy, the Applicant intends to convert the premises for RCHD use to increase supply through market forces in a suitable location.

1.4. Owner's Consent and Notification

- 1.4.1. A written notification to the current remaining registered land owner has been completed by mailing letters to its registered postal address. The relevant documents have been included in the relevant part of the application form. The Town Planning Board Guideline on Satisfying the Owner's Consent/Notification Requirements under Sections 12A and 16 of the Town Planning Ordinance has been duly followed.

1.5. Report Structure

- 1.5.1. Following this section, Section 2 gives a brief overview of the Application Site context. Section 3 presents the planning context to the Application Site. Section 4 contains a full description of the proposed RCHD development and ancillary office and staff quarters Proposal. Section 5 outlines the proposed amendment to the OZP. Planning and technical justifications for the development are elaborated in Section 6. Section 7 presents the concluding remarks and summarizes the grounds for approval of the Application.

2. Site Context

2.1. Local Site Context

2.1.1. The proposed use is within a 9-storey commercial building bounded by Hung To Road to the northeast and King Yip Street to the southeast. It occupies a portion of G/F and the whole floors of 1/F to 7/F. The Premises are served by two common lifts and two common staircases for direct access to G/F. There is no internal transport facilities except the non-building area (NBA) (about 3.05m (W) x 23.7m (L)) at G/F was designated for the parking and loading/unloading of motor vehicles under lease conditions.

2.2. Current Uses

2.2.1. The Building is built in 1965 and is permitted to be used as “restaurant” on G/F (major portion) to 5/F, “office” on G/F (portion) and “ancillary quarters for persons employed on the premises” on 6/F to 7/F under the Occupation Permit (OP) and the land lease conditions. Please see **Table 1** for the details of the current uses and ownerships.

Table 1: Current Uses

Floor	OP (K112/65) (8 th March 1965)	Existing Uses	Ownership	Shares (/100)
*G/F	Restaurant, kitchen, food preparation, office & transformer room for non-domestic use	Restaurant	Fuji Properties Limited	30
		Ancillary Office	Kind Rich International Limited	3
		Non-building area for parking area, Lift Lobby and 2 staircases	Common Area	/
*M/F	Office for non-domestic use	Restaurant	Fuji Properties Limited	9
1/F	Restaurant, food preparation & store for non-domestic use	Restaurant	Merry Gain International Limited	9
2/F		Restaurant	Kind Rich International Limited	9
3/F		Vacant	China Full Treasure Limited	8
4/F		Restaurant	China Full Treasure Limited	8
5/F	Kitchen & cold store for non-domestic use	Restaurant	Kind Rich International Limited	8
6/F	Staff Quarters for domestic use	Quarters for persons employed on the premises	Kind Rich International Limited	7
7/F		Quarters for persons employed on the premises	China Full Treasure Limited	7
R/F	/	/	China Full Treasure Limited	2

Remarks: *G/F (Restaurant) to M/F are not included in the partial conversion development proposal.

2.3. Existing Use

2.3.1. According to the OP, 6/F and 7/F of the Building are purposely designed and designated for domestic use as staff quarters, which are also allowed under the lease conditions of the Application Site and used until present. In other words, such uses were in existence before the publication in the Gazette of the notice of the first statutory plan covering the land or building in 1987. No alternation and addition (A&A) works had been performed thereat according to desktop study, hence there was no material change of use on 6/F and 7/F since operation of the Building (and after the publication of the first plan). Therefore, it can be regarded as an “existing use of land or building” that is always permitted under the Covering Notes of the OZP.

2.4. Surrounding Area of the Application Site

2.4.1. The proposed development is situated in the southeast periphery of the Kwun Tong Industrial Area surrounded by mainly non-polluting industrial and other commercial uses. The surrounding areas have the following characteristics (**See Figure 3 for Surrounding Features Plan**):

- The neighbouring buildings along Hung To Road, King Yip Street and Wai Yip Street are mainly commercial/office buildings (redevelopment or wholesale conversions). The G/F units of the nearby buildings are mainly used as retail shops, Restaurants, real estate agency, motor repair services and courier service;
- To the immediate southwest across the back alley are a **[3]** new commercial/office building to be erected (Planning Application No. A/K14/766) and the commercial/office building, **[2]** Manulife Financial Centre with Tower A and Tower B (Planning Application No. A/K14/475).
- To the further west across the Wai Yip Street is the commercial/office buildings with executed special waiver, **[1]** Lu Plaza.
- To the west and northwest are the commercial/office buildings with/without executed special waiver, namely **[4]** Ray Centre, **[5]** Dah Way Industrial Building, **[7]** New Media Tower (Planning Application No. A/K14/773), **[8]** No. 78 Hung To Road and **[6]** a hotel development, namely Dorsett Kwun Tong (Planning Application No. A/K14/532).
- To the north and northeast across the Hung To Road are the commercial/office buildings with/without executed special waiver, namely **[9]** The Rays, **[10]** KOHO, **[11]** Contempo Place, **[12]** EGL Tower, **[13]** Kin Sang Commercial Centre, **[14]** King Palace Plaza and **[15]** The Wave.

- To the immediate north is a **[5]** transitional housing development at Dah Way Industrial Building funded and approved by the Panel of Housing of Legislative Council in 24th December 2020.
- To the south across the King Yip Street is the **Tsui Ping River** which is undergoing revitalisation initiated by the Government. With implementation of environmental, ecological and landscaping upgrading works, the Tsui Ping River will turn into a new landmark where the public can enjoy the river scenes and carry out leisure activities.
- To the further southeast across the Tsui Ping River and Kwun Tong By-pass is the Laguna Park and a comprehensive residential development, namely Laguna City.
- The abutting King Yip Street is provided with sufficient bus/mini-bus stops.
- The MTR Kwun Tong Station is approximately 500m to the northeast.

2.5. Lease

- 2.5.1. As per preliminary land status check, the Building falls within KTIL No. 203 (the Lot) which is held under Conditions of Sale No. UB6678. The Lot shall be used only for the purpose of a restaurant and no building shall be erected on the Lot except a restaurant, ancillary offices and quarters for persons employed on the premises.
- 2.5.2. The proposed RCHD development on 1/F to 5/F shall be in breach of the relevant lease conditions. The applicant may apply to Lands Department for a Temporary Waiver/Lease Modification to give effect to the proposal upon the approval of this planning application.
- 2.5.3. It is also noted that the NBA shall be used for the parking, loading and unloading of motor vehicles and for no other purposes and no part of any structure shall exceed a height of 170 feet above Colony principal datum.

3. Town Planning Context

3.1. Current Statutory Planning Context

- 3.1.1. The Premises falls within an area zoned “Commercial (1)” (“C(1)”) (about 84.5%) and “Other Specified Uses” annotated “Business” (“OU(B)”) (for open-air development or for building other than industrial or industrial-office building)(about 15.5%) on the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/25 (OZP). According to the OZP, the proposed RCHD is neither a Column 1 nor Column 2 use under the “C(1)” and “OU(B)” zones.
- 3.1.2. The planning intention of the “C(1)” is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 3.1.3. The planning intention of the “OU(B)” is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.
- 3.1.4. The Application Site is subject to a maximum plot ratio of 12.0 and a maximum building height of 100 mPD in “C(1)” and “OU(B)” zone as stipulated on the OZP. Under the Schedule of Uses of the OZP, the Social Welfare Facility (excluding those involving residential care) is a Column 1 use in “C(1)” and a Column 2 use in “OU(B)”. In order to facilitate a proposed in-situ partial conversion of portion of G/F and 1/F to 7/F of the Building into the RCHD (1/F to 5/F) and ancillary office (portion of G/F) and ancillary quarters for persons employed on the premises (6/F to 7/F), this application intends to rezone the Application Site to “C(3)” zone to permit the proposed RCHD development by adding the words “(excluding those involving residential care, except on land designated “Commercial (3)” only)” to the use of “Social Welfare Facility (excluding those involving residential care)” in Column 1 under the “C” zone.
- 3.1.5. With reference to the Kwun Tong (Western Part) Outline Development Plan (ODP) No. D/K14A/2, a 1.5m non-building area (NBA) from ground level with clear headroom of 5.1m is required for the existing back alley within the Application Site. It can help to facilitate the optimal use of back lanes for purposes including, where appropriate, vehicle parking/pick-up and drop-off, cargo access, and the laying and maintenance of utilities.

3.2. Rezoning History

- 3.2.1. In July 2001, the Application Site was located within an area zoned as “Commercial” (“C”) (about 84.5%) and “Industrial” (“I”) (about 15.5%) under the Approved Kwun Tong (South) Outline Zoning Plan No. S/K14S/8 (the OZP No. S/14S/8). As per the Schedule of Uses, the “Social Welfare Facility” use was always permitted under “C” zone; and may be permitted with or without

conditions on application to the TPB under “I” zone. The Application Site was subject to a maximum plot ratio of 12.0 in “C” and “I” zone as stipulated on the OZP No. S/14S/8.

- 3.2.2. In October 2001, TPB rezoned all the industrial sites in Kwun Tong Industrial Area from “I” zone to “OU(B)” zone and the existing “C” zones within the Kwun Tong Industrial Area to “C(1)” zone under the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/9 (the OZP No. S/14S/9). Although “Social Welfare Facility” use is listed as a Column 2 use under the “C(1)” zone and under the Schedule I for building other than industrial or industrial-office building of “OU(B)” zone, the Column 2 use denotes clearly “excluding those involving residential care”. RCHD is therefore not an allowable use in the “C(1)” and “OU(B)” zones at that time.
- 3.2.3. It is understood that the exclusion of residential element on the area zoned “C(1)” and “OU(B)” under the OZP is to avoid potential industrial/residential (I/R) interface problem as well as fire risk. Nonetheless, the planning context in Kwun Tong has been changed rapidly since then for 2 decades. At the present state, no industrial activities are permitted in the Building and it is apparent that the surrounding industrial buildings have been largely transformed to C/O buildings in recent years. The traditional polluting industrial uses have been largely phased out in the area and any nuisance caused are considered to be minimal.

3.3. Non-statutory Planning Context

3.3.1. Revitalization of Industrial Buildings Policy

- 3.3.1.1. A bulk of industrial premises in Hong Kong have been rendered surplus and vacant as a result of economic restructuring to a service-oriented economy. To optimize utilization of the existing industrial stock and make better use of valuable land resources, the Government has launched a policy of “Revitalization of Industrial Buildings” which was first announced in 2010-2016 (Revitalisation Scheme 1.0) and reactivated in 2018 till present (Revitalisation Scheme 2.0). The Development Bureau (DEVB) announced a series of revitalization policy measures to facilitate the redevelopment and wholesale conversion of old underutilized industrial buildings.
- 3.3.1.2. With reference to the “Report on 2020 Area Assessments of Industrial Land in the Territory” published by Planning Department in December 2021, the Kwun Tong Industrial Area (KTIA) is the top 1 area with the highest approved Gross Floor Area (GFA) under Revitalisation Scheme 1.0 and 2.0:

“3.2.14 Over 31% of the total approved GFA (i.e. about 0.77M m² GFA) were located in the Kwun Tong (zoned “OU(B)”), followed by Kowloon Bay (7% of the total approved GFA, zoned “OU(B)”) and Cheung Sha Wan (6% of the total approved GFA, zoned “OU(B)”). “

“3.2.19 As for the spatial distribution, about 19% of the total approved GFA (i.e. about 0.23M m² GFA) were located in the Kwun Tong (zoned “OU(B)”), followed by Kowloon Bay (15% of the total approved GFA, zoned “OU(B)”) and Cheung Sha Wan (8% of the total approved GFA, zoned “OU(B)”).”

3.3.1.3. It is obvious that many old factory buildings in KTIA are gone and revitalized due to the continuous redevelopment and conversion of existing industrial premises to commercial uses. Some of the lot owners have been applied for a Special Waiver/Lease Modification for the conversion/redevelopment of the IBs in the neighbourhood area. Please see **Table 2** for the summary of applications executed and **Figure 3** for surrounding features plan.

Table 2: Executed Special Waiver/Lease Modification Cases

*No.	Lot No.	Building	Location	User	Date of Registration	Application
9	KTIL 81	The Rays Building	71 Hung To Road	Office	14/3/2011	Special Waiver
15	KTIL 57	The Wave	4 Hing Yip Street	#Eating Place Shop and Services	17/3/2011 27/4/2016	Special Waiver
4	KTIL 202	Ray Centre 志勝中心	88 Hung To Road	Eating Place Office Shop and Services	22/2/2013	Special Waiver
1	KTIL 737	Lu Plaza	2 Wing Yip Street	#Eating Place Office Shop and Services	17/4/2014	Special Waiver
10	KTIL 635	KOHO	73-75 Hung To Road	#Eating Place Office Shop and Service	17/4/2014	Special Waiver
11	KTIL 76	Contempo Place	81 Hung To Road	Office Shop and Service	18/5/2016	Special Waiver
5	KTIL 618	Day Wah	86 Hung To Road	#Eating Place Office Shop and Service	12/10/2018	Special Waiver
3	KTIL 204	/	41 King Yip Street	Non-Residential	22/10/2021	Lease Modification

* The numbering corresponds to the numbers indicated on **Figure 3**.

The complete list of permitted uses in the Special Waiver was not fully outlined.

3.3.2. Residential Care Services for Persons with Disabilities (PWDs)

3.3.2.1. A wide range of rehabilitation services have been provided by the Government with an intention to help people with disabilities to develop their physical, mental and social capabilities, and to meet their various needs, including pre-school services, day rehabilitation services, residential care services and community support services.

3.3.2.2. The residential care services are provided for PWDs who cannot live independently and those who cannot be adequately cared for by their families, with a view to improving their quality of life and helping them develop independent living skills. The RCHD caters for those aged 6 or above, who are habitually received for the purpose of residential accommodation with the provision of care, under the Residential Care Homes (Persons with Disabilities) Ordinance (Cap.613).

3.3.2.3. The RCHDs in Hong Kong can be categorized into four types, including Subvented RCHDs, Self-financing RCHDs, Private RCHDs under Bought Place Scheme and Private RCHDs (Non-Bought Place Scheme). They provide various services to the residents requiring High Care Level, Medium Care Level and/or Low Medium Level. Residential Care Service Units for Persons with Disabilities are classified as different types of RCHDs based on the following method:

Table 3: Type of RCHDs

Type of RCHDs	Service Units for Persons with Disabilities
High Care Level Home	Care and Attention Home for Severely Disabled Persons [C&A / SD]
	Care and Attention Home for the Aged Blind [C&A / AB]
	Long Stay Care Home [LSCH]
	Hostel for Severely Mentally Handicapped Persons [HSMH]
	Hostel for Severely Physically Handicapped Persons [HSPH]
	Hostel for Severely Physically Handicapped Persons with Mental Handicap [HSPH/MH]
	Transitional Care and Support Centre for Tetraplegic Patients [TCSC]
Medium Care Level Home	Halfway House [HWH]
	Hostel for Moderately Mentally Handicapped Persons [HMMH]
Low Care Level Home	Supported Hostel [SHOS]
	Integrated Vocational Training Centre [IVTC] – Residential Service
	Small Group Home for Mildly Mentally Handicapped Children [SGH(MMHC)]

3.3.2.4. The proposed RCHD development will accommodate persons with disabilities requiring High Care Level, Medium Care Level and/or Low Medium Level services concurrently. It will be classified as either a High Care Level Home or a Medium Care Level Home.

3.3.3. Persons with Disabilities and Rehabilitation Programme Plan (RPP)

3.3.3.1. The Government published the new Persons with Disabilities and Rehabilitation Programme Plan (RPP) in June 2020. It was formulated by the Rehabilitation Advisory Committee (RAC), which was set up by the Government in 2017. It outlines the strategic directions and measures to tackle the service demand of persons with disabilities. In the then Secretary for Labor and Welfare Law Chi Kwong's blog on 24 April 2022, it is explicitly stated that the latest RPP re-examined the long-term planning of rehabilitation and care services for persons with disabilities.

3.3.3.2. The new RPP recommended that the service quality of residential care homes shall be strengthened through upgrading the statutory staffing requirements; adjusting upward the statutory minimum area of floor space per resident; raising the accountability of licensees; mandating registration of home managers and continuous training of health workers; and continue to increase the number of rehabilitation service places.

3.3.3.3. The proposed RCHD development proposal is in line with the RPP that the minimum area of floor space for each resident in the proposed development is 9.5 m² instead of the minimum area of 6.5 m² as required by the Code of Practice for Residential Care Homes (Persons with Disabilities) (CoP).

3.3.4. The Chief Executive's Policy Address and The 2023-2024 Budget RCHD Policy Objectives

3.3.4.1. The Government have put emphasis on strengthening the provision of RCHD. It is announced in the Chief Executive's 2023 Policy Address (para. 121), 2022 Policy Address (para. 73) and the 2023-2024 Budget (para. 180):

"Para. 121. Encourage developers to construct and operate RCHDs in their development projects – Drawing reference from the prevailing arrangements applicable to private RCHEs, the Government will launch the "Incentive Scheme to Encourage Provision of Residential Care Homes for Persons with Disabilities in New Private Developments" this year. Eligible RCHDs will be exempted from premium payment for lease modifications, land exchange or private treaty grants, and the relevant GFA of the RCHD will not be counted in the calculation of total permissible GFA for the entire project;"

"Para. 73. Improve rehabilitation services: Increase number of day rehabilitation, residential care and respite service places for persons with disabilities by 10% from 35 100 in 2021 -22 to 38 800 by 2026 -27. (LWB)"

"Para. 180.... In addition, the DEVB and the LWB will formulate a similar scheme for residential care homes for persons with disabilities (RCHDs) so as to encourage the market to provide more quality private RCHDs."

3.3.4.2. As at September 2023, the SWD provided a total of 15 344 subsidised RCHD places, while the waiting list for subsidized RCHD places consisted of approximately 11,000 persons. To enhance the involvement of the private sector in delivering high-quality residential care services, the Government has introduced the Incentive Scheme for RCHDs. This scheme aims to encourage the provision of RCHDs in new private developments.

3.4. Previous Planning Application(s)

3.4.1. The Application Site is the subject of 2 previous planning applications under Section 16 of the Town Planning Ordinance: 1) A/K14/593 for proposed hotel on 4/F – 5/F approved on 25th September 2009 and 2) A/K14/762 for proposed hotel (guesthouse) on 2/F – 5/F approved on 16th November 2018. The subject application for providing residential care services is similar in nature to the previous applications for providing residential services to the users.

3.5. Similar Planning Application(s)

3.5.1. As shown in the **Table 4** below, those approved rezoning applications are also situated in the area surrendered by mainly non-polluting industrial and other commercial uses.

Table 4: Successful Rezoning Applications for the Social Welfare Facilities

Case No.	Application	Applied Use
Y/TM/9	To rezone the application site from "Industrial" to "Commercial (1)", and to amend the Notes of the "Commercial" zone on the Draft Tuen Mun Outline Zoning Plan No. S/TM/29	RCHD on UG/F to 3/F
Y/YL/6	To rezone the application site from "Other Specified Uses" annotated "Business" to "Government, Institution or Community"	RCHE

3.5.2. For the approved rezoning application (Y/TM/9), the site is located in the midst of the Tuen Mun Industrial Area and occupied by an existing commercial building (Foo Yik Commercial Building) with RCHD from UG/F to 3/F, shops at LG/F and UG/F and car parks at basement level and offices/religious institutions from 5/F to 12/F. The proposed rezoning is justified in the following reasons:

- ✓ The Notes for the “C” zone had already been amended to include “Social Welfare Facility (not elsewhere specified)” use under Column 1 and the “Social Welfare Facility (involving residential care on land designated “C(1)” only)” use under Column 2 in the context of the draft TM OZP No. S/TM/29 gazetted on 23.3.2012 reflecting other approved C/O developments;
- ✓ The site was first zoned “C” on the Tuen Mun Area 12 Layout Plan in 1980s. The proposed “C(1)” zone is therefore in line with the planning intention of the LP;

- ✓ Rezoning the site from “I” to “C” reflects the existing development on site; and
- ✓ Approval-in-principle was given to the proposed RCHD in February 2011 under the Pilot Bought Place Scheme for providing residential care places for persons with disabilities subsidized by the SWD.

3.5.3. The subject rezoning application is more or less similar to the approved Y/TM/9 application and shall be justified on the following grounds:

- ✓ The subject application is located in the southeast periphery of the KTIA with limited I/R interface problem;
- ✓ The subject Site is surrounded by mainly commercial/office buildings and some non-polluting industrial buildings. Opportunity shall be given to explore the compatibility of residential element in the subject “C” zone with the consideration of the technical concerns;
- ✓ The proposed rezoning in line with the planning intention of “C” zone;
- ✓ Rezoning the site from “C(1)” and “OU(B)” to “C(3)” reflects the existing commercial development as a unified zoning; and
- ✓ The Applicant intends to join the Bought Place Scheme to provide high quality residential care services to the PWDs to meet the market demand and shorten the waiting time on the central waiting list.

4. Proposed Development

4.1. Development Proposal

- 4.1.1. The proposed in-situ partial conversion scheme involves altering the G/F (part) from ancillary office use to ancillary office of the RCHD, the 1/F to 5/F from Restaurants to RCHD use and the 6/F to 7/F from quarters for persons employed for restaurant operation to ancillary staff quarters for RCHD operation.
- 4.1.2. It attains a gross floor area of about 22 m² for G/F (part), about 2,290 m² for 1/F to 5/F and about 732 m² for 6/F to 7/F. The proposed RCHD will provide about 120 - 180 beds with full range of amenities such as multi-functional rooms for therapy activities, nursing rooms and isolation rooms etc. to meet the various needs of the PWDs. Residential care beds are provided on 1/F to 5/F and each floor will have a multi-functional room, reading room, nursing station, medical consultation room, pantry and sufficient shower rooms cum toilets. Ancillary staff quarters with approximately 10 - 30 beds for staff are provided on the 6/F and 7/F.
- 4.1.3. The proposed office on G/F and staff quarters on 6/F to 7/F, which are permitted under the land lease, are ancillary to the proposed RCHD on 1/F to 5/F. The Applicant would apply a licensing application to the SWD for the proposed RCHD on 1/F to 5/F.
- 4.1.4. The subject Building has no vehicular access. There are no internal transport facilities except the non-building area (NBA) (about 3.05m (W) x 23.7m (L)) at G/F designated for the parking and loading/unloading of motor vehicles under lease conditions. Due to the site constraint and multiple ownerships, it is infeasible to provide internal transport facilities upon in-situ partial conversion for RCHD development. It is anticipated that both staffs and visitors would rely on the public transport to and from the Site. However, load/unloading of the residents of the RCHD (if any) can still be carried out at the G/F non-building area.
- 4.1.5. The proposed in-situ partial conversion scheme involves addition and alteration works for converting the existing commercial space into the proposed RCHD offering high standard nursing care and residential services for PWDs and in compliance with the relevant licensing requirements. All modifications to internal layout, fire services systems and proposed environmental mitigation measures (if any) will comply with relevant practice notes and regulations.
- 4.1.6. The key development parameters of the proposed in-situ partial conversion of the subject Building are summarized below. Please read **Table 5** in conjunction with the indicative floor plans and section drawings of the proposed development scheme as shown in **Appendix 2**.

Table 5: Major Development Parameters

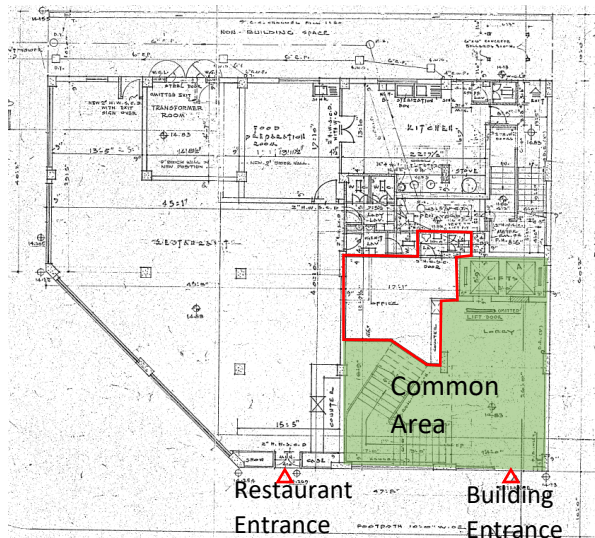
Existing Building (Based on the approved General Building Plan)			
Site Area	464.515 m ²		
Total PR	PR: 8.48 Domestic PR: 1.58 Non-domestic PR: 6.9		
Total GFA	Ownership (by floor)	*Remaining Owner	Applicant
	G/F	436 m ² (Restaurant)	22 m ² (Ancillary Office)
	M/F	458 m ² (Restaurant)	/
	1/F-5/F	/	2,290 m ² (Restaurant)
	6/F – 7/F	/	732 m ² (Staff Quarters)
	Total GFA: 3,938 m ² Total Domestic GFA: 732 m ² Total Non-domestic GFA: 3,206 m ²		
In-situ Partial Conversion for the RCHD under Application			
GFA of the Proposed RCHD Development	Total: 3,044 m ² G/F: about 22 m ² 1/F to 5/F: about 2,290 m ² 6/F to 7/F: about 732 m ²		
Building Height	About 31.4m (Note: 21.49m at floor level on 5/F)		
No. of Parking Spaces	Nil (Note: L/UL activities could be carried out at the G/F non-building area within the Site)		
Proposed Floor Use under Application*	Existing Permitted Use	In-situ Partial Conversion	
G/F	Ancillary Office	Ancillary Office for RCHD	
1/F to 5/F	Restaurants	RCHD	
6/F-7/F	Quarters for persons employed on the premises	Ancillary Staff Quarters for RCHD	
No. of Beds	120-180		
No. of Beds for the Staff Quarter	10 - 30		

Remarks:

*Main use of the other floors, i.e. Restaurants on G/F and M/F are owned by the others, that is not the subject of the current application.

4.2. Access to the Premises

4.2.1. Currently, an entrance is provided on G/F in Hung To Road. It is accessible for wheelchair users by an existing ramp (See Figure below). The lift lobby are commonly shared by the Applicant and the remaining owner, who is operating Restaurants on G/F (major portion) to M/F. Despite the multiple ownership, the applicant could implement its own management plan in using the two lifts to serve the RCHD development, as the main user of the lifts. As advised by the Applicant, with a long history of mixed use in the Site, no interface problem/nuisance among different users has been encountered in the past, and is not expected in the future.



4.3. Compliance with RCHD Licensing Requirements

4.3.1. The proposed RCHD will meet all the statutory requirements under the Residential Care Homes (Persons with disabilities) Ordinance, Cap. 613 and its regulations, the Code of Practice for Residential Care Homes (Persons with Disabilities) as well as other related statutory requirements.

4.3.2. It is noted that all the facilities provided for PWDs will be situated at a height of not more than 24m above ground level, as pursuant to the requirements as set out by SWD. The proposed RCHD from 1/F to 5/F will be situated at floor levels from 6.25m to 21.49m (**See Appendix 2 – Section Plan**). Proposed facilities and services for the RCHD premise is provided with respect to the “Best Practices in Design and Operation of Residential Care Home for Persons with Disabilities” developed by the SWD. Should a planning application be submitted and a town planning approval is obtained, the Applicant would review the details with the RCHD licensing requirements and update the relevant technical assessments and ancillary facilities required.

4.4. Bought Place Scheme (BPS) for Private RCHDs

- 4.4.1. The SWD has a regular scheme of Bought Place Scheme to encourage private RCHDs to upgrade their service standards, to increase the supply of subsidised residential care places and to help the market develop more service options for persons with disabilities since October 2010.
- 4.4.2. The applicant intends to join the Bought Place Scheme providing High Level of Care (Category 1 or Category 2), which cater for the PWDs applicants on the waiting lists for Long Stay Care Home or Hostel for Moderately Mentally Handicapped Persons through the Central Referral System for Rehabilitation Services of the SWD.

4.5. Request for Support In-Principle from LWB.

- 4.5.1. The SWD is invited to provide **Support In-Principle** for the proposed quality RCHD development at the subject Building in Kwun Tong, in view of the urgent needs for more provision of social welfare facilities.

5. Proposed Amendments to the OZP

5.1. Proposed Amendments to the Notes of the OZP

- 5.1.1. With regard to the abovementioned in-situ partial conversion proposal, the OZP has to be revised accordingly to enable the proposed RCHD development.
- 5.1.2. It is suggested that the Application Site would be under a “C(3)” zone in which the RCHD development would be permitted by revising the “Social Welfare Facility (excluding those involving residential care)” as an always permitted use under Column 1 to “Social Welfare Facility (excluding those involving residential care, except on land designated “Commercial (3)” only)” (**See Appendix 1**). No amendments on the plot ratio and building height are proposed.
- 5.1.3. The planning intention of the “C(3)” is the same as that of “C(1)”, which is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment and eating place, functioning as territorial business/financial centre(s) and regional or district commercial/shopping centre(s). These areas are usually major employment nodes.
- 5.1.4. Some of the uses under the “OU(B)” zone would be omitted, such as Warehouse, and Non-polluting Industrial Use. However, the Building has long been used for commercial purposes as per the lease and the building footprint largely falls within the “C” zone, the omission of some industrial uses would not jeopardize the interests of other owners and would not conflicts with the planning intention.

6. Planning and Development Justifications

6.1. In Line with Policy for Care Home Services

6.1.1. Demand and Supply of RCHD

6.1.1.1. Equal Opportunity Commission revealed that the number of PWDs in Hong Kong has been soaring in the past few years. Due to population ageing, the proportion of the PWDs population is expected to continuously rise in the future. Statistics from Census and Statistic Department indicated that the population of PWDs excluding intellectual disability was estimated to be 543,200, accounting to 7.1% of the total population of Hong Kong. It is analyzed that more than half of the PWDs are aged 60 or above. And its portion relative to the total number of PWDs will only be exacerbated in the future.

6.1.1.2. Moreover, Hong Kong has been encountering soaring demand for RCHD supply, which can be reflected in the Central Referral System for Rehabilitation Services from the SWD. As at September 2023, the total number of cases on the waiting list for subvented RCHDs is 11,068 (shown on **Table 6** below). The same data in the last five years was recorded ranging from 10,249 to 11,470. As such, the waiting list has been remained at a high position for the last five years without a substantial decrease, much as the mega projects of rehabilitation services for PWDs (i.e., Kai Nang Integrated Rehabilitation Services Complex and TWGHs Siu Nam Rehabilitation Services Centre RCS services) has been commenced operation recently. It seems that the fundamental reason may be attributed to the very long turn-over rate of PWDs residents as compared to the elderly in RCHE. There are new cases received by the needy every year via the central referral system, while the new supply of RCHD bedspaces (including those moving out/natural wastage) fails to catch up with the demand on the waiting list.

Table 6: Current Supply of Residential Service and Waiting List

Residential Service	Waiting List
Hostel for Severely Mentally Handicapped Persons [HSMH]	2,304
Hostel for Moderately Mentally Handicapped Persons [HMMH]	2,727
Hostel for Severely Physically Handicapped Persons [HSPH]	293
Supported Hostel [SHOS]	2,297
Care and Attention Home for Severely Disabled Persons [C&A / SD]	372
Small Group Home for Mildly Mentally Handicapped Children [SGH(MMHC)]	112
Halfway House [HWH]	541
Long Stay Care Home [LSCH]	2,385
Care and Attention Home for the Aged Blind [C&A / AB]	37
Total Provisions of Subvented RCHD (Data extracted from SWD website: https://www.swd.gov.hk/storage/asset/section/341/en/Annex_II_(EN)_20230930.pdf)	<u>11,068</u>
#Bought Place Scheme for Private Residential Care Homes for Persons with Disabilities (Data extracted from SWD website: https://www.swd.gov.hk/en/pubsvic/rehab/cat_residcare/bps/)	<u>1,328</u>

6.1.1.3. Despite the arduous efforts from the Government, the central waiting list for the rehabilitation services has not gone down noticeably. Unlike RCHE where

private sectors provide the majority, the provision of RCHD is predominantly from the Government (about 82% in a total number of 340 RCHD). As shown in **Table 7**, there are only 62 private RCHDs (about 18%) in Hong Kong.

Table 7: Current Provision of RCHDs

Provision of RCHDs	No. of RCHDs	Possession
Subvented RCHDs	261/340	76.8%
Self-financing	17/340	5%
Private RCHDs under Bought Place Scheme	21/340	6.2%
Private RCHDs (Non- Bought Place Scheme)	41/340	12%

*Data extracted from Search Engine from SWD website: https://www.rchdinfo.swd.gov.hk/en/rchds_search

6.1.1.4. In terms of service places, as at September 2023, Bought Place Scheme for RCHD (i.e., subsidized beds provided from private sectors) is 1,328, accounting for about 8% of the total service places. The private market in fact can play a more important role to the supply of RCHD bedspaces via the Bought Place Scheme and that is evidenced by the 2023-24 Budget to expand the type of residential care home in the incentive scheme for exempting premium to RCHD. In view of the pressing demand for residential care services for the PWDs over the territory, the Applicant's proposal for the in-situ partial conversion for RCHD development could contribute to address the shortfall of RCHD places and shorten the waiting time on the central waiting list.

6.2. Permitted Domestic Use in the Building under Lease and OP and in the Surroundings

6.2.1. Permitted Domestic Use under Lease and OP within the Building

6.2.1.1. As demonstrated in para. 2.3 and 2.5, the 6/F and 7/F of the Building are permitted to be used as domestic use under the land lease and in existence before the publication in the Gazette of the notice of the first statutory plan covering the land or building in 1987. The Building is erected in the same period as the immediate surrounding pre-1987 IBs, including the Yue Xiu Industrial Building, 41 King Yip Street and Dah Way Industrial Building.

Table 8: Completion Date of Immediate Surrounding Building

Building Name	Completion Date [Occupation Permit]
90 Hung To Road	March 1965 [K112/65]
Yue Xiu Industrial Building	October 1966 [K361/66]
41 King Yip Street	January 1965 [quoted from Board Paper A/K14/766]
Dah Way Industrial Building (now named as Rich China Center)	August 1972 [NK84/71]

6.2.1.2. It is obvious that the residential use in the Building is considered to be acceptable even surrounded by those IBs which are mainly used for manufacturing activities. The proposed in-situ partial conversion for RCHD

development shall be encountered lesser nuisance than that of the situation before.

6.2.2. Permitted Domestic Use in Dah Way Industrial Building

6.2.2.1. As stated in the para. 2.4, a transitional housing development at Dah Way Industrial Building, which is located at the immediate northwest of the Building, was funded and approved by the Panel of Housing of Legislative Council on 24 December 2020. It is proposed to alter an existing ten-storey IB to provide about 116 transitional housing units of total GFA 3,645.5m².

6.2.2.2. Similar to the nature of the transitional housing development, the proposed in-situ partial conversion of an existing commercial building for RCHD development is of domestic nature and is in line with the government policy to encourage the private market to provide more residential care services to the PWDs.

6.2.2.3. The subject Building is located at a relatively prime location facing Hung To Road and Tsui Ping River. With the proposed mitigation measures to tackle I/R interface problem, the subject Building is suitable for the RCHD development.

6.3. In Line with Planning Intention

6.3.1. The proposed in-situ partial conversion for RCHD development is generally in line with the planning intention of the proposed “C(3)” zone. The Applicant intends to provide services to the PWDs. The proposed rezoning is to reflect the changing community needs and surrounding locality. The Note is similar to the master schedule of Notes of “C” zone in major commercial areas which the “Social Welfare Facilities” including those involving residential care is a Column 1 use.

6.3.2. The proposed rezoning from “C(1)” and “OU(B)” to “C(3)” will have a very slight effect on the floor space. The proposed rezoning would not jeopardize the interests of other owners as the Column 1 uses are almost the same as the current zoning restriction, except for a minor amendment on the clause of “Social Welfare Facility” use.

6.3.3. Before rezoning the Site from “C” to “C(1)” and from “I” to “OU(B)” in October 2001, the “Social Welfare Facility” and “Staff Quarters” are either Column 1 or 2 uses under the “C” and “I” under the OZP No. S/14S/8. Up till now, the surrounding industrial buildings have been largely transformed to C/O buildings. The industrial nuisance arising from the adjacent industrial activities are considered to be minimal. Sympathetic consideration shall be given to this application with respect to the rezoning history and the change in the surrounding environment.

6.4. Compatible with the Surrounding Area

- 6.4.1. The proposed in-situ partial conversion for RCHD development is located at the periphery of the KTIA with limited industrial/residential interface problem. As mentioned in para. 2.4 and 3.3.1, many old factory buildings in KTIA are gone and revitalized. The proposed development is surrounded by mainly commercial/office buildings and some non-polluting industrial buildings. To the immediate northwest and northeast of the development are two industrial buildings, Ray Centre and Yue Xiu Industrial Building. The floor space of these industrial buildings is mainly used for logistic and storage, rather than manufacturing activities.
- 6.4.2. The proposed development is near to the revitalized Tsui Ping River, a green riverine corridor with water scenery and amenity for the community, and the Laguna Park at its further southeast. The precious riverside public space and the green open space have positive effect on mental health and wellbeing for residents. Therefore, there is no conflict between the proposed “C(3)” zone with commercial/residential nature and the surrounding area.

6.5. No Insurmountable Traffic Impact

- 6.5.1. The existing building has nil provision of car parking and loading/unloading facilities for catering the retails activities within the building. In view of the nature of the proposed RCHD development and sufficient public transport facilities in the surroundings, it is anticipated that the residents, visitors and staffs would access the Site via public transport.
- 6.5.2. The existing uses of the building at G/F, M/F, 6/F to 7/F will remain unchanged while only alteration would be made for the proposed RCHD development at 1/F to 5/F. In view of the requirement of internal transport facilities under the Hong Kong Planning Standard and Guideline (HKPSG), there should be a minimum of 7 car parking spaces plus 2 L/UL spaces provided for restaurant use at 1/F to 5/F, whereas there is no parking standard for RCHD use.
- 6.5.3. The Site is also highly accessible by public transport facilities such as Mass Transit Railway (MTR), franchised bus and green minibus. The MTR Kwun Tong Station is within the walking distance. The abutting King Yip Street is provided with sufficient bus/mini-bus stops. It is anticipated that both staffs and visitors will use public transport for their mode of transport.
- 6.5.4. As the Site is not under single ownership and alternation only take place at 1/F to 5/F, provision of vehicular access and internal transport facilities is infeasible. Despite there are no internal transport facilities, L/UL activities (if any) can still be carried out at the G/F non-building area which was designated for the parking and loading/unloading of motor vehicles under lease conditions.
- 6.5.5. Taking into consideration of the development scale, site constraint and the transport facilities available in the vicinity, the proposed rezoning for facilitating a proposed in-situ partial conversion for RCHD development would not result in any adverse traffic impacts on the area.

6.6. No Insurmountable Air Impact

6.6.1. The surrounding industrial buildings have been largely transformed to C/O buildings in recent years. The remaining industrial buildings now primarily serve logistic and storage purposes, rather than manufacturing activities. The potential air impact on the residents of the RCHD is considered to be minimal. Furthermore, during the operational stage of the proposed development, no significant air quality impact is expected to be generated **(See Appendix 3)**.

6.7. No Insurmountable Noise Impact

6.7.1. Road traffic noise and fixed plant noise from the Hung To Road and King Yip Street would be the major source of noise nuisance affecting the future residents. The area designated for domestic purpose with openable window, such as dormitory rooms, dinner rooms and isolation rooms etc., shall be considered to be a noise sensitive receiver. All identified noise sensitive receiver will conform to the noise standard of 70dB(A) as recommended by HKPSG. Noise mitigation measures, including the implementation of acoustic windows, will be employed to achieve compliance with the noise standard. Furthermore, considering the minimal scale of alteration works and the predominantly passive nature of RCHD activities, no adverse noise impact on the surrounding area is expected **(See Appendix 4)**.

6.8. No Insurmountable Sewerage Impact

6.8.1. The subject Building is well connected to the public sewer network. It is currently connected to the sewer manhole no. FMH4061164 along the back lane. The alternation of existing restaurant use to RCHD use would not create additional floor area. It is anticipated that the sewerage discharge of the proposed RCHD use is much less than that of the existing restaurant use.

6.9. No Insurmountable Drainage Impact

6.9.1. The stormwater runoff from the Site is discharged all the way down to a well-established public drainage system with sufficient capacity. It is currently connected to the storm water manhole no. SMH4114474 along the back lane. It is considered that there is no change in the peak runoff upon in-situ partial conversion for RCHD development.

7. Conclusion

- 7.1.** This Section 12A is submitted to seek planning permission for proposed rezoning from “Commercial(1)” (“C(1)”) and “Other Specified Uses” annotated “Business”(“OU(B)”) to “Commercial (3)” (“C(3)”) zone under the Draft Kwun Tong (South) Outline Zoning Plan No. S/K14S/25 (the OZP) to enable the proposed Social Welfare Facility (Residential Care Home For People With Disabilities) (RCHD) and ancillary office and staff quarters development at Kwun Tong Inland Lot No. 203, portion of G/F and 1/F to 7/F, 90 Hung To Road, Kwun Tong (The Application Site).
- 7.2.** The proposed in-situ partial conversion proposal is comprehensively justified in terms of planning and social welfare merits. The proposed RCHD development is to provide residential care services to the PWDs to meet the market demand. The development proposal is fully justified on the following grounds:
- ✓ Echo with the government policy to leverage market force for the provision of RCHD places in addressing the soaring demand;
 - ✓ Aligned with the existing domestic nature under Lease and OP with a view to provide social welfare facilities;
 - ✓ Situated in the southeast periphery of the KTIA with limited I/R interface problem;
 - ✓ No conflict between the proposed “C(3)” zone with commercial/residential nature and the surrounding area;
 - ✓ Reflects the existing commercial development as a unified zoning;
 - ✓ No jeopardize the interests of other owners; and
 - ✓ No adverse traffic, air, noise, sewerage and drainage impact.
- 7.3.** The proposal is comprehensively justified in terms of planning and social welfare merits. It is anticipated that the proposed composite development would not result in insurmountable impacts to the surroundings. Given the justifications, the Applicant respectfully requests the TPB to approve the subject application.