

**S16 PLANNING APPLICATION  
APPROVED MA TAU KOK OUTLINE ZONING PLAN NO. S/K10/30**

**Proposed Social Welfare Facility  
(Residential Care Home for the Elderly)  
in “Residential (Group B)” Zone  
at 349 Prince Edward Road West, Kowloon**

## **Supporting Planning Statement**

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**August 2024**

**Applicant:**

**Lead Engineering Ltd.**

**Consultancy Team:**

**KTA Planning Limited**

**Spence Robinson Limited**

**CKM Asia Limited**

**Ramboll Hong Kong Limited**

S3120\_PS\_V01



**PLANNING LIMITED**  
規 劃 顧 問 有 限 公 司

## Executive Summary

This Planning Statement is prepared and submitted on behalf of Lead Engineering Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for the proposed social welfare facility (residential care home for the elderly) at 349 Prince Edward Road West, Kowloon ("Application Site"/ "the Site"). The Application Site is zoned "Residential (Group B)" ("R(B)") on the Approved Ngau Tau Kok Outline Zoning Plan ("Approved OZP") No. S/K10/30.

The latest approval for social welfare facility (Residential Care Home for the Elderly ("RCHE")) at the Application Site was granted by the TPB on 3 January 2020 (TPB Ref.: A/K10/261). In response to the increase in minimum floor area per resident in RCHE promulgated in the revised Code of Practice for Residential Care Homes (Elderly Persons) in June 2024, a revised scheme has been formulated to comply with the new spatial requirement. The revised scheme contains 1 block of 11-storey building (incl. 1 level of basement) with a building height of about 42.509 mPD (main roof level). Based on a site area of about 582.9 sq.m and a plot ratio of about 5, a total GFA of not more than 2914.5 sq.m is proposed for the RCHE use.

The Proposed Development is fully justified due to the following reasons:

- The current application is to take forward the approved 91-bed RCHE under TPB Ref.: A/K10/261, but to update the design with reference to the latest spatial requirement for RCHE promulgated by SWD.
- The Proposed Development with 141 RCHE bedspaces would help to alleviate the shortage of quality RCHE services for the elderlies within the area.
- With its convenient location and good accessibility connected by both road-based and rail-based transports, the Site is suitable for RCHE use.
- The Applicant has strived to make the greatest endeavours to come up with an optimal design by incorporating building setbacks and interesting building design in responding positively to the surrounding context.
- The proposed development intensity is well within the permissible PR and BH stipulated under the Approved OZP and is considered appropriate.
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible without posing negative impact onto the surrounding environment and neither to the future residents.

## 行政摘要

(內文如有差異，應以英文版本為準)

本規劃申請書為 Lead Engineering Limited (下稱「申請人」) 擬備。申請人根據城市規劃條例第 16 條，向城市規劃委員會 (下稱「城規會」) 提出規劃申請，以容許位於九龍太子道西 349 號 (下稱「申請地點」) 作社會福利設施 (安老院) 用途。申請地點位於馬頭角分區計劃大綱核准圖編號 S/K10/30 的住宅 (乙類) 地帶。

申請地點已於 2020 年 1 月 3 日獲得城規會的規劃許可，批准申請地點作安老院用途 (城規會參考編號：A/K10/261)。鑒於社會福利署於 2024 年 6 月頒布的《安老院實務守則》(修訂版)，當中列明增加安老院舍每名住客的最低樓面面積，申請人就已獲規劃許可的安老院作出修改，以符合最新的空間規定。擬議發展包含一幢 11 層高的建築物 (包括一層地庫)，最高建築物高度為主水平基準以上約 42.509 米 (主天台層)。申請地點的地盤面積為 582.9 平方米，擬議建築物的地積比為 5，樓面面積為 2914.5 平方米，用作安老院用途。

申請人提出是次規劃申請是基於以下理據：

- 現時的規劃申請是基於已獲規劃許可的安老院 (城規會申請編號 A/K10/261) 作出修改，以符合社會福利署最新的空間要求。
- 擬議發展設有 141 個安老院舍床位，能有效舒緩當區安老院的短缺。
- 申請地點位置及交通便利，鄰近主要道路及鐵路網絡，適合用作安老院用途。
- 申請人已致力提供最理想的建築設計以融合各種規劃得益，並配合周邊環境發展。
- 擬議發展的建築密度符合分區計劃大綱核准圖內所訂明的高度和地積比限制，建議的發展參數可視為合適。
- 擬議發展已進行了各種技術評估，並證明不會對周圍環境產生負面影響。

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**S16 Planning Application  
Approved Ma Tau Kok OZP No. A/K10/30**

**Proposed Social Welfare Facility  
(Residential Care Home for the Elderly) in “Residential (Group B)” Zone  
at 349 Prince Edward Road West, Kowloon**

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**Supporting Planning Statement**

**1. INTRODUCTION**

**1.1 Purpose**

1.1.1 This Planning Application is prepared and submitted on behalf of Lead Engineering Limited (the “Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 16 of the Town Planning Ordinance for the Proposed Social Welfare Facility (Residential Care Home for the Elderly) at 349 Prince Edward Road West, Kowloon (“Application Site”/ “the “Site”). The Site falls within “Residential (Group B)” (“R(B)”) zone on the Approved Ma Tau Kok Outline Zoning Plan No. S/K10/30 (“Approved OZP”). This Planning Statement is to provide the TPB with the necessary information to facilitate consideration of this Planning Application.

1.1.2 On 3 January 2020, TPB granted an approval (with conditions) for a proposed 91-bed Residential Care Home for the Elderly (“RCHE”) at the Application Site under TPB Ref.: A/K10/261. The Social Welfare Department (“SWD”) promulgated the revised Code of Practice for Residential Care Homes (Elderly Persons) in June 2024, the latest requirement on minimum area of floor space for each resident has been increased from a 6.5m<sup>2</sup> to 9.5m<sup>2</sup>. The approved development scheme under A/K10/261 can no longer meet the latest requirement, thus the Applicant has formulated the current Proposed Scheme to comply with the new spatial requirement.

**1.2 Report Structure**

1.2.1 Following this Introductory Section, the site and planning context will be briefly set out in Section 2. The Proposed Development Scheme is included in Section 3. The planning merits and justifications of the Proposed Development are included in Section 4. Section 5 concludes and summarizes this Supporting Planning Statement.

## 2. SITE AND PLANNING CONTEXT

### 2.1 Site Location and Existing Use

2.1.1 The Application Site, with a site area of about 582.9m<sup>2</sup>, is located at 349 Prince Edward Road West, Kowloon (**Figure 2.1** refers). The Site is located within the street block bounded by Prince Edward Road West in the north, Stirling Road in the east, Argyle Street in the south and Forfar Road in the west. It is currently vacant (**Figures 2.2a** and **2.2b** refer).

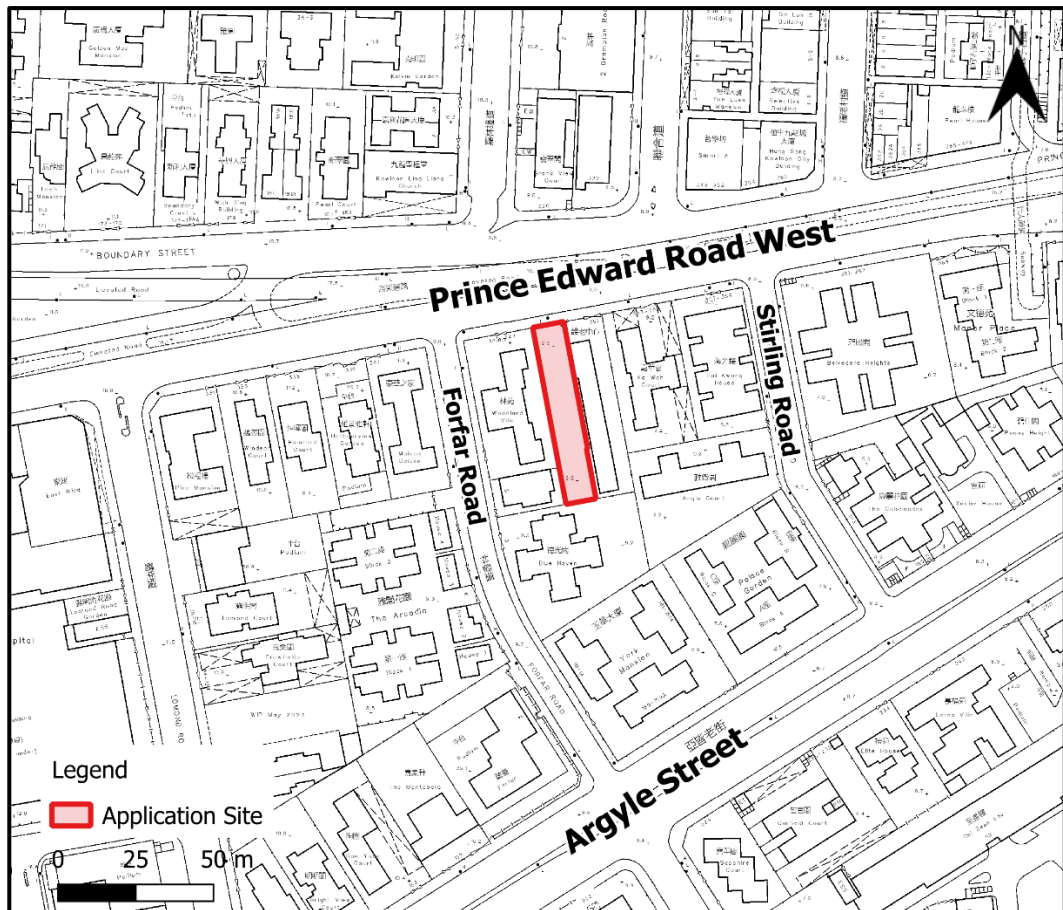


Figure 2.1 Site Location Plan



Figure 2.2a Site Photo (Viewing from Prince Edward Road West)

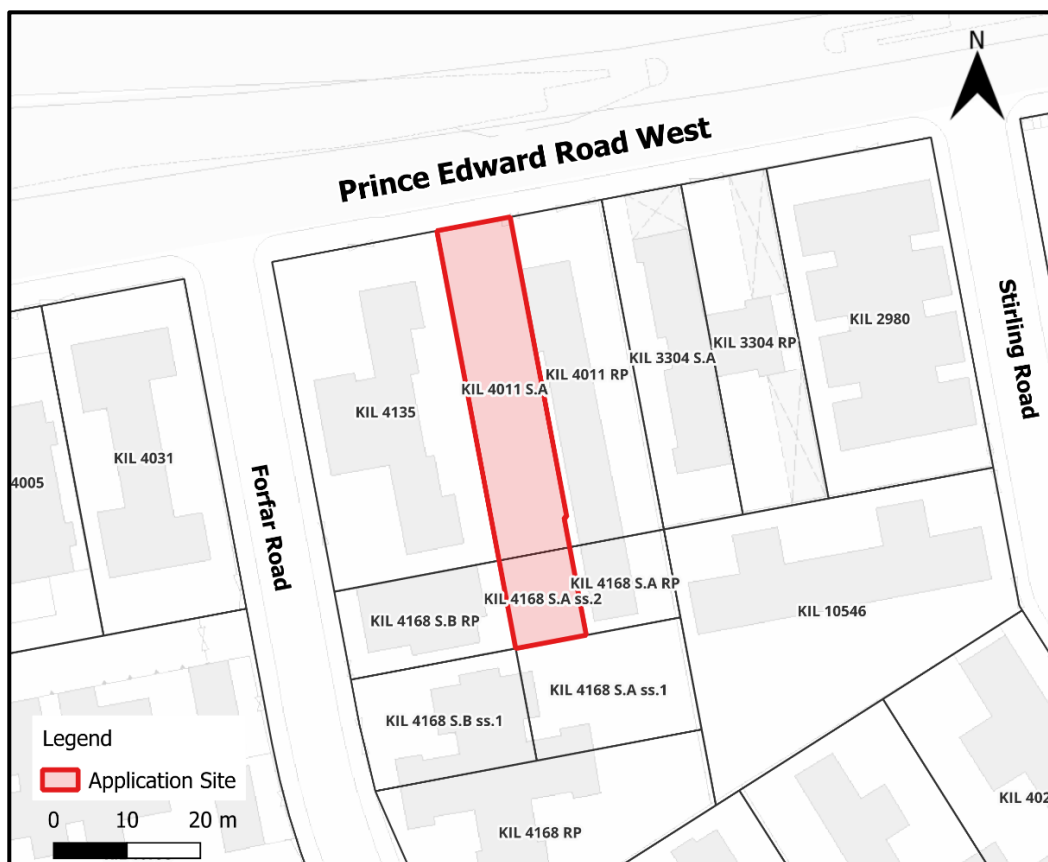


Figure 2.2b Site Photo (Viewing from the Crossing of Prince Edward Road West)



## 2.2 Land Status

2.2.1 The Application Site is registered as KIL 4011 s.A and 4168 s.A ss.2 (Lot Index Plan in **Figure 2.3** below refers). The Applicant solely owns the Site.



**Figure 2.3 Lot Index Plan**

## 2.3 Surrounding Land Use Pattern

2.3.1 The Site is surrounded predominantly by medium-rise residential developments and various GIC facilities (**Figure 2.4** refers). Details of the surrounding land uses are as follows:

- To the east, south and west within the same street block are some existing medium-rise residential developments, including Woodland Villa, Ka Wah Court and Blue Haven. The adjoining site in the east is a four-storey building being used by three RCHEs (namely Kin Tat Home For The Aged, Prince Home For The Elderly and Hung To For The Home);
- To the further northeast across Prince Edward Road West Road is the Kowloon City area. It is a residential area with low to medium-rise residential developments. Some individual sites have been redeveloped into high-rise residential developments;
- To the northwest across Prince Edward Road West is Kowloon Ling Liang Church and some low to medium-rise residential developments; and

- To the further west are St. Teresa’s Hospital, Hong Kong Eye Hospital, clinics and other medical facilities.



Figure 2.4 Surrounding Land Use

## 2.4 Accessibility of the Site

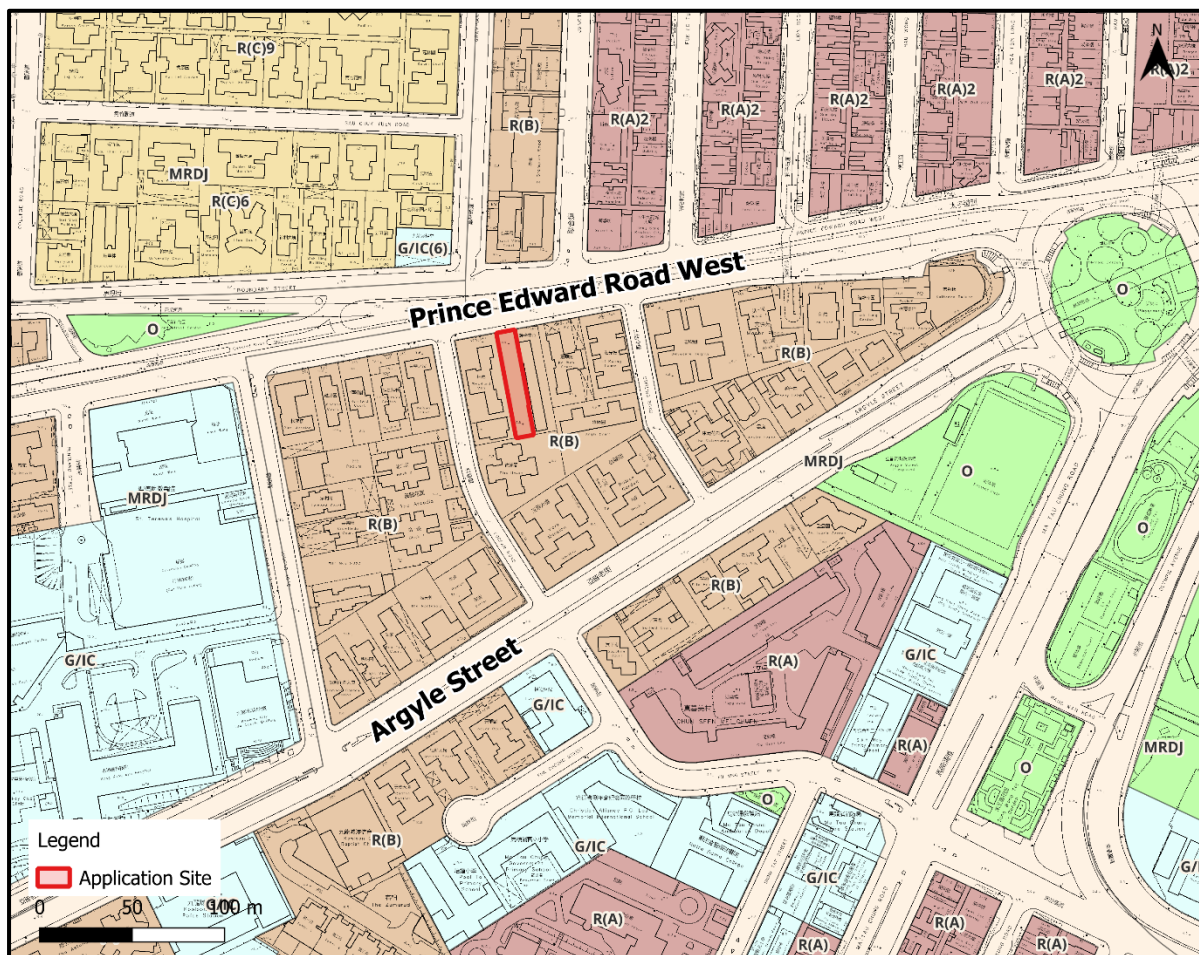
2.4.1 The Site is accessible via Prince Edward Road West and served by various public transport modes including MTR, franchised buses and green minibuses. As illustrated in **Figure 2.4**, MTR Sung Wong Toi Station is located about 300m away in the east of the Site (within 5 minutes walking distance). Numerous franchised bus and green minibus operate along Prince Edward Road West and Junction Road.

## 2.5 Statutory Planning Context

2.5.1 The Application Site falls within an area zoned “Residential Group(B)” (“R(B)”) with a maximum plot ratio (“PR”) of 5.0 and building height (“BH”) of +80mPD as stipulated on the Approved Ma Tau Kok Outline Zoning Plan (“Approved OZP”) No. S/K10/30 (**Figure 2.5** refers). According to the Statutory Notes of the Approved OZP, the planning intention of “R(B)” zone is as follows:

*“This zone is intended primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Town Planning Board.”*

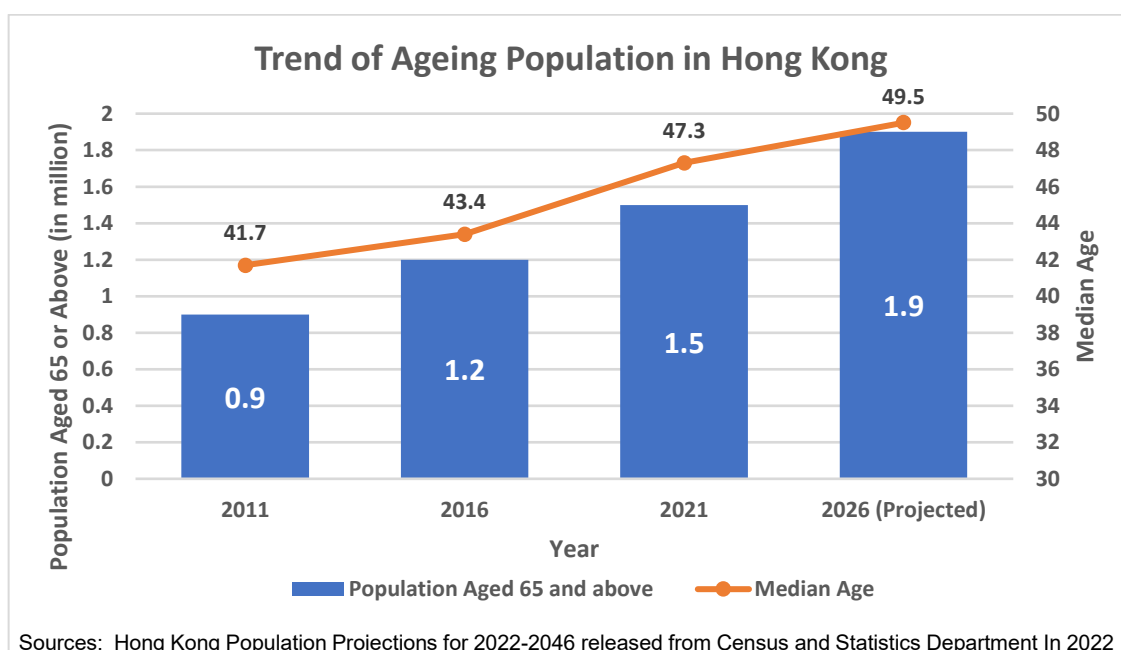
2.5.2 According to the Statutory Notes of the Approved OZP, ‘Social Welfare Facility’ is a Column 2 use in the “R(B)” zone which requires planning permission from the Town Planning Board.



**Figure 2.5 Zoning Context Plan**

## 2.6 Overview on the Trend of Ageing Population and the Provision of RCHE in Hong Kong and Ma Tau Kok District

2.6.1 In recent years, Hong Kong has been experiencing a significant trend of population aging. This demographic shift is driven by factors such as increased life expectancy as well as declining fertility rates. According to the census data published by the Census and Statistics Department in 2022, **Chart 2.1** shows that population aged 65 and above has been constantly increasing in the past years (from about 0.9 million in 2011 to about 1.5 million in 2021). More importantly, it is expected to further increase to 1.9 million in 2026 under the projection of census data. The upward trend in the median age of the population also suggests that there will be increasing pressure on government healthcare services for the elderlies in the future.



**Chart 2.1 Trend of Ageing Population**

2.6.2 The aging population trend in Hong Kong poses several challenges and implications on the provision of elderly care services, especially residential cares for the elderly. In Hong Kong, RCHEs are generally classified into four types, including subvented homes, contract homes, non-profit-making self-financing homes and private homes. There is a shortage of bedspace provision resulting in long waiting times for different types of residential care services for the elderly. According to the Government’s statistics published in 2022, the enrolment rates of RCHEs remain at a high level (**Table 2.1** refers). **Table 2.2** shows the number of applicants and average waiting time of various types of subsidised residential care services for the elderly in the Central Waiting List for subsidised long term care services.

**Table 2.1 Enrolment Rates of Residential Care Homes in Hong Kong**

Type of Homes		Enrolment Rate
RCHEs	Subvented and contract homes	91%
	Private homes <sup>1</sup>	71%
	Self-financing homes <sup>2</sup>	68%

<sup>1</sup> Including homes participating in bought place schemes.

<sup>2</sup> Homes operated by non-governmental organizations.

Source: Written reply by the Secretary for Labour and Welfare on the enrolment position of various types of residential care home in the Legislative Council on 16 November 2022

**Table 2.2 Number of Applicants and Respective Waiting Time for Subsidised Residential Care Services for the Elderly**

Subsidised Residential Care Services for the Elderly		Average Waiting Time (in months) <sup>3</sup>	No. of Applicants
Care and Attention Places	Subvented and contract homes	34	15,011
	Private homes <sup>1</sup>	5	
Nursing Home Places <sup>2</sup>		19	3,134

<sup>1</sup> Including homes participating in bought place schemes.

<sup>2</sup> Including nursing home places provided by subvented nursing homes, self-financing nursing homes and contract homes.

<sup>3</sup> It is the average number of months taken between the waitlist date and the admission date of normal cases admitted to service from November 2022 to January 2023.

Source: Legislative Council Paper (No. CB(2)190/223(02)) published by the Subcommittee on Increasing the Provision of Residential Care Places for Elderly on 7 March 2023.

2.6.3 For Ma Tau Kok, with reference to the TPB Paper No. 10889 for consideration by the Town Planning Board on 14.4.2023, the existing and planned provision of RCHE in the K10 Planning Area is tabulated in **Table 2.3**. There is a total of 173 beds shortfall against the planned provision in this area.

**Table 2.3 Shortfall of RCHE Beds against Planned Provision**

Type of Facilities (RCHE)	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision (including Existing Provision)	
Subsidised Beds	21.3 subsidised beds per 1,000 elderly persons aged 65 or above  (assessed by Social Welfare Department (SWD) on a cluster basis)	1,004 beds	831 beds	831 beds	-173 beds  (A long-term target assessed on a wider spatial context by SWD)

## 2.7 Policy Initiative to Encourage Private Sectors to Provide RCHE

2.7.1 The Elderly Services Programme Plan published by the Elderly Commission in 2017 suggested that in the short-to-medium term, measures should be explored to better utilize quality places in the private sector to cater to the immediate needs of the elderly. To further provide incentives for private sectors, the 2023-2024 Budget has increased the allowable GFA of RCHEs in each private development project and encouraged developers to add other value-added services to newly-built RCHEs, so as to improve the living conditions of RCHE residents. Against this policy background and recognizing the substantial demand for elderly residential care services as well as the limited land resources in Hong Kong, the Applicant tries to make proactive response to the policy and provide purpose-built premises for the elderly.

## 2.8 Review of Minimum Floor Space per Resident in RCHE

2.8.1 The living standards at residential care homes for the elderly in Hong Kong have long been criticised as being lower than major cities internationally, particularly in terms of the limited living space provided per resident. There has been ongoing public discussion about increasing the minimum space requirement per resident at these care homes. In response, SWD promulgated the revised Code of Practice for Residential Care Homes (Elderly Persons) in June 2024 to raise the minimum floor space requirement per resident from 6.5 m<sup>2</sup> to 9.5 m<sup>2</sup>, which aims to improve the living conditions and standards of residential care homes.

## 2.9 Planning History of the Site

2.9.1 According to the Town Planning Board Statutory Planning Portal, the Site was the subject of 1 previous planning application (TPB Ref. A/K10/261) for Social Welfare Facility (Residential Care Home for the Elderly). The application was approved by the Metro Planning Committee on 3.1.2020. Details of the above are shown in **Table 2.4**.

**Table 2.4 Planning History of the Site**

Application No.	A/K10/261
Location	349 Prince Edward Road West, Kowloon
Site Area	About 582.925 m <sup>2</sup>
Applied uses	Proposed Social Welfare Facility (Residential Care Home for the Elderly)
Zoning	“Residential (Group B)” (“R(B)”)
Proposed PR	About 3.92
Proposed GFA	About 2,285.056 m <sup>2</sup>
Proposed BH	27 m
Proposed BH in mPD	+36.108 mPD
Decision (Date)	Approved with condition (3/1/2020)

### 3. THE PROPOSED DEVELOPMENT SCHEME

#### 3.1 The Development Scheme

3.1.1 Schematic drawings for the Proposed RCHE are presented in **Appendix 1** of this Supporting Planning Statement. The Site of an area of about 582.9 m<sup>2</sup> yields a total GFA of approximate 2,914.5m<sup>2</sup> at PR 5. The Proposed RCHE comprises one single block with a total of 11-storey (including 1 level of basement) with a building height of about 42.509mPD (at main roof) to provide 141 RCHE bed spaces. With an updated design, the Proposed RCHE optimise the permissible PR of the Site and provide 50 (+54.9%) extra bed spaces to meet the growing demand for RCHE. The completion year of the Proposed Development is estimated to be 2032.

3.1.2 Major development parameters and proposed floor uses of the Proposed RCHE are summarised in **Table 3.1** and **Table 3.2** respectively. The floor plans and schematic section plan are presented in **Appendix 1**.

**Table 3.1 Key Development Parameters**

	<b>Approved Scheme under Planning Application No. A/K10/261 [a]</b>	<b>Proposed Scheme [b]</b>	<b>Difference [b]-[a]</b>
Total Site Area	About 582.925 m <sup>2</sup>	About 582.9 m <sup>2</sup>	-0.025 m <sup>2</sup>
PR	About 3.92	About 5	+1.08
Total GFA	Not more than 2,285.056 m <sup>2</sup>	Not more than 2,914.5 m <sup>2</sup>	+629.444 m <sup>2</sup>
No. of RCHE Bed Space	About 91	About 141	+50
Site Coverage	49%	Not more than 63%	+14%
Class of Site	Class A	Class A	-
No. of Block	1	1	-
Maximum Building Height (Main Roof Level)	About +36.108 mPD	About +42.509 mPD	+6.482 mPD
Actual Building Height (measured from mean street level)	About 27 m	About 33.4 m	+6.4 m
No. of Storeys	8	11 (including 1 level of basement)	+3 storeys

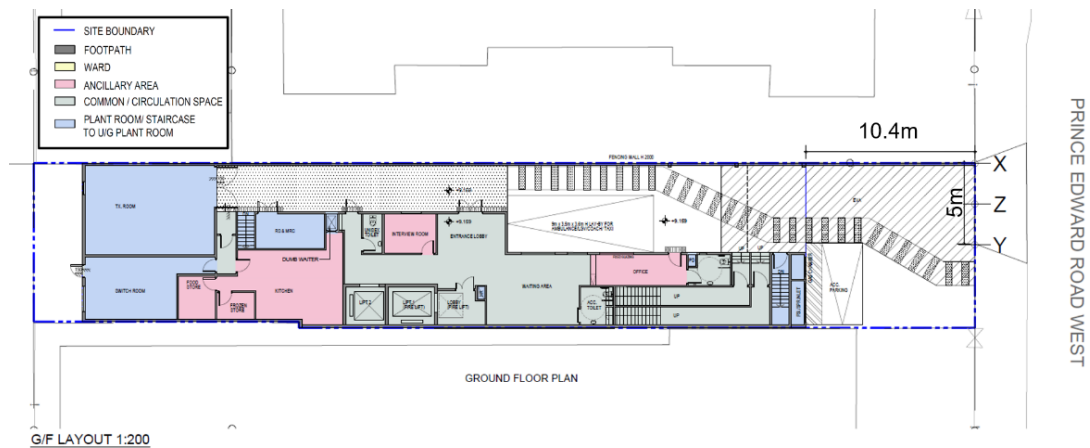
**Table 3.2 Proposed Floor Uses**

<b>Floor</b>	<b>Proposed Uses</b>
R/F	E&M Facilities
9/F	General Office and E&M Facilities
8/F	Flat Roof Area, Physiotherapy Room and Storage Room
1/F – 7/F	Wards for RCHE
G/F	Kitchen, Office, Interview Room, Waiting Room and E&M Facilities
B1/F	E&M Facilities

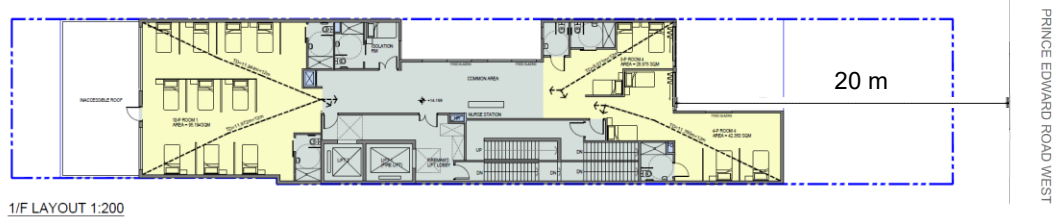
### 3.2 Key Design Considerations

3.2.1 In formulating the Proposed Development Scheme, the schematic design has taken into account site constraints (e.g. relatively narrow frontage) as well as design considerations in order to ensure the Proposed RCHE is able to create a high-quality development in harmony with the surrounding environment. The Proposed Development Scheme has incorporated the following design considerations:

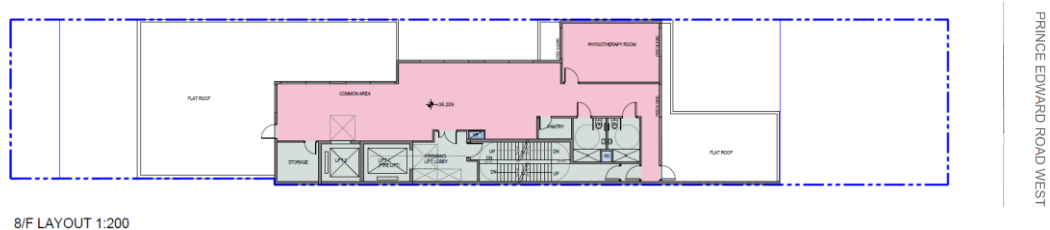
- Provide building setback from the site boundary along Prince Edward Road West for about 10.4m to create a wider street canyon for better visual amenity.
- Create an interesting building profile with setbacks at 1/F, 8/F and the main facade to reduce visual impact of the building bulk as viewed from pedestrian level.



**Figure 3.1 Provision of Building Setback on G/F**



**Figure 3.2 Floor Plan of 1/F**



**Figure 3.3 Floor Plan of 8/F**



### 3.3 Access and Provision of Internal Transport Facilities

3.3.1 The Hong Kong Planning Standards and Guidelines stipulates no recommendation on the provision of internal transport facilities for elderly home. The proposed internal transport facilities are summarised and presented in **Table 3.3**.

**Table 3.3 Internal Transport Facilities Provision**

Type of Facilities	Total Provision
Disabled Car Parking Space (5m x 3.5m with headroom of 2.4m)	1
Lay-by for Taxi / Private Car / Ambulance / Light Goods Vehicle and Mini Coach (9m x 3.5m with headroom of 3.6m)	1

3.3.2 The vehicular access of the Proposed RCHE will be maintained at the existing location connecting to Price Edward Road West and will be widened to 5m (**Figure 3.1** refers) to enhance the movement of ambulance and vehicles providing welfare services.

#### **4. PLANNING MERITS AND JUSTIFICATIONS**

##### **4.1 The Proposed Development is In-line with Government's Policies of Encouraging the Private Sector to Provide RCHE**

4.1.1 As mentioned in **Sections 2.6** and **2.7** of the Supporting Planning Statement, there is a pressing need to prioritise the provision of RCHE, given the growing elderly population in Hong Kong. The Government has introduced the Elderly Services Programme Plan associated with various incentive schemes to encourage the private sector to provide RCHE in their sites/developments. Considering that the Application Site is 'spade-ready' under private initiatives, the Applicant is endeavoured to provide a quality living space for the elderlies at the Site and in a modern and purpose-built building. The Proposed Development with provision of not less than 141 nos. of RCHE bed space is in-line with the Government's initiative to increase the provision of the much-needed residential care facilities for the elderlies. Not least, the current application is to take forward the approved 91-bed RCHE under TPB Ref.: A/K10/261, but to update the design with reference to the latest spatial requirement for RCHE promulgated by SWD.

##### **4.2 The Proposed Development Will Help to Meet the Deficit of RCHE Bed Places in Ma Tau Kok**

4.2.1 With reference to the TPB Paper No. 10889 for consideration by the Town Planning Board on 22.9.2023, there is a deficit (about 173 bed spaces) in the provision of RCHE bed spaces in the K10 Planning Area (i.e. where the Application Site is located). By increasing the number of RCHE bed places in Ma Tau Kok, the Proposed Development will help to meet the growing demand for eldercare services in the area. Expanding the availability of RCHE bed places within the locality would help to contribute to the community well-being by allowing seniors to age in a familiar and supportive environment close to their existing families and social networks.

4.2.2 In addition and equally important, since the more stringent spatial requirement on RCHE bedspace is in place as discussed in **Section 2.8**, it is expected that there would be a significant reduction in number of RCHE beds across the territory. The Proposed Development would help to get prepared for the rainy day by providing additional bedspaces that comply with the new minimum floor space requirement of 9.5m<sup>2</sup>.

#### **4.3 The Application Site is Suitable for the Proposed Development**

- 4.3.1 The Site is currently vacant and located in an urban area predominantly occupied by medium-density residential developments scattered with RCHEs, hospitals, medical facilities and institutional uses. Given that three RCHEs are being operated in the abutting site, the proposed RCHE is considered not incompatible with the surrounding land use.
- 4.3.2 The Application Site is located at a convenient location and well-served by various types of public transport services, including road-based franchised bus and public light bus along Prince Edward Road West, as well as rail-based transport at MTR Sung Wong Toi Station (**Figure 2.4** refers). These services operate within 500m or about 10-15 minutes' walk away, providing residents and visitors with convenient public transportation services.
- 4.3.3 There is no major change in the planning context within the area, thus the land use compatibility issue considered by TPB under the approved application should remain valid.

#### **4.4 The Proposal Involves Amendments to the Previously Approved Application and the Development Quantum is Considered Appropriate**

- 4.4.1 The TPB previously granted an approval for RCHE use at the Application Site on 3 January 2020 (TPB Ref. A/K10/261). As compared with the 2020 Approved Scheme, the current proposal involves an increase in the development intensity (**Table 3.1** refers), yet the proposed BH and PR of about +42.509 mPD and 5 are well within the permissible restrictions of the subject "R(B)" zone under the Approved OZP. In view of the surrounding medium-density developments in the "R(B)" zone, the proposed development parameters are considered appropriate.

#### **4.5 The Proposal is Technically Feasible**

##### ***Traffic Aspect***

- 4.5.1 The potential traffic impact arising from the Site has been quantitatively assessed. While residential use is always permitted in the Site zoned "R(B)", a hypothetical residential building is adopted to compare with the Proposed Development for assessing the potential traffic impact. The traffic generation of the Proposed Development is estimated to be 50% and 20% less traffic than the hypothetical residential building during the AM and PM peak hours respectively. Meanwhile, the junction capacity analysis based on 2031 design traffic flows reveals that there is sufficient capacity to accommodate the expected traffic flows generated by the Proposed Development in 2031. The TIA concluded that the Proposed Development will result in no adverse traffic impact to the surrounding road network.

***Environmental Aspect***

4.5.2 A Noise Impact Assessment (NIA) has been conducted to assess the potential road traffic noise and fixed noise impacts that may affect the Proposed RCHE. While the predicted road traffic noise levels at some noise sensitive receivers (NSRs) would exceed the relevant noise criteria of 55dB(A) for isolation room or 70 dB(A) for dwelling and office uses, noise conscious design of setback and mitigation measures including baffle type acoustic window have been proposed to comply with relevant guidelines. Assessment on fixed noise impact also confirmed that predicted fixed noise level at all NSRs has complied with the requirement of relevant technical memorandum under Noise Control Ordinance. It is concluded that no adverse traffic and fixed noise impact is anticipated on the Proposed Development with the implementation of the recommended mitigation measures.

4.5.3 In terms of air quality, the Prince Edward Road West, located to the north of the Application Site, is classified as a Primary Distributor and a buffer separation of at least 20m is recommended between the kerb side of the Primary Distributor and the air sensitive users according to the Chapter 9 of HKPSG. As shown in **Figure 3.2**, a 20m setback is proposed between the kerb side of Prince Edward Road West and the ward openable window to comply with the buffer separation requirement. It is anticipated that there would be no adverse air quality impact associated with the Proposed RCHE.

***Sewerage Aspect***

4.5.4 The Sewerage Impact Assessment ("SIA") has quantitatively assessed the potential sewerage impact by comparing the estimated sewage flow from the Proposed Development and the capacity of the existing sewerage system in the vicinity. Based on the sewerage impact assessment results, the capacity of the existing sewers will be sufficient to cater for the sewage generation from the Proposed Development and the surrounding catchment areas. Hence, the SIA concluded that adverse sewerage impacts are not anticipated.

## 5. CONCLUSION AND SUMMARY

5.1.1 The Applicant, Lead Engineering Limited, seeks approval from the TPB under Section 16 of the Town Planning Ordinance for Proposed Social Welfare Facility (Residential Care Home for the Elderly) at 349 Prince Edward Road West, Kowloon. The proposed development with PR 5 and BH of about +42.509mPD should be favourably considered by the TPB from a planning point of view based on the following reasons:

- The current application is to take forward the approved 91-bed RCHE under TPB Ref.: A/K10/261, but to update the design with reference to the latest spatial requirement for RCHE promulgated by SWD.
- The Proposed Development with 141 RCHE bedspaces would help to alleviate the shortage of quality RCHE services for the elderlies within the area.
- With its convenient location and good accessibility connected by both road-based and rail-based transports, the Site is suitable for RCHE use.
- The Applicant has strived to make the greatest endeavours to come up with an optimal design by incorporating building setbacks and interesting building design in responding positively to the surrounding context.
- The proposed development intensity is well within the permissible PR and BH stipulated under the Approved OZP and is considered appropriate.
- Various technical assessments have been carried out and the findings concluded that the Proposal is technically feasible without posing negative impact onto the surrounding environment and neither to the future residents.