Attachment 1

Extract of Revised Planning Statement (P.24, P.27 & P.28)

necessary aged care and residential options. It will help the elderly maintain independence for as long as possible, allowing them get around and get on with their daily activities safely, reach out to on-site care services and available support whenever needed, to age in place within their own familiar homes and neighbourhoods. It presents an innovative new model responding to the government policy of "age in place with institutional care as backup".

5.6 **No Adverse Visual Impact**

5.6.1 The Site is located in an urban area that is predominantly characterized by medium-rise residential buildings such as Block 25-28 of Hong Kong Garden with building height about 92-95mPD at rooftop level, Block 1-4 of Hong Kong Garden with building height (about 60mPD) at rooftop level, L'Aquatique with building height (about 60mPD) at rooftop level and with building height Royal Sea Crest (about 90mPD) at rooftop level. A 16-storey composite building is proposed to be erected on the site, which adheres to the BH of 60mPD specified in the OZP. Only the SC of the proposed development has exceeded its respective restriction, with the lower portion from the G/F to 7/F having a SC from 64% to 85%, and the remaining upper portion having a SC of 30%.

5.6.2 While respecting the stepped building height profile, the proposed development is considered in an optimal scale, as a result of a balance of (i) maintaining a harmonised and compatible massing in relation to the local context with a medium-rise character on one hand, and also (ii) providing sufficient quality bed spaces to alleviate the pressing need of social welfare facilities on the other.

5.6.3 The main visual impacts of the proposed development arise from the increased SC. A Visual Impact Assessment (VIA) is conducted on 5 viewpoints in support of this planning application. It is assessed to compare the visual impact of the proposed development against the existing condition. Please refer to the **Appendix 4 – Visual Impact Assessment**. Based on the result, the overall visual impact rating of "Negligible to Moderately Adverse". It is anticipated that the increase in SC would not generate significant adverse impact to the surrounding.

5.7 **No Adverse Traffic Impact**

5.7.1 There is currently no proper vehicular ingress/egress point to the Site. The proposed vehicular ingress/egress is provided at the south-eastern corner of the Site after realignment of the existing footbridge NF437 to meet the sightline requirement without affecting the noise barrier and to provide adequate distance from the existing bus stop.

5.7.2 The internal transport facilities provided for Residential Use comply with the maximum recommendations of the HKPSG. Since the HKPSG has no recommendation on the provision of internal transport facilities for RCHE, the internal transport facilities provided for RCHE is based on the operational need with reference to the similar RCHE. The summary of internal transport facilities for

5.9 **No Adverse Drainage Impact**

5.9.1 A Drainage Impact Assessment (DIA) has been conducted to assess the potential drainage impact as a result of the proposed development. Please refer to the **Appendix 7 – Drainage Impact Assessment**.

5.9.2 A new stormwater terminal manhole (STMH-1) will be constructed at the south west of the Site to collect the surface runoff from the Site. A diameter 450mm drainage pipe would be constructed to connect with the existing government stormwater manhole SSH4000781. Assessment is updated based on the latest DSD Stormwater Drainage Manual Corrigendum No. 01/2024 & 02/2024 where applicable. Based on the DIA results, the existing and proposed drainage system will have adequate capacity to cater for additional flow from the Application Site after development.

5.10 **No Adverse Sewerage Impact**

5.10.1 A Sewerage Impact Assessment (SIA) has been conducted to assess the potential sewerage impact as a result of the proposed development. Please refer to the **Appendix 8 – Sewerage Impact Assessment**.

5.10.2 The sewage generated from the Site will be discharged to manhole no.: FMH4052284 (S1). It is noted that the ramp of the footbridge will be relocated to southeast corner outside the Site and will be on top of the proposed connection. As advised, the supporting structure will be designed to take into account the proposed alignment of the sewer and avoid any conflict.

5.10.3 Based on the SIA results, it is found that the capacity of some of the existing sewerage sewer would not be sufficient to cater for the sewage generation from the proposed development and nearby catchment areas. Upgrading works of sewers from diameter of 500mm to diameter of 600mm will be required.

5.10.4 It is anticipated that the sewerage system after upgrading will have adequate capacity to cater for the proposed development and the nearby catchments. Therefore, no adverse sewerage impact arising from the proposed development is anticipated.

5.11 **No Significant Air Ventilation Impact**

5.11.1 An Air Ventilation Assessment – Expert Evaluation (AVA-EE) has been conducted to evaluate if the proposed development would have any impact on the overall air ventilation performance of the assessment area by comparing the Proposed Development of current proposal with the approved scheme in previous planning application (No. A/TWW/122) Please refer to the **Appendix 9 – Air Ventilation Assessment – Expert Evaluation.**

5.11.2 Similar to the scheme in the approved planning application A/TWW/122, the current proposal is designed to incorporate good design measures to enhance its air ventilation performance where practicable. Yet, since there is a limit of maximum height/floors that RCHE can be allowed, and special design with internal courtyard is necessary to protect habitable room (for medical consultation purpose) which otherwise cannot comply with the stringent noise standard (L10(1hr) 55dB(A)), the footprint of the RCHE cannot be further reduced. The proposed development would inevitably result in more wind blockage than the baseline scheme with reduced building setbacks and larger building footprint. Nevertheless, building setback from site boundary at lowest 3 levels (pedestrian level) (at least 3m from northern boundary, about 4.5m from east/west boundaries, more than 9m from southern boundary at lower portion) is allowed. A wide opening on west side at G/F is also allowed. At higher elevation, L-shaped block is adopted to vacate the southwest portion so that summer prevailing southeasterly wind can pass through the Application Site. With the proposed design measures in place, the current proposal would unlikely impose significant impact on the surroundings from air ventilation perspective.

5.12 No Adverse Landscape Impact

5.12.1 The landscape proposal and tree preservation and removal proposal under planning application A/TWW/122 have been approved and will be adopted without any changes in the current proposal. The proposal states that 20 existing trees will be felled, and a minimum of 30 new trees will be planted within the Site. The compensation ratio to the tree lost in term of quantity is 1:1.5. Further details regarding the species and sizes of the compensatory tree planting will be formulated during the detailed design stage.

5.12.2 The proposed private open space will be provided at a ratio of at least 1m² per person according to HKPSG. The greenery area provided is no less than 20% as per the PNAP APP-152. The landscape design aims to provide a high-quality living environment for the seniors while preserving and enhancing the existing landscape context.