

Detailed Comments from Government Departments

Comments of the District Lands Officer/Kowloon East, Lands Department (DLO/KE, LandsD)

The proposed Residential Care Home for the Elderly (RCHE) cum Day Care Unit (DCU) is not permissible under the user restriction of the proposed Private Treaty Grant (PTG). If the planning application is approved by the Town Planning Board (TPB), the applicant has to apply to LandsD for a lease modification to effect the proposal. However, there is no guarantee that the lease modification application will be approved. Such application, if received by LandsD, will be considered by LandsD acting in the capacity as the landlord at its sole discretion. In the event any such application is approved, it would be subject to such terms and conditions including, among others, the payment of premium and administrative fee as may be imposed by LandsD.

Comments of the Director of Social Welfare (DSW)

- (a) As mentioned in the application, two nos. of private light buses parking spaces for RCHE cum DCU and one drop-off area/shared loading/unloading (L/UL) area will be provided. Please indicate the location of this drop-off area / L/UL area in the layout plan in detailed design stage.
- (b) In para. 3.2.4 of the supplementary planning statement, it was stated that there will be "an additional lift dedicated solely for the use of the proposed RCHE cum DCU providing direct access from G/F to 2/F and 3/F". The applicant should ensure that the designated lift would reach the floors on B/F to 2/F and 3/F. The applicant is advised to ensure that the designated lift for the exclusive use of the RCHE can accommodate a stretcher bed measuring 2050 mm x 560 mm.
- (c) The attention of the applicant is drawn to the following licensing requirements of RCHE:
 - (i) According to para. 4.8.2 of chapter 4 of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP), the RCHE should be separated from other uses of the building by suitable fire resistance rating construction in accordance with the Code of Practice for Fire Safety in Building 2011 issued by Building Authority.
 - (ii) According to para. 4.4.6 of chapter 4 of the CoP, all RCHEs shall provide appropriate facilities for residents with disabilities to the satisfaction of the DSW. The design of those facilities shall comply with the requirements of the Design Manual: Barrier Free Access 2008 and any subsequently revised versions issued by the Buildings Department. Therefore, the applicant should ensure that the lifts in the RCHE will reach 2/F of the RCHE.

Comments of the Director of Environmental Protection (DEP)

- (a) According to S.1.3.5, dormitory will be naturally ventilated with prescribed ventilation window. However, noise assessment point (NAP) is not assigned for the staff dormitory sleep-in room on 3/F near NAP N1. Please clarify.

- (b) S.3.7.1(a): The consultant should provide reasonable figures regarding the noise reduction performance of the proposed acoustic window (baffle type), instead of simply saying that it can achieve a noise reduction performance equal to the residual exceedance. Please rectify.
- (c) According to Appendix 3.2, there should be no low noise road surfacing (LNRS) on Muk Hung Street. However, LNRS on Muk Hung Street is assumed in the noise model. Please clarify.
- (d) The mPD levels of the NAPs indicated in Appendix 3.4 is inconsistent with Appendix 1.1. Please clarify which set of mPD levels should be adopted in the noise model.
- (e) In Figure 3.5 of the planning statement, buffer distances between the proposed development and the surrounding roads are shown. However, the buffer distances adopted in the noise model are larger than those shown in Figure 3.5. Please rectify.
- (f) The noise level of NSR N1 on 2/F in Appendix 3.4 is different from the model file. Please rectify.
- (g) According to Appendix 3.4, NSR S4 on 2/F would be provided with fixed glazing. However, it is not shown in Figure 3.2a. Please rectify.
- (h) TD's endorsement of traffic data used in the road traffic noise assessment should be provided.
- (i) Appendix 3.4: Predicted noise levels under the mitigated scenario should reflect the noise reduction performance of the acoustic windows (baffle type) proposed by the consultant, instead of assuming 70dB(A) at all noise assessment points with acoustic window proposed.

Recommended Advisory Clauses

- (a) To note the detailed comments of the District Lands Officer/Kowloon East, Lands Department at **Appendix II**;
- (b) To note the detailed comments of the Director of Social Welfare at **Appendix II**;
- (c) To note the detailed comments of Director of Environmental Protection at **Appendix II**;
- (d) To note the comments of the Director of Fire Services that EVA arrangement shall comply with Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011 administrated by the Building Department. Detailed fire safety requirements will be formulated upon receipt of formal submission of general building plans;
- (e) To note the comments of the Chief Architect/CMD2, Architectural Services Department that for rooms for habitation, offices and toilets of the proposed RCHE cum DCU, openable windows for natural lighting and ventilation complying Building (Planning) Regulation Section 30, 31 and 36 shall be provided; and
- (f) To note the comments of the Chief Building Surveyor/Kowloon, Buildings Department, that all building works are subject to compliance with the Buildings Ordinance (BO), the maximum site coverage (SC) for non-domestic buildings is 60% and for domestic buildings is 33.33% in Class A site (for height of building over 61m) under the BO, and RCHE is a domestic use and shall be accountable for domestic SC/ gross floor area under the BO unless modification is granted. His comments on the building proposal of the development would be subject to submission of more detailed plans or application for approval under the BO.