

## ***Annex A***

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### **Replacement Pages of Supporting Planning Statement**

**Table 3.4 Floor Area of Proposed Social Welfare Facilities**

	Proposed Facilities	Proposed Net Operating Floor Area (NOFA in m <sup>2</sup> ) <sup>1</sup>	Proposed Gross Floor Area (GFA in m <sup>2</sup> ) <sup>1</sup>	Proportion	
Social Welfare Facilities	C&A Home /CoC	2,495	4,270	43%	92%
	CCC	341	544	5%	
	DAC	335	561	6%	
	IVRSC	452	616	6%	
	HSMH	724	1,258	13%	
	HMMH	533	1,219	12%	
	DE	511	694	7%	
Welfare-related Ancillary Facilities	Showroom for Innovative and Gerontechnology Products	310	438	4%	8%
	Clinic	114	172	2%	
	Massage Service Centre	106	126	1%	
	Canteen	102	112	1%	

Remarks: The NOFA and GFA for proposed social welfare facilities provided in the S12A Planning application are indicative only and are subjected to approval by the relevant Government Departments in the TFS and detailed design stage.

Note:

<sup>1</sup> Excluded common area and E&M facilities.

3.2.9 All social welfare and ancillary facilities will be operated by Pok Oi Hospital. The estimated maximum day-time population of the Proposed Development is 800 people. The operation hours of the various social welfare facilities are provided in **Table 3.5** below:

**Table 3.5 Operation Hours of Proposed Social Welfare Facilities**

	Proposed Facilities	Operation Hours
Social Welfare Facilities	C&A Home /CoC	24 hours
	CCC	0700-1900
	DAC	0800-2000
	IVRSC	0800-2000
	HSMH	24 hours
	HMMH	24 hours
	DE	0800-2000
Welfare-related Ancillary Facilities	Showroom for Innovative and Gerontechnology Products	0900-1700
	Clinic	0900-1900
	Massage Service Centre	0900-1900
	Canteen	0700-2000

3.2.10 The proposed operators, day-time population and operation hours will be subjected to detail operation planning and coordination with SWD in a later stage.

RCHD. One bedroom and 3 sickbays will exceed with the traffic noise criteria of 70dB(A) and 55dB(A) as set out in the HKPSG. Since noise exceedance is found in the Proposed redevelopment, traffic noise assessment for a "mitigation scenario" has been carried out. Mitigations including 1.8m fin and fixed windows have been adopted. Under the mitigated scenario, no room will exceed the traffic noise criteria of 70dB(A) and 55 dB(A) as set out in HKPSG. The Proposed Development would not be subjected to significant adverse road traffic noise impact under the mitigation scenario.

- 5.9.5 The potential fixed noise impact has been assessed. According to the assessment result, the Proposed Development will not subject to any additional and significant adverse noise impact from fixed noise sources. To ensure that the noise level at potentially affected NSRs will comply with the statutory requirement under Noise Control Ordinance stipulated in IND-TM, all on-site planned fixed plant within the Proposed Development shall be controlled and designed to meet the HKPSG requirement, i.e. 5 dB below the acceptable noise level or the prevailing background noise level, whichever is the lower.

***Air Quality Aspect (Appendix 5 refers)***

- 5.9.6 The major air pollution source in the vicinity of the Application Site during operational phase would be tailpipe emission generated from road traffic along open road. The Application Site is bounded by Ping Ha Road to the north, which is classified rural road. As a conservative approach, the buffer distance of 5m for local distributor as stipulated in the HKPSG is adopted. The Site is also bounded by Sha Chau Lei Road to the East and an access road to the west, no information is available for these two roads in The Annual Traffic Census 2022 and is assumed to be rural road. The buffer separation can meet the buffer distance requirement. Openable windows will be provided at dormitory of RCHE for ventilation. No openable windows will be designed at buffer zone. Centralized air conditioning will be provided at the Proposed Development and the location of fresh air intake will not encroach on the buffer zone as recommended in the HKPSG. No air quality impact due to vehicular emission is anticipated. In view of no chimney was identified within the assessment area, no air quality impact with respect to industrial chimney emission on the future domestic users in the Proposed Development is anticipated.

***Sewerage Aspect (Appendix 6 refers)***

- 5.9.7 The potential sewerage impact arising from the 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. With peaking factor considered, the percentage of used capacity for the downstream sewers will range from about 10% to 39% during peak hours. The results of the assessment indicated that no sewer segments will exceed