

Proposed Minor Relaxation of Building Height Restriction for Permitted Social Welfare Facility (Residential Care Home for the Elderly) and Proposed House Use with Conservation Proposal in “Government, Institution or Community (1)” Zone at Lots 1695 S.E ss.1 RP, 1695 S.F ss.1 and 1695 S.H RP (Part) in D.D.120 and Adjoining Government Land, Tai Kei Leng, Yuen Long, New Territories

(Application No. A/YL/302)

Response-to-Comment Table

Departmental Comments	Response
<p>Email from PlanD received on 30 June 2023 refers: Social Welfare Department:</p>	
<p>(a) While the applicant intended to apply for “Scheme to Encourage Provision of Residential Care Home for The Elderly Premises in New Private Development” (Premium Concession Scheme) for the RCHE and as per last comments, the applicant has not yet clarified in the current further information if the proposed RCHE as an independent building separated from the historic building “Siu Lo” and with its independent facilities (including but not limited to the E&M facilities, parking and loading/unloading provision).</p>	<p>It is confirmed that the proposed RCHE as an independent building separated from the historic building “Siu Lo” and with its independent facilities (including but not limited to the E&M facilities, parking and loading/unloading provision).</p>
<p>(b) Furthermore, for the applicant's submission of General Building Plans to Buildings Departments (BD) in April 2023, the applicant should take note that our recent comments on the salient design of RCHE (including capacity of the dormitory, provision of space on both sides of a bed, no. of isolation rooms/ facilities) provided to the Buildings Department on 4.5.2023 as the points below remain valid:</p> <p><u>Capacity of the dormitory</u></p> <ul style="list-style-type: none"> While the dormitory floors of the proposed RCHE is to be situated on 1/F to 3/F, it is noted that the capacity of each dormitory is either a 10-bed or a 2-bed dormitory. According to para of 6(a) of the Best Practice in Design and Operation of RCHE, it is stated that “...To minimise institutional atmosphere and allow for small group living, the capacity of each dormitory is preferred limited to not more than eight persons...”. Hence, the applicant should consider to trim down the capacity of the 10-bed dormitory as 	<p>The capacity of each dormitory will be either a 5-bed or a 2-bed dormitory.</p>

<p>appropriate having considered our advice.</p> <p><u>Provision of both sides of a bed</u></p> <ul style="list-style-type: none"> For a 2-bed dormitory, it is noted most beds with its one side is leaning against the wall. Whereas as for the 10-bed dormitory, we observe 2 beds are placed adjoining together with partition. To assist staff/family members to assist taking care of the residents from both sides of a bed, would the applicant please arrange the bed with spaces on bilateral sides. <p><u>No. of Isolation rooms/facilities</u></p> <ul style="list-style-type: none"> As stipulated in note 27 of Para. 12.4.1 of Code of Practice for Residential Care Homes (Elderly Persons) January 2020 (Revised Edition), <i>“All RCHEs shall provide at least 1 designated Isolation room. If there are more than 50 beds, an additional Isolation room/facility shall be provided for every extra 50 beds (or less). For the RCHEs provided 200 beds or above, 4 Isolation rooms/facilities (including at least 1 designated Isolation room) shall be provided”.</i> While the proposed RCHE is intended to provide a range of 220-260 beds, there are 3 no. of proposed Sick/Isolation/Quiet Room are found to be installed for the RCHE. The applicant please ensure the proposed provision of number of <i>Isolation rooms/facilities</i> for the intended RCHE shall be in compliance with relevant licensing requirements for infection control purpose. 	<p>The applicant will consider arranging the bed with spaces on bilateral sides.</p> <p>There are in total 4 nos. of Sick/Isolation/Quiet room provided on 1/F to 4/F.</p>
<p>(c) Apart from the above concerns, the applicant shall take note that the design and construction of the proposed RCHE should be in full compliance with the statutory and licensing requirements including but not limited to those stipulated in the Residential Care Home (Elderly Persons) Ordinance, Cap. 459 and its subsidiary legislation, as well as the latest version of the Code of Practice for Residential Care</p>	<p>Noted with thanks.</p>

Homes (Elderly Persons).	
(d) Subject to the applicant's clarification/responses on the above concerns and the result of the planning application, we would consider the support-worthiness of the proposed RCHE for the Premium Concession Scheme upon receipt of a formal referral from Lands Department and seek the policy support from Labour and Welfare Bureau on the application at an appropriate stage.	Noted with thanks.

Departmental Comments	Response
Email from PlanD received on 30 June 2023 refers: Fire Services Department:	
(a) Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans and referral from relevant licensing authority.	Noted with thanks.
(b) The applicant shall also be reminded that the EVA provision 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 administered by the Buildings Department.	Noted with thanks.

Departmental Comments	Response
Email from PlanD received on 5 July 2023 refers: Buildings Department:	
(a) Regarding the emergency vehicular access (EVA) plans in FI(1), demonstration of the EVA for the existing building on the same site in compliance with Section 6 in Code of Practice for Fire Safety in Buildings 2011 shall be provided during the general building plan submission stage.	Noted with thanks. The relevant documents will be submitted during the general building plan submission stage.
(b) Regarding the revised Heritage Conservation Strategy plan in FI(1) and new plan showing the layout of the conserved building block and the area opened for public visit in FI(2), it is noted that the development involves co-existence of new building and existing heritage building, the applicant should clarify on whether there would be any proposed	Noted with thanks. The relevant documents will be submitted during the general building plan submission stage.

<p>building works to be carried out and/or change in use in the existing heritage building, in particular at the area opened for public visit, during the general building plan submission stage. The applicant should also be reminded that the total development intensity of the site should not exceed the limits stipulated in the 1st schedule of Building (Planning) Regulations during the development process. Detailed comments on the proposed works to the existing heritage building will be provided at the plan submission stage.</p>	
<p>(c) Fire barriers having adequate fire resisting rating under Section 35 of the Building (Construction) Regulation should be provided to separate the new building and the existing building.</p>	<p>A landscaped area between the two buildings is designed to separate the new building and the existing building. Please refer to the Appendix 1.</p>
<p>(d) Provision of means of escape in case of emergency, barrier free access, open space for the domestic building, lighting and ventilation of the existing building should not be jeopardized by the proposed new building.</p>	<p>It is confirmed that provision of means of escape in case of emergency, barrier free access, open space for the domestic building, lighting and ventilation of the existing building would not be jeopardized by the proposed new building. The relevant documents will be submitted during the general building plan submission stage.</p>

Departmental Comments	Response
<p>Email from PlanD received on 5 July 2023 refers: Transport Department:</p>	
<p>(a) The local track abutting the application site is not under Transport Department's purview. The applicant shall obtain consent of the owners/managing parties of the local track for using it as the vehicular access to the application site.</p>	<p>Noted with thanks.</p>
<p>(b) Sufficient space should be provided within the application site for manoeuvring of vehicles. In addition, no parking, queuing and reverse movement of vehicles on public road are allowed.</p>	<p>Noted with thanks.</p>