

**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 – PlanD
(Updated 21 February 2025)**

Comments	Response
<p>1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department as follows:</p> <p>General Comments</p> <p>2. Based on the aerial photo of 2023, the site is situated in an area of rural coastal plains landscape character comprises vacant land, vegetated area, dense woodland, village houses and car parks. The proposed RCHE development of 10 storeys high would bring forth changes to the landscape character of the surrounding area which is mainly village houses and vegetated area.</p> <p>3. According to section 2.5 of Appendix 4, the site is paved by concrete and no existing tree is identify within the site. Landscape treatments such landscape garden, roof garden, urban farm, fitness equipment are proposed. Furthermore, according to para 6.0 and 7.0 of Appendix 4, local open space of not less than 1m2 per person in accordance with the HKPSG requirements and 20% of greenery provision are proposed. Significant adverse impact on existing landscape resources arising from the proposed development is not anticipated.</p> <p>Advisory Comments</p> <p>4. Para 8.14:</p> <ul style="list-style-type: none"> - Please review whether the residents are able to have a view of Mai Po Nature 	<p>Noted.</p> <p>Noted.</p> <p>The residents are <u>not</u> able to have a view of Mai Po Nature Reserve from the proposed</p>

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Reserve from the proposed development, which is located far away from Ting Kok.	development.
5. Table 1: - The applicant is advised to provide the indicative number of proposed new trees within the application site. The applicant is reminded that sufficient space for crown spread should be provided.	Revised accordingly. Number of trees is indicated on landscape plan and sufficient space would be provided as per Table 1.
6. Table 1: - Editorial error “L/F Floor” is observed. Furthermore, according to figure 6, new trees are also proposed at R/F. Please review.	Revised accordingly. Only shrubs are proposed at R/F.
7. Table 1: - Tree spacing of 1000mm for proposed new trees is considered inadequate.	Tree spacing would be 2,000 m. Refer to Table 1.
8. Landscape Sections: - Please provide key plan with section cut-line for easy review.	Revised accordingly refer Figure 7.
9. Section B-B: - Climbers are observed on the proposed metal trellis but no climber species is proposed in Table 1. Please review and ensure the consistency.	Revised accordingly.
10. The Applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The Applicant is	Noted.

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reminded to seek approval for any proposed tree works from relevant departments prior to the commencement of the works.	