

**Previous Applications of the Site**

Application No.	Location	Zoning	Date of Consideration	Decision of the RNTPC	Approval Conditions
A/SK-SKT/10 Proposed Flat and House and Proposed Minor Relaxation of Plot Ratio (from 2 to 2.13) and Site Coverage (from 40% to 42.6%)	6 Hong Ting Road, Sai Kung	“Residential (Group) E” and area shown as ‘Road’	22.1.2016	Approved with conditions	(a) to (d)
A/SK-SKT/14 Proposed Flat and Shop and Services and Proposed Minor Relaxation of Plot Ratio (from 2 to 2.036)	7-9 Hong Ting Road, Sai Kung	Ditto	2.3.2018	Approved with conditions	(a), (c) to (e)

**Approval Conditions**

- (a) provision of fire service installations and water supplied for firefighting.
- (b) provision of sewerage upgrading works as identified in the sewerage impact assessment.
- (c) submission and implementation of landscape proposal.
- (d) submission of land contamination assessment prior to the commencement of any construction/development works.
- (e) submission of traffic review before population intake for the proposed development.

**Detailed comments from the Director of Environmental Protection (DEP) and  
the Director of Social Welfare (DSW)**

**Detailed comments from DEP:**

Air Quality

1. Response-to-Comment item 21 – The air quality control measures suggested are added in S.5.7.2 (Mitigation Measures for Construction Noise). The applicants shall revise and list the air quality control measures in the corresponding chapter (i.e. S.2.5)

Noise

*A/SK-SKT/23, No. 1 Hong Ting Road (Report No.: R6864 v1.3)*

2. Appendix A: The mPD levels of BLK1 in Drawing No. SK-00-003 do not tally with Drawing No. SK-00-111. The applicant shall check and revise.

*A/SK-SKT/25, No. 6 Hong Ting Road (Report No.: R6866 v1.3)*

3. S.3.5.5: The applicant shall check and revise the discrepancies between overall schedule of noise mitigation measures under the scenario with HH2 Improvement Works in S.3.5.5 and Figure 4f. Typical Acoustic Balcony for N6-14 in 1/F shall be also included in the table.

4. Figure 4e-4h: Acoustic fins for N6-09 and N6-18 in G/F-3/F as shown in Figure 4e-4h shall be highlighted in Figure 4e-4h and Appendix 4D and included in the overall schedule of overall schedule of noise mitigation measures in S.3.5.5.

5. Appendix A: The mPD levels of BLK1 in Drawing No. SK-00-003 do not tally with Drawing No. SK-00-111. The applicant shall check and revise.

*Noise model files for A/SK-SKT/23 and A/SK-SKT/25*

6. In the noise model, the Carriageway of Rd No:1-2,5-8,19-26 & 29-30 should be one-way single rather than normal 2 way. The applicants shall check and revise.

7. In the noise model, the Carriageway of Rd No: 27, 34 &35 should be one-way single rather than normal 2 way. The applicants shall check and revise.

8. According to Annex B, the two-way traffic flow of Slip Rd of Hiram's Highway (39&40) and Sai Kung Rural Committee (47&48) should be 100flow/h, which is not consistent with that in noise model. The applicants check and revise.

**Detailed comments from DSW:**

1. With reference to the Schedule of Accommodation for a RCHE, the applicants may consider providing some essential functional areas / rooms in the RCHE such as dining area, clean utility rooms, soiled utility rooms and other supportive facilities e.g. staff sleep-in room cum changing room, staff toilet, etc.
2. As there is no indication of number of beds in each dormitory, he could not offer his comment on the room capacity and arrangement at this stage. He shall provide his comment once a detailed layout plan is received.
3. In addition, according to Chapter 12.4.1 of the Code of Practice of Residential Care Homes (Elderly Persons) January 2020 (Revised Edition), all RCHEs shall provide at least one designated isolation room. If there are more than 50 beds, an additional isolation room/facility shall be provided for every extra 50 beds (or less). For RCHEs providing 200 beds or above, four isolation rooms / facilities (including at least one designated isolation room) shall be provided.
4. The applicants may also draw reference from the Best Practice in Design and Operation, which can be accessed at [https://www.swd.gov.hk/doc/elderly/ERCS/Best%20Practices%20in%20Design%20and%20Operation%20\(Jan%202015\).pdf](https://www.swd.gov.hk/doc/elderly/ERCS/Best%20Practices%20in%20Design%20and%20Operation%20(Jan%202015).pdf), when design the layout of the RCHE.

**Advisory Clauses**

- (a) to note the comments of the District Lands Officer/Sai Kung, Lands Department that the lot owners will need to apply to Sai Kung District Lands Office for a lease modification or land exchange to effect the proposal. However, there is no guarantee that such lease modification application would be approved by the Government. Such application, if eventually approved, would be subject to such terms and conditions including payment of a premium and an administrative fee as the Government considers appropriate;
- (b) to note the comments of the Commissioner for Transport that the volume/capacity (v/c) ratio of both Hiram's Highway and Po Tong Road (Yau Ma Po Road – Fuk Man Road) exceeds 1.0 with maximum v/c ratio to 1.25 in design year 2026. Without the Hiram's Highway Improvement Stage 2 Project in place, the traffic condition along the above-mentioned road section is not acceptable. As such, the applicants are required to clearly state in the TIA to be submitted under approval condition and update relevant assumptions and assessments accordingly;
- (c) to note the comments of the Director of Environmental Protection on the submitted Environmental Assessments as detailed in Appendix III of the RNTPC Paper;
- (d) to note the comments of the Chief Building Surveyor/New Territories East 2 and Rail, Buildings Department (BD) that barrier free access and facilities including accessible lift and accessible carpark should be provided under Building (Planning) Regulation (B(P)R) 72. Attention is drawn to the policy on GFA concessions under PNAP APP-151, in particular, the 10% overall cap on GFA concessions and where appropriate, the Sustainable Building Design requirements including building setback and building separation under PNAP APP-152. Emergency vehicular access (EVA) complying with B(P)R 41D shall be provided for building within the Sites. The Sites intended to be used for Residential Care Home for the Elderly (RCHE) is required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority, if applicable;
- (e) to note the comments of the Director of Fire Services (D of FS) that fire service installations and water supplies for firefighting being provided to the satisfaction of D of FS. Height restriction stipulated in Section 20 of the Residential Care Homes (Elderly Persons) Regulation (Cap. 459A) should be observed. *Safety distance from all fuelling facilities in the petrol filling cum LPG station in the proximity of the Sites should conform with the requirements stipulated in the "Guidance for the Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations (4th edition)" jointly published by the Association for Petroleum and Explosive Administration and the Energy Institute (for Applications A/SK-SKT/23, 25 and 27 only).* Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plan or referral from relevant licensing authority. The EVA provision in the Sites shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 under the B(P)R 41D which is administrated by the BD; and
- (f) to note the comments of the Director of Social Welfare (DSW) that the applicants should ensure that the design and construction of RCHE shall comply with all relevant licensing and statutory requirements including but not limited to i) Buildings Ordinance (Cap. 123) and Regulations, ii) Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) and its subsidiary legislation and iii) latest version of

the Code of Practice of Residential Care Homes (Elderly Persons). Under section 20 of the Residential Care Homes (Elderly Persons) Regulation, no part of a RCHE shall be situated at a height more than 24m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated. With reference to the Schedule of Accommodation for a RCHE, the applicants may consider providing some essential functional areas / rooms in the RCHE such as dining area, clean utility rooms, soiled utility rooms and other supportive facilities e.g. staff sleep-in room cum changing room, staff toilet, etc. In addition, according to Chapter 12.4.1 of the Code of Practice for Residential Care Homes (Elderly Persons) January 2020 (Revised Edition), all RCHEs shall provide at least one designated isolation room. If there are more than 50 beds, an additional isolation room/facility shall be provided for every extra 50 beds (or less). For RCHEs providing 200 beds or above, four isolation rooms / facilities (including at least one designated isolation room) shall be provided. The applicants may also draw reference from the Best Practice in Design and Operation, which can be accessed at [https://www.swd.gov.hk/doc/elderly/ERCS/Best%20Practices%20in%20Design%20and%20Operation%20\(Jan%202015\).pdf](https://www.swd.gov.hk/doc/elderly/ERCS/Best%20Practices%20in%20Design%20and%20Operation%20(Jan%202015).pdf), when design the layout of the RCHE. The applicants is requested to incorporate subvented welfare facilities at the Sites in view of acute welfare demand, if affirmative, to advise DSW on the area available for incorporating welfare facilities for his further processing.