

S12A Planning Application Rezoning from “Other Specified Uses” annotated “Business” (“OU(B)”) to “Residential (Group E) 2” (“R(E)2”)
Section 12A Application No. Y/KC/17

Departmental Comments	Responses
<p>10 September 2025 refers: Labour and Welfare Bureau (LWB) and Social Welfare Department (SWD)</p> <p>RCHE Service perspective</p>	
<p>1 <u>Development Scheme (Master Layout Plan)</u></p> <p>- It is noted that bedspaces are individually partitioned into single cubicles across 4/F and 5/F. In accordance with Para. 4.9.4 of the Code of Practice for Residential Care Home (Elderly Persons) June 2024 (Revised Edition) (CoP), “Every room used for habitation or for the purpose of an office or kitchen in RCHEs shall be provided with adequate natural lighting and ventilation for compliance with sections 29, 30, 31, 32 and 33 of the Building (Planning) Regulations, (Cap. 123 sub. leg. F).” In this regard, the applicant is reminded to comply with the Chapter 4.9 Heating, Lighting and Ventilation of the CoP when designing the RCHE.</p> <p>- There are 11 parking spaces measuring 2.5m x 5m located at B1/F and another parking space labelled “disabled parking” measuring 3.5m x 5m on LG/F respectively which are demarcated as RCHE areas. Would the applicant please provide clarification on purposes of these parking spaces.</p>	<p>Noted. The design complies with the Chapter 4.9 Heating, Lighting and Ventilation of the CoP.</p> <p>The proposed parking spaces are intended for use by visitors of the RCHE only. Adequate parking provision will encourage more frequent visits from family members and relatives of RCHE residents. With reference to the Traffic Impact Assessment, the proposed transport provision are based on three comparable RCHEs with similar accessibility challenges (located far from MTR stations), including (1) Yan Chai Hospital Mrs. Kwok Yuk Cheung Care And Attention Home and Chinachem Care And Attention Home, (2) Caritas Li Ka Shing Care and Attention Home, Tuen Mun and (3) Freni Care and Attention Home.</p>

2	<p><u>R-to-C</u></p> <p>- The applicant noted our previous comments on the minimum provision of toilet and shower facilities and minimum area of floor space for each resident.</p> <p>- Regarding the provision of Laundry situated at 24m above the ground level, the applicant addressed the issue vide its reply to LORCHE that Section 4.5 of the planning statement has been updated, which stated that access to the ancillary facilities situated at 24m above the ground level (i.e. laundry) will be limited to staff only and will not be accessible to the residents. We have no further comment.</p>	Noted.
3	<p><u>Schedule of Accommodation</u></p> <p>- Referring to the SoA of 185-p RCHE derived from the standard SoA of 200-p RCHE, it is noted that the applicant had addressed our previous comments. The following issues are brought to the attention of the applicant for review –</p> <p><i>Apparent excessive NOFA of the following provisions is noted –</i></p> <ol style="list-style-type: none"> 1. Nurse Station cum Medical Consultation Room 2. Soiled Utility Room <p>Would the applicant please review and update the design of the above provisions.</p> <p><i>Provision of Sky Garden on 4/F</i></p> <p>This area should not be included in the RCHE SoA table, as it is an open, roof-top area. Would the applicant please remove from the SoA table.</p>	<p>A larger NOFA is proposed for “Nurse Station cum Medical Consultation Room” and “Soiled Utility Room” to provide a better working environment for staff and increased storage space to maintain tidiness and hygiene.</p> <p>The SoA table is updated. Please refer to Attachment 1.</p>
Licensing perspective		
4	<p>While our previous comments in July 2025 are still valid and applicable, the applicant is reminded that prescribed windows are required for all dormitory areas.</p>	Noted. The prescribed windows are provided for all dormitory areas.

Departmental Comments		Responses
11 September 2025 refers: Labour and Welfare Bureau (LWB) and Social Welfare Department (SWD)		
RCHD Service perspective		
1	Please label “loading/unloading bay” and “parking” for RCHD light buses and ambulance distinctively. Please note that the loading/unloading bay should be linked with covered walkway to the RCHD lift lobby. The current “open to sky” location is not preferred.	<p>The label “loading/unloading bay” and “parking” are marked on the relevant plans. Please refer to the Attachment 2.</p> <p>The design for covered walkway from the loading/unloading bay to the RCHD lift lobby will be explored in later detailed design stage.</p>
2	As the proposed RCHD will be operated as a medium to high level care home providing home care services to those PWD with moderate to severe grade disabilities some residents are required to use walkers or wheelchairs and some may be mentally confused or have double incontinence. Please ensure that the PWDS can reach the “Lav./Shower Room” with a short walking distance.	Noted. The PWDs can reach the “Lav./Shower Room” with a short walking distance.
3	<p>There is no specification in the Best Practice in Design and Operation of RCHD (March 2024) [Best Practice] on the ratio between the number of toilet and the number of beds.</p> <p>Instead, para. 6(a) of the Best Practice stated that toilet and shower facilities should be accessible directly within dormitory. If attached toilets/showers cannot be provided for individual dormitory, shared toilets/showers at short walking distance each serving a cluster of two dormitories should be provided. The design and size of toilet/bathrooms for RCHD residents should facilitate the use of disabled persons.</p> <p>The toilet and shower/bathroom should be large enough to accommodate wheelchair users and residents in need of transfer by lifting device and</p>	Noted. The area of the toilet and shower/bathrooms are large enough for use of the PWDs.

	assistance by staff members. Please ensure that the area of the toilet and shower/bathrooms are large enough for use of the PWDs.	
4	According to para.6 (c) of Best Practice, each RCHD should be provided with proper isolation facilities, preferably a designated isolation room attached to the nurse duty room/nurse station, for intensive supervision or separation purpose. Therefore, the “sick-bay w/negative pressure” is preferred to be attached to the nurse station or located near the nurse station.	Noted. The “sick-bay w/negative pressure” to be attached to the nurse station or located near the nurse station will be explored in later detailed design stage.
Licensing perspective		
5	Paragraph 5.3.3 of the Code of Practice for Residential Care Homes (Persons with Disabilities) June 2024 (Revised Edition) stipulates “if an RCHD operator can prove that the RCHD possesses facilities for fire safety, evacuation and rescue, and appropriate evacuation, contingency and fire drill plans to the satisfaction of the DSW, the DSW may approve the ancillary facilities of the RCHD to which the residents normally do not have access (e.g. kitchen, laundry room, office, staff resting room) to be situated at a height more than 24 m above the street level.”	Noted.
6	It is noted that the laundry room is located above 24m where is not accessed by residents. The applicant should ensure barrier-free emergency access, adequate fire installations and contingency planning and the proposal should be submitted for DSW’s consideration upon licence application stage.	Noted.