

**Proposed Rezoning of the Site from “Other Specified Uses” annotated “Business” to “Other Specified Uses” annotated “Residential Care Home for the Elderly and Hotel”  
for a Proposed Composite Development with RCHE and Hotel  
at Nos. 107 – 109 Wai Yip Street, Kwun Tong  
(Planning Application No. Y/K14S/4)**

## **Appendix VI**

Replacement Pages of the Supporting Planning Statement

Bund Road/Lai Yip Street, which are estimated to be completed before 2032. In addition, swept path analysis was also conducted to ensure that all vehicles could enter and leave the development and the spaces provided with ease. Despite the maximum number of RCHE bed spaces of 557 under the proposed scheme, a sensitivity test has also been conducted for the scheme with 644 beds according to the minimum bed space requirement under the Residential Care Homes (Elderly Persons) Regulation for nursing home or care and attention home. The results 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. The resultant overall visual impact of the Proposed Development to the Visual Sensitive Receivers ("VSRs") represented by the selected Viewpoint ("VPs") would be negligible to slightly adverse. As seen from the photomontages, the Proposed Development with +115mPD would induce visual change for VSRs at VP1, VP3, VP4, VP5 and VP7. 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. No obstruction of the Victoria Harbour and the major ridgeline with the 20% Building Free Zone would be anticipated when viewing from the strategic viewing point at VP6.

**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