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 11 July 2025**)

Comments	Response
1. Comments of the Director of Social Welfare as follows:	
Service Perspective (RCHE)	
From service point of view, please find our comments on the FI as follows –	
Re other comments on the full set of amended/updated layout plan:	Revised accordingly.
- G-04: Doors of Dorm 1-9 are still not found in the layout plan.	
- G-04A: Doors are still not found in Dorm 1,2,4,5,6,7,8,9 in the layout plan.	
Entrance/door is still not found in Dorm 3 of the layout plan.	
Licensing Perspective (RCHE)	
• The applicant has addressed to our previous comment and LORCHE has no	Noted.
additional comment, please.	

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

C	mments	Response
-25	Whether the design of proposed RCHE comply with relevant requirements and standards	- Control of the Cont
1	The applicant is reminded that all the design and construction of the RCHE shall comply with all relevant licensing and statutory requirements including	Noted.
	but not limited to (i) the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) and its subsidiary legislation and (ii) the latest version of the	
	Code of Practice (CoP) for Residential Care Homes (Elderly Persons).	
2	The proposed building height of the block is 31 m. Under Section 20 of the Residential Care Homes (Elderly Persons) Regulation, Cap. 459A, no part	According to S20 of Residential Care Home (Elderly Person) Regulation, we would seek the approval from Director of Social
	of an RCHE shall be situated at a height more than 24 m above the ground floor, measuring vertically from the ground of the building to the floor of the	Welfare Department on the part of RCHE were exceed a height of 24m from G/F during the licensing application process.
	premises in which the RCHE is to be situated. If an RCHE operator can prove that the RCHE possesses facilities for fire safety, evacuation and rescue,	
	and appropriate evacuation, contingency and fire drill plans to the satisfaction of the Director of Social Welfare (DSW), the DSW may approve the	
	ancillary facilities of the RCHE 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 ground.	
3	Regarding the flat roof on 7/F and roof garden on R/F, the applicant should follow para.16.2.4 of the CoP which states that "Residents of RCHE should	Noted. All parapets are 1.1m above finish floor level.
	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". To address the safety concern,	
	please provide more safety measures in addition to the basic requirement of a 1100 mm parapet wall and ensure that precautions to be taken for the	
	open sitting areas.	
4	According to Section 21(c) of Residential Care Homes (Elderly Persons) Regulation, Cap. 459A, the ceiling of every room shall, unless otherwise	Noted. Would be complied in detail design.
	permitted by the DSW, be situated at a height of not less than 2.5 m measuring vertically from the floor or not less than 2.3 m measuring vertically from	
	the floor to the underside of any beam.	
5	Barrier free access for the disabled has to be provided in the RCHE premises.	Complied.
6	The applicant should ensure that the RCHE shall be accessible by emergency services.	The RCHE is accessible by emergency services like Ambulance.
7	It is noted that two beds inside the 2-bed suites are placed adjacent to each other without any passage between the beds. According to Section 21(a) of	Revised. Refer to G-05, G-06.
	Residential Care Homes (Elderly Persons) Regulations, Cap. 459A, every passage and doorway shall be wide enough to accommodate residents using	
	walking aids or wheelchairs. According to para. 4.4.1 of the CoP, the clear width of every passage and doorway shall not be less than 1 050 mm and 800	
	mm respectively, so as to facilitate residents using wheelchairs or walking aids to enter or pass through any rooms, including bedrooms and	
	toilets/bathrooms, without assistance and unnecessary difficulty. Would the applicant please review the size and layout design of the two-bed suites.	
8	All facilities (such as CAFE and GYM on LG/F, SALON and MEDICAL CLINIC on UG/F) of the RCHE should be solely used by residents of the	Confirmed. The arrangement RCHE should be solely used by residents of the RCHE and should not be opened to other parties
	RCHE and should not be opened to other parties or public use. The applicant is advised to confirm such arrangement.	public use.
9	Staff quarters on 8/F is not a provision for RCHE and should not be included in the proposed RCHE.	Noted.
10	Please clarify whether the canteen and work stations on 8/F are for the staff use. Staff canteen is not a provision for RCHE.	8/F is for staff use. Canteen is for convenience of the staff.
11	Please name all the boundary/extent on the upper left corner of the layout plans.	
12	The kitchen is situated on 8/F. Please indicate/clarify if there is/are any dumb waiter for meal delivery to other floors and indicate alternative	Dumb waiter provided. Refer to G-07.
	arrangement(s) if this facility is not provided.	
13	Please indicate the parking/loading/unloading area for emergency vehicles including ambulances.	Revised. Please refer to G-02. The loading/unloading is for both mini-bus and emergency vehicles.
14	The basic facilities in the RCHE shall include dining/sitting area. Please indicate on the layout plan if this is provided.	Revised. Please refer to G-04 to G-06.
15	According to para. 6.2 of the CoP, please ensure that the minimum area of floor space for each resident should be 9.5 sq m.	Confirmed.
16	Please confirm that all habitation area of the RCHE should be provided with openable/prescribed window(s). Furthermore, no part of the area used for	Confirmed.
<u> </u>	habitation shall be more than 9 m, measured within the habitation area from the prescribed window(s).	
17	Please clarify if there is any rehabilitation area and indicate alternative arrangement(s) if this facility is not provided.	Tai Chi square and outdoor – exercise equipments in roof garden would be provided for rehabilitation.
18	Please provide a more detailed layout of the attached toilets cum bathrooms/shower rooms inside the dormitories and suites.	Revised. Please refer to G-04 to G-06.
	Whether Premium Concession Scheme is applicable to the proposed RCHE	
	The proposed RCHE should comply with all the requirements of the Incentive Scheme to Encourage Provision of Residential Care Home for the	Noted.
	Elderly Premises in New Private Developments (the Incentive Scheme) as set out in Lands Department (LandsD)'s Practice Note Issue No. 5/2023.	
		The RCHE is Nursing House.
	and Attention Homes. The applicant should clarify the nature of RCHE to be provided.	
	Subject to the result of the s.12A planning application, the applicant shall indicate his intention to join the Incentive Scheme when submitting the land	Intent to join the Incentive scheme.
	exchange application to LandsD. SWD would render comments on the detailed design of the RCHE upon receiving LandsD's referral and would seek	
<u> </u>	policy support from LWB on the application for premium concession when suitable.	
<u> </u>	Any comments from the RCHE licensing perspective	

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	I	T
	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	Noted.
	stage, the 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.	
_	Comments from Licensing Perspective:	
	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	Accessible toilets are indicated on G-02 to G-06.
	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	Revised. Please refer to G-04 to G-06.
	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	Noted.
	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).	
12-Jun-25	Service Perspective (RCHE)	
	From service point of view, please find our comments on the FI as follows -	
	Re item 3, it is noted that all parapets are revised to 1.5 m above finish floor level. The safety of users is increased. However, the roof garden on 8/F and	All flat roofs accessible to the Residents would be fitted with metal fence (with gap smaller than 100mm) above R.C. parapet
	all flat roofs would still be prohibited areas for residents.	(total height 2.5m) to ensure safety for Residents. However, the roof garden is only opened to staff and visitors only.
	Re item 7, no further comments.	
	Re item 10, G-07 showed that 'canteen' is not yet revised to 'resting area'.	Revised accordingly.
	Re item 11, no further comments.	
	Re item 14, the design of toilet in Suite 7 on G-06 is not found.	Revised accordingly.
	Re item 17, for the roof garden on R/F is situated at a height more than 24 m above the ground floor, rehabilitation area to which residents have access	Roof garden is opened to staff and visitors only.
	to is not suggested to be provided on R/F.	
	Re item 18, no further comments.	
	Re other comments on the full set of amended/updated layout plan:	
	- G-04: Door is not found in Dorm 1,2,4,5,7,8,9; entrance/door is not found in Dorm 3,6; accessible toilet is not found.	Door added. Accessible toilet added.
	- G-04A: Door is not found in Dorm 1,2,4,5,6,7,8,9; entrance/door is not found in Dorm 3; accessible toilet is not found. Regarding the area/room	"P." refer to planter room.
	marked in 'P.' near isolation room, please clarify/provide the full name of this area/room.	
	- G-01: Please provide revised total number of beds of RCHE for residents, which does not include beds of staff quarters and isolation rooms.	Different type of beds are listed on G-01.
	For easy reference and comments, would the applicant please provide R-to-C in an Excel file consolidating comments and responses for all rounds.	
	Licensing Perspective (RCHE)	
	The applicant's response to LORCHE's previous comments on the revised layout plans is noted.	Noted.
	Additionally, please also note of the following new comment:	Revised accordingly.
	Accessible toilets were found missing on 1/F & Typical/F plans (drawing nos. G04A & 04).	
11-Jul-25	Service Perspective (RCHE)	
	From service point of view, please find our comments on the FI as follows –	
	Re other comments on the full set of amended/updated layout plan:	Revised accordingly.
	- G-04: Doors of Dorm 1-9 are still not found in the layout plan.	
	- G-04A: Doors are still not found in Dorm 1,2,4,5,6,7,8,9 in the Ivaout plan.	
	Entrance/door is still not found in Dorm 3 of the layout plan.	
	Licensing Perspective (R-HH)	
	The applicant has addressed to our previous comment and LORCHE has no additional comment, please.	Noted.
	The applicant has addressed to our provides comment and Botteria has no additional comment, pictise.	1 total