

**Proposed Rezoning From “AGR” To “G/IC” for  
a Proposed “Social Welfare Facilities” (Residential Care Homes for The Elderly) (RCHE)  
Lot 111 S.B RP, 111 S.B ss.1 to 3, 111 S.B ss.4 RP, 111 S.B ss.4 S.A, 111 S.B ss.5 to 6,  
111 S.B ss.7 RP, 111 S.B ss.7 S.A, 111 S.B ss.8 RP, 111 S.B ss.8 S.A, 111 S.B ss.9 RP,  
111 S.B ss.9 S.A to S.C, 111 S.B ss.10 to 14 AND Adjoining Government Land in D.D. 7, Tai Wo, Tai Po, N.T.  
S12A Application for Planning Application No. Y/NE-KLH/4  
Response-to-Comment – LandsD  
(Updated 23 October 2025)**

Comments	Response
<p><b>Comments of the Lands Department as follows:</b></p> <ol style="list-style-type: none"> <li>Pursuant to para. 2.2.1 of the Supporting Planning Statement (SPS), the Application Site (the Site) involves various private lots all in D.D. 7 at Tai Wo and a piece of Government land to the East. All the affected lots are old schedule agricultural lots held under Block Government Lease which contains the restriction that no structures shall be erected on the lots without prior approval from the Government.</li> <li>As stated in para. 2.2.1 of the SPS, the concerned lots are owned by different parties. The Applicant is required to advise how to implement the proposed development.</li> <li>Given the proposed RCHE is a non-small-house development within ‘village environ’ of Tai Wo, the Applicant is required to confirm whether policy supports from the relevant bureau (including DEVB and LWB/SWD) have been obtained.</li> </ol>	<p><b>Noted.</b></p> <p>The applicant proposes to agree with the Owner of the Lot 111 S.B. ss.2 to process. The Owners then would amalgamate with the adjoining Government Land through Land Exchange and lands exchange the Government Land to implement the proposed development.</p> <p>As stated in 2.2.2 of SPS, the Site lies in the Village Environ of “Tai Wo Tsuen”. However, starting from 2018, the Development Bureau (DEVB) has been considering proposals from HYK to de-freeze proposed VEAs with land not yet resumed (i.e. allowing land applications therein to be processed, unlike in the past where the applications were frozen and not processed) on a case-by-case basis, on the understanding that any developments therein should be in compliance with the applicable policies on planning and land administration. Moreover, DEVB introduce Incentive Scheme to encourage provision of RCHE on 20/12/2023 LWB and SWD also introduce RCSV Scheme to encourage provision of RCHE.</p>

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<b>Comments</b>	<b>Response</b>
<p>4. The Site is abutting unleased and unallocated government land. Inconsistencies on land status of the Access Road are noted from (a) para. 2.1.3 of the SPS; (ii) the Lot Index Plan at Fig. 2; and the Proposed RCHE Development Plans at Fig 4 of the SPS. The Applicant should clarify the access arrangement for the proposed RCHE.</p> <p>5. Should the Application be approved by the Town Planning Board, the Applicant is required to apply to this office for a land exchange in order to implement the proposed development of the residential care home for the elderly. The Applicant is reminded that every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the land exchange application will eventually be approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion including payment of premium and administrative fee.</p> <p>6. The Applicant will make use of the adjoining unleased and unallocated government land as pedestrian and vehicular access. The maintenance and management responsibility of the said government land leading to the Site should be sorted out with relevant government departments prior to the use of the access road.</p>	<p>All disceptions of the existing access road are revised to the existing access road (TAI WO SERVICE ROAD EAST). Refer to Para. 2.1.3 of SPB, Figure 2 and Figure 4. The proposed RCHE is accessed by “Tai Wo Services Road East” from the West.</p> <p>Noted.</p> <p>Noted.</p>

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Response-to-Comment – SWD  
(Updated 11 December 2025)**

Comments	Response
<p><b>Comments of the Social Welfare Department as follows:</b>  (Refer to Fl-01. responses by applicant to SWD under item 4)</p> <p><b><u>Number of beds</u></b>  (Refer to 1<sup>st</sup> round comment, item 4 point 3)</p> <p>1. From 2/F to 4/F, the number of beds on each floor should be 50 (including one bed in Suite 1) instead of 49 according to Plan G-04 and G-05. Please clarify the number of beds on each of these floors and the total number of beds.</p> <p><b><u>DORM 4</u></b>  (Refer to 1<sup>st</sup> round comment, item 4 point 16)</p> <p>2. Amendments are not found on Plan G-06 (from 5/F to 7/F). Please rectify.</p> <p><b><u>Incentive Scheme</u></b>  (Refer to 1<sup>st</sup> round comment, item 4 point 22)</p> <p>3. In accordance with para. 9.2.1 of the latest version of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP), an operator (營辦人) means a person who holds a licence of the RCHE. Please clarify the number of operator/s of the RCHE.</p>	<p>From 2/F to 4/F, the no. of beds is 50. G-01 is revised accordingly.</p> <p>Revised accordingly. Refer to G-06.</p> <p>The operator is proposed to be one.</p>

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Response-to-Comment – PlanD(UD&L)  
(Updated 11 December 2025)**

Comments	Response
<p><b>Comments of the Urban Design &amp; Landscape Section, Planning Department as follows:</b>  (Refer to FI-01, responses by applicant to UD&amp;L, PlanD under item 7)  <u>Visual Impact Assessment</u>  (refer to 1<sup>st</sup> round comment, item 7)</p> <p>1. With reference to the photomontage and the visual sensitivity for VPs 1 to 3, the effects on public viewers are considered “<u>slight</u>” for VPs 1 and 3 and “<u>moderate</u>” for VP2.</p>	<p style="color: red;">Revised accordingly.</p>