

Annex B

Replacement Pages of Supporting Planning Statement

TABLE OF CONTENTS

Executive Summary

行政摘要

1. INTRODUCTION

- 1.1 Purpose
- 1.2 Report Structure

2. SITE AND PLANNING CONTEXT

- 2.1 Site Location and Existing Condition
- 2.2 Land Status
- 2.3 Surrounding Land Use Pattern
- 2.4 Building Height Profile
- 2.5 Planning Context
- 2.6 Special Sites Scheme on Privately Owned Sites for Welfare Uses
- 2.7 Government's Policies on the Provision of Social Welfare Facilities and Rehabilitation Services
- 2.8 Overview on the Provision of Rehabilitation Services in Hong Kong and Kwai Ching District

3. THE PROPOSED REDEVELOPMENT SCHEME

- 3.1 The Indicative Development Scheme
- 3.2 Programme for Redevelopment Works and Decanting Arrangement of the Residents
- 3.3 Key Design Considerations
- 3.4 Responding to the Stepped Height Profile of the Area
- 3.5 Landscape Proposal
- 3.6 Access Arrangement and Transportation Provisions

4. PLANNING MERITS AND JUSTIFICATIONS

- 4.1 The Proposed Redevelopment is Supported by Government's Policies
- 4.2 Meeting the Imminent Demand for Rehabilitation Facilities
- 4.3 The Proposed Development is a More Efficient Use of Land Resources
- 4.4 The Proposal will Upgrade and Enhance the Existing Facilities
- 4.5 The Existing Rehabilitation Services Will Not Be Affected During the Course of Redevelopment
- 4.6 Continue to Meet the Prevailing Planning Intention
- 4.7 The Development Intensity is Considered Appropriate
- 4.8 Incorporation of Various Design Merits
- 4.9 Adoption of A More Sustainable Construction Method
- 4.10 The Proposal is Technically Feasible

5. CONCLUSION AND SUMMARY

List of Figures

Figure 2.1	Site Location Plan
Figure 2.2	Existing Site Condition
Figure 2.3	Surrounding Land Use
Figure 2.4	Building Height Profile (in mPD) in the Surrounding Area
Figure 2.5	Zoning Context Plan (Extracted from the Approved OZP No. S/KC/32)
Figure 3.1a	Proposed Greenery Provision at Multi-levels
Figure 3.1b	Proposed 15m wide View Corridor
Figure 3.1c	Proposed Terraced Design at G/F to 6/F
Figure 3.1d	Proposed Green Deck at 1/F
Figure 3.1e	Proposed Building Setback in the Proposed Development
Figure 3.1f	Proposed Building Façade Length
Figure 3.2	Building Height Profile of Lai King Area

List of Tables

Table 2.1	Planning Ratios of Rehabilitation Services in the HKPSG
Table 2.2	Average Waiting Time for Relevant Residential Services for Mentally Handicapped Person in Tsuen Wan & Kwai Tsing District and Hong Kong (Normal Placement)
Table 2.3	Provision of Major Community Facilities in Kwai Chung OZP
Table 3.1	Existing and Future Capacity of the Proposed Type of Facilities upon Redevelopment
Table 3.2	Key Development Parameters
Table 3.3	Proposed Floor Uses
Table 3.4	Proposed Parking Provisions
Table 4.1	Approved Planning Applications involving Minor Relaxation of Building Height Restriction in Kwai Chung Area

List of Appendices

Appendix 1	Architectural Drawings
Appendix 2	Landscape Proposal and Tree Survey Report
Appendix 3	Traffic Impact Assessment
Appendix 4	Visual Impact Assessment
Appendix 5	Environmental Assessment
Appendix 6	Sewerage Impact Assessment
Appendix 7	Drainage Impact Assessment
Appendix 8	Geotechnical Planning Review Report

2.2 Land Status

2.2.1 The Site falls within Kwai Chung Town Lot No. 354 ("KCTL 354"). According to the lease conditions, KCTL 354 is restricted for the use of "*a non-profit making Home for mentally retarded and physically handicapped children and young adults together with such domestic accommodation therefor as the Director of Social Welfare may consider reasonable for housing staff and workmen employed on the premises*". No GFA, plot ratio, site coverage nor building height restriction are stipulated under lease. However, the lease has stated a special condition of "*no structure other than boundary walls fences shall be erected or construction within 4.57m of the northeastern boundary of the lot except with the written approval of the Director*". It is also stated that the parking of **not less than 4 motor vehicles** and 1 bus bay with adequate turning space should be provided. The Design, Disposition and Height ("DD&H") Clause is also incorporated in the lease of KCTL 354. An application for lease modification to Lands Department upon obtaining approval from the TPB will be required for any deviations to the development restrictions as stipulated under the lease.

2.3 Surrounding Land Use Pattern

2.3.1 The Site is situated in a predominantly G/IC and residential neighbourhood (**Figure 2.3** refers). High-rise public housing estates (including Cho Yiu Chuen, Lai King Estate) and Home Ownership Scheme housing developments (including Yuet Lai Court and Yin Lai Court) are located in area zoned "Residential (Group A)" to the north and northwest of the Site. The Site is surrounded by a number of schools along Lai King Hill Road (within various "G/IC" zones) including Cho Yiu Catholic Primary School and The Hong Kong Sze Yap Commercial & Industrial Association Chan Nam Chong Memorial College Asbury Methodist Primary School (to the northeast), Hong Chi Winifred Mary Cheung Morninghope School (to the southeast). Other G/IC facilities including Lai King Community Hall and OUHK-CITA Learning Centre are located in another "G/IC" zone to the northwest of the Site. To its southeast is the Lai King Ventilation Building located in the "Other Specified Uses" ("OU") annotated "Ventilation Building". To the immediate south of the Site is a strip of vegetated slope zoned Green Belt ("GB"). Hong Kong Container Terminal is situated across Kwai Chung Road and Tsing Kwai Highway in area zoned "OU (Container Terminal)". Lai King Hill Road Playground is a major local open space in the area and it is located to the immediate north of the Site.

in achieving the permissible plot ratio under the Plan; and

- (f) Other factors such as site constraints, the need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality, provided that no adverse landscape and visual impacts would be resulted from the innovative building design.

2.6 Special Scheme on Privately Owned Sites for Welfare Uses

2.6.1 Following the announcement of optimizing the land owned by non-governmental organizations ("NGOs") through in-situ redevelopment or expansion, especially to provide additional and diversified facilities for elderly and rehabilitation services in the 2013 Policy Address, the Labour and Welfare Bureau ("LWB") launched the **Special Scheme on Privately Owned Sites for Welfare Uses** ("Special Sites Scheme") in September 2013. The NGOs will provide or increase on their own sites (through expansion, redevelopment or new development) the welfare facilities considered by the Government being in acute demand, in particular to increase elderly and rehabilitation service places. In the 2018 Policy Address, the Chief Executive announced the implementation of a new phase of the Special Sites Scheme to increase the types of welfare-related ancillary facilities in the list of social welfare facilities to meet the diversified needs of service users. Applicant organizations would have to provide a net increase in the provision of one or more than one service on the list of social welfare facilities set out by the Government:

Elderly Services

1. Care and attention home providing continuum of care
2. Nursing home
3. Day care centre for the elderly
4. Care and attention home providing continuum of care cum day care unit for the elderly
5. Nursing home cum day care unit for the elderly

Rehabilitation services

6. Care and attention home for severely disabled persons
7. Hostel for moderately mentally handicapped persons
8. Hostel for severely mentally handicapped persons
9. Long stay care home
10. Integrated vocational rehabilitation services centre
11. Day activity centre
12. Special child care centre
13. Hostel for severely physically handicapped persons
14. Supported hostel for mentally and physically handicapped persons
15. On-site pre-school rehabilitation services office

Child Care Services

- 16. Child care centre
- 17. Residential child care centre
- 18. Small group home

2.6.2 The LWB received 63 applications from 43 NGOs in the first phase of Special Sites Scheme. Additional 25 applications from 16 NGOs were received by LWB in the second phase of Special Sites Scheme by the deadline on 30 August 2019. The applicant organization may apply for grants under the Lotteries Fund (LF) to conduct a technical feasibility study (TFS) for their project proposals, and upon completion of the TFS, seek further funding support under the Special Sites Scheme to meet the capital cost of their projects according to the prevailing mechanism.

2.7 Government’s Policies on the Provision of Social Welfare Facilities and Rehabilitation Services

2.7.1 The Government has adopted a multi-pronged approach with long, medium and short-term strategies to identify suitable sites or premises for provision of welfare facilities, including rehabilitation services.

Long-term Strategy

2.7.2 The Government has incorporated the population-based planning ratios in the Hong Kong Planning Standards and Guidelines in respect of subvented elderly service facilities, child care facilities and rehabilitation facilities, with a view to reserving necessary sites and space for these facilities early in the planning process of new and redeveloped areas (**Table 2.1** refers).

Table 2.1 Planning Ratios of Rehabilitation Services in the HKPSG

Service	Recommended Planning Ratio
Residential Care Services ¹	36 service places for every 10,000 persons aged 15 or above
Day Rehabilitation Services ²	23 service places for every 10,000 persons aged 15 or above
Pre-school Rehabilitation Services ³	23 service places for every 1,000 persons aged 0-6
Community Rehabilitation Day Centre	One centre for every 420,000 persons
District Support Centre for Persons with Disabilities	One centre for every 280,000 persons
Integrated Community Centre for Mental Wellness	One standard scale centre for every 310,000 persons

¹ Including Long Stay Care Home, Care and Attention Home for Severely Disabled Persons, Hostel for Severely Physically Handicapped Persons, Hostel for Severely Mentally Handicapped Persons, Hostel for Moderately Mentally Handicapped Persons, Supported Hostel, and Care and Attention Home for the Aged Blind.

² Including Integrated Vocational Rehabilitation Services Centre/Sheltered Workshops

³ Including Early Education and Training Centre and Special Child Care Centre.

Medium-term Strategy

2.7.4 For medium-term, Social Welfare Department (“SWD”) has been maintaining close contact with relevant government departments to identify suitable sites in the development or redevelopment of public housing estates and urban renewal projects for providing welfare facilities.

Short-term Strategy

2.7.5 As a short-term strategy, the SWD, with the assistance of the Government Property Agency, has been striving to identify suitable premises for purchase through different channels for the provision of welfare facilities.

2.8 Overview on the Provision of Rehabilitation Services in Hong Kong

2.8.1 The rehabilitation services in Hong Kong are mainly categorized in day service and residential services, in which the former mainly refers to the Day Activity Centre or Sheltered Workshops while the latter refers to residential facilities with extensive care for the mentally or physically handicapped persons. It is understood that there is a shortage of welfare premises resulting in long waiting time for different type of rehabilitation service, especially for residential services. According to the Government’s statistics, the average waiting time for relevant Residential Services for Mentally Handicapped Person was about 144.8 to 150.8 months in 2021-2022 while the waiting time for Care and Attention Home for Severely Disabled Person was about 65.6 months in 2021-202 (Table 2.2 refers).

Table 2.2 Average Waiting Time for Relevant Residential Services for Mentally Handicapped Person in and Hong Kong

Type of Services	Average Waiting Time (Months)	
	2020-2021	2021-2022
Hostel for Severely Mentally Handicapped Persons	156.1	150.8
Hostel for Moderately Mentally Handicapped Persons	127.6	144.8
Care and Attention Home for Severely Disabled Person	64.3	65.6

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

2.8.2 According to the “Provision of Major Community Facilities and Open Space in Kwai Chung OZP” included in the TPB Paper no. 10909, there is a deficit in the places for Day Rehabilitation Service while a surplus in places for Residential Care Services in 2023. The Proposed Development, with the provision of both Day Rehabilitation Service and Residential Care Services, would enhance the provision of the much needed social welfare facilities to meet the demand in Kwai Tsing District (Table 2.3 refers).

Table 2.3 Provision of Major Community Facilities in Kwai Chung OZP

Type of Facilities	Hong Kong Planning Standard and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus / Shortfall (against planned provision) in 2023	Proposed provision in the Proposed Development	Surplus / shortfall (After completion of Proposed Development)
			Existing Provision	Planned provision (including existing provision)			
Day Rehabilitation Services	23 subvented places per 10,000 persons aged 15 or above (Assessed by SWD on a district basis)	727 places	610	690	-37	298	+161
Residential Care Services	36 subvented places per 10,000 persons aged 15 or above (Assessed by SWD on a cluster basis)	1,138 places	1467	1607	+469	328	+697

*Extracted from the TPB Paper no. 10909 on the Consideration of Representations on Draft Kwai Chung OZP No. S/KC/31 dated 7 July 2023

3. THE PROPOSED REDEVELOPMENT SCHEME

3.1 The Indicative Development Scheme

3.1.1 To optimize the use of the Site and to cater for the increasing demand for rehabilitation services, the Applicant proposes to redevelop the existing LKH comprising of 3 blocks (i.e. Blocks A, B and C) into two 7-storey (excluding LG/F) new buildings. Besides expanding the current service places for Day Activity Centre ("DAC"), Hostel for Severely Mentally Handicapped Persons ("HSMH) and maintaining the Residential Respite Service ("RRS") and Extended Care Programme ("ECP"), new welfare services such as Hostel for Moderately Mentally Handicapped Persons ("HMMH"), Integrated Vocational Rehabilitation Services Centre ("IVRSC"), and Care & Attention Home for Severely Disabled Persons ("C&A/SD") will also be provided. The summary of the existing and future capacity of the different facilities at LKH upon redevelopment is provided in **Table 3.1** below:

Table 3.1 Existing and Future Capacity of the Proposed Type of Facilities at LKH upon Redevelopment

Type of Facilities	Existing Capacity	Proposed Capacity upon Redevelopment
Day Activity Centre ("DAC")	100 ¹	178 ²
▪ Additional Extended Care Programme ("ECP")	20	20
Hostel for Severely Mentally Handicapped Persons ("HSMH")	100	178
▪ Residential Respite Service ("RSS")	2 ³	2 ⁴
Integrated Vocational Rehabilitation Services Centre ("IVRSC")	0	120
Hostel for Moderately Mentally Handicapped Persons ("HMMH")	0	80
Care & Attention Home for Severely Disabled Persons ("C&A/SD")	0	70

¹ includes 20 places of converted ECP

² Includes reprovisioning of 100 places of DAC and 20 places of converted ECP

³ refers to 2 places (casual vacancies) of RRS

⁴ refers to 2 places (designated vacancies) of RRS

3.1.2 The existing LKH was completed in 1979 and the building condition has become dilapidated. The buildings do not meet the current fire safety standards and the opportunity for in-situ expansion and alteration and addition works is limited by the lack of lift access. Hence, there is a pressing need for redevelopment to enable a better spatial arrangement for more efficient use of the Site.

- 3.1.3 The proposed welfare facilities will be provided in two blocks (i.e. Blocks 1 and 2). In Block 1, facilities including C&A/SD, HMMH, DAC and IVRSC will be provided while HSMH and DAC will be provided at Block 2. In order to maximize the provision of open space and greenery, the two blocks are connected at 1/F by a green deck. Open terraces will be provided at 1/F to 6/F to promote residents' engagement in the outdoor area. These terraces will only be used by the future residents and staff. Accessible roof-gardens will be provided for enjoyment of the residents only. Ancillary facilities including multi-function rooms, ancillary office and store room will be provided in various floors. Common facilities such as transformer room, MSMR, entry plaza, kitchen, M&E facilities, carpark and loading/unloading facilities will be provided at G/F while a communal hall, multi-function room, back-of-house and mechanical and electrical ("M&E") facilities will be provided at LG/F. Fences will be provided along the boundary fronting onto Lai King Hill Road.
- 3.1.4 The feasibility of Modular Integrated Construction ("MiC") has been explored and will be adopted in the Proposed Development. MiC has the benefit of enhanced efficiency, improved site safety performance, better building quality, less construction waste, less demand for site labour as well as less construction nuisance. As MiC would need to be self-supportive, supporting frames will take up more space and a floor-to-floor height of 3.15m is adopted. Therefore, the proposed building height of about +63.45mPD is considered necessary and appropriate for the intended adoption of MiC at the Site.
- 3.1.5 The Indicative Development Scheme is included at **Appendix 1** of this Supporting Planning Statement. The key parameters of the Proposed Redevelopment are provided in **Table 3.2** and the proposed floor uses are presented in **Table 3.3**.

Table 3.2 Key Development Parameters

	Existing Development	Proposed Development
Site Area (about)	3,830m ²	3,830m ²
Total GFA (about)	4,167m ²	12,888m ²
▪ Domestic	N/A	6,444m ²
▪ Non-domestic	N/A	6,444m ²
Total Plot Ratio (about)	1.088	3.4
▪ Domestic	N/A	1.7
▪ Non-domestic	N/A	1.7
Site Coverage (about)	34%	70%
No. of Blocks	3	2
No. of Storeys (maximum)	3-4 storeys (excluding LG/F)	7 storeys (excluding LG/F)
Building Height at Main Roof (about)	51.3mPD	63.45mPD

Table 3.3 Proposed Floor Uses

Floor	Proposed Uses
LG/F	Communal hall, Multi-function room, back-of-house and M&E facilities
G/F	Multi-function rooms, Transformer room, MSMR, Ancillary Office, Entry plaza, Kitchen, M&E facilities, Carpark and loading/unloading facilities
1/F	Green deck <u>Block 1</u> Multi-function Rooms, Store room and Open Terrace <u>Block 2</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terrace
2/F – 6/F	<u>Block 1</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terraces <u>Block 2</u> Multi-function room, Dormitory, Ancillary Office, Store room and Open Terraces
R/F	Accessible roof gardens

3.2 Programme for Redevelopment Works and Decanting Arrangement of the Residents

3.2.1 Subsequent to obtaining approval from the TPB on the S16 Planning Application and the approval of the Technical Feasibility Study, the Applicant may seek further funding support under the Special Sites Scheme to meet the capital cost of the proposed redevelopment according to the prevailing mechanism. If everything goes smoothly, it is expected that the construction works will commence in the 4th quarter of 2028 for completion in 2029.

3.2.2 The Applicant will ensure that there will be no interruption on the existing rehabilitation services. The decanting arrangement of existing residents and construction works will be demonstrated below:

i) Before the demolition of existing Block C, a single-storey temporary building with the provision of 40 bedspaces and living space will be constructed at the existing basketball court at 1/F;

ii) While the demolition work of Block C commenced, the affected residents in Block C (i.e. total of 40 nos., in which 20 nos. resided in Esther Dormitory and 20 nos. resided in Ruth Dormitory) will be reallocated. The residents in Esther Dormitory will be relocated to the Temporary Building and the residents of Ruth Dormitory will be relocated to the 3/F of the existing Block B (i.e. existing Peter Dormitory);

- iii) The existing residents in Peter Dormitory (i.e. total of 20 nos.) will be relocated to the Temporary Building;
- iv) A&A works will be carried out in the existing Block B and the existing circulation ramp connecting Block A, B and C will be modified. This aims to minimize adverse impact caused by the redevelopment and allow the existing rehabilitation services to be continued during the redevelopment period;
- v) Upon completion of the New Block 2, the affected residents temporarily accommodated in the Temporary Building will be reallocated in the new building. The Temporary Building will be removed before the commencement of the construction of the New Block 1 and the extension of New Block 2.

3.3 Key Design Considerations

3.3.1 In formulating the Indicative Development Scheme, the schematic design has taken into account the various site constraints as well as design considerations in order to ensure the Scheme is designed to create a high-quality development in harmony with the surrounding environment. The proposed Indicative Development Scheme has incorporated the following account various design considerations (**Figures 3.1a – 3.1e** refer):

- The positioning of the dormitory/habitable space would avoid directly facing Kwai Tsing Highway due to noise source from the Cargo Terminal and the highway;
- The dormitory is in a staggering arrangement with window opening to the sides of the room to satisfy fresh air intake for the dwelling while meeting noise compliance standards;
- A mature tree, *Ficus elastica* with DBH of 2000mm at the southwest portion of the Site will be retained with adequate building setback to ensure healthy growth of the tree.
- Provision of not less than 20% greenery coverage at multi-levels (i.e. min. 766m² of the Site area of about 3,830m²) such as the entry level in ground floor, green deck at the first floor, roof garden and the green terraces of every floors;
- Incorporation of substantial size of open spaces with landscaping and greenery at pedestrian levels such as Entry Plaza at Lai King Hill Road and the green deck at the first floor to enhance visual experience to the pedestrians;

- Provision of a large green deck at the first floor to create a public realm to encourage community engagement;
- Provision of building separation of at least 15m wide between the dormitory blocks (above the green deck at 1/F) to allow view corridor and air flow;
- Adoption of terraced design for better air flow and permeability.
- Provision of building setback from Lai King Hill Road of about 11m (from the centerline of Lai King Hill Road) to create a wider street canyon; additional setbacks of about 5.2m along the eastern boundary, about 15.3m from the centerline of Lai King Hill Road near the northwestern boundary, and about 16.5m along the western boundary are also provided (**Figure 3.1e** refers).
- Compliance with Sustainable Building Design Guidelines including 1) provision of building setback of minimum 7.5m from the centerline of Lai King Hill Road; 2) continuous projected façade length is less than 60m and 3) greenery provision of not less than 20% (**Figure 3.1f** refers).

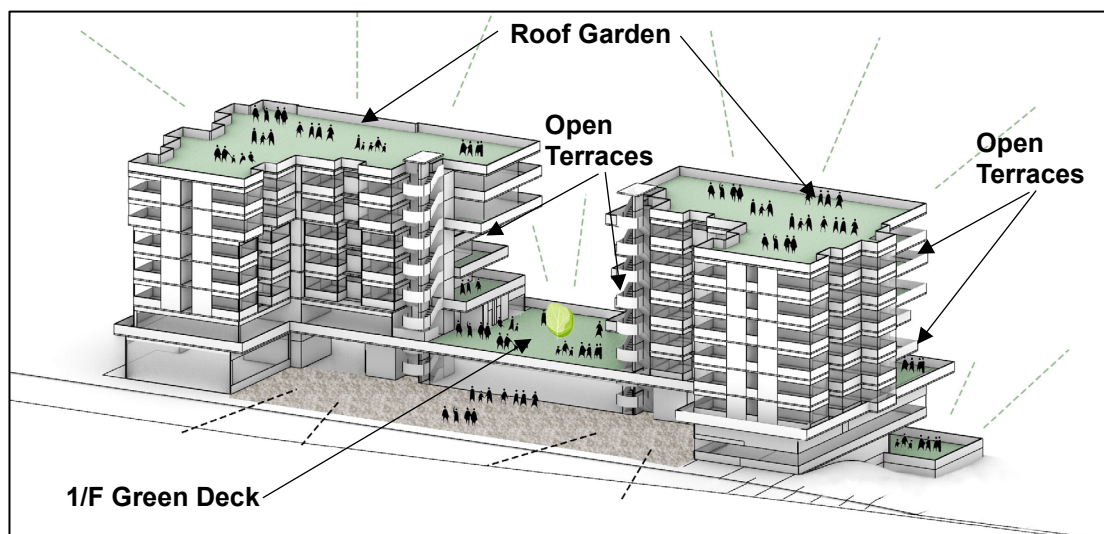


Figure 3.1a Proposed Greenery Provision at Multi-levels

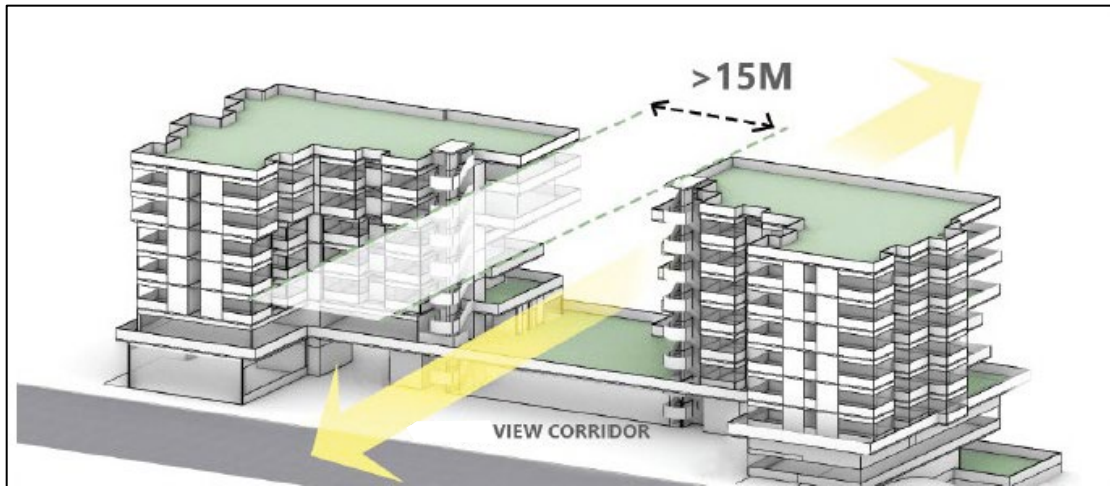


Figure 3.1b Proposed 15m wide View Corridor

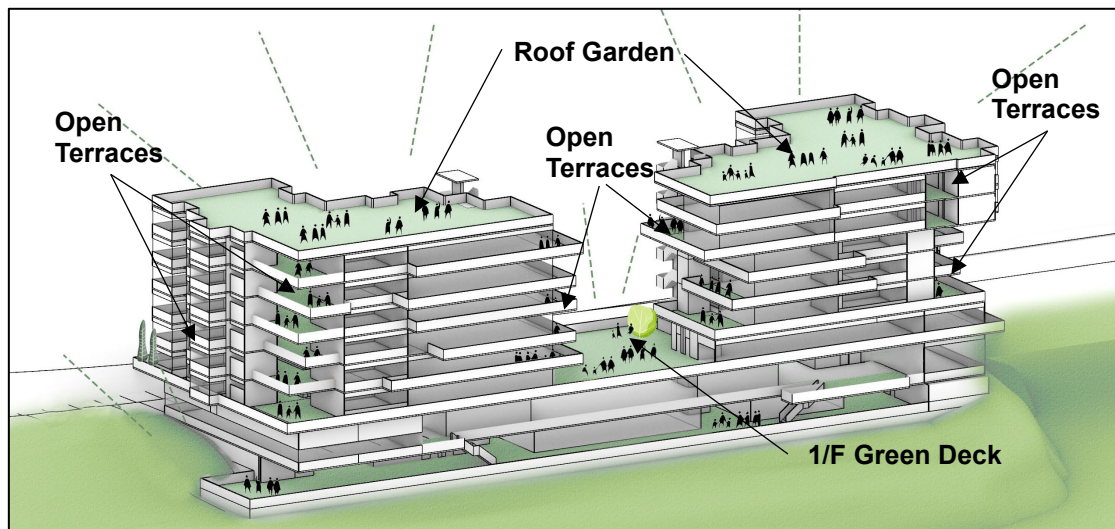


Figure 3.1c Proposed Terraced Design at 1/F to 6/F

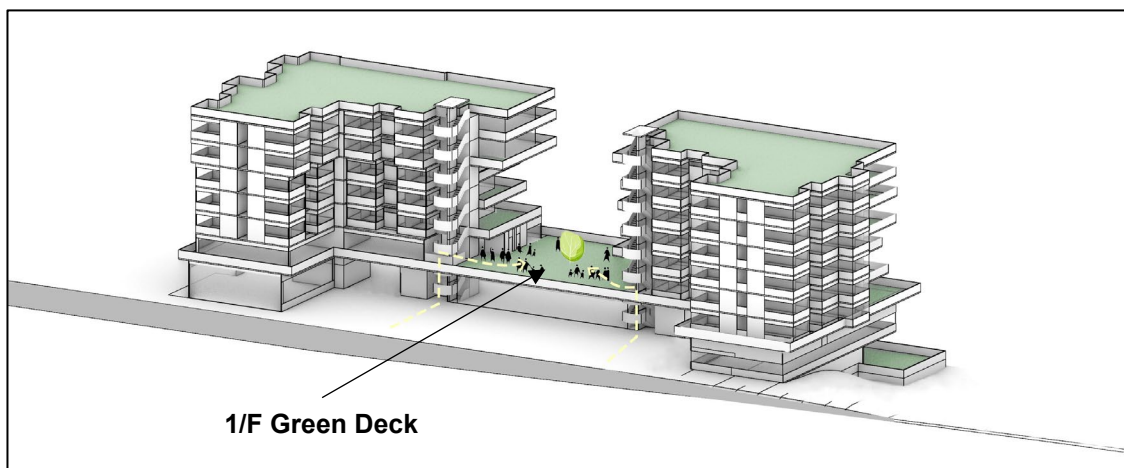


Figure 3.1d Proposed Green Deck at 1/F

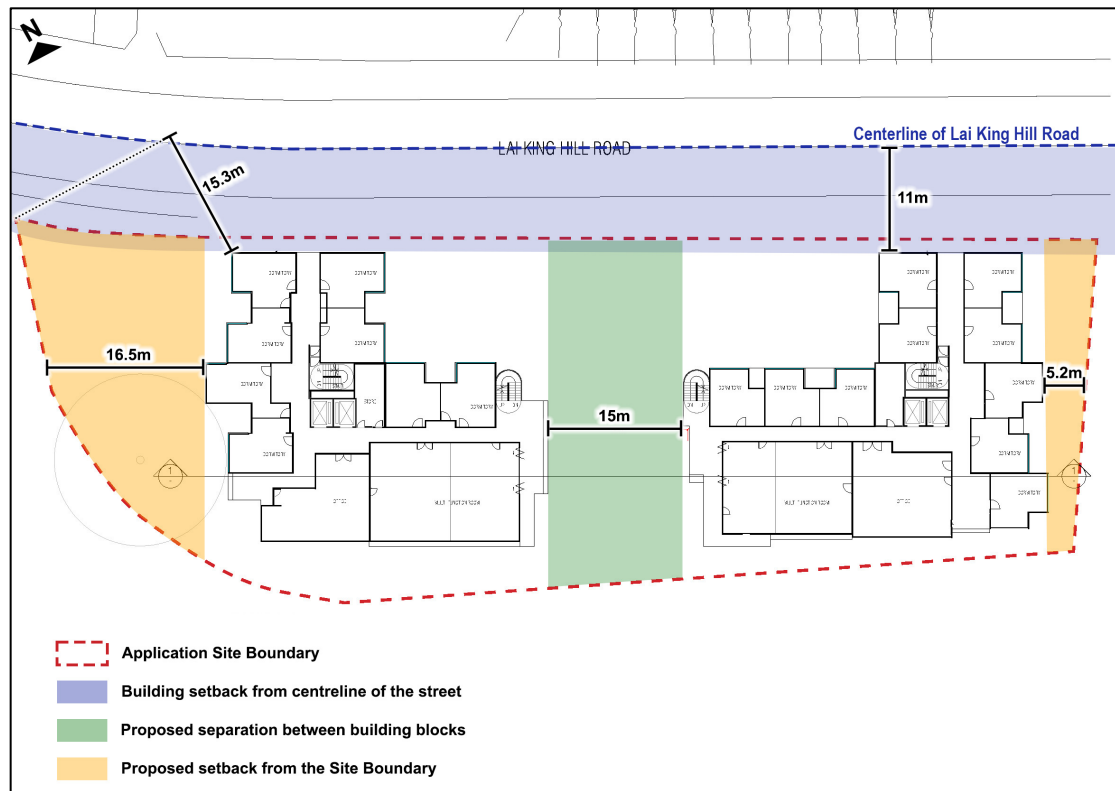


Figure 3.1e Proposed Building Setback in the Proposed Development

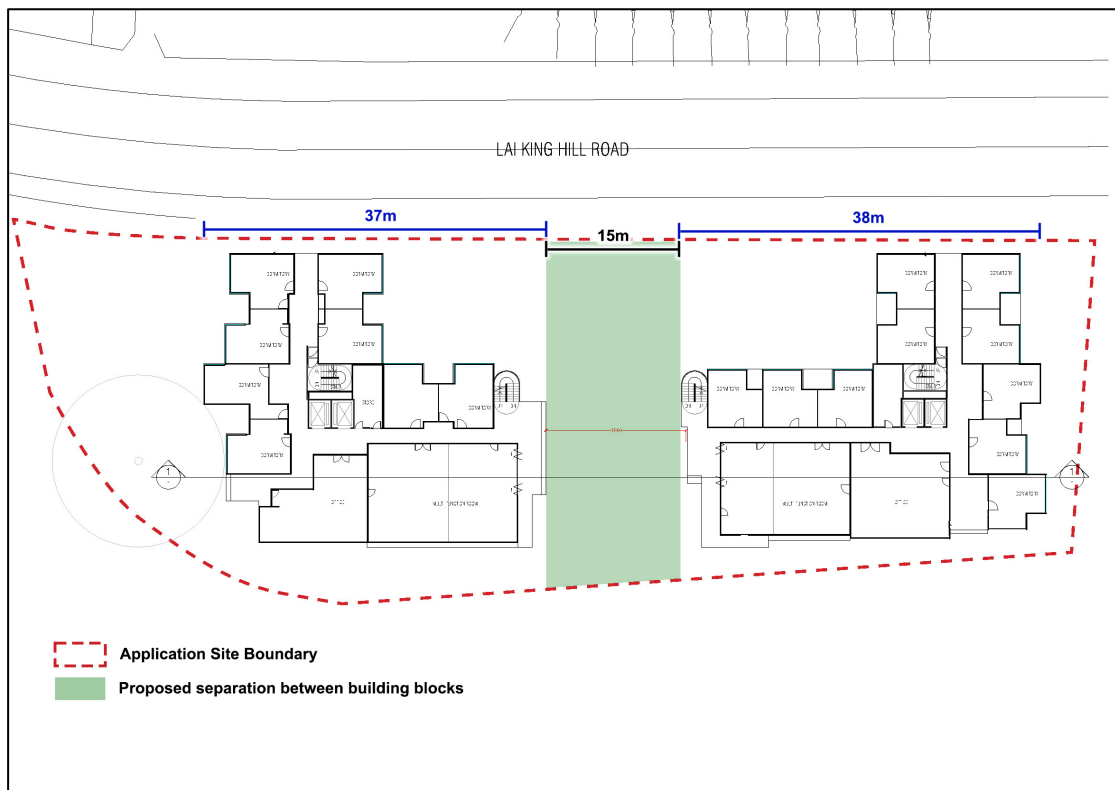


Figure 3.1f Proposed Building Façade Length

4. PLANNING MERITS AND JUSTIFICATIONS

4.1 The Proposed Redevelopment is Supported by Government's Policy

4.1.1 The proposed redevelopment of LKH is one of the projects under the Government's "Special Scheme on Privately Owned Sites for Welfare Uses" ("Special Sites Scheme") to increase the provision of the much-needed social welfare facilities at its own site through expansion, redevelopment or new development. Under the Special Sites Scheme, the redevelopment of LKH is fully supported by SWD. In order to facilitate the approval of this Planning Application, the Applicant will continue to work closely with SWD to formulate the details of services, optimize the development plan and revise the proposal in accordance with the views of relevant Government Departments. Submission of technical feasibility study ("TFS") report to SWD was made in 3rd quarter of 2022 and the vetting is in progress. After the completion of TFS, the Applicant may seek further funding support under the Special Sites Scheme to meet the capital cost of the proposed redevelopment according to the prevailing mechanism.

4.1.2 As the Special Sites Scheme provides a concrete basis for planning for welfare services and manpower in the medium term, approval of this Planning Application would allow the smooth and timely implementation of the Special Sites Scheme to effectively relieve the increasing pressure on service demand and shorten the waiting time for rehabilitation service. The Proposed Development with provision of social welfare facilities in great demand is totally in-line with Government's Special Sites Scheme to increase the provision of the much-needed facilities at their own sites through expansion, redevelopment or new development.

4.2 Meeting the Imminent Demand for Proposed Rehabilitation Facilities

4.2.1 Due to scarce developable land in Hong Kong, there is acute shortage of places for rehabilitation services, especially residential services. According to the statistics, the average waiting time for relevant residential services in Hong Kong ranges from 65.6 to 150.8 months in 2021-22 with Hostel for Severely Mentally Handicapped Persons being the longest.

4.2.2 The redevelopment of LKH would help to alleviate the shortage of quality rehabilitation services for the persons in need. It also shortens the waiting list for these welfare services. The provision of both Day Rehabilitation Service and Residential Care Services would enhance the provision of the much needed social welfare facilities (leading to a surplus of 161 places of Day Rehabilitation Service and 697 places of Residential Care Services in the Kwai Chung OZP) to meet the demand in Kwai Tsing District. In-situ expansion through redevelopment is an efficient way in terms of time and resources to provide new supply. New supply of social welfare facilities would be available in a short time without the need to go through a long

searching process for appropriate sites. A steady supply of rehabilitation service is essential to strengthen the comprehensive care and support the needy persons with disabilities as well as their carers.

4.3 The Proposed Development is a More Efficient Use of Land Resources

4.3.1 The existing buildings of LKH have been in operation for over 40 years. The proposed expansion through redevelopment will be an optimized use for the Application Site. With an increase in GFA from about 4,167sq.m to about 12,888sq.m (representing an increase of about 209 percent), the proposal will put valuable land resources into more efficient use for the provision of additional and much needed rehabilitation facilities for the persons in need.

4.3.2 Accommodating more diversified welfare services, including the existing DAC, HSMH, RRS, ECP and the newly added IVRSC, HMMH and C&A/SD at the same Site would not only better provide a one-stop integrated and seamless care service for the persons in need, but also increase the agglomeration effects of centralizing various welfare facilities with similar nature under one roof. More needy persons would have the opportunity to conveniently enjoy comprehensive community support services. The enhanced service quality and efficiency would have positive effects for the welfare of the users. The synergy effect created by the close collaboration of a diversified welfare facilities in one place would definitely benefit the diverse range of service users. For example, more residents of HSMH who are in need of pairing DAC services would be able to receive the services at their hostels.

4.3.3 Moreover, increasing the capacity of existing services and the variety of services can also make best use of the Applicant's resources and expertise in rehabilitation services as it allows the flexibility to deploy Applicant's funding and manpower resources such as social workers, physiotherapist therapists, nurses and program workers. High quality rehabilitation services are guaranteed.

4.4 The Proposal Will Upgrade and Enhance the Existing Facilities

4.4.1 With over four decades of operation of the LKH, no major renovation or refurbishment works have been carried out and the buildings are in dilapidated condition with sights of water seepage and spalled concrete. Apart from deteriorating condition of the facilities, the Applicant is facing the problem of insufficient available floor space of the buildings and that hinder the provision of quality service to the persons in need. Additional floor space through expansion would help to adequately respond to the special needs of rehabilitation service users in a premises that meets the latest fire safety and building standards. Moreover, the ample open space provision at the green deck on 1/F, open terraces at 1/F to 6/F and accessible roof garden will offer more opportunities for the users to enjoy outdoor activities. The redevelopment opportunity also allows the provision of various communal

space including the hall at LG/F and green deck at 1/F to encourage community engagement activities. The redevelopment of LKH would allow better spatial arrangement and facilities to support the Applicant's future development in order to continue offering quality rehabilitation services.

4.5 The Existing Rehabilitation Services Will Not Be Affected During the Course of Redevelopment

4.5.1 The Applicant will ensure that there will be no interruption on the existing rehabilitation services during the redevelopment process of Lai King Home. The decanting arrangement of existing residents and construction works will be carried out in phases. Before the demolition of existing Block C, a single-storey temporary building with the provision of 40 bedspaces and living space will be constructed at the existing basketball court at 1/F. While the demolition work of Block C proceeds, the affected residents in Block C will be reallocated to the temporary building (with 20 bedspaces) and 3/F of existing Block B (with 20 bedspaces). The existing residents at the 3/F of existing Block B (with 20 bedspaces) will be relocated to the temporary building. Subsequently, addition and alteration works will be carried out in Block B and the existing ramp connecting Block A, B and C will be modified. Upon the completion of the new Block 2, the affected residents in the temporary building will be reallocated to the new building. The temporary building will be removed before the commencement of the construction of new Block 1 and extension of new Block 2. The above decanting arrangement will ensure that the rehabilitation services would not be interrupted during the redevelopment process.

4.6 Continue to Meet the Prevailing Planning Intention

4.6.1 The Application Site is located in "G/IC" zone with planning intention for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district, region or the territory. The proposed redevelopment of LKH for the provision of enhanced rehabilitation service will continue to follow and be in-line with the planning intention of the "G/IC" zone of the Application Site. The current Planning Application only involves the minor relaxation of building height restriction to enable the proposed development on Site which is in-line with TPB's previous decision on similar Planning Applications involving minor relaxation of building height restriction for permitted G/IC uses in the Kwai Chung area as detailed in **Table 4.1** below.

Table 4.1 Approved Planning Applications involving Minor Relaxation of Building Height Restriction in Kwai Chung Area

Approval Date	Address of the Site	Zoning	Details of Application
2 Mar 2018	Kwai Chung Hospital	"G/IC"	Proposed Minor Relaxation of Building Height Restriction from 110 to 120mPD

Approval Date	Address of the Site	Zoning	Details of Application
			(Planning Application No. A/KC/451)
4 Dec 2020	Lai King Building of Princess Margaret Hospital	"G/IC"	Proposed Minor Relaxation of Building Height restriction from 7 to 12 storeys (Planning Application No. A/KC/470)

4.7 The Development Intensity is Considered Appropriate

4.7.1 The Indicative Development Scheme provides an appropriate response to the urban fabric and building height profile of the area. As mentioned earlier, the Site and the surrounding area feature a stepped building height profile following the topography setting of Lai King Hill. The adjacent high-rise public housing development are with building height ranging from about +66mPD to about +168.5mPD in a stepping form. The building height restriction for the various "G/IC" zones in close proximity ranges from about +49mPD to +85.7mPD. With the proposed building height of about 63.45mPD, the Proposed Development will be congruous with the surrounding development intensity in terms of building height and the stepped building height profile of the area will be maintained. The development intensity of the Proposed Development upon minor relaxation of building height restriction is considered appropriate (**Appendix 4** refers).

4.8 Incorporation of Various Design Merits

4.8.1 In order to provide flexibility for development with design merits / planning gains, minor relaxation of building height restriction will be considered by the TPB based on individual planning merits. Taking into consideration of the site characteristics and locational factor, the Applicant has made the greatest endeavours to come up with an optimal design that responds to the assessment criteria as set out in the Explanatory Statement of the Approved OZP for minor relaxation of building height restriction. The Proposed Development responds to the following criteria for consideration of minor relaxation of building height restriction:

Providing Building Setback and Building Separation to Enhance Air and Visual Permeability

4.8.2 The Proposed Development has incorporated building setback of about 11m from the centerline of Lai King Hill Road, about 5.2m along the eastern boundary, about 15.3m from the centerline of Lai King Hill Road near northwestern boundary and about 16.5m along the western boundary as well as building separation of about 15m for enhancement of local air ventilation. The setback will also reduce the sense of encroachment and visual intrusiveness of the concrete structures onto the pedestrians. Hence, the Proposed Development will facilitate visual and air permeability.

Providing Better Streetscape / Good Quality Street Level Public Urban Space

4.8.3 The Proposed Development reflects the effort by the Applicant to minimize the bulk of the building as far as possible after placing majority of the ancillary plants at L/G floor. Stepped terraced design has been adopted to break down the visual bulk of the Proposed Development as viewed from pedestrian level. The terraced design also allows the provision of greenery connecting the different floors to not only soften the building mass and also to enhance the amenity of the development as well as the neighbourhood environment.

4.8.4 Besides an entry plaza at G/F, a large green deck will be provided at 1/F between the two blocks for the creation of a quality public realm for community engagement activities. The green deck is easily accessible from the reception at G/F.

Tree preservation and Innovative Building Design

4.8.5 The building footprint has taken into account the mature tree, Ficus elastica with DBH of 2000mm at the southwest portion of the Site. Adequate building setback will be provided to ensure healthy growth of the tree. In addition, with the adoption of building separation and stepped terraced design, the form and mass of the proposed building would create a more synergistic and visually permeable layout. The use of architectural finishes would break-up the visual mass of the development and the use of extensive landscaping would soften the form of the buildings and enhance the sense of visual integration. It is believed that the sensitive architectural design will ensure that the development will be well integrated within its future urban fabric and visual context.

4.8.6 The various design merits detailed above will bring about improvements to townscape and amenity of the locality. All of the above will be in-line with the relevant criteria for consideration of minor relaxation of building height restriction.

4.9 Adoption of A More Sustainable Construction Method

4.9.1 The Proposed Development will be constructed by MiC method. MiC has the benefit of enhanced efficiency, improved site safety performance, better building quality, less construction waste, less demand for site labour as well as less construction nuisance. It is definitely more sustainable as compared with convention construction method.

4.10 The Proposal Is Technically Feasible

Tree and Landscape (Appendix 2 refers)

4.10.1 A total of 4 nos. of trees are found within the Site and some trees are outside the Site with their crowns encroaching over the southeastern and western Site Boundary. There is no Old and Valuable Tree ("OVT") on site according to LCSD's Register of OVT. Among the trees within the Site, 3 nos. of trees will be retained in-situ while one tree will be felled due to the Proposed Development. One tree with DBH of about 100mm is proposed to be compensated for the loss of existing tree. The compensation ratio will be 1:1 (in terms of quantity and quality). The compensated tree will be planted at the green deck on the first floor of the Proposed Development.

4.10.2 With the greening and landscape measures detailed in the Landscape Proposal, the greenery area of the Proposed Development will be more than 20% of the required greenery requirement. With the proposed greenery provision at primary zone of about 501.8m² (i.e. more than the required minimum greenery area at primary zone which equivalent to 10% of Site Area), about 40% of the greenery will be accessible by future residents at pedestrian level. The Landscape Proposal and Tree Survey Report are provided at **Appendix 2** of this Supporting Planning Statement.

Traffic (Appendix 3 refers)

4.10.3 A Traffic Impact Assessment ("TIA") has been conducted to assess the potential traffic impact onto the surrounding road network. The junction assessments demonstrated that junction of Kwai Chung Interchange / Lai King Hill Road and junction of Lai King Hill Road / Kwai Chung Hospital Road will have negative reserve capacity with and without the Proposed Development. Junction modification work by a planned project (i.e. A/KC/489) will be carried out before 2028. The assessment results revealed that the junctions would operate within its capacities during the peak hours in both reference and design year with junction modification. Therefore, it is concluded that the Proposed Development will not incur any adverse traffic impacts onto the local road network.

Visual (Appendix 4 refers)

4.10.4 A Visual Impact Assessment ("VIA") has been conducted to assess the visual impact associated with the Proposed Development. As seen from the photomontages, the Proposed Development, with increase in building height from 3 to 4 storeys (excluding LG/F) to 7 storeys (excluding LG/F) will lead to reduction in some degree of visual openness due to obstruction of open sky view and reduction in depth of view especially at VPs 1 and 3. Despite the above, the visual character would generally remain unchanged. With the proposed mitigation measures including incorporation of building setbacks, a 15m-wide building separation and ample landscape treatment

such as green deck at 1/F, open terraces at 1/F to 6/F and roof gardens, the Proposed Development would unlikely induce significant adverse visual impact on the surrounding townscape.

Traffic Noise (Appendix 5 refers)

- 4.10.5 Noise impact due to road traffic within 300m radius from the site boundary has been assessed. Based on the preliminary layout of the Proposed Development, sensitive uses, such as HSMH, HMMH and C&A/SD within the Site are considered as noise sensitive receivers (NSRs) of road traffic noise impact.
- 4.10.6 Under the mitigated scenario, exceedances of the noise criteria are still predicted at most of the NSRs, with a maximum predicted noise level of 76 dB(A). As such, the use of acoustic windows with up to 5.6 dB(A) noise attenuation is recommended to further mitigate the noise level. According to EPD's website on Innovative Noise Mitigation Designs and Measures, acoustic windows (baffle-type) applied in the Public Residential Development at San Po Kong are capable of achieving a noise reduction of 4 to 8 dB(A). Therefore, the use of acoustic windows is considered feasible to alleviate the predicted road traffic noise impact. With the implementation of the proposed noise mitigation measures in terms of architectural fins and acoustic windows, the predicted road traffic noise levels at NSRs within the Project Site would comply with the relevant noise criteria. No adverse traffic noise impact on the Proposed Development is therefore anticipated.

Industrial Noise (Appendix 5 refers)

- 4.10.7 Within 300m radius from the site boundary, cooling tower, chillers and ventilation plants at the rooftop of some nearby buildings, container terminals and open storage site have been identified as potential sources of industrial noise. MTR's Lai King Ventilation Building and Mid-Tunnel Ventilation Building are located at about 66m and 240m, respectively, to the east of the Site. As confirmed by MTRC, ventilation mode at these buildings is only initiated on as-needed basis during congestion and emergency occasions and are not regularly scheduled. Hence, they are not included in the industrial noise assessment.
- 4.10.8 Industrial noise impact at the representative NSRs at the Site has been predicted with noise levels at in compliance with the noise criteria. Therefore, no adverse industrial noise impact is anticipated at the Site.

Railway Noise (Appendix 5 refers)

- 4.10.9 The Site is situated in the vicinity of Tung Chung Line Railway ("TCL") and Airport Express Railway ("AEL"). These railway tracks have been identified as the potential railway noise source. The nearest NSR is located about 114m and 122m to the northwest of the AEL and TCL track respectively.

With the long separation distance and the traffic noise mitigation in the form of architectural fins, the line of sight from the NSRs to the TCL and AEL track is minimized.

- 4.10.10 Findings of the on-site noise measurement indicated that the total impact level is the same as the background level at the Site. In fact, the background noise level at the Application Site is dominated by the busy road traffic of Kwai Chung Road. Adverse railway noise impact is therefore not anticipated at the Proposed Development.

Air Quality (Appendix 5 refers)

- 4.10.11 The Project Site is bounded by Lai King Hill Road to the North and Kwai Chung Road to the South. Based on the Annual Traffic Census 2022, Lai King Hill Road is categorized as a District Distributor ("DD") while Kwai Chung Road is an Urban Trunk. According to Table 2.2 (Chapter 9 of HKPSG, Table 1), a buffer separation of more than 10m and 20m is recommended between the kerb side of a DD and a Trunk Road, respectively, and the air sensitive uses. The Site is located more than 20m from Kwai Chung Road. A thin edge along the northern façade of the proposed building will be located within the buffer area. It is confirmed that there will be no fresh air intake/ openable windows within the 10m buffer area. With the implementation of this design measure in place, no adverse or unacceptable vehicular emission impact is anticipated. Based on the chimney records and on-site observations in February 2022, there is no active chimney located within 200m of the Site. Impact from chimney emissions is not anticipated. Overall, no adverse air quality impact on the Proposed Development is anticipated.

Waste Management (Appendix 5 refers)

- 4.10.12 Appropriate waste handling, transportation and disposal methods for all waste generated during the construction works should be implemented to ensure that construction wastes do not enter the nearby water bodies. As for the operational phase, given that only a limited amount of waste will be generated from the Proposed Development, with the implementation of the aforementioned good waste management practices, no adverse environmental impact associated with waste is anticipated. With the implementation of good site practices, adverse environmental impact arising from waste management is not anticipated during both construction and operation phases of the Proposed Development.

Nuisance during Construction (Appendix 5 refers)

- 4.10.13 Nuisance to the welfare facilities, e.g. dust, noise and polluted runoff, within the Site may arise during the interim construction phase. Pollution control measures recommended in the Environmental Assessment Report will be strictly implemented to minimise the potential environmental nuisance to the

welfare facilities within the Site throughout the construction stage. Recommended Pollution Control Clauses for Construction Contracts issued by the Environmental Protection Department will be included in the works contract specification for proper implementation.

Sewerage (Appendix 6 refers)

- 4.10.14 The potential sewerage impact arising from the Application Site has been quantitatively assessed by comparing the estimated sewage flow from the Proposed Development and the capacity of the existing sewerage system in the vicinity. The capacity of two sewer segments of the existing sewerage system would be insufficient to cater for the sewage generation from the Application Site and nearby catchments. Moreover, since the existing sewer from the terminal manhole of the Proposed Development to S1 is a Ø150mm pipe, it is proposed to upgrade this sewer and the downstream Ø150mm sewer segments to Ø225mm to meet the minimum pipe size requirement set out in Section 5.1.6, Part 1, Sewerage Manual. Hence, upgrading works at segments S0-S1, S1-S2, S2-S3, S3-S4, S4-S5 and S5-S6 will be required. With the proposed upgrading works in place, this SIA confirms the feasibility of the Proposed Development in terms of its sewerage impact.

Drainage (Appendix 7 refers)

- 4.10.15 A Drainage Impact Assessment has been conducted. The runoff rate of the Site is around 215.4 l/s and will be collected by the existing Ø525 concrete pipe and discharged to the existing nullah after redevelopment. The available capacity of the existing Ø525 concrete pipe is 329.4l/s that is sufficient to cater for the required runoff. Appropriate internal drainage facilities shall be provided to collect runoff from the Site via the existing Ø525 concrete pipe. It is concluded that the redevelopment works would not result in any adverse impact to the public drainage system.

Air Ventilation

- 4.10.16 With reference to the Expert Evaluation for Kwai Chung Area (March 2012), the Site does not fall within any identified air path. There is also no specific site circumstance that warrant air ventilation concerns. The Proposed Development would unlikely induce significant adverse air ventilation impact on the surrounding pedestrian environment.
- 4.10.17 The annual prevailing wind comes from NE, ENE and E directions while the summer prevailing wind comes from ESE, SW and SSW directions. The layout of the Proposed Development has incorporated good design measures to enhance its air ventilation performance. Taking into consideration of the existing topography, the location of the existing built areas and provision of mitigation measures, it is considered that the Proposed Development would not have significant adverse impact on the surrounding environment.