
Attachment 2

Responses to Comments Table

(Public Comments)

Responses to Key Public Comments

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1	The proposed RCHE is not in line with the planning intention of the subject “Residential (Group C)” (“R(C)”) zone.	This application is to seek planning permission to use the Application Premises for proposed ‘Social Welfare Facility’ (i.e. the proposed RCHE), which falls within an area zoned “R(C)” on the OZP. The planning intention of the “R(C)” zone is primarily for low-rise, low-density residential developments, where commercial uses serving the residential neighbourhood may be permitted on application to the Board. The proposed RCHE, being a small-scale RCHE operated on commercial basis, targets to serve and support the local needs of the nearby residential neighbourhood for elderly facility. Hence, it will not jeopardise the planning intention of the “R(C)” zone.
2	The proposed RCHE is not in line with relevant Land Lease and Deed of Mutual Covenant. Besides, the Palm Springs Plaza and the surrounding Palm Springs residential portions are under the same lot (i.e. Lot No. 4750 in D.D.104) and governed by the same Land Lease. The owner of Palm Springs Plaza has no right to apply for lease modification for the proposed RCHE without the agreements of the owners of the residential portions.	Palm Springs Plaza and the residential portion of Palm Springs were originally within the same lot (i.e. Lot No. 4750 in D.D.104). By the Deed Poll, the Lot was later on sub-divided into different sections (i.e. Sections A to F and the Remaining Portion). The proposed RCHE falls within Lot No. 4750 RP in D.D.104, which covers only Palm Springs Plaza and some internal roads, and therefore not falling within the same lot(s) of residential portions. According to the Land Registry Record, the Applicant (i.e. Ten Choice Development Limited) is the sole current landowner of Lot No. 4750 RP in D.D. 104. Relevant land administrative procedure, if required, for the proposed RCHE will be carried out at the subsequent stage, after obtaining approval from the TPB, to the satisfaction of the Lands Department.

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3	The area around Palm Springs has already got adequate existing/planned supply of RCHE.	According to the “Provision of Major Community Facilities and Open Space in Yuen Long District Council Area” dated February 2026 (refers to Attachment VII of RNTPC Paper No. 2/2026 prepared by the Planning Department), there was a shortfall of 1,784 no. of RCHE beds in the area. In July 2026, the shortfall had increased to 2,250 no. of RCHE beds in the area (refers to Attachment V of TPB Paper No. 11068 prepared by the Planning Department). It is equivalent to an increase of shortfall by +26% within six months. These data indicate that the Yuen Long District Council Area has a substantial shortfall of RCHE beds, and the trend keeps rising. The readily available Application Premises for operation of the proposed RCHE with 90 beds could help contribute in addressing this deficit.
4	The proposed RCHE will deprive the existing retail provisions in the surrounding area.	According to the approved General Building Plan, Palm Springs Plaza has a total GFA of 6,186.5m ² . The proposed RCHE, with a GFA of about 973.8m ² , only accounts for about 16% of the total GFA of the plaza, and will only convert two existing shops on G/F (Shop Nos. G1-G3 & G5-G8) for the proposed use. The remaining shops in Palm Springs Plaza (with GFA of about 5,212.7m ² or about 84% of the total GFA of the plaza) will continue to contain various retail provisions serving the local neighbourhood. In particular, a supermarket and convenience store are located within Palm Springs Plaza, together with other shops in the complex, supporting daily needs. Also, there are still currently numerous vacant premises in the plaza which allow for other additional retail uses subject to market demand. The proposed RCHE will therefore not substantially reduce retail provisions in the complex. For details of the location of various types of commercial uses and vacant premises of Palm Springs Plaza, please refer to Figures 2a and 2b of Appendix A .

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4 (Cont')		Besides, it should be highlighted that the Application Premises is already partly vacant, with no retail provision at present. Before it became vacant, it was previously occupied by a kindergarten (approved in March 1996 under Application No. A/YL-MP/7) and a child care centre (approved in April 2000 under Application No. A/YL-MP/65). The area previously occupied by the kindergarten and child care centre was about 701m². Hence, it is obvious that part of the Application Premises has long been occupied by school / 'Social Welfare Facility' instead of retail use. The impact to retail provisions would be minimal. Moreover, there are also several other retail provisions in the surrounding Yuen Long area (i.e. Fairview Park Town Center in Fairview Park, Park Circle in Park Yoho, RIVA Shopping Arcade in RIVA, Skycity adjacent to RIVA and those in Yuen Long Town Center area). The above areas are all at approximately 10-minutes' driving distance from the Palm Springs Plaza, which could act as alternative and complementary retail provisions especially for the residents of Palm Springs/ Royal Palms. As such, the Proposed RCHE will not deprive the existing retail provisions in the surrounding area.
5	The proposed RCHE will generate adverse traffic and pedestrian impact to the surrounding area. In particular, Palm Springs Plaza doesn't have adequate parking and loading/unloading bays for the proposed RCHE.	According to the submitted Traffic Review Report, the traffic impacts imposed on the local road network by the proposed RCHE are nil / minimal, and no insurmountable traffic impact is anticipated. There are also no parking or loading/unloading facility requirements stipulated in the Hong Kong Planning Standards and Guidelines for RCHE. With reference to RCHEs of similar scale, the current 207 car parking spaces and 7 loading/unloading bays at Palm Springs Plaza are sufficient to serve both the proposed RCHE and the remaining retail / commercial businesses. Among the 7 loading/unloading bays, at least one bay will be designated for the exclusive use of the Proposed RCHE.

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6	The additional traffic generated by the proposed RCHE will induce additional maintenance cost to the Palm Springs Boulevard, in which the cost would be borne by residents of Palm Springs and Royal Palms according to relevant lease documents.	The design of Palm Springs Boulevard could serve the operation needs of Palm Springs Plaza, where there are different retail / commercial businesses. As compared to the reduction of about 974m ² of retail shops GFA, the trip generation by the proposed RCHE is the same, hence there will not be additional traffic generated by the proposed RCHE.
7	The proposed RCHE will induce risks on the fire safety and evacuation efficiency of Palm Springs Plaza.	The Fire Services Department has no in-principle objection to the proposed RCHE, subject to fire service installations and water supplies for firefighting being provided at the subsequent stage. The detailed design of such provisions will be formulated during the submission of General Building Plans to the Buildings Department for vetting at the detailed design stage. The proposed RCHE will also comply with relevant regulations / requirements, such as the Code of Practice for Residential Care Homes (Elderly Persons), which specifies the requirement on means of escape, fire safety and precautions. Notably, no part of the proposed RCHE will be situated at a height of more than 24m above ground level.
8	The proposed RCHE will generate adverse noise, sewerage, waste management, odour and public health impact to the surrounding residential neighbourhood.	According to the Noise Impact Review, Air Quality Review and Sewerage Impact Review prepared for the subject application, there will not be any unacceptable noise, air quality and sewerage impact. During detailed design and operation stage, the proposed RCHE will also comply with relevant regulations / requirements, such as the Code of Practice for Residential Care Homes (Elderly Persons) which specifies standards on infection control, environmental hygiene, ventilation, cleanliness, and sanitation, as well as the Waste Disposal Ordinance and the Waste Disposal (Clinical Waste) (General) Regulation. Besides, the proposed RCHE is required to obtain a licence from SWD's licensing office before commencement of service.

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9	Operation of emergency vehicles will induce adverse noise impact to the surrounding residential neighbourhood.	The proposed RCHE with 90 no. of beds is relatively small in scale. Calls for emergency vehicles are only required, if necessary. Generally, operation of emergency vehicles will not need to switch on sirens all the time. Sirens are typically activated when emergency vehicles need to pass through areas with traffic jam, approach road junctions where red lights are on, or in need of immediate right of way. Given that the access road at Palm Springs Plaza is not a busy one, it is anticipated that the use of sirens will not be frequent, if necessary. Besides, even without the proposed RCHE, emergency vehicles will still need to be on call when needed by the residents in the surrounding residential neighbourhood.
10	The proposed high density RCHE is not compatible with the existing low-rise low-density neighbourhood in the area.	The proposed RCHE with 90 no. of beds will only involve alterations and additions works (A&A works) to two existing shops on G/F of Palm Springs Plaza (i.e. Shop Nos. G1-G3 & G5-G8). Such A&A works will not alter the existing building bulk of Palm Springs Plaza. As such, there will not be any increase in the GFA, plot ratio, site coverage and building height of the existing commercial complex, which is considered compatible with the existing low-rise low-density neighbourhood in the area.
11	The area around the proposed RCHE does not contain adequate outdoor open space and supporting facilities for the elderly, which is not in line with the design standard of high quality RCHE.	The Social Welfare Department has no in-principle objection to the Proposed RCHE, subject to its design and construction being in full compliance with prevailing statutory and licensing requirements. The detailed design will be formulated during the submission of General Building Plans to the Buildings Department for vetting. The Proposed RCHE will also comply with relevant regulations / requirements, such as the Code of Practice for Residential Care Homes (Elderly Persons), which specifies the design and basic supporting facilities required for a RCHE. Besides, there are some outdoor open area within the existing Palm Springs Plaza. If considered appropriate and after reviewing the safety concern of the elderly, the elderly of the Proposed RCHE could enjoy such outdoor open area in future.

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12	The subject RCHE should be proposed within the Northern Metropolis, where there is substantial amount of land reserved for social welfare facilities.	According to the 2023 Policy Address, the Government has promoted the vision of “Caring for the Elderly” by enhancing the quality and quantity of RCHEs in Hong Kong, adhering to the policy objective of “aging in place as the core, with institutional care as back-up.” This vision has been reaffirmed in the 2024 and 2025 Policy Addresses. While sizeable land has been reserved in the Northern Metropolis for G/IC uses, the Government has also actively encouraged private sector participation in RCHE provision, leveraging market forces to address the deficit of elderly facilities. The Application Premises, being readily available by converting existing shops for the proposed use, can deliver the proposed RCHE in a timely manner and immediately help contribute to addressing the substantial shortfall of RCHE in the Yuen Long District Council Area.