

**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 – BD
(Updated 06 March 2025)**

Comments	Response
<p>1. Comments of the Chief Building Surveyor / New Territories West of Buildings Department as follows:</p> <p><u>Advisory Comments for the Applicant:</u></p> <p>The applicant’s attention is drawn to the following points:</p> <p>(i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access (EVA) in accordance with Regulations 5 and 41D of the Building (Planning) Regulations [B(P)R] respectively. According to section 2.3 of the supporting planning statement, the EVA cannot comply with Regulation 41D of the B(P)R. Application of modification with fire service enhancement proposal shall be submitted at building plan submission stage for consideration;</p> <p>(ii) the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;</p> <p>(iii) having noted that aboveground carparks, loading and unloading areas are proposed, criteria under PNAP APP-2 shall be complied with if GPA of these areas is to be disregarded under Regulation 23(3)(b) of the B(P)R;</p> <p>(iv) the applicant should be reminded that the proposed development should follow and comply with the pre-requisite for gross floor area (GFA) concession in PNAP APP-151</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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<p>and the Sustainable Building Design guideline stipulated in PNAP APP-152 during the preparation of detailed building design if GFA concession will be applied (i.e. excluding green / amenity features and non-mandatory / non-essential plant rooms and services from GFA calculations);</p> <p>(v) the proposed Residential Care Home for the Elderly (RCHE) is subject to the issue of a licence /registration, pleased be reminded that any proposed structures on the Site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;</p> <p>(vi) before any new building works (including containers / open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are Unauthorised Building Works (UBW) under the BO. An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO;</p> <p>(vii) the applicant’s attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

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(viii)all habitable rooms shall be provided with prescribed windows in accordance with Regulations 30 and 31 of the B(P)R;	Noted.
(ix) the open space provision should not be less than the requirements as stipulated in the second schedule of B(P)R;	Noted.
(x) any temporary shelters or convened containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R; and	Noted.
(xi) detailed checking under the BO will be carried out at building plan submission stage.	Noted.