

**Proposed Rezoning From “AGR” & “GB” To “G/IC” for
a Proposed “Social Welfare Facilities” (Residential Care Homes for The Elderly) (RCHE)
Lot 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27,
232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R,
239 RP, 239 S.A to 239 S.G in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/19
Response-to-Comment – SWD
(Updated 28 March 2025)**

Comments	Response
<p>1. Comments of the Director of Social Welfare Department as follows:</p> <p>Whether the design of proposed RCHE comply with relevant requirements and standards</p> <ul style="list-style-type: none"> Item 1: No further comments. Item 2: No further comments. Item 3: Regarding the height of parapets, "1.1 m above finish floor level" is the basic requirement of all buildings. With a view to protecting the safety of the residents who are frail elderly, the applicant's attention is drawn to para.16.2.4 of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP) quoted in our previous comments. Based on the applicant's response stated in the FI, we consider that the flat roof on 7/F and roof garden on 8/F would be prohibited areas for residents to enter if the parapets would only be 1.1 m above finish floor level. Item 4: No further comments. Item 5: No further comments. Item 6: No further comments. Item 7: In the 2-bed suites on 6/F (layout plan G-05), the clear width of every passage and doorway shall not be less than 1050 mm and 800 mm respectively. Every passage and doorway shall be wide enough to accommodate residents using 	<p>All parapets are revised to 1.5m above finish floor level.</p> <p>All suite are revised to 1 bed suite. Refer to G-05 to G-06.</p>

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<p>walking aids or wheelchairs. Please reexamine the design of these suites. Layout plan G-06 is not found in the FI. Please submit.</p> <ul style="list-style-type: none"> Item 8: No further comments. Item 9: No further comments. Item 10: Staff canteen is not a provision for RCHE. Item 11: In the small table at the upper left corner of each layout plan, please add legends to indicate the nature of different areas for clear differentiation. Item 12: No further comments. Item 13: No further comments. Item 14: G-06 is not found in the FI. Please submit. Item 15: No further comments. Item 16: No further comments. Item 17: Regarding the roof garden on R/F which situated at a height more than 24m above the ground floor, the applicant should follow para.16.2.4 of the CoP which states that "Residents of RCHE should be provided with a safe and protected living environment; effective measures shall be implemented and notices be posted to prevent residents from colliding with large floor-to-ceiling glass and entering prohibited areas such as the server room, rooftop or balcony". Instead of 	<p>Staff canteen are revised to resting area refer to G-07.</p> <p>Revised accordingly.</p> <p>Attached accordingly.</p> <p>The roof garden is designed for rehabilitation activity for elderly who are accompanied by their families. No elderlies would access to the roof garden by himself. We propose to keep the roof garden for the benefit of mental healthiness of the elderlies.</p>

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<p>the roof garden, we suggest the applicant to consider placing the rehabilitation area in other locations.</p> <ul style="list-style-type: none"> Item 18: Layout plan G-06 is not found in the further information. Please submit. <p>Whether Premium Concession Scheme is applicable to the proposed RCHE</p> <ul style="list-style-type: none"> No further comments. <p>Any comments from the RCHE licensing perspective.</p> <ul style="list-style-type: none"> This is deferred to any further comments from LORCHE. <p>Any concerns on the local settings with no proper footpath along the local track leading to Ting Kok Road to access the Site and no public transport provision at the immediate surroundings of the Site.</p> <ul style="list-style-type: none"> It is noted that proper footpath as shown in Figure 4 will be provided in the project. Such footpath should be in compliance with all prevailing legal and statutory requirements. This is deferred to the comments from Transport Department. <p>Any other comments in relation to the provision of RCHE apart from the above.</p> <ul style="list-style-type: none"> The applicant is required to provide a full set of amended/ updated layout plan in every round of submission. While the current design of the proposed RCHE, including the layout plan, clear width of every passage and doorway, etc., are considered at an initial stage, the 	<p>Attached accordingly.</p> <p>Noted.</p> <p>Attached.</p> <p>Noted.</p>

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<p>applicant is required to submit the missing layout plan and make necessary changes/adjustments on its submitted design drawings so as to address our comments as set out above. We will offer further comments as and when appropriate.</p> <p>Comments from Licensing Perspective:</p> <ul style="list-style-type: none"> • Accessible toilets should be provided for every 50 bedspaces and on each floor of the proposed RCHE according to the para. 4.5.2 of the Code of Practice for Residential Care Homes (Elderly Persons). Accessible toilets were not shown on UG/F, Typical/F, 6/F & 7/F (drawing nos. G-03 to G06). • Deadend travel distance and the total travel distance from any point of the proposed RCHE should not exceed 12m and 30m respectively. Deadend travel distance at some bed rooms in Dorm 9 on Typical /F plan (drawing no. G-04) and in suite 17 on 6/F plan (drawing no. G-05) might exceed 12m (Clause B11.2(b) in FS Code 2011 refers). • The applicant is reminded that, for a RCHE licence to be issued, the intended RCHE has to comply with the licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap. 459, its subsidiary legislation and the latest version of Code of Practice for Residential Care Homes (Elderly Persons). 	<p>Accessible toilets are indicated on G-02 to G-06.</p> <p>Revised. Please refer to G-04 to G-06.</p> <p>Noted.</p>

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