

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – SWD
(Updated 12 June 2026)**

Comments	Response
1. Comments of the Director of Social Welfare Department as follows: <i>Service Perspective</i> - Regarding point 2 on page 1 of R-to-C, please elaborate on the safety measures in addition to the basic requirement of a 1100 mm parapet wall. - Based on the proposed conceptual building plan, it is spotted that GFA of “Admin Office” on 6/F is of 742.23 sq.m. which included the GFA of Staff Quarter. Regarding point 8 on page 2 of R-to-C, please rectify accordingly as Staff Quarter is not a provision for RCHE. - Regarding point 11 on page 3 of R-to-C, the applicant responded that “Roof Garden on Roof and Tai Chi Garden on G/F are provided for rehabilitation purpose.”. In view of the safety concern among residents if they are arranged to enter into the Roof Garden for rehabilitation purpose, please refer to point 2 of page 1 that effective measures shall be implemented and notices be posted to prevent residents from ... entering prohibited areas such as the server room, rooftop or balcony. - Under “Whether Premium Concession Scheme is applicable to the proposed RCHE” on page 3 of R-to-C, please clarify and confirm the nature of RCHE to be provided as mentioned in section 3.1.6 of the revised planning statement.	In addition of 1100 mm parapet, a 1100 mm perforated metal fence is provide on top of the parapet to enhance the safety measure. By consulting with operators, staff quarters are changes to office and meeting room. Refer to G-07. For safety measure of roof, 1100 mm perforated metal fence will be provided on top of all parapet wall to provide a 2200 mm (H) protection for the resident. In addition, all plant rooms in the RCHE should be locked and access would not be given to persons without authorization. The RCHE is proposed to participate in the “Enhanced Bought Place Scheme” and “Residential Care Service Voucher Scheme”.

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<i>Licensing Perspective</i> While our previous comments are still valid and applicable, we have no further comment, please.	Noted.

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Response-to-Comment –SWD
(Updated 07 July 2026)**

Comments	Response
1. Comments of the Director of Social Welfare Department as follows: <i>Service Perspective</i> (a) First and foremost, we have no objection to the provision of shuttle bus for visitors and staff due to site constraint, i.e. no proper footpath and no public transportation in the immediate surroundings. Yet, regarding the management of shuttle bus service which would have implications to the number of visitors and visiting hours outside peak hours, we have the following advice and comments ● arrange shuttle bus service for staff and visitors outside peak hours: Shuttle bus service will provide convenience to staff and some visitors but this transportation means should not be the ONLY condition for visitors to enter the RCHE. Visitors not using the shuttle bus service but by other transportation means should have the same and equal treatment to enter the RCHE. ● restrict number of visitors: It is not favourable to set restriction on the number of visitors for any resident per bed/per hour/per day due to limitation of shuttle bus capacity. ● restrict visiting hours outside peak hours: As claimed by the applicant, shuttle bus service would be provided for visitors from 10 am- 4 pm which is	TIA has been revised. No restriction on visiting hour and shuttle bus service in this revision. Visitors by other transportation means is welcome to enter the RCHE. However, due to the parking provision and transportation situation, visitors are encouraged to take the shuttle bus service. No restriction of visitor no. TIA is revised. No restriction on visiting hour and shuttle bus service hour.

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defined as non-peak hours in the draft undertaking letter. It is not favourable to set restrictions on visiting hours for any resident due to limitation of shuttle bus schedule. Visitors, including the guardian, spouse and family members, helper of the resident, service providers, etc. may have the need or right to visit the residents and premises at any time without ‘booking’. <i>Licensing Perspective</i> (b) The proposed undertaking which includes implementation of a Visit-by-Appointment System limiting visitors to 2 per bed, advance booking by telephone or WhatsApp, restricted visiting hours from 10:00 a.m. to 4:00 p.m. daily, and daily/hourly visitor caps based on light bus capacity (19 per hour and 114 per day) have been reviewed. (c) While the Code of Practice for Residential Care Homes (Elderly Persons) (CoP) does not prescribe specific visitor numbers or visiting hours, paragraphs 16.3.2 and 16.4.3 emphasis the importance of maintaining good and effective communication with residents’ guardians, guarantors, family members and relatives. In particular, RCHEs are expected to encourage frequent family visits, especially during the initial period after admission, to help residents adapt to the residential care home environment and group living. The CoP also encourages RCHEs to organise	The visitors are welcome to access the RCHE by other means. The assumption of 2 visitors per bed is for traffic estimation purpose only. Noted. Suitable activities should be arranged once the RCHE commence operation.

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suitable activities, make optimal use of community resources, and facilitate volunteer visits and other social connections to meet residents’ social needs. (d) The proposed restrictions, while aimed at managing visitor flow and transportation, may limit family members’ ability to visit at times convenient to them, particularly working family members and could reduce the frequency of visits. Similarly, the fixed daily hours and appointment system may constrain spontaneous visits or participation in large-scale activities, festival celebrations, or volunteer programmes that the operator is encouraged to organise under the CoP. As such, the operator is reminded to ensure that the visitor policy remains sufficiently flexible to facilitate regular family contact and community engagement as required under the CoP or to consider review the proposed visiting hours and appointment system to allow reasonable flexibility.	The TIA is an assessment of Traffic impact of daily operation only. It does not restrict the occasional activities. As the undertaking only restrict the provision of shuttle bus, the visitors are welcome and access the RCHE by other means.

3.1.5 The GFA allocation is tabulated as below: (Cont'd)

Loading/ Unloading:	
No. of MGW	1 Nos.
No. of Minibus	1 Nos.
No. of Ambulance	1 Nos.

Please refer to **Figure 8** for the Proposed Development

- 3.1.6 The proposed RCHE is proposed to provide service at the care level of Care and Attention Home for the Elderly. A 24 hours Care Home Service would be provided during operation. 60 staff provide service per shift and there are 2 shift per day. Total 120 staff provide service per day. The working hour of staff are 6:45 am to 6:45 pm and 6:45 pm to 6:45 am. The visiting hour is proposed to be 10:00 am to 4:00 pm. The maximum no. of visitor per hour is 19 and total no. of visitors per day is 114. The RCHE, once proceed, would include one or more Operators. The RCHE is proposed to participant in the "Enhanced Bought Place Scheme" and "Residential Care Service Voucher Scheme". The RCHE would fully comply with design manual of Barrier Free Access.
- 3.1.7 The applicant would Construct the propose RCHE and assign to an operator to privately operate, maintain and manage the RCHE.



S.A. =	1494.67	SQ.M.
ADMIN.OFFICE =	742.23	SQ.M.
PLANT =	1.41	SQ.M.
G.F.A =	742.23	SQ.M.
S.C. =	743.64	SQ.M.

