

**S12A AMENDMENT OF PLAN APPLICATION
APPROVED KWUN TONG (SOUTH)
OUTLINE ZONING PLAN NO. S/K14S/26**

**Proposed Rezoning of the Site from “OU(B)” to “OU(B)1”
for Hotel and Social Welfare Facilities Development
at Nos. 107 – 109 Wai Yip Street, Kwun Tong**

Supporting Planning Statement

August 2024

Applicant:

Diamond Ocean Investments Limited

Consultancy Team:

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Executive Summary

This submission is prepared and submitted on behalf of Diamond Ocean Investments Limited (the "Applicant") to seek approval from the Town Planning Board ("TPB") under Section 12A of the Town Planning Ordinance for Proposed Rezoning of the Site from "OU(B)" to "OU(B)1" for a Proposed Composite Development with Residential Care Homes for the Elderly and Hotel at Nos. 107 – 109 Wai Yip Street, Kwun Tong ("Application Site"/ "the "Site"). This Planning Application is in-line with the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments, which aims to encourage the provision of purpose-built Residential Care Homes for the Elderly (RCHE) by developers in new private developments. The scheme was reviewed in the "2023-24 Budget" with the enhanced measures of relaxing the number of RCHE premises eligible for premium payment exemption in each site to no limit number of premises and maximum total Gross Floor Area (GFA) as well as exempting GFA of eligible RCHE premises from the original total permissible GFA.

The Site falls within "Other Specified Uses" annotated "Business" ("OU(B)") zone on the Approved Kwun Tong Outline Zoning Plan ("Approved OZP") No. S/K14S/26. A site-specific zoning of "OU(B)1" is proposed to accommodate the Proposed Development with a plot ratio of 14.4 and building height of +115 mPD (main roof). The Proposed Development would involve a site area of about 1,170.578 m². A 33-storey building (including 1 level of basement carpark) with a total GFA of about 16,856.323 m² is proposed for RCHE and hotel uses.

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

- The proposed development with provision of RCHE in great demand is totally in-line with Government's policies to increase the provision of the much-needed facilities under the "Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments".
- The proposed development would help to alleviate the shortage of quality RCHE services for the elderlies in need. It also shortens the waiting list for such welfare facilities.
- The Site is considered suitable for the Proposed Development in light of its convenient location and good accessibility connected by both road and rail transports. Its close proximity to Hoi Bun Road Park and Kwun Tong Promenade offers a pleasant environment to the Proposed Development.
- The proposal could promote the concept of "Youth in Elderly" by placing a RCHE within an active business area, fostering a sense of community.
- The proposed hotel and RCHE have carefully taken into account various considerations in ensuring the compatibility with the transformation of the surrounding planning context.

- The Applicant has strived to make the greatest endeavours to come up with an optimal design by incorporating various design merits in responding positively to the surrounding context.
- The proposed development parameters are considered appropriate taking into account the development quantum in the surrounding area.
- 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.

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Diamond Ocean Investments Limited (下稱「申請人」)擬備。申請人根據城市規劃條例第12A條，向城市規劃委員會(下稱「城規會」)申請修訂觀塘(南部)分區計劃大綱草圖編號 S/K14S/26 (下稱「草圖」)，將位於觀塘偉業街107-109號(下稱「申請地點」)的「其他指定用途(商貿)」地帶改劃為「其他指定用途(商貿)1」地帶，用於建設安老院和酒店的綜合發展項目。本規劃申請透過「鼓勵在新私人發展物業內提供安老院舍院址計劃」，在新的私人開發項目中建設安老院舍，滿足社會對安老宿位的需求。該計劃在「2023-24年度財政預算案」宣布優化措施的方向，包括放寬放寬每幅用地獲豁免地價的合資格安老院舍數目和總樓面面積上限，並在計算整個項目的總樓面面積時寬免合資格院舍的總樓面面積。

申請人為擬議發展特別制定了一個「其他指定用途(商貿)1」地帶。其最高非住用地積比率為14.4倍，及最高建築物高度為主水平基準以上115米(主屋頂)。擬議發展為一幢33層高的綜合用途大廈(包含一層停車場地庫)，地盤面積約1,170.578平方米，總樓面面積約為16,856.323平方米，以用作安老院和酒店用途。

申請人提出是次規劃申請是基於以下理據：

- 擬議發展完全符合「鼓勵在新私人發展物業內提供安老院舍院址計劃」，以鼓勵市場提供更多優質私營院舍。
- 擬議發展能有效舒緩優質安老院服務的短缺，同時減少輪候時間。
- 申請地點的位置便利，擁有良好的可達性和公共交通網絡。擬議發展靠近海濱道公園和觀塘海濱，為使用者提供宜人的環境。
- 擬議發展將安老院融合在繁忙的商業區內，縮短年輕一代與年長的家人相處的距離，促進「長幼共融」概念。
- 擬議的酒店和安老院用途已經充分考慮到周邊規劃用途的兼容性。
- 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。
- 考慮到周邊地區的發展規模，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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**S12A Amendment of Plan Application
Approved Kwun Tong (South) OZP No. S/K14S/26**

**Proposed Rezoning of the Site from “Other Specified Uses” annotated “Business” to
“Other Specified Uses” annotated “Business (1)” for a Proposed Composite
Development with Residential Care Homes for the Elderly and Hotel
at Nos. 107 – 109 Wai Yip Street, Kwun Tong**

Supporting Planning Statement

1. INTRODUCTION

1.1 Purpose

1.1.1 This submission is prepared and submitted on behalf of Diamond Ocean Investments Limited (the “Applicant”) to seek approval from the Town Planning Board (“TPB”) under Section 12A of the Town Planning Ordinance to rezone the Site from “Other Specified Uses” annotated “Business” (“OU(B)”) to “OU(B)1” for a Proposed Composite Development with Residential Care Homes for the Elderly (“RCHE”) and Hotel (the “Proposed Development”) at Nos. 107 – 109 Wai Yip Street, Kwun Tong (“Application Site”/ “the “Site”). The Site falls within “OU(B)” zone on the Approved Kwun Tong Outline Zoning Plan No. S/K14S/26 (“Approved OZP”). A site-specific zoning of “OU(B)1” is proposed to enable the Proposed Development at a plot ratio of 14.4 and building height of +115mPD.

1.1.2 In response to the aging population in Hong Kong, the Government has been actively enhancing and increasing the social welfare facilities to meeting the growing demand, one of the approaches is to leverage market force to develop RCHE premises – *Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments*. The Chief Executive mentioned in the “2022 Policy Address” that the Government would provide more incentives to encourage private developers to provide quality purpose-built RCHE premises in their new developments.

1.1.3 This Supporting Planning Statement is to provide the relevant Government departments with necessary information to facilitate consideration of this rezoning proposal.

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 Indicative Development Proposal is included in Section 3 followed by the rezoning proposal in Section 4. Section 5 involves planning merits and justifications for the Proposed Development, while Section 6 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 is located at Nos. 107 – 109 Wai Yip Street, Kwun Tong, in the north-western portion of Kwun Tong Business Area ("KTBA") near Kowloon Bay (**Figure 2.1** refers). The Site is located within a street block bounded by Wai Yip Street and Tai Yip Street. The Site was previously occupied by a 10-storey (including G/F) industrial/office building, namely Hsin Chong Centre (**Photo 1** refers), the first Occupation Permit of which was obtained in 1966. The site is currently vacant. The total site area is approximately 1,170.578m².

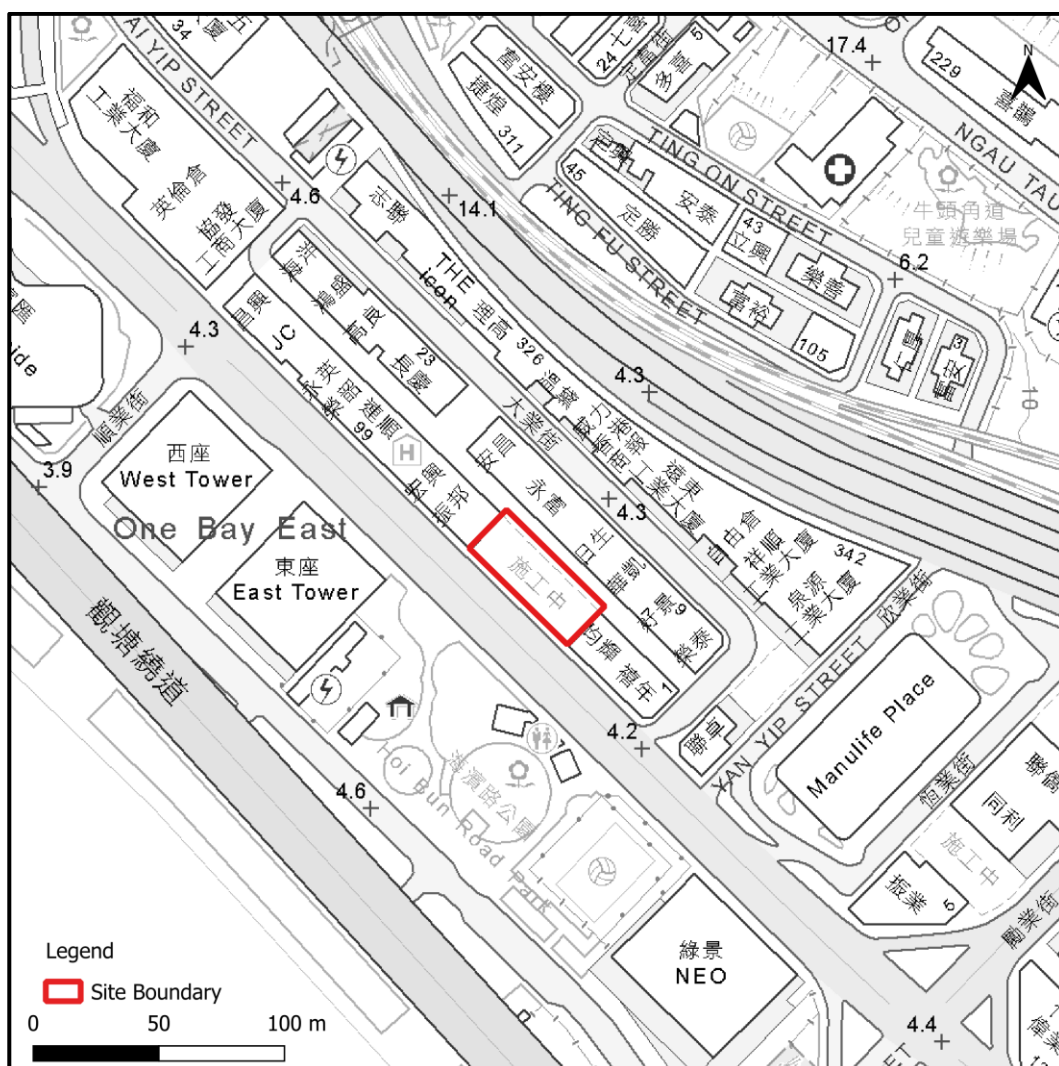


Figure 2.1 Site Location Plan



Photo 1 Site Photo (Viewing from Hoi Bun Road Park)

2.2 Land Status

2.2.1 The Application Site, also known as Lot No. KTIL 570, 571, 572 & 573, has a registered area of about 12,600sq.ft. (i.e. 1,170.578m²). The Lot Index Plan is found in **Figure 2.2** below. It is currently under single ownership by the Applicant.

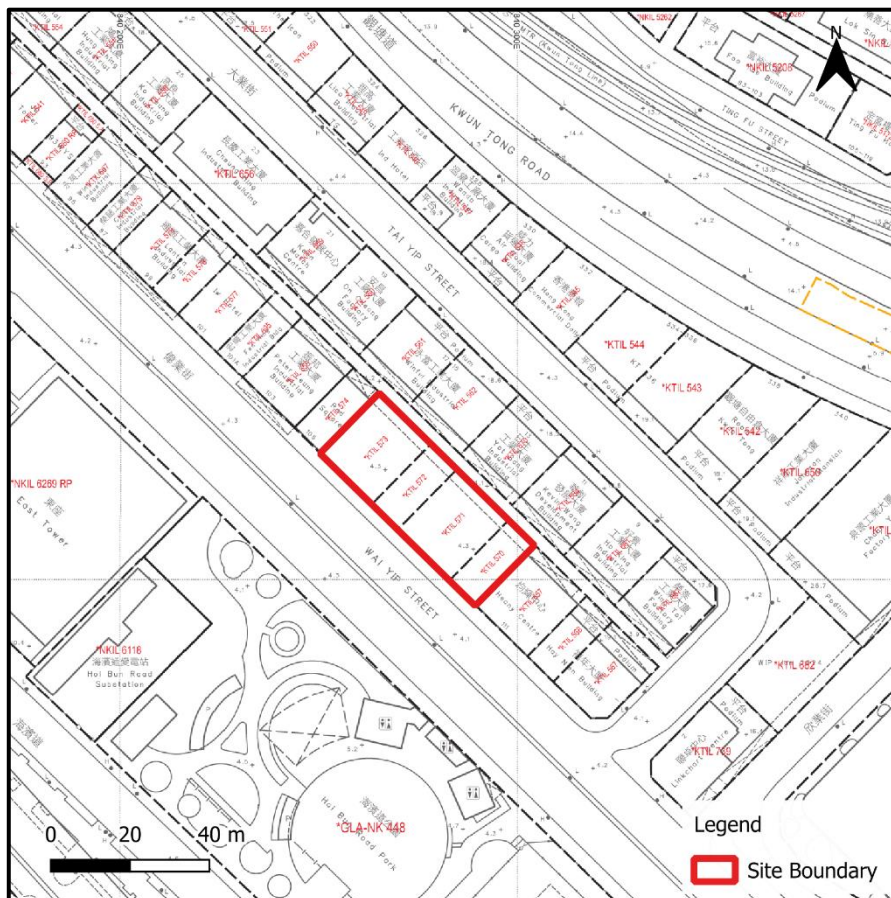


Figure 2.2 Lot Index Plan

2.3 Surrounding Land Use Pattern

2.3.1 The Application Site is located at the former Kowloon East Industrial Area and sits within the present KTBA, in which some have been converted into non-industrial uses, some have been redeveloped for commercial uses, while some are still in industrial use. Also shown in **Photo 1**, the Site stands amongst the existing medium-rise developments in the Business Areas.

2.3.2 This Site is situated in the north-western tip of KTBA. Since 2001, industrial sites in the KTBA have been gradually rezoned from "Industrial"("I") to "OU(B)" to facilitate gradual transformation of Kowloon East into the CBD2. The Site is currently surrounded by scattered commercial buildings, including Manulife Place, NEO, One Bay East and The Quayside. Details of the surrounding land uses are as follows:

- To the northwest is IW hotel, which was converted from an industrial building into a hotel development in 2018.
- To the southeast over Hency Centre is Hay Nien Building with an approved planning application No. A/K14/783 for minor relaxation of PR and BH restrictions for proposed hotel use. To the further east is a site for proposed shop and services (medical-related) use under an approved planning application No. A/K14/782.
- To the south across Wai Yip Street is Hoi Bun Road Park. To the further south towards Kai Tak Channel will be the future cultural and business hub in the Kai Tak Development Area.

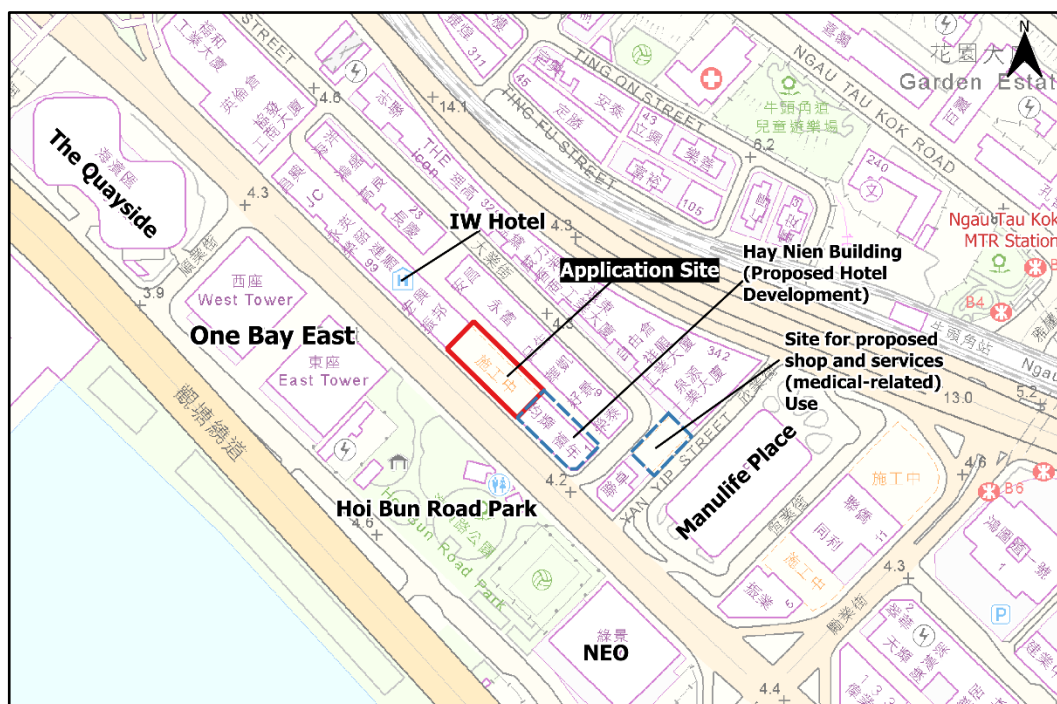


Figure 2.3 Surrounding Land Use Context

2.4 Accessibility of the Site

- 2.4.1 The Site is accessible and served by various public transport modes including MTR, and franchised buses. As illustrated in **Figure 2.3**, MTR Ngau Tau Kok Station is located to the northeast of western portion of KTBA (within 10-minute walking distance). Bus stops are found along Kwun Tong Road in the proximity.

2.5 Statutory and Non-Statutory Planning Context

Statutory Planning Context

- 2.5.1 The Application Site falls within an area zoned "Other Specified Use" annotated "Business" ("OU(B)") with a maximum building height of +100mPD as stipulated on the Approved Kwun Tong (South) Outline Zoning Plan ("Approved OZP") No. S/K14S/26 (**Figure 2.3** refers). According to the Statutory Notes of the Approved OZP, the planning intention of "OU(B)" zone is as follows:

"This zone 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".

- 2.5.2 According to the Statutory Notes of the Approved OZP, "Hotel" is a Column 2 Use that requires planning permission from the TPB. While RCHE is a type of social welfare facility that involves residential care and it is neither a Column 1 nor a Column 2 use, amendment to the Approved Plan is required.
- 2.5.3 This Site is also subject to Building Height and Plot Ratio Restrictions of +100mPD and 12 respectively. Any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded. Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio / building height restrictions may be considered by the Board on application under section 16 of the Town Planning Ordinance".

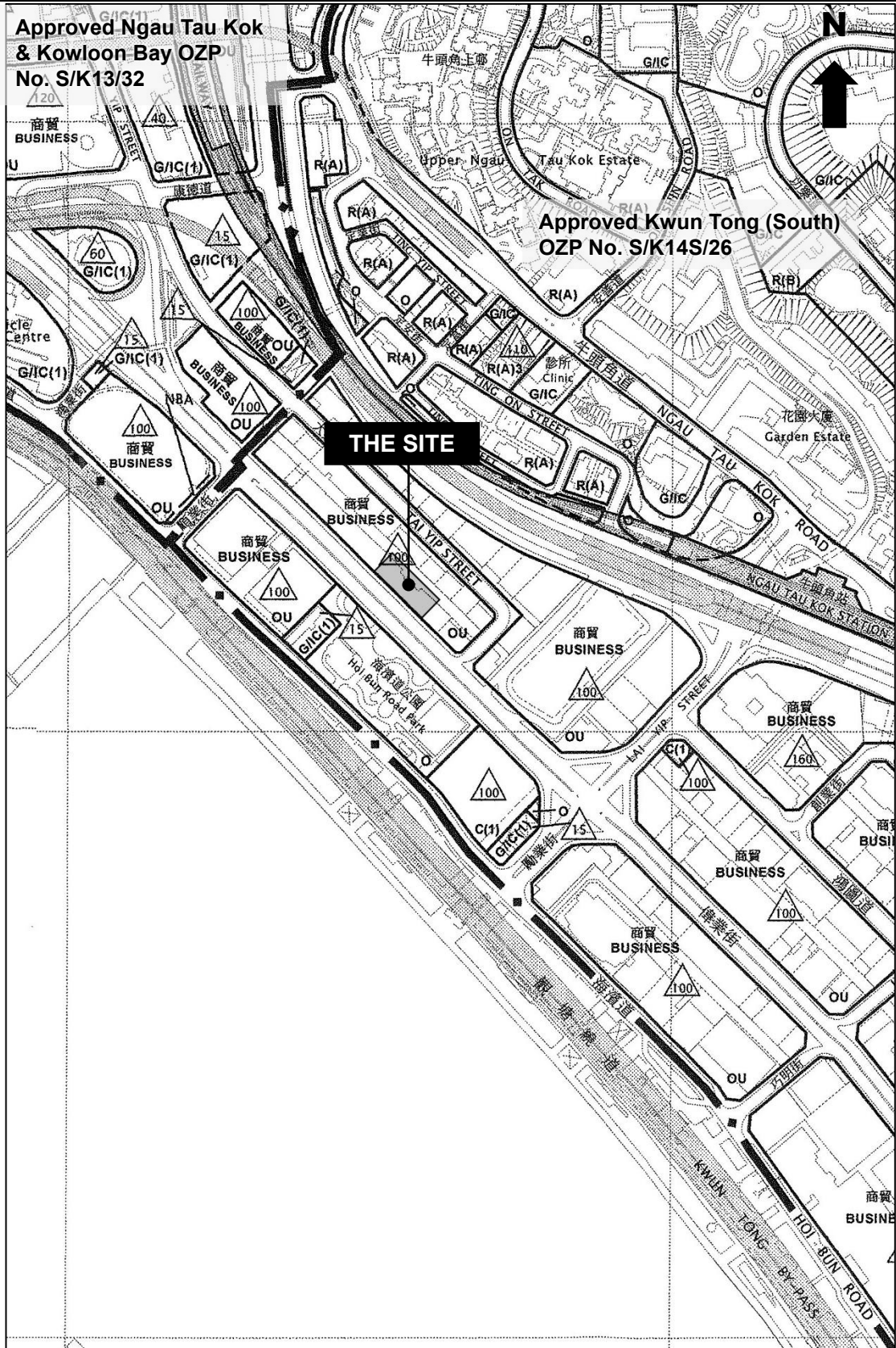


Figure 2.4 Zoning Context Plan

Non-statutory Planning Context

2.5.4 The Site falls within "Business" zone on the Adopted Kwun Tong (Western Part) Outline Development Plan ("ODP") No. D/K14A/2. The Site is subject to several setback requirements as stipulated in the ODP (**Figure 2.4** refers).

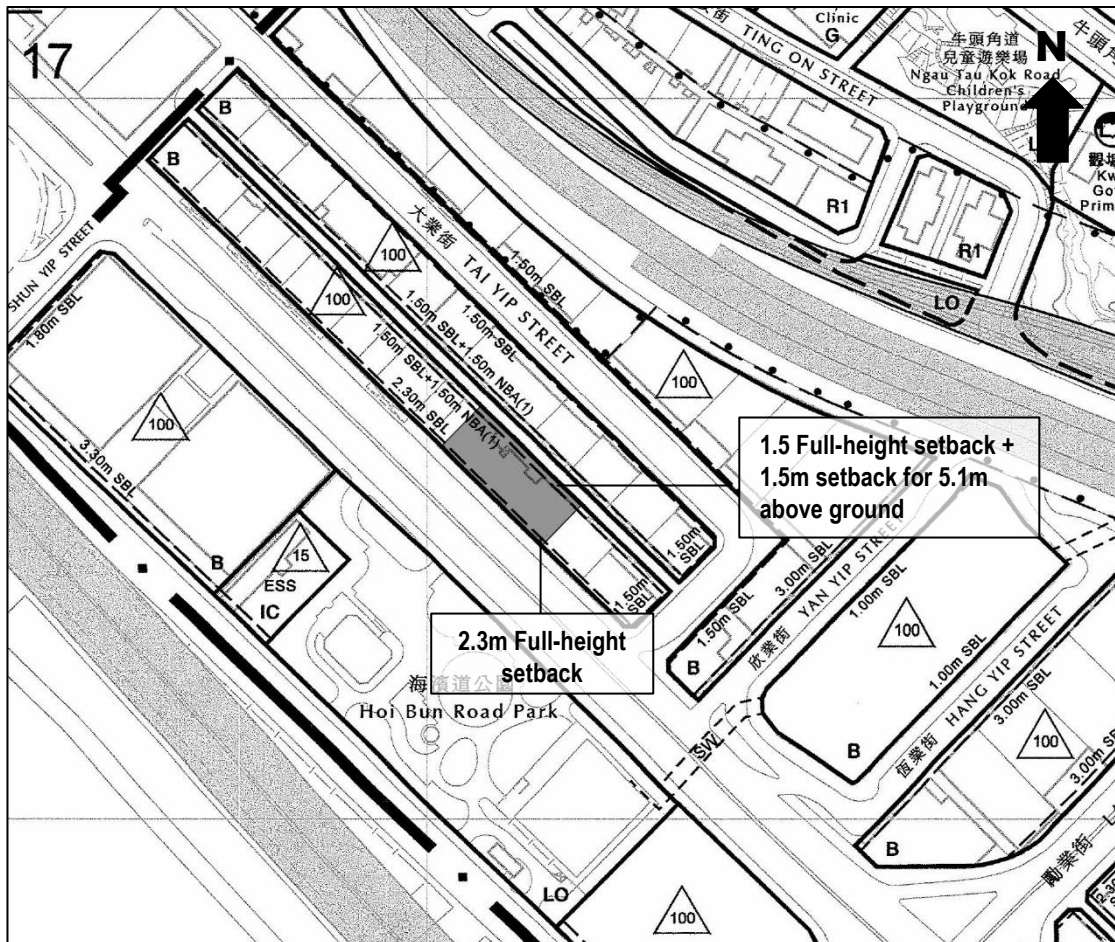


Figure 2.5 Adopted Kwun Tong (Western Part) Outline Development Plan No. D/K14A/2

2.6 Site Constraint

2.6.1 The Site is in an elongated shape, with a dimension of 54.86m by 21.34m. It has a long frontage, but a rather shallow depth. The setback requirements further cuts away 2.3m from Wai Yip Street and 3m from the back lane, meaning there remains only 16.04m times 54.86m ground floor space. (**Figure 2.5** refers).

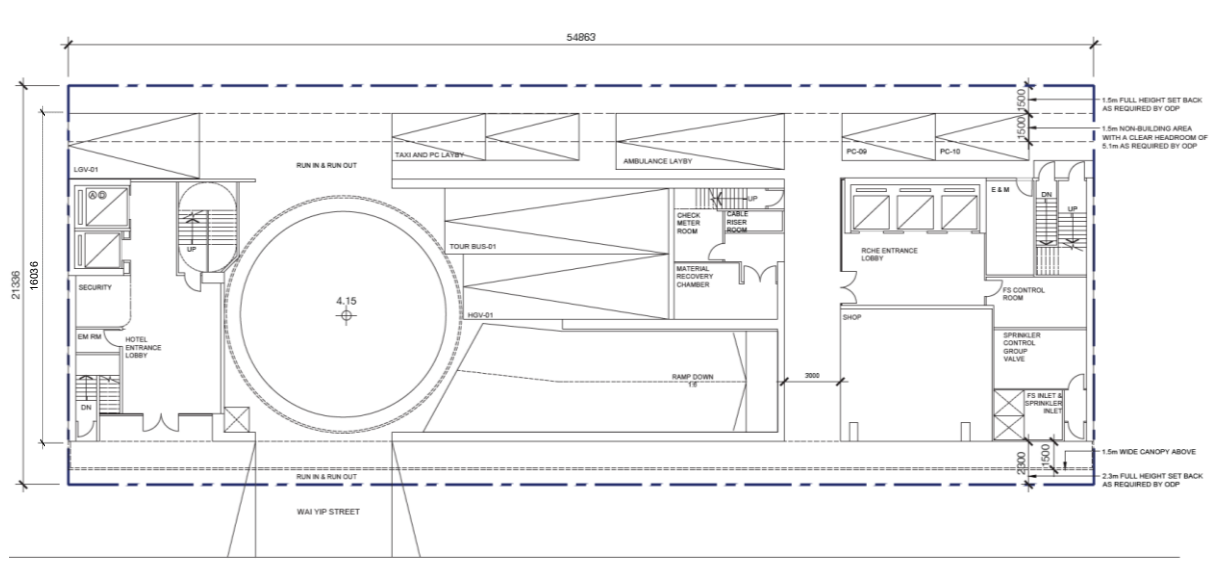


Figure 2.6 Site Configuration

2.7 Gradual Transformation from Former Industrial Area into Business Area

2.7.1 Hong Kong's glorious industrial era occurred in the 1960s, 1970s and 1980s and was dominated by the manufacturing sector. Within the manufacturing sector, the textile industry was a major contributor to the growth of the economy. There laid the significance of the textile mills and factories in Kwun Tong Industrial Area, which accounted for about 40% of the total employment in Kwun Tong by the 1980s.

2.7.2 Since 2001, industrial sites in the both KTBA and Kowloon Bay Business Area have been gradually rezoned from “I” to “OU(B)” to facilitate gradual transformation of Kowloon East into the CBD2. The Application Site sits between the KTBA and the Kowloon Bay Business Area. According to the “2020 Area Assessments of Industrial Land in the Territory”, “OU(B)” zone in KTBA is mainly used for non-polluting use, in particular office use (39.9%). Only 8% is used for manufacturing/workshop. With the increasing numbers of planning application for hotel and shop and services uses at the IB cluster north of Wai Yip Street, further restructuring of land use to general commercial use is anticipated.

2.8 Policy Initiative to Revitalise Industrial Buildings

2.8.1 Since April 2010, the Government has implemented a series of measures to revitalise and optimise the use of old industrial buildings (“Ibs”) through redevelopment and wholesale conversion¹ in order to provide readily available and suitable land and premises to meet Hong Kong's economic and social needs. Development Bureau carried out a mid-term review on the package of revitalisation measures between late 2010 and September 2011, and then extended the application period for the revitalisation until 31 January 2025.

¹ Policy measures for encouraging redevelopment and wholesale conversion of industrial buildings refer to the industrial buildings aged 30 years or above and those aged 15 years or above respectively.

2.8.2 As announced in The Chief Executive's 2018 Policy Address in October 2018, the revitalisation scheme for industrial buildings will be reactivated. To incentivise redevelopment of Ibs constructed before 1987² without modern fire service installations, "... to extend the application of the present planning policy about suitably increasing the maximum permissible domestic plot ratio within certain "Residential" zones, so as to allow relaxation of the maximum permissible non-domestic plot ratio by up to 20% for redevelopment projects of these pre-1987 industrial buildings located outside "R" zones in Main Urban Areas and New Towns".

2.8.3 The demolished IB at the Application Site was completed in 1966 and is now under single ownership. The redevelopment of the Site is in line with the policy initiative of revitalising industrial buildings.

2.9 Policy Initiative to Increase the Provision of RCHE Premises in New Private Developments

2.9.1 Over the past year, the Government has strengthened support for ageing in place and lifted the quality and quantity of RCHE. As stated in the Chief Executive's 2022 Policy Address, the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments is emphasised to encourage private developers to provide quality purpose-built RCHE premises in their new developments. Under the scheme, eligible RCHE premises will be exempted from assessment of premium under different types of land transactions including lease modifications, land exchange and private treaty grants.

2.9.2 In pursuance of the 2022 Policy Address and the 2023-24 Budget, more incentives to the developers for encouraging the construction and operation of RCHE in private developments have been introduced and incorporated into the enhanced Premium Concession Scheme. The government has further increased the number of RCHE premises eligible for premium payment from one RCHE premises to no limit on the number of RCHE premises as well as the maximum total GFA of not exceeding 5 400 m² to 12 000 m² or 10% of the total GFA permissible under lease, whichever is greater. Also, when calculating the total GFA of the entire project, the total GFA of the eligible RCHE premises in the private development project will be exempted and will not be counted in the original total permissible GFA of the entire project, allowing the developers to use the original permissible GFA for other purposes.

² "Pre-1987 IBs refer to those eligible IBs which were wholly or partly constructed on or before 1 March 1987, or those constructed with their building plans first submitted to the Building Authority for approval on or before the same date", as elaborated in the Legislative Council Paper (LC Paper No. CB(1)323/18-19(03)) prepared by Development Bureau in Dec 2018 & Lands Department Practice Note No. 2/2019 published in Feb 2019.

2.10 Overview on the Trend of Ageing Population and the Provision of RCHE in Hong Kong and Kwun Tong District

2.10.1 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, **Chart 2.1** shows that population aged 65 and above was increased in the past years (from about 0.9 million in 2011 to about 1.5 million in 2021). More importantly, it is expected to 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 in the future.

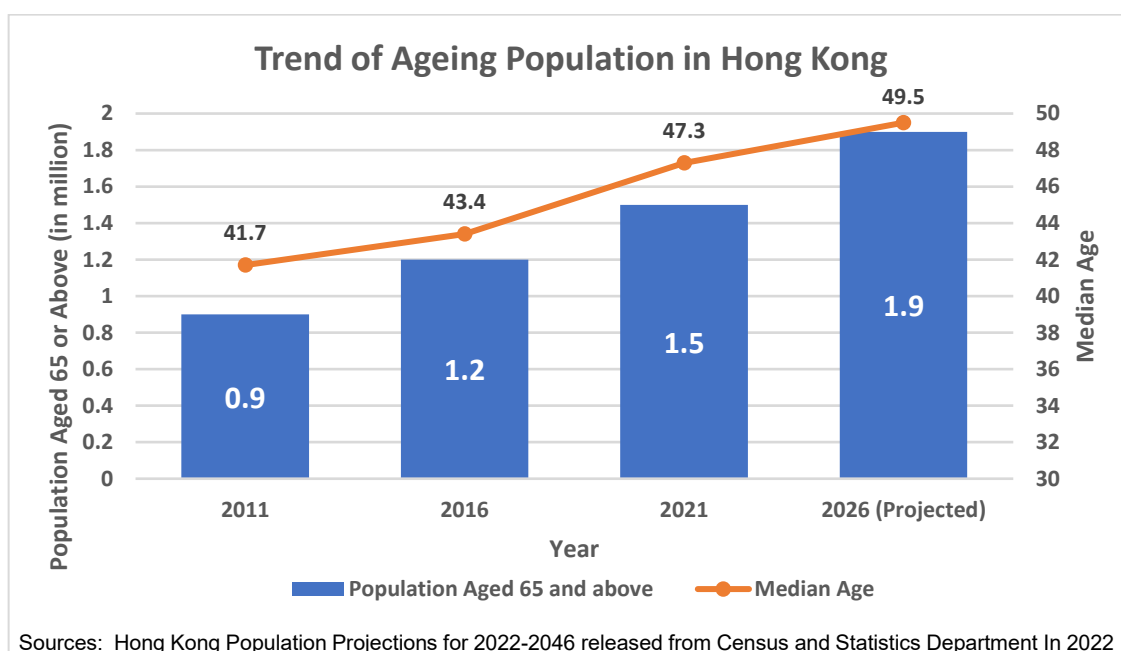


Chart 2.1 Trend of Ageing Population

2.10.2 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 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, in particular the subvented/contract homes (**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 ¹	71%
	Self-financing homes ²	68%

¹ Including homes participating in bought place schemes.

² 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) ³	No. of Applicants
Care and Attention Places	Subvented and contract homes	34	15,011
	Private homes ¹	5	
Nursing Home Places ²		19	3,134

¹ Including homes participating in bought place schemes.

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

³ 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.

2.10.3 For Kwun Tong, with reference to the MCP Paper No. 7/23 For Consideration by the Metro Planning Committee on 22.9.2023 and the information provided on the Social Welfare Department Elderly Information Website, the existing and planned provision of RCHE in the K14S Planning Area is as follows:

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)	2,162 beds	931 beds	1,141 beds	-1,021 beds (A long-term target assessed on a wider spatial context by SWD)
Non-Subsidised Beds	Not Applicable	No Requirement	908 beds	Not Applicable	Not Applicable

2.10.4 According to the Residential Care Homes Legislation (Miscellaneous Amendments) Bill 2022, the minimum area of floor space per resident will be increased from 6.5 m² to 9.5 m² starting from 2026, which implies that about 45% reduction of existing bed spaces would be expected.

2.11 Planning History of the Site and the Surrounding Area

2.11.1 According to the previous planning records and similar applications for hotel and social welfare uses in the surrounding area, 1 previous application (No. A/K14/780) has been given within the Site, while 2 applications (No. A/K14/783 and A/K14/713) applied for minor relaxation of PR and BH restrictions for hotel use and 1 application (No. A/K14/782) applied for minor relaxation of PR and BH restrictions for permitted shop and services (medical-related) use in close proximity were approved from 2015 to 2020. Details of the above are shown in **Table 2.4**.

Table 2.4 Planning History of the Site and the Surrounding Area

Application No.	A/K14/780 (the Application Site)	A/K14/783	A/K14/782	A/K14/713
Location	107-109 Wai Yip Street, Kwun Tong, Kowloon	1 Tai Yip Street, Kwun Tong, Kowloon	4 Tai Yip Street, Kwun Tong, Kowloon	101 Wai Yip Street, Kwun Tong, Kowloon
Site Area	1,170.578 m ²	537 m ²	557.414 m ²	292.709 m ²
Applied uses	Proposed Minor Relaxation of PR and BH Restrictions for Permitted Office, Shop and Services and Eating Place Uses	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Proposed Hotel Use	Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions for Permitted Shop and Services (Medical-related) Use	Proposed Hotel
Zoning	"Other Specified Uses" annotated "Business" ("OU(B)")	"Other Specified Uses" annotated "Business" ("OU(B)")	"Other Specified Uses" annotated "Business" ("OU(B)")	"Other Specified Uses" annotated "Business" ("OU(B)")
Proposed PR	Not exceeding 14.4	Not exceeding 14.4	Not exceeding 14.4	Not exceeding 14.4
Proposed GFA	About 16,856.3m ²	About 7,732.512 m ²	About 8,026.762 m ²	About 3,512.5 m ²
Proposed BH	29 Storeys (including 3 levels of basement carpark)	33-storey development (excluding one basement level for E&M facilities)	32-storey development (including two basement levels)	23-storey development (including main roof and upper roof)
Proposed BH in mPD	+115mPD	+115.4mPD	+125.9mPD	+82.1mPD
Decision (Date)	Approved (29/05/2020)	Approved (20/11/2020)	Approved (15/05/2020)	Approved (16/01/2015)

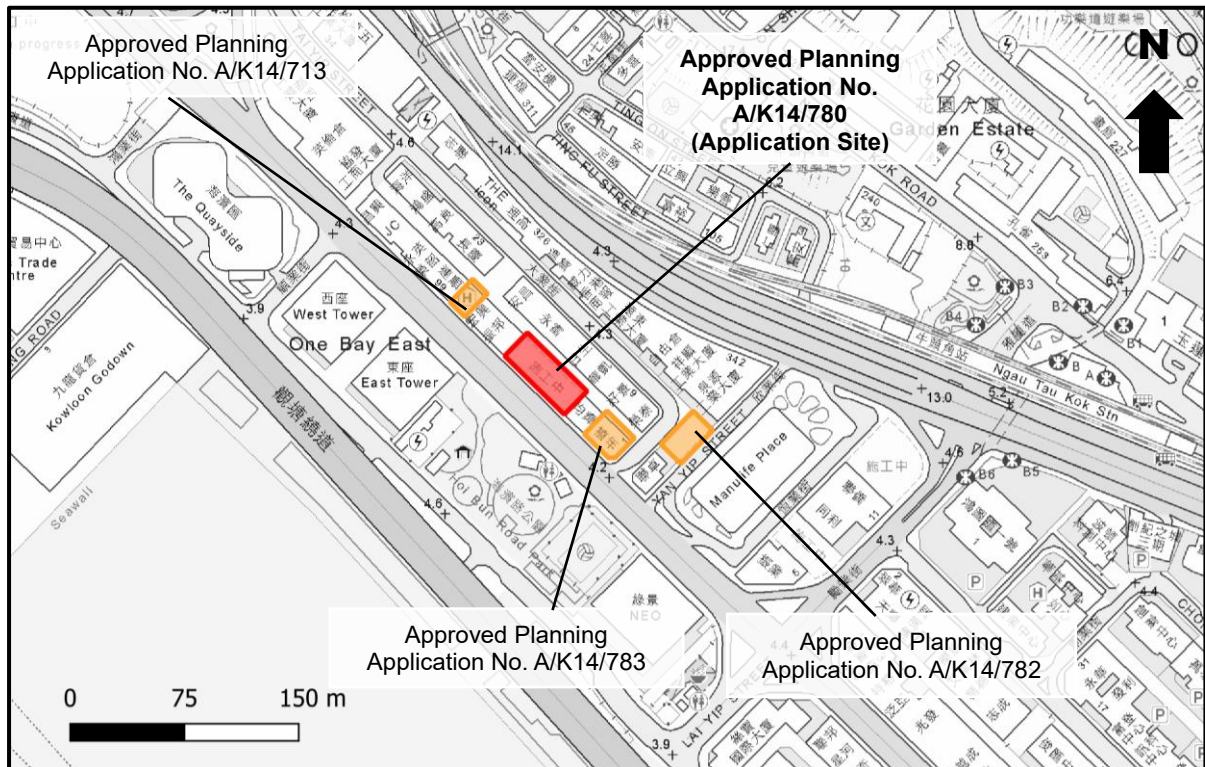


Figure 2.7 Location Plan of Previous and Similar Applications in the Surrounding Area

3. THE PROPOSED DEVELOPMENT SCHEME

3.1 Indicative Development Proposal

3.1.1 The Applicant proposes to develop the Site into a 33-storey development (including 1 level of basement carpark) comprising “Social Welfare Facility (RCHE)” and “Hotel” uses at a non-domestic plot ratio of 14.4 which has been devised and included in **Appendix 1** of this Supporting Planning Statement. Based on a total site area of about 1,170.578m² and a PR of 14.4, the proposed building attains a total gross floor area (GFA) of not more than 16,856.323m².

3.1.2 The Proposed Development would provide a mixture of “Aged Home” type and “Self-care Hostel” type self-finance RCHE places. It is anticipated to be completed in 2029. Major development parameters and proposed floor uses 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

	Approved Scheme under Planning Application No. A/K14/780	Proposed Scheme
Total Site Area	About 1,170.578m ²	About 1,170.578m ²
Plot Ratio	14.4	14.4
Total GFA • RCHE • Hotel	Not more than 16,856.323m ² N/A N/A	Not more than 16,856.323m ² • 12,000m ² • 4,856.323m ²
No. of Guestroom for Hotel	N/A	200 rooms
No. of RCHE Bed Space	N/A	Not less than 302
Site Coverage	Not more than 60%	Not more than 60%
Class of Site	Class A	Class A
No. of Block	1	1
Maximum Building Height (Main Roof)	About +115mPD	About +115mPD
No. of Storeys	30 (including G/F and 3 levels of basement)	33 (including 1 level of basement)

Table 3.2 Proposed Floor Uses

Floor	Proposed Uses
22-31/F	Hotel
21/F	Hotel Reception
4-20/F	RCHE (13/F for Refuge Floor / Landscape Area) (6/F for Refuge Floor / E&M)
3/F	Podium Roof, Water Feature, Clinic, Office, Meeting / Multi-purpose room, Gym / Physio, Café, SPA room, Staff Rest Room, E&M
2/F	RCHE, Nurse Station, E&M
1/F	Dining Hall, Kitchen, E&M
G/F	Lift Lobby, L/UL Bays, M&E, Public Passage
B1/F	Car Parking Spaces, M&E

3.1.3 Supportive facilities are proposed on 4-5/F, 7-12/F and 14-20/F and the preliminary function of the facilities are stated in **Table 3.3**. The proposed function will be further revised in later detail design stage.

Table 3.3 Proposed Function of Supporting Facilities

Function	No. of Rooms (One room for each storey)
Nursing Station	3
Isolation Room	4
Pantry	3
Laundry	2
Store	2
Total	14

3.2 Design of RCHE

3.2.1 The proposed RCHE will be located between 2/F to 20/F with majority of the supporting facilities on 1- 3/F. Elderly residents requiring more nursing care will be placed at the lower levels and appropriate training will be provided to the RCHE staff team. As per the Code of Practice for RCHE issued by SWD in January 2020, the height restriction can be relaxed subject to enhanced fire safety requirement. In view of this, the Applicant has adopted careful design to comply with additional fire safety requirements for relaxing the height restriction of RCHE as stated below:

- (1) Refuge floor would be provided on every 24m to serve as a refuge for residents to assemble (i.e. on 6/F and 13/F).
- (2) Enlarged fireman's lift would be proposed to accommodate at least one bed with wheels and two rescuers. The lobby to fireman's lift would allow the maneuvering of beds with wheels or wheelchairs.
- (3) Building exterior would not be covered by combustibile material to avoid vertical fire spread.
- (4) Widened corridor with minimum width of 2100mm, which should allow at least two beds with wheels (about 960mm wide each) to move in parallel, would be provided.
- (5) Widened escape staircase with minimum width of 1500mm, which should allow the manoeuvring of stretchers or wheelchairs, would be provided.
- (6) Additional fire service installations and equipment would be provided subject to the request from Fire Services Department.
- (7) The RCHE premises would be operated by single operator to facilitate coordinated and orderly horizontal evacuation. Regular training would be provided for an adequate number of staff to assist all residents in affected compartments to evacuate to adjoining compartment zones simultaneously in case of fire or other emergencies.

3.3 Access and Provision of Internal Transport Facilities

3.3.1

There will be two vehicular accesses for the proposed development, including (i) service lane at the northern side; and (ii) entrance via Wai Yip Street. Except the parking spaces at B1/F, single-deck tour bus layby and HGV L/UL bay, other vehicles will enter and leave via the service lane. A total of 8 car parking spaces (including 1 no. of accessible parking space) and 1 motor cycle parking space will be located in the basement floor, while L/UL bays for goods vehicles, single-deck tour bus, ambulance and 2 private car parking spaces and 2 taxi and private car lay-by will be provided on G/F. According to HKPSG, there are no relevant requirements for RCHE, but requirements on parking and loading/unloading bays are specified in the guideline for hotel use. The proposed internal transport facilities are summarised and presented in **Table 3.4**.

Table 3.4 Internal Transport Facilities Provision

Type of Facilities	Provision for Hotel	Provision for RCHE	Total Provision
Private Car Parking Space	2	8	10 (including 1 no. of accessible parking space)
Motorcycle Parking Space	1	N/A	1
Loading/Unloading Bay <ul style="list-style-type: none"> Light Goods Vehicles (LGVs) and Heavy Goods Vehicles (HGVs) 	1 (LGV)	1 (HGV)	2 (including 1 LGV and 1 HGV)
Lay-by for <ul style="list-style-type: none"> Ambulance Single-deck Tour Bus Taxi / Private Car 	N/A 1 2	1 N/A N/A	1 1 2

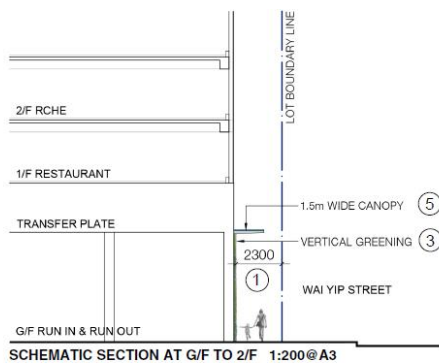
3.4 Design Merits

3.4.1

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 branding of CBD2.

- Provide 2.3m and 1.5m full-height building setbacks from Wai Yip Street and the back lane respectively. The Applicant is also providing an additional 1.5m setback with a clear height of 5.1m at the back lane to enhance the traffic circulation.
- Provide a 3m wide public passage at G/F to serve as a short-cut between Wai Yip Street and the back lane through to other existing buildings on Tai Yip Street. In addition, a 3m-wide public passageway on 3/F will also be provided and opened for 24 hours a day.
- Maximise greening opportunities to enhance the amenity and visual quality, e.g. provide a veritable green wall on G/F that fronts onto Wai Yip Street, provide landscaped area with planter seat walls and water feature on 3/F, as well as rooftop garden with ornamental shrubs, multi-functional lawn and creeping plants on R/F. The landscape areas are accessible by the users of the building during office hour for 24 hours a day.

- Provide a 1.5m wide canopy along the footpath of Wai Yip Street and a recessed covered area of about 8.5m² at the hotel entrance for sheltering.
- Refuge floors with cross ventilation at 13/F will be provided to improve air ventilation in the neighbourhood.
- Compliance with Sustainable Building Design Guidelines ("SBDG") including 1) provision of building setback; 2) continuous projected façade length is less than 60m and 3) greenery provision of not less than 20%.



- 1. Full-height Building Setback for Pavement**
2.3m setback along Wai Yip Street for footpath widening and better walkability (For ODP).
- 2. Public Passage**
3m wide public passage to enhance circulation between Wai Yip Street and widened back alley and for sheltering from rain.
- 3. Vertical Greening**
Vertical greening at low zone to enhance streetscape and to alleviate the traffic air pollution in Wai Yip Street.
- 4. Sheltering from Rain**
A recessed covered area of about 8.5m² is provided at the hotel entrance on the ground for sheltering from rain.
- 5. Canopy**
A full-width canopy along the footpath of Wai Yip Street to provide weather protection.
- 6. Refuge Floor at 13F**
Refuge floors with cross ventilation at 13/F to improve air ventilation in the neighbourhood.
- 7. Setback for Back Alley**
1.5m full-height setback along back alley and further 1.5m setback with a clear height of 5.1m along the back alley improvement in traffic circulation (For ODP).

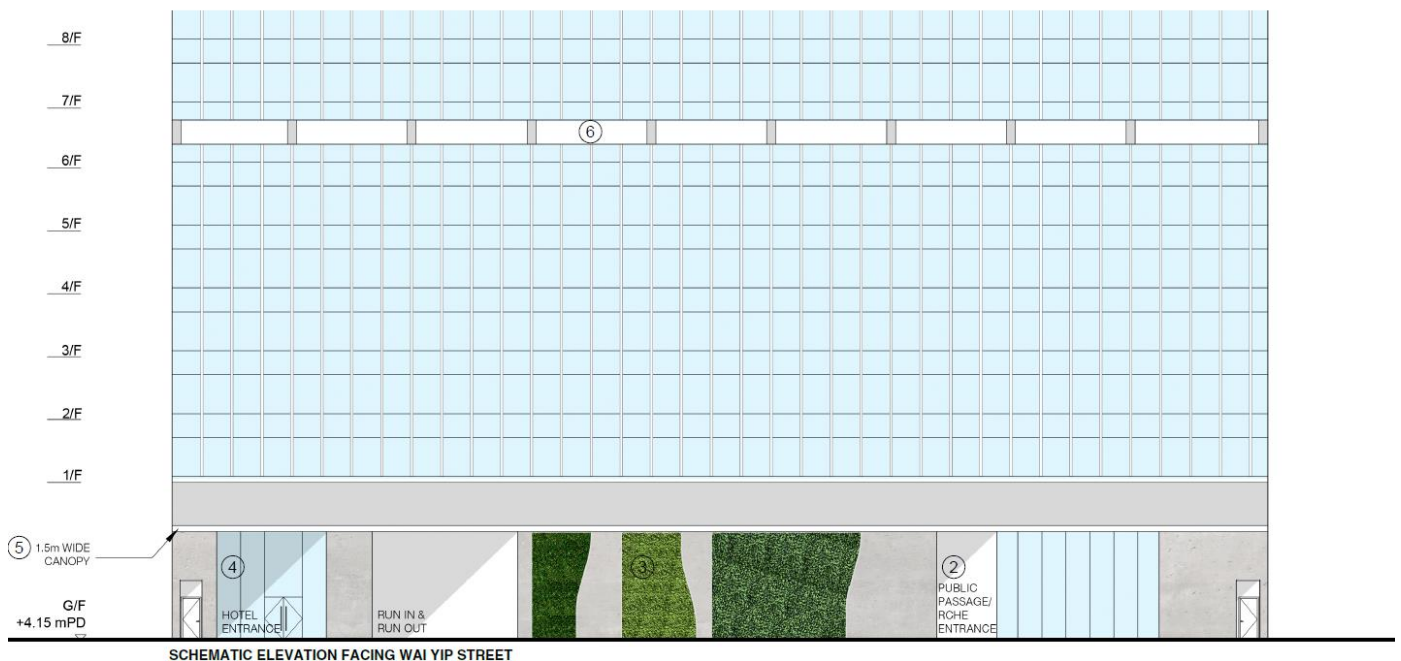


Figure 3.1 Summary of Planning and Design Merits

4. PROPOSED ZONING AMENDMENTS

4.1 The Rezoning Proposal

4.1.1 The Site currently falls within the area zoned "OU(B)" on the Approved OZP. In terms of the rezoning proposal, a site-specific zone i.e. "OU(B)1" is proposed to cater for the proposed hotel and RCHE development with non-domestic plot ratio of 14.4 and a building height of +115mPD. The proposed amendment to the Schedule of Use is shown below.

4.1.2 The proposed amendments to the zoning and BH restriction as stipulated on the Plan is shown in **Figure 4.1**, while the proposed amendments to the "Notes" and "Remarks" of the Notes of the "OU(B)" zone are presented in **Figures 4.2** and **4.3** respectively.

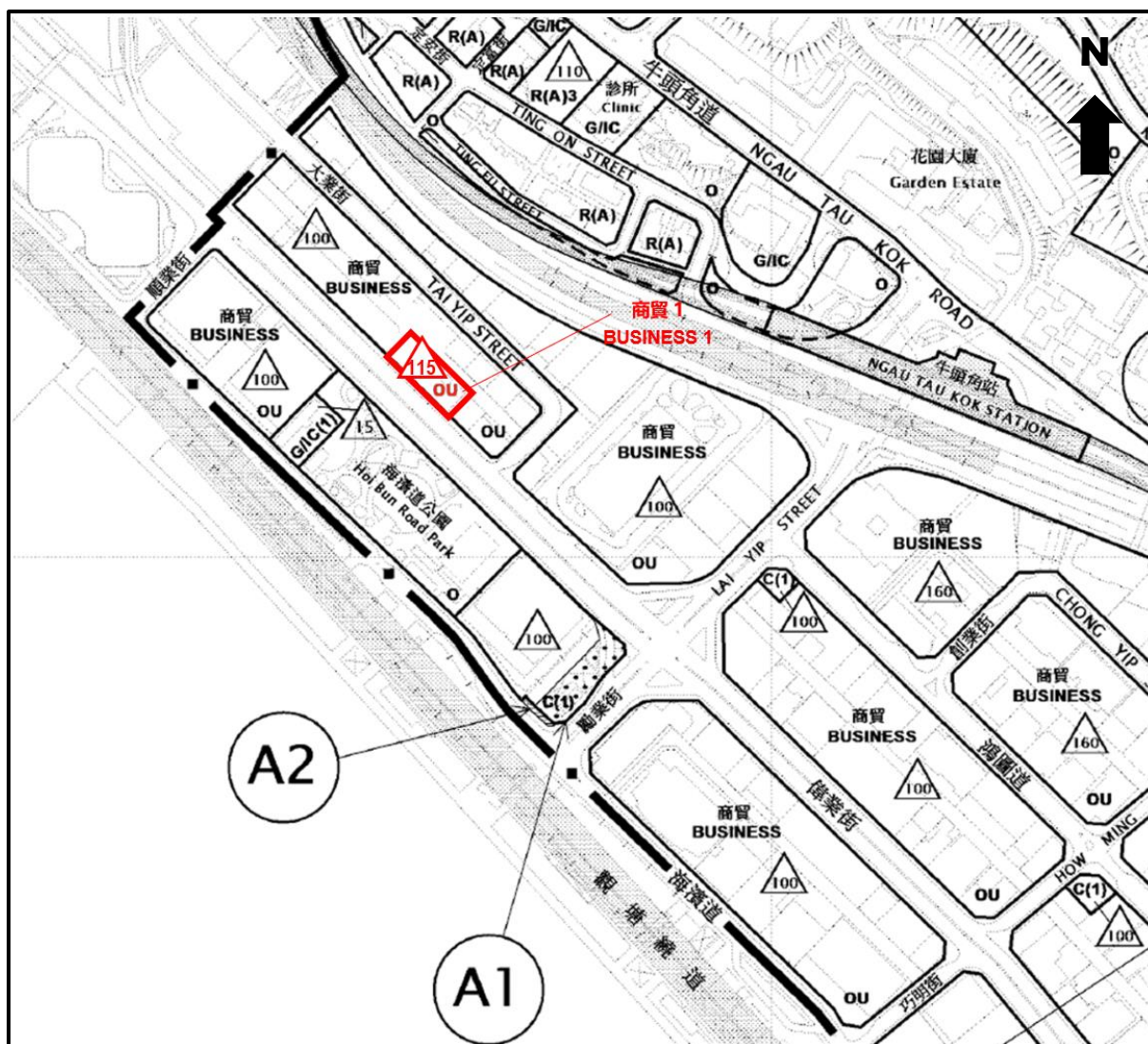


Figure 4.1 Proposed Amendments to the Zoning and BH Restriction of the "OU(B)1" Zone as Stipulated on Plan

S/K14S/27

OTHER SPECIFIED USES

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Business" only

Schedule I: for open-air development or
 for building other than industrial or industrial-office building@

<p>Ambulance Depot Commercial Bathhouse/Massage Establishment Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) <i>Hotel (on land designated "OU(B)1" only)</i> Information Technology and Telecommunications Industries Institutional Use (not elsewhere specified) Library Non-polluting Industrial Use (excluding industrial undertakings involving the use/storage of Dangerous Goods) Off-course Betting Centre Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Clinic Public Convenience Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School (excluding free-standing purpose-designed building and kindergarten) Shop and Services <i>Social Welfare Facility (on land designated "OU(B)1" only)</i> Training Centre Utility Installation for Private Project</p>	<p>Broadcasting, Television and/or Film Studio Cargo Handling and Forwarding Facility Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Non-polluting Industrial Use (not elsewhere specified) Petrol Filling Station School (not elsewhere specified) Social Welfare Facility (excluding those involving residential care) Warehouse (excluding Dangerous Goods Godown) Wholesale Trade</p>
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Figure 4.2 Proposed Amendments to the Statutory Notes of the "OU(B)" Zone

S/K14S/27

For "Business" only (Cont'd)

Planning Intention

This zone 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.

Remarks

- (1) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 12.0, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.
- (2) *On land designated "OU(B)1", no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum plot ratio of 14.4, and the maximum building heights, in terms of metres above Principal Datum, as stipulated on the Plan, or the plot ratio and height of the existing building, whichever is the greater.*
- (3) In determining the maximum plot ratio for the purposes of paragraph (1) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (4) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio for the building on land to which paragraph (1) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio specified in paragraph (1) above may thereby be exceeded.
- (5) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/building height restrictions stated in paragraph (1) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

(Please see next page)

Figure 4.3 Proposed Amendments to the "Remarks" of Statutory Notes of the "OU(B)" Zone

5. PLANNING MERITS AND JUSTIFICATIONS

5.1 The Proposed Development is In-line with Government's Policies to Meet the Pressing Need of RCHE

5.1.1 As mentioned in **Section 2.10** of the Supporting Planning Statement, there is a pressing need to prioritise the provision of RCHE given the change in socio-demographic characteristics and the growing elderly population in Hong Kong. The Government has introduced the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments to enhance the capacity of the private care sector. The Government provides support and incentives to the private developer to provide quality purpose-built RCHE premises by exempting from assessment of premium. The incentive scheme serves as a concrete basis for planning for elderly care services, approval of this Planning Application would facilitate the provision of RCHE to meet the imminent need.

5.1.2 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 302 nos. of RCHE bed space is in-line with the Government's Incentive Scheme to increase the provision of the much-needed residential care facilities. The Proposed Development will comply with the prevailing and forthcoming revision to the spatial requirement for RCHE and, upon approval of this Planning Application, the Applicant will optimize the development plan in accordance with demand of the market and incorporate the views of relevant Government Departments.

5.2 The Proposed Development Will Help to Meet the Deficit of RCHE Bed Places in Kwun Tong

5.2.1 With reference to the MCP Paper No. 7/23 For Consideration by the Metro Planning Committee on 22.9.2023, there is a deficit (about 1,021 bed spaces) in the provision of RCHE bed spaces in the K14S Planning Area (i.e. where the Application Site is located). By increasing the number of RCHE bed places in Kwun Tong, the Proposed Development will help to meet the growing demand for eldercare services in the area. Expanding the availability of RCHE bed places not only can contribute to community well-being by allowing seniors to age in a supportive environment close to their existing families and social networks, but also help to prevent the need for elderly individuals to relocate to distant areas due to limited provision of RCHE bed spaces in Kwun Tong. Therefore, the Proposed Development would be beneficial to the aging population in Kwun Tong.

5.2.2 In addition and equally important, once the more stringent space requirement on RCHE bedspace is in place, there will be an significant reduction in number of RCHE beds. The Proposed Development helps to get prepared for the rainy day.

5.3 The Application Site is Suitable for the Proposed Development

5.3.1 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, as well as rail-based transport. These services operate within 500m or about 10 minutes' walk away. In addition, the Site is located at the southern periphery of KTBA, it is expected that the problem of I/R interface would be limited as it is facing Hoi Bun Road Park and Kwun Tong Promenade in close proximity. It has an open vista with spectacular view towards the water, Kai Tak Runway Precinct and even towards Hong Kong Island. Very limited nuisances from adjoining industrial/commercial buildings would be anticipated. As mentioned in **Section 2.7**, due to the transformation of KTBA from former industrial area into business area, chances of having conflict between the industrial use and the operation of the proposed RCHE and hotel uses would eventually be further mitigated.

5.3.2 Not least, the Applicant sees that it is a good opportunity to place a RCHE within an active business area to encourage 'Youth in Elderly 長幼共融'. Proximity to workplaces can reduce travel time and make it convenient for younger generation to visit their elderly family members during breaks or after work. It also provides opportunities for social interaction and engagement for both the residents and the workers. Workers can visit during lunch breaks or after work, fostering a sense of community. At the same time, being located at an active and vibrant location, the elderly may also be able to get a sense of the lively and energetic society that they previously devoted in so as to reduce social isolation.

5.4 In Line with the Trend of Transformation to the Surrounding Planning Context

5.4.1 The proposed 'Hotel' use supports the commercial development in KTBA. As mentioned in **Section 2.11**, there is one completed hotel development and one approved hotel development in close proximity. The proposed hotel and social welfare facilities have carefully taken into account various considerations in ensuring the compatibility with the transformation of the surrounding planning context.

5.4.2 In addition to a conventional hotel for targeting for tourists and business persons, the proposed 200 hotel rooms at the Proposed Development would also provide accommodations for relatives of the RCHE users at a convenient and pleasant location. Taking into account the ample open space provided in Hoi Bun Road Park and the Kwun Tong Promenade, it offers opportunities for the users, especially elderly, to enjoy leisure outdoor activities. The proposed 'Hotel' use may also provide accommodation to supplement the medical facilities (**Section 2.11** refers) on Tai Yip Street which is currently under construction.

5.5 The Proposed Development Would Not Jeopardise the Intention of KTBA Being an Economic and Employment Hub

5.5.1 The proposed amendment introduces an alternative use (RCHE) at a specific site that is zoned "OU(B)" through an Amendment of Plan Application. The Site (about 1,170.58sqm) only takes up 0.24% of the total area of KTBA (including about 45.57ha. of "OU(B)" and 2.72ha. of "Commercial" zone), thus the impact will be minimal. Notwithstanding, the proposed RCHE and hotel will continue to provide employment opportunities of different types.

5.6 Optimization of Scarce Land Resources for Much-needed RCHE Facilities

5.6.1 Reserving land for economic and employment hub is important, identifying suitable sites to provide accommodation and services to the ageing population is equally important. According to the press release from the Development Bureau on 4.7.2024, there is a fact that the vacancy rate for commercial floor area is high (about 13%) and no commercial sites will be included in the upcoming quarterly land sale programme. In this regard, conversion of commercial floor area to appropriate GIC use that is of high demand should be considered as a reasonable step to make good use of the scarce land resource. Providing more elderly facilities with residential care services can help to address the increasing demand arising from the ageing population. This would be a quicker and more straight-forward way to increase RCHE bedspace than the conventional approaches.

5.7 Enhancing Street Level Environment and the Visual Quality

5.7.1 The Proposed Development will improve the urban environment. Some vertical green will be provided at the G/F to replace the possible blank walls to enhance visual quality, soften the continuous urban fabric and bring improvement street amenity. To echo with EKEO's initiative to energise and revitalise the back lanes, the proposed scheme adhere to the 1.5m full-height setback requirement and provide a further 1.5m with a clear height of 5.1m setback. At the moment when the improvement schemes are yet to be available, green paving will be laid to improvement street amenity.

5.8 Brings Improvement to Connectivity

5.8.1 The two accesses to Tai Yip Street from Wai Yip Street are about 250m apart. The proposed public passage on G/F will give an alternate access to Tai Yip Street to shorten the travel distance. This helps to break the long street grid down to a more reasonable and pleasant distance.

5.9 Appropriate Development Quantum

5.9.1 The Town Planning Board had previously approved an application for minor relaxation of Building Height and Plot Ratio Restrictions at the Site (TPB Ref.: A/K14S/780) and the proposed building height and plot ratio of +115mPD and 14.4 are identical with the previous approval. As demonstrated by the technical assessments and Visual Impact Assessment, the proposed development parameters are considered appropriate.

5.10 The Proposal is Technically Feasible

Landscape Aspect (Appendix 2 refers)

5.10.1 The Proposed Development will include a total of 251.1m² greenery area (i.e. 21.44% of the site area) mainly in the landscape areas with seat walls and water feature at 3/F and open space at R/F. Ornamental shrubs, multi-functional lawn and creeping plants are proposed at the R/F to enhance the local greenery and serve as visual courtyard to the neighbours. Vertical green walls on the building elevation are proposed at the setback areas along Wai Yip Street. The Landscape Proposal is provided at **Appendix 2** of this Supporting Planning Statement.

Traffic Aspect (Appendix 3 refers)

5.10.2 The potential traffic impact arising from the Site has been quantitatively assessed. The junction capacity analysis (for year 2032) in the Traffic Impact Assessment ("TIA") indicates that the road junctions in the vicinity of the Site are expected to operate with capacities during AM and PM peak hours, taking into account the planned junction improvement scheme at (i) Hoi Bun Road/Shun Yip Street; (ii) Wai Yip Street/Lai Yip Street, (iii) Kwun Tong Road/Lai Yip Street; and (iv) Hoi Bund Road/Lai Yip Street, which are estimated to be completed before 2032. In addition, swept path analysis was conducted to ensure that all vehicles could enter and leave the development and the spaces provided with ease. It is concluded that the Proposed Development will result in no adverse traffic impact to the surrounding road network.

Visual Aspect (Appendix 4 refers)

5.10.3 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 +115mPD would induce noticeable change of the skyline to the Visual Sensitive Receivers (VSRs) at local Viewpoints ("VPs"), including VP1 to VP4. However, it would appear more comparable upon redevelopment of the nearby medium-rise buildings and the visual effect of the Proposed Development would be a lot less influential. The multi-level greenings on 3/F and R/F would echo with the greenery within Hoi Bun Road Park and help enhance the visual experience and add visual interest of VSRs. In view of the distant VPs (VP5 to VP7), the overall skyline is not affected

generally due to other higher existing and/or planned buildings acting as the townscape backdrop. No obstruction of the Victoria Harbour and the major ridgeline viewing anticipated. Hence, there is only slight impact in the visual aspect.

Environmental Aspect (Appendix 5 refers)

5.10.4 An Environmental Impact Assessment ("EA") has been conducted to assess the air quality and noise impacts associated with the Proposed Development. From the air quality perspective, while an active chimney is identified within 200m of the Site, the fresh air intake point for the central air-conditioning system is carefully positioned beyond 200m from the chimney and beyond 20m from Wai Yip Street. Adequate buffer distance from both the road and the chimney is provided in accordance with the requirements outlined in the HKPSG. Therefore, no adverse vehicular and chimney emission impacts are anticipated. In terms of noise impact, the Proposed Development will be equipped with central air-conditioning system and will not rely on openable windows for ventilation under normal circumstances. Prescribed windows requirement for rehabilitation rooms will be met in accordance with the Code of Practice for RCHE and Building (Planning) Regulations. The EA concluded that no adverse impact is anticipated from the air quality and noise perspectives.

Sewerage Aspect (Appendix 6 refers)

5.10.5 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. With peaking factor considered, the assessment findings concluded that the capacity of the existing sewerage system would be sufficient to cater for the sewage generation from the Application Site and nearby catchments. Hence, the SIA confirms the feasibility of the Proposed Development in terms of its sewerage impact.

6. CONCLUSION AND SUMMARY

6.1.1 The Applicant, Diamond Ocean Investments Limited, seeks approval from the TPB under Section 12A of the Town Planning Ordinance for the proposed rezoning of the Site from "OU(B)" to "OU(B)1" for a Proposed Composite Development with Residential Care Homes for the Elderly and Hotel at Nos. 107 – 109 Wai Yip Street, Kwun Tong. The composite development with plot ratio of 14.4 and building height of +115mPD should be favourably considered by the TPB from a planning point of view based on the following reasons:

- The proposed development with provision of RCHE in great demand is totally in-line with Government's policies to increase the provision of the much-needed facilities under the "Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments".
- The proposed development would help to alleviate the shortage of quality RCHE services for the elderlies in need. It also shortens the waiting list for such welfare facilities.
- The Site is considered suitable for the Proposed Development in light of its convenient location, with good accessibility by both road-based and rail-based public transport. Its close proximity to Hoi Bun Road Park and Kwun Tong Promenade offers a pleasant environment to the Proposed Development.
- The proposal could promote the concept of "Youth in Elderly" by placing a RCHE within an active business area, fostering a sense of community.
- The proposed hotel and RCHE have carefully taken into account various considerations in ensuring the compatibility with the transformation of the surrounding planning context.
- The Applicant has strived to make the greatest endeavours to come up with an optimal design by incorporating various design merits in responding positively to the surrounding context.
- The proposed development parameters are considered appropriate taking into account the development quantum in the surrounding area.
- 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.