llewelyn davies
ARCHITECTS PLANNERS DESIGNERS
Llewelyn-Davies Hong Kong Ltd

13 November 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Email and Hand

Dear Sir

Section 16 Planning Application for Proposed Social Welfare Facility (Residential Care Home for the Elderly) in "Residential (Group C)" Zone at Palm Springs Plaza (Shop Nos. G1-G3 & G5-G8), Yuen Long, New Territories – FI (2)
(Application No. A/YL-MP/417)

We refer to the captioned application submitted to the Town Planning Board (the Board) on 9 July 2026 and the Further Information submitted on 29 September 2026.

In response to the departmental/public comments received via the Fanling, Sheung Shui & Yuen Long East District Planning Office (DPO/FSSYLE) in October 2026, the Applicant submits herewith two Response-to-Comments (RtoC) tables **(see Attachments 1 and 2)** for the Board's consideration. The revised Air Quality Impact Review (with revisions to the texts only), the written confirmation from the traffic consultant on the traffic forecast data, as well as the relevant replacement page of the Traffic Review Report are also enclosed in **Appendices A to C**.

In addition, in response to the further comments of DPO/FSSYLE received in November 2026, we would like to provide the following clarifications for the Board's consideration:

1. The Proposed RCHE, which involves internal conversion of the Application Premises only, will not lead to any increase in the existing GFA of the Palm Springs Plaza.

2. There are some outdoor open areas within the existing Palm Springs Plaza. If considered operationally appropriate and without giving rise to any safety concerns, the elderly of the Proposed RCHE could enjoy such outdoor open areas in the company of their family members and/or staff members of the Proposed RCHE, where necessary.

3. The Applicant commits to maintaining close liaison with relevant stakeholders (including management offices, owners' committees, as well as owners, occupiers and tenants of Palm Springs/Royal Palms). In particular, the Applicant will keep close liaison on land-related issues (such as concerns on Deed of Mutual Covenant and/or relevant clauses under lease), daily operation of the Proposed RCHE, as well as estate management and maintenance matters.

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4. We would like to clarify that the kindergarten previously occupying the Application Premises ceased operation in July 2025, and its tenancy agreement expired in August 2025.

5. We would like to clarify that Figures 2a and 2b showing the existing uses of Palm Springs Plaza, as included in Appendix A of Further Information (1) submitted on 29 September 2026, reflect the operational status of Palm Springs Plaza as of August 2026 only.

Please note that the current Further Information submission is made to provide minor clarifications and responses to departmental/public comments only. There are no changes to the proposed development parameters previously submitted, and no revised calculations or reassessments are involved. Accordingly, the current Further Information submission should be exempted from the publication and recounting requirements. We sincerely request that the captioned application be considered by the Board as originally scheduled on 20 November 2026.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [redacted] or our Mr Arnold Koon at [redacted] Mr Edison Law at [redacted].

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd

Winnie Wu
Planning Director

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cc (w/ encl)
DPO/FSS&YLE Attn.: Ms Jessie Lau (by email)