

**TOWN PLANNING BOARD GUIDELINES FOR  
APPLICATION FOR DEVELOPMENT/REDEVELOPMENT WITHIN  
"GOVERNMENT, INSTITUTION OR COMMUNITY" ZONE FOR USES OTHER THAN  
GOVERNMENT, INSTITUTION OR COMMUNITY USES  
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

(Important Note :-

The Guidelines are intended for general reference only. The decision to approve or reject an application rests entirely with the Town Planning Board (the Board) and will be based on individual merits and other specific considerations of each case.

Any enquiry on this pamphlet should be directed to the Planning Information and Technical Administration Unit of the Planning Department, 17/F, North Point Government Offices, 333 Java Road, Hong Kong - Tel. No. 22315000.

The Guidelines are liable to revision without prior notice. The Board will only make reference to the Guidelines current at the date on which it considers an application.)

## 1. Scope and Application

- 1.1 "Government, Institution or Community" ("G/IC") zones are designated on statutory plans to reflect the existing Government, Institution or Community (GIC) uses and to reserve sites for future provision of GIC facilities in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG) to meet the present and future needs of the community. Some GIC developments, especially the low-rise and low-density ones, also serve as "breathing space" within a high-rise and high-density environment. Some areas/sites are also zoned "G/IC" to cater for unforeseen future demands and for which no specific GIC uses have been designated for the time being.
- 1.2 Over the years, due to changing demographic structure and revisions to the standards and requirements of provision of GIC facilities, some existing or planned facilities may become surplus, obsolete or under-utilised while some others may require in-situ expansion or reprovisioning elsewhere so as to meet the current and anticipated future operational needs. In these circumstances, opportunities exist for some "G/IC" sites to be developed/redeveloped for non-GIC uses or for a mixture of GIC and non-GIC uses.
- 1.3 Use of "G/IC" sites for non-GIC uses which fall within Column 2 of the Notes for the "G/IC" zone may or may not be permitted with or without conditions on application to the Town Planning Board (the Board) under section 16 of the Town Planning Ordinance. The planning permission system will enable the Board to maintain adequate planning control over the use of "G/IC" sites and yet allow sufficient flexibility in accommodating the changing aspirations and requirements of the community, and sometimes to meet demand for better utilisation of the site potential.
- 1.4 Applications for development/redevelopment within a "G/IC" zone for non-GIC uses will be considered by the Board on individual merits and in accordance with the main planning criteria set out in paragraph 2 below.
- 1.5 As a general rule, for sites zoned "G/IC", a major portion of the proposed development should be dedicated to GIC and other public uses including public open spaces. Otherwise, the proposed development is considered to constitute a significant departure from the planning intention of the "G/IC" zone and, unless with very strong justifications and under special circumstances, planning permission for such development would not be granted.
- 1.6 If the development is for predominantly non-GIC uses (e.g. more than 50% of the total site area or gross floor area of the development, as the case may be, are for non-GIC uses), the Board might consider rezoning the site to an appropriate zoning if the proponent could demonstrate that all the planning criteria have been met. Through zoning amendment to the relevant statutory plan, members of the public would be informed of the change in planning intention, and an opportunity could be provided

for the public to comment on the zoning amendments and lodge objections for the consideration of the Board under the provisions of the Town Planning Ordinance.

- 1.7 This set of Guidelines is applicable to both development and redevelopment of "G/IC" sites for non-GIC uses, including a mixture of GIC and non-GIC uses.

## 2. Main Planning Criteria

- 2.1 In general, sites zoned "G/IC" are intended to be developed or redeveloped solely for GIC uses unless it can be established that the provision of GIC facilities would not be jeopardised and the concerned Government departments have no objection to releasing a particular "G/IC" site or a certain part of it for non-GIC uses. For applications for development/redevelopment for non-GIC uses within a "G/IC" site, the applicant should satisfactorily demonstrate the following:
  - a. in the case of a "G/IC" site designated with specific uses,
    - i. the application site is no longer required for the designated GIC uses, or adequate reprovisioning of the designated GIC uses is provided either in-situ or elsewhere; and
    - ii. there is adequate provision of other GIC facilities in the district, or the application site is not suitable for other GIC facilities; or
  - b. in the case of an undesignated "G/IC" site, the application site is no longer required to be reserved for any GIC uses; and
  - c. the proposed development/redevelopment would not adversely affect the provision of GIC facilities in the district on a long-term basis.
- 2.2 The proposed development should not adversely affect the normal operation of the existing GIC facilities nor delay the implementation of the planned GIC facilities, if any, within the "G/IC" site. Temporary reprovisioning, if necessary, should be provided prior to the completion of the proposed development.
- 2.3 The proposed development should be compatible in land-use terms with the GIC uses on the site, if any, and with the surrounding areas.
- 2.4 The scale and intensity of the proposed development should be in keeping with that of the adjacent area. In this regard, development restrictions stipulated on the statutory plan for similar development in the locality and the prevailing development restrictions administratively imposed by the Government on nearby similar developments (e.g. development restrictions in Special Control Areas and plot ratios in accordance with the density zones under the HKPSG) would be taken into consideration.
- 2.5 The scale and design of the proposed development should have regard to the character and massing of the buildings in the surrounding areas and should not cause significant adverse visual impact on the townscape of the area. Where one of the planning intentions of the existing/designated GIC development on the site is to serve as a "breathing space" or visual break within a high-rise and high-density environment, the proposed development should be designed in such a way that this planning intention would not be undermined.
- 2.6 The proposed development should be sustainable in terms of the capacities of existing and planned infrastructure such as drainage, sewerage, roads, water supply and utilities in the locality and its surrounding areas.
- 2.7 There should be adequate provision of parking and loading/unloading facilities to serve the proposed development in accordance with the HKPSG and to the

- satisfaction of the Transport Department. Adequate vehicular access arrangements should also be provided to the satisfaction of the Transport Department.
- 2.8 The proposed development should be sustainable in terms of the overall planned provision of open space and GIC facilities in the area.
  - 2.9 The proposed development should not cause, directly or indirectly, the surrounding areas to be susceptible to adverse environmental impacts and should not be susceptible to adverse environmental impacts from pollution sources nearby including heavily trafficked road; otherwise adequate environmental mitigation, monitoring and audit measures must be provided.
  - 2.10 For "G/IC" sites covered by mature trees and vegetation or located in areas of high landscape or amenity value, the design and layout of the proposed development should be compatible and should blend in well with the surrounding areas. The proposed development should not involve extensive clearance of existing natural vegetation, adversely affect the existing natural landscape, or cause adverse visual impact on the natural environment in the surrounding areas. A master landscape plan (including a detailed survey of the existing trees, proposals on preservation of the trees, tree transplanting, compensatory planting and, where appropriate, an indication of the proposed hard finishes of all landscape areas, slopes and retaining structures) should be submitted to the Board for consideration.
  - 2.11 The design and layout of the proposed development should have regard to the preservation of any existing buildings of historical or architectural values on or adjoining the application site.
  - 2.12 The financial viability of a development/redevelopment proposal in support of the GIC elements to be provided, the status of the land under lease and the planning gains to be brought about by the proposed development would also be part of the considerations of the Board when assessing the proposal. However, the amount of weight to be given to these considerations would depend on the circumstances and merits of each case. Under normal circumstances, planning considerations such as land-use compatibility, traffic and environmental impacts, and landscape and urban design concerns would take precedence.
  - 2.13 All other statutory or non-statutory requirements of relevant Government departments should be met.

### 3. In-situ Conversion of "G/IC" Building for non-GIC Uses

- 3.1 With the exception of the criteria under para. 2.4, 2.5, 2.10 and 2.11 mentioned above, this set of Guidelines is also applicable to proposed in-situ conversion for non-GIC uses of an existing "G/IC" building, or part thereof, within the "G/IC" zone.

**Previous s.16 Applications covering the Application Site**

**Approved Applications**

<b><u>Application No.</u></b>	<b><u>Use/Development</u></b>	<b><u>Date of Consideration</u></b>	<b><u>Approval Conditions</u></b>
A/YL-PS/36	Concrete Batching Plant with Minor Relaxation on Building Height on the draft Ping Shan Outline Zoning Plan (OZP) No. S/YL-PS/2	25.9.1998	(1) to (6)
A/YL-PS/143	Concrete Batching Plant with Minor Relaxation on Building Height on the approved Ping Shan OZP No. S/YL-PS/9	approved on review on 22.8.2003	(1), (3), (6) and (7)

**Approval Conditions**

- (1) Submission and implementation of landscape proposal
- (2) Submission of drainage impact assessment and implementation of flood mitigation measures
- (3) Provision of drainage facilities
- (4) Design and provision of vehicular access
- (5) Design and provision of appropriate environmental mitigation measures
- (6) Permission shall cease to have effect prior the expiry date unless the permitted development is commenced or the permission is renewed
- (7) Provision of emergency vehicular access, water supplies for fire fighting and fire services installations

**General Criteria for Consideration of Lease Modification  
(including In-situ Land Exchange) Applications  
in the Hung Shui Kiu New Development Area**

**General Planning Criteria**

1 **Location** – confined to sites planned for private development in the adopted Hung Shui Kiu and Ha Tsuen Outline Development Plan (ODP).

2 **Confinement within the planned private development site for specific uses** – only private lots lying within a planned private residential, mixed residential and commercial, or commercial development site in the ODP will be considered. Surrender of lots within the following sites in the ODP will not be accepted –

- a) earmarked for “Other Specified Uses” (“OU”) annotated “Enterprise and Technology Park”, “Logistics Facility”, or “Port Back-up, Storage and Workshop Uses” in the ODP which is subject to further study on the implementation mechanism;
- b) earmarked for “Industrial” use in the ODP, of which the sites will be disposed through open tender to provide an opportunity for existing industrial operators to bid the sites;
- c) planned for public use such as road, Government, Institution or Community use, public facility within “OU” zones in the ODP, open space, public/subsidised housing, local rehousing, etc.;
- d) earmarked for “OU” annotated “Commercial & Residential Development with Light Rail Facilities” in the ODP as piece-meal development of the private land within the site may severely constrain the development of the portion currently occupied by the Light Rail facilities;
- e) earmarked for “Residential – Zone 4” use intended for village resite or “Village Type Development” in the ODP; and
- f) designated as “Green Belt” or “Amenity” in the ODP.

3 **Size** – the proposed site to be surrendered (i.e. the Surrender Site) should have an area meeting the following criteria –

- a) for site earmarked for “Commercial”, “OU” annotated “Commercial & Residential”, or “OU” annotated “Commercial cum Public Transport Interchange and Public Carpark” in the ODP – not less than the total area of the private land within the corresponding development site designated in the ODP, excluding land subject to minor adjustments of the development site boundary that will not adversely affect the development layout of the site concerned. The planning intention is to pursue a single development for

each of these development sites designated in the ODP. Thus the re-grant site (i.e. the site to be re-granted in exchange of the surrendered sites if approved) shall conform to the site boundary of the corresponding development site as shown in the ODP, subject to minor adjustment of the development site boundary that would not adversely affect the development layout of the site concerned. For avoidance of doubt, this does not imply any intention or obligation on the part of the Government to make available government land adjoining or intervening the private land within the development site to enable the re-grant site to conform to the development site layout as shown in the ODP (see paragraph 12 below); and

b) for other – not less than 4 000 m<sup>2</sup> (which is a reasonable size to achieve a decent residential development with supporting facilities).

4 **Ownership** – all private lots contained within the Surrender Site should be under the ownership of a single owner or joint venture owners as the applicant.

5 **Configuration** – the application site should be reasonably regular in shape with no intervening private lots not owned by the applicant. Lots to be surrendered comprising the Surrender Site should be contiguous and fragmented lots will not be accepted.

6 **Access** – the provision of proper vehicular access to the application site is feasible.

7 **Compliance with Outline Zoning Plan** – proposed use and development parameters of the application site should comply with the relevant prevalent Outline Zoning Plan.

8 **No adverse implications** – the proposed development at the application site should not cause insurmountable problems to the planning, layout and urban design of the surrounding area, and will not jeopardize or hamper the development potential or vehicular access of adjacent lands under different ownerships. For application not including all private land within the corresponding development site shown in the ODP<sup>1</sup>, submission of layout plan is required to demonstrate the feasibility of decent and practical development(s) fully utilising the land of the concerned development site as shown in the ODP, without resulting in any loss of the development potential as planned under the ODP.

**Land Administration Criteria** (The approval of applications for modification of lease including in-situ land exchange is subject to the fulfillment of these requirements.)

9. **Unification, proof of land titles and vacant possession** – application may be submitted by a single owner or joint venture with unified land title. Lots to be surrendered should be subject to vacant possession by a specified deadline and free from encumbrances before execution of the lease modification/land exchange if the application is approved.

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<sup>1</sup> The planned development sites would be subject to adjustment during the detailed design of the project.

10. **Comparable compensation package** – the landowner(s) as the applicant should offer a compensation package to the occupants [those occupants who are existing on the land at the time of announcement of the criteria for lease modification (including in-situ land exchange) applications within the Hung Shui Kiu New Development Area (i.e. 13 April 2017) or thereafter]. The compensation package offered by the landowner should be comparable to the prevailing monetary ex-gratia compensation (excluding rehousing entitlement) that would have been offered by the Government to eligible occupants had the private land been resumed by the Government under the Hung Shui Kiu New Development Area development. Compensation to occupants paid by the applicant in securing vacant possession is not a premium-deductible item. The offer and acceptance of such a comparable compensation package is a matter between the landowner and the occupants. The Government would deem the case as settled if the landowner is able to deliver vacant possession with documentary evidence indicating that this requirement for comparable compensation package has been met.

11. **Time limit** – the lease modification/land exchange application (if approved) has to be concluded within a specified time period and in any event earlier than the government land resumption programme. In case there are any disputes between the occupants on site and the applicant, Lands Department may suspend the processing of the application until the disputes have been satisfactorily resolved. However, the specified time period will remain unless it is extended by the Government.

12. **Government land** – the re-grant site for a lease modification/land exchange application may include adjoining or intervening government land which is incapable of reasonable separate alienation or development. For avoidance of doubts, Government would not normally make available government land adjoining or intervening the private land within the development site to enable the re-grant site to conform to the development site layout as shown in the ODP if the government land is capable of reasonable separate alienation or development.

13. Compliance with other general lease modification/land exchange application criteria and requirements (as may be revised) promulgated by the Lands Department from time to time.

**Detailed departmental comments**

**Comments of the Director of Social Welfare (DSW):**

- (i) Subject to the comments from other government departments, she supports the setting up of a RCHE on a self-financing basis provided that
  - (a) there shall be no financial implications, both capital and recurrent, to the government; and
  - (b) the proposed RCHE complies with the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) and Residential Care Homes (Elderly Persons) Regulation (Cap. 459A), as well as the Code of Practice for Residential Care Homes (Elderly Persons).
  
- (ii) Her preliminary observation/suggestion on the proposal is that
  - (a) Bathroom/Shower Room shall be attached to the Dormitory Room to better serve the needs of the users;
  - (b) Nursing Station shall be stationed per dormitory floor to better meet the nursing/personal care needs of users in particular at the time of emergency;
  - (c) The Isolation Room shall be provided with natural lighting and ventilation as well as Bathroom/Shower Room for infection control purpose.
  
- (iii) She has the following comments from the licensing point of view:
  - (a) Licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap. 459, its subsidiary legislation and the latest version of the Code of Practice for Residential Care Homes (Elderly Persons) have to be strictly adhered to before a license of RCHE could be issued;
  - (b) Laundry room should be provided to the proposed RCHE;
  - (c) The isolation rooms from 1/F to 5/F do not have prescribed windows and hence their locations are not acceptable;
  - (d) Requirement of fire safety for the building will be formulated by FSD and will have to be complied with upon formal submission of building plans.



**Advisory Clauses**

- (a) to resolve any land issue relating to the development with the concerned owner(s) of the application site;
- (b) to liaise with locals on their concerns on access of villagers and business operators nearby;
- (c) to note that the Site might be resumed at any time during the planning approval period for the implementation of government project;
- (d) to note the comments of the Food and Health Bureau (FHB) that it has been agreed to releasing no more than 2.8 ha of the hospital site for other use, conditional on the timely relocation of the Food and Environmental Hygiene Department vehicular depot at Tin Shui Wai not later than 2025 for the expansion of Tin Shui Wai Hospital. If the hospital site area is further reduced as per the above planning application, the permitted number of storeys for the hospital development should be increased and the building height restriction should also be amended accordingly to ensure that adequate area is available for the future hospital development. The proposed reduction of hospital site area can only proceed after successful relaxation of building height restriction. The location and irregular shape of the application site will greatly impact on both the access to and on the planning efficiency of the future hospital development;
- (e) to note the comments of the Secretary for Education (SED) that it is noted that part of the Site falls within two reserved school site areas. Adequate education provisions should be included for the zoning concerned according to the Hong Kong Planning Standards and Guidelines. Please note that reservation of sites for primary schools should be made on a district basis. So long as a suitable site can be identified within the district by the Planning Department, EDB would not have specific preference over the exact location of the school site;
- (f) to note the comments of District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that the Site, comprising 11 private lots, is currently owned by different owners. All the 11 private lots are old schedule lots held by Block Government Lease demised as agricultural uses. The ownership particulars of the lots, permitted uses and actual site areas are subject to verifications. Noting that none of the private lots of the Site is owned by the applicant, the applicant should demonstrate how to implement the proposed scheme in the event that it is approved by the TPB. It is noted that the applicant has yet to obtain consent/full consent for some lots included in the subject application from the respective owners. The lots without consent/ full consent are held by Tsos and Tongs. Portions of the Site (i.e. Lot No. 793 in D.D.124, Lot Nos. 70, 71, 73-77, 215 RP and 216 in D.D.127) are subject to a short term waiver (viz. STW 3430) which is now running on quarterly basis in permitting the building(s) on the concerned lots to be used for concrete production. Noting that the applicant proposes to surrender the southern portion of the Site to the government, he has reservation on the land grant arrangement to be proposed by the applicant regarding the vehicular access arrangement from land administration points of view. However, the detailed land grant arrangement would be further liaised upon submission of any land exchange application in the later

stage. Upon receipt of any such land exchange application from owners of the Lots, there is no guarantee that the application including the surrender proposal will be considered or approved by the LandsD who is acting in its capacity as the landlord at its absolute discretion. The applicant is also reminded to observe the requirements set out in the Lands Administration Office Practice Notes No. 4/2007 upon submission of any land exchange application to LandsD. In approving the application, if any it will be subject to such terms and conditions including but not limited to the payment of premium and administrative fee as may be imposed by the LandsD. The applicant's attention is drawn to the Legislative Council Paper No. CB(1)817/16-17(08) issued in April 2017 regarding the implementation arrangements for Hung Shui Kiu New Development Project, in particular, the general criteria for consideration of lease modification (including in-situ land exchange) application

- (g) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that a permit for temporary occupation [(Permit No. NT 7/2016(TOP))] for a concrete batching plant was issued on 18.10.2016 and valid until 17.10.2018. If the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the BD, they are unauthorised building works (UBW) under the Buildings Ordinance (BO) and should not be designated for any proposed use under the captioned application. For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBW on the Site under the BO. If the Site does not abut on a specified street of not less than 4.5m wide, its permitted development density shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. The accessible parking space(s) shall be provided in accordance with B(P)R 72 and paragraph 8 in Schedule 3 of the B(P)R. Before any new building works (including containers/open sheds as temporary buildings and land filling) are to be carried out on site, prior approval and consent of the BD should be obtained, otherwise they are UBW. An Authorised Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the BO. If the proposed use under application is subject to the issue of a license, any existing structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority. For features to be excluded from the calculation of the total gross floor area, it shall be subject to compliance with the requirements laid down in the relevant Joint Practice Notes and Practice Notes for Authorized Persons (PNAP) including APP-151 as appropriate. If the applicant applies for the GFA concession, Buildings Set Back, Building Separation and Site Coverage of Greenery as required under PNAP APP-152 also apply;
- (h) to note the comments of the Director of Environmental Protection (DEP) that centralised air conditioning system and well-gasketed windows with good acoustic insulation should be provided for the whole development, as proposed by the applicant. While the applicant concluded that the sewerage impact arising from the proposed development will be acceptable, the applicant and its consultant should seek agreement from Drainage Services Department (DSD) about the proposed

sewer works with respect to the actual alignment and connection point, maintenance of new sewer to be built by the applicant. When the applicant makes connection to the public sewerage, they are required to seek agreement from DSD about the proposed sewer works with respect to the need of upgrading of public sewer, actual alignment and connection point, maintenance of new sewer to be built by the applicant. Since the proposed development is located inside the HSK NDA, the actual connection arrangement may be subject to changes if there is new public sewer provided under the HSK NDA project. There was no substantiated environmental complaint related to the Site in the past three years;

- (i) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that adequate drainage measures should be provided at the site access to prevent surface water flowing from the Site to nearby public roads/drains. HyD shall not be responsible for the maintenance of any access connecting the Site and Hung Chi Road;
- (j) to note the comments of the Director of Fire Services (D of FS) that he has no objection in principle to the application subject to water supplies for fire fighting and fire service installations being provided to the satisfaction of Director of Fire Services. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority. The Emergency Vehicular Access (EVA) provision in the Site 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 Building (Planning) Regulation 41D which is administrated by the Buildings Department. Should the proposed RCHE be deemed as “residential care home for the elderly” under section 3 of Residential Care Homes (Elderly Persons) Regulation, Cap. 459A, the height restriction as stipulated in section 20 should be observed;
- (k) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that it is observed that the Site is hard paved and operating as a concrete batching plant. With reference to her site records, the existing trees observed generally along the site boundary were planted as amenity trees under a previous approved application. The Site is situated in an area of rural landscape character disturbed by open storage yards and temporary structures. Significant change to the landscape character arising from the application is not envisaged. As only areas of “landscaped space”, “landscape recreation space” and “landscape terrace” is indicated on the landscape plan (Plan 4.1), there is inadequate information ( such as layout design or proposed facilities) to ascertain the function and proposed use. Should the TPB approve this application, she would recommend the inclusion of the approval condition to submit and implement a landscape proposal to the satisfaction of the Director of Planning or of the TPB. The proposed development is located amongst temporary structures for brownfield and port backup uses mainly of single-storey, and is connected to Hung Tin Road on its west by village road. To its further west across Hung Tin Road is Shek Po Tsuen with village houses and to its southwest across the road is high rise public housing development of Hung Fuk Estate. There is a vegetated knoll zoned “Green Belt” (“GB”) to its east and some village houses to the further east. Considering the planned use of the Site and its surrounding environment, the proposed development is not incompatible in the context. The northern portion of the “G/IC” zone has a

building height restriction of 80mPD, considering the medium rise nature of the proposed development, significant visual impact is not anticipated;

- (l) to note the comments of the Director of Social Welfare (DSW) that she supports the setting up of a RCHE on a self-financing basis provided that there shall be no financial implications, both capital and recurrent, to the government. The proposed RCHE complies with the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) and Residential Care Homes (Elderly Persons) Regulation (Cap. 459A), as well as the Code of Practice for Residential Care Homes (Elderly Persons). Bathroom/Shower Room shall be attached to the Dormitory Room to better serve the needs of the users. Nursing Station shall be stationed per dormitory floor to better meet the nursing/personal care needs of users in particular at the time of emergency. The Isolation Room shall be provided with natural lighting and ventilation as well as Bathroom/Shower Room for infection control purpose. Licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap. 459, its subsidiary legislation and the latest version of the Code of Practice for Residential Care Homes (Elderly Persons) have to be strictly adhered to before a license of RCHE could be issued. Laundry room should be provided to the proposed RCHE. The isolation rooms from 1/F to 5/F do not have prescribed windows and hence their locations are not acceptable. Requirement of fire safety for the building will be formulated by FSD and will have to be complied with upon formal submission of building plans;
- (m) to note the comments of the Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD) that the Site falls within the boundary of the Hung Shui Kiu New Development Area (HSK NDA). According to the Planning and Engineering Study (the Study) for the HSK NDA, to ensure timely and orderly implementation, the development of HSK NDA and relevant site formation and infrastructure works would be implemented in five stages, viz. Advance Works and Stage 1 to Stage 4. The Site falls under Stage 3 Works stage. While the detailed implementation programme for the project is still being formulated, based on the Study, it is envisaged that clearance of the Site in question will not be arranged before the first population intake of the HSK NDA expected in 2024; and
- (n) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that for any waste generated from such operation/work, the applicant should arrange disposal properly at his/her own expenses. Proper license/permit issued by FEHD is required if there is any catering service/activities regulated by the Director of Food and Environmental Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public.