

**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 17 June 2025)**

Comments	Response
<p><b>1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department as follows:</b></p> <p>I refer to your the Further Information 3 (FI3) providing replacement pages of photomontages, revised Layout Plans, replacement pages of Supporting Planning Statement (SPS) and Responses-to-Comments (RtoC), etc. for the captioned application.</p> <p>Our comments/observations from urban design and visual impact perspectives are set out below.</p> <p><u>General Comments</u></p>	<p>Noted.</p>
<p>2. The application site (the Site) forms part of a vegetated land in the “AGR” zone interspersed with a few temporary structures, which is sandwiched between two clusters of village houses/low-rise residential developments (with existing BHs ranging from about 6.8mPD to 28.6 mPD/ 1 to 3 storeys) to the east and west, and flanking the marsh at Shuen Wan to the south across Tung Tsz Road and the densely vegetated hillslopes to the north. Being located at the fringe of the “AGR” zone with a village cluster just across its access road on the west, although the proposed RCHE with its BH of 34.5mPD (10 storeys) is comparatively taller than those low-rise residential dwellings and would bring forth some visual changes to its immediate surrounding, it is not considered totally out of context with the rural locality.</p>	<p>Noted.</p>

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Comments	Response
<p>3. According to the submitted Visual Impact Assessment (VIA), the proposed development would have visual impacts ranging from “negligible” to “slightly to moderately adverse” to the selected public viewing points (VPs). Design measures such as building setback up to 5m near the entrance facing the access road, scattered greenery open spaces surrounding the LG/F and setback on higher floors, vertical green wall (Item 7 of the RtoC and revised photomontage at VP2 refer), etc. are proposed.</p> <p><u>Detailed Comments</u></p> <p><i>Replacement Pages of Photomontages</i></p>	<p>Noted.</p>
<p>4. There are some observations to the accuracy of the photomontages: (a) Figure 6 at VP3 – The proposed development should appear to be narrower in the photomontage (i.e the majority of the proposed development’s building bulk should be between the two electric poles in the left), (b) Figure 8 at VP5 – The proposed development should appear to be shorter and shift to the left in the photomontage (i.e. completely screened by the vegetation at the front).</p>	<p>Revised refer to Figure 6 and Figure 8.</p>
<p>5. According to the RtoC, the VIA has been revised according to the comments in para. 6 to 8 of our reply on 8.4.2025 to FI2. However, no relevant replacement pages are included in the FI3.</p>	<p>Attached please refer to revised VIA P.12-18.</p>
<p>6. Despite the above observations/comments, the summary of VIA in Para. 3 above remains</p>	<p>Noted.</p>

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S12A Application for Planning Application No. Y/NE-TK/19  
Response-to-Comment – PlanD  
(Updated 17 June 2025)**

Comments	Response
generally applicable.	

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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 – SWD  
(Updated 12 June 2025)**

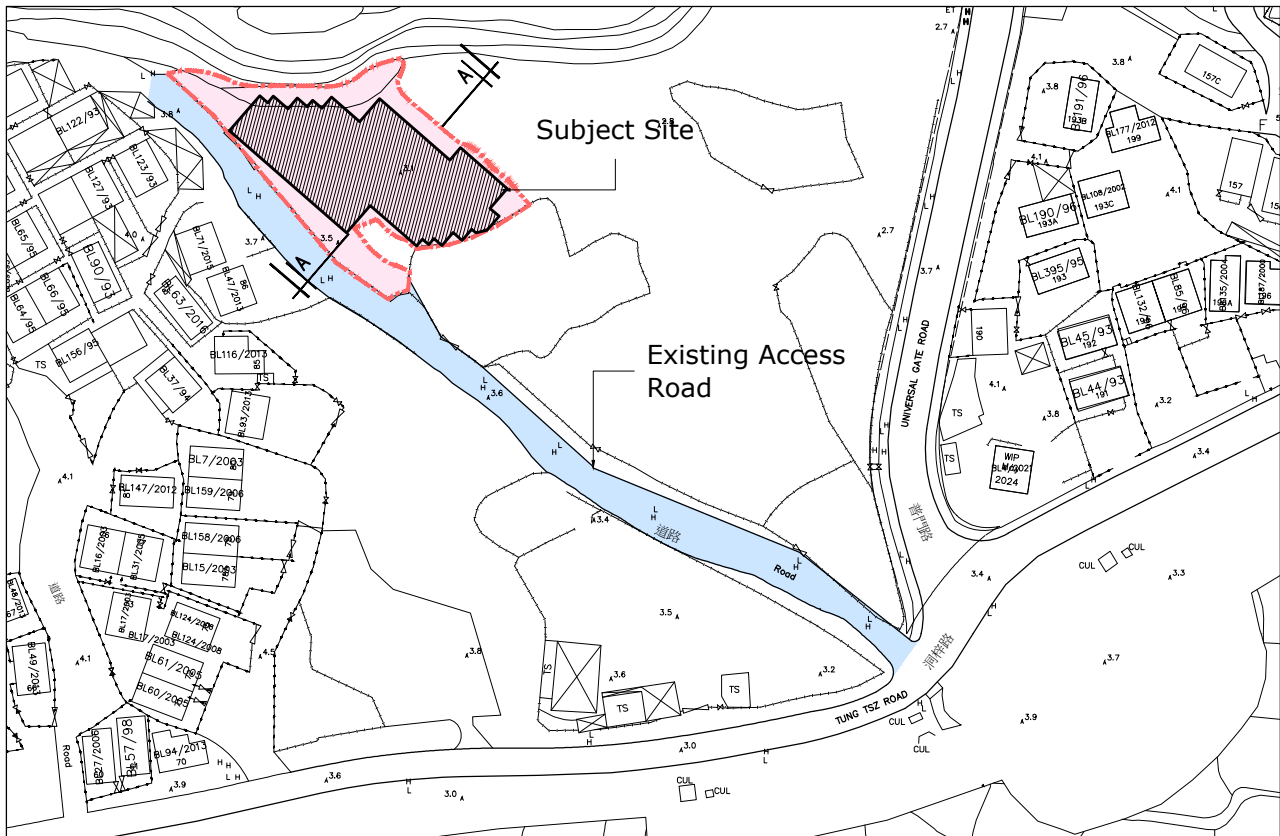
Comments	Response
<p><b>1. Comments of the Director of Social Welfare as follows:</b></p> <p><i>Service Perspective (RCHE)</i></p> <p>From service point of view, please find our comments on the FI as follows –</p> <ul style="list-style-type: none"> <li>• Re item 3, it is noted that all parapets are revised to 1.5 m above finish floor level. The safety of users is increased. However, the roof garden on 8/F and all flat roofs would still be prohibited areas for residents.</li> <li>• Re item 7, no further comments.</li> <li>• Re item 10, G-07 showed that ‘canteen’ is not yet revised to ‘resting area’.</li> <li>• Re item 11, no further comments.</li> <li>• Re item 14, the design of toilet in Suite 7 on G-06 is not found.</li> <li>• Re item 17, for the roof garden on R/F is situated at a height more than 24 m above the ground floor, rehabilitation area to which residents have access to is not suggested to be provided on R/F.</li> <li>• Re item 18, no further comments.</li> <li>• Re other comments on the full set of amended/updated layout plan: <ul style="list-style-type: none"> <li>- G-04: Door is not found in Dorm 1,2,4,5,7,8,9; entrance/door is not found in Dorm 3,6; accessible toilet is not found.</li> <li>- G-04A: Door is not found in Dorm 1,2,4,5,6,7,8,9; entrance/door is not found</li> </ul> </li> </ul>	<p>All flat roofs accessible to the Residents would be fitted with metal fence (with gap smaller than 100mm) above R.C. parapet (total height 2.5m) to ensure safety for Residents. However, the roof garden is only opened to staff and visitors only.</p> <p>Revised accordingly.</p> <p>Revised accordingly.</p> <p>Roof garden is opened to staff and visitors only.</p> <p>Door added. Accessible toilet added.</p> <p>“P.” refer to planter room.</p>

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Response-to-Comment – SWD  
(Updated 12 June 2025)**

Comments	Response
<p>in Dorm 3; accessible toilet is not found. Regarding the area/room marked in ‘P.’ near isolation room, please clarify/provide the full name of this area/room.</p> <p>- G-01: Please provide revised total number of beds of RCHE for residents, which does not include beds of staff quarters and isolation rooms.</p> <p>For easy reference and comments, would the applicant please provide R-to-C in an Excel file consolidating comments and responses for all rounds.</p> <p><b><i>Licensing Perspective (RCHE)</i></b></p> <ul style="list-style-type: none"> <li>The applicant’s response to LORCHE’s previous comments on the revised layout plans is noted.</li> <li>Additionally, please also note of the following new comment: Accessible toilets were found missing on 1/F &amp; Typical/F plans (drawing nos. G04A &amp; 04).</li> </ul>	<p>Different type of beds are listed on G-01.</p> <p>[Previous R-to-C attached.]</p> <p>Noted.</p> <p>Revised accordingly.</p>

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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 – HyD  
(Updated 12 June 2025)**

Comments	Response
<p>1. Comments of the Chief Highway Engineer/New Territories East of Highways Department as follows:</p> <p>Our previous comments remain valid.</p> <p>With reference to the RtoC, it is understood that the proposed access road and footpath (in Figure 4) will not maintained by HyD. I have no further comments from highways maintenance point of view.</p>	<p>Noted.</p>



BLOCK PLAN

SCALE - 1:1500

DEVELOPMENT SCHEDULE:

Site Area	:	1494.67 m <sup>2</sup> (16088.62 ft <sup>2</sup> )
Class of Site	:	A
Proposed Plot Ratio For Non-Domestic	:	5.20 < 9.5
Proposed Site Coverage above For Non-Domestic (Above 15m)	:	62.42% < 80%

Proposed Building Height	:	34.50 mPD
Absolute Height	:	31.0 m
Proposed No. Of Storey	:	10 STOREYS

Proposed Gross Floor Area	:	
LG/F (ENTRANCE & CARPARK)	:	592.11m <sup>2</sup>
UG/F (RCHE)	:	514.97 m <sup>2</sup>
1/F-5/F (RCHE)	:	852.8m <sup>2</sup> x 5 storeys
	:	= 4264.00 m <sup>2</sup>

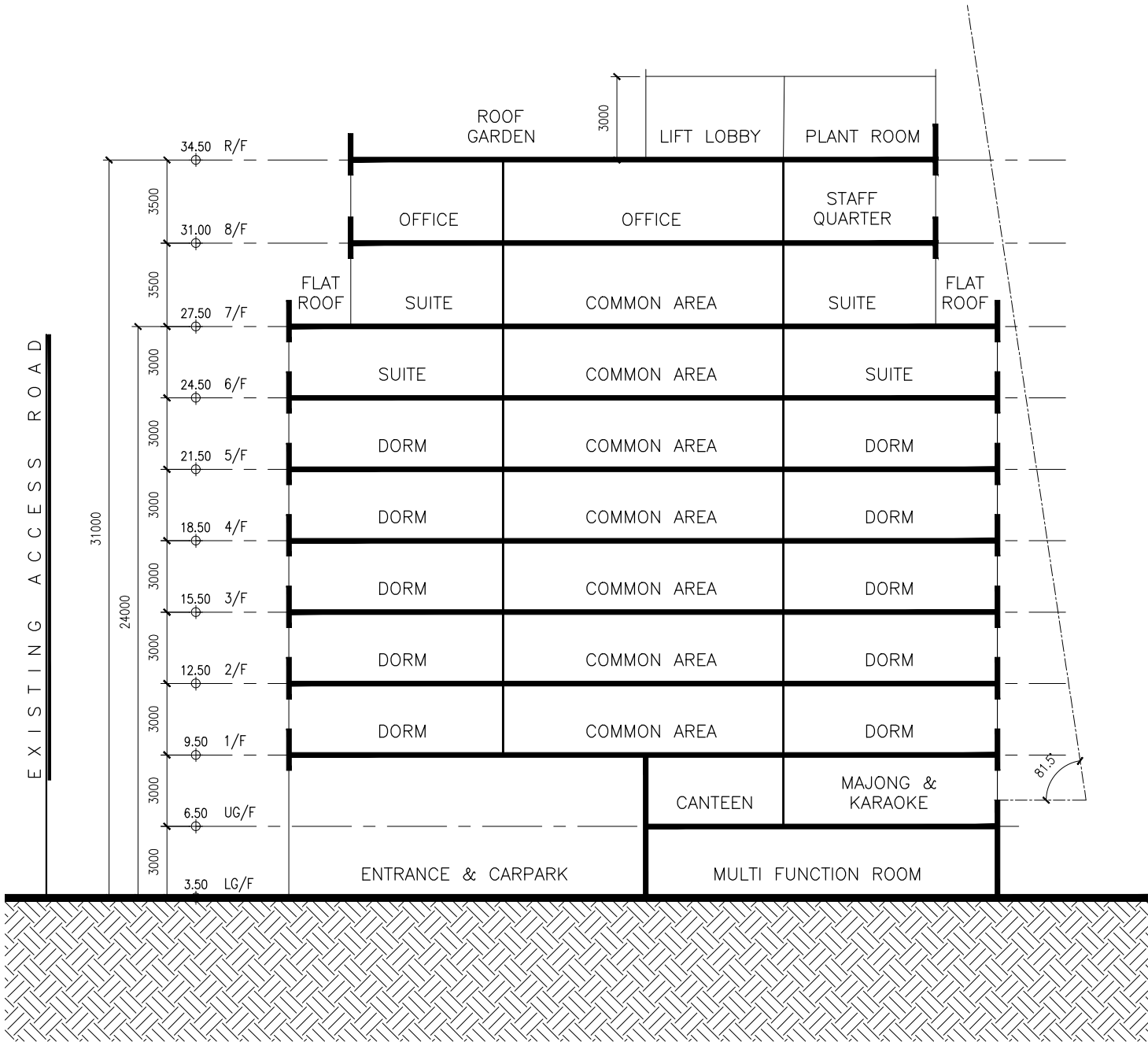
6/F (RCHE)	:	822.05 m <sup>2</sup>
7/F (RCHE)	:	742.23 m <sup>2</sup>
8/F (MANAGEMENT OFFICE)	:	742.23 m <sup>2</sup>
R/F (SKY GARDEN)	:	100.50 m <sup>2</sup>

TOTAL	:	7778.09 m <sup>2</sup> (83723.36 ft <sup>2</sup> )
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Parking Spaces :

No. of LGV (3.5m x 7m x 3.6m H.)	:	1 Nos.
No. of Minibus (3m x 8m x 3.6m H.)	:	1 Nos.
No. of Private Car Parking (2.5m x 5m x 2.4m H.)	:	1 Nos.
No. of Accessible Private Car Parking (3.5m x 5m x 2.4m H.)	:	1 Nos.
No. of Motorcycle Parking (1m x 2.4m x 2.4m H.)	:	1 Nos.
No. of Ambulance (4.5 x 8m x 2.6m H.)	:	1 Nos

BOUNDARY LINE

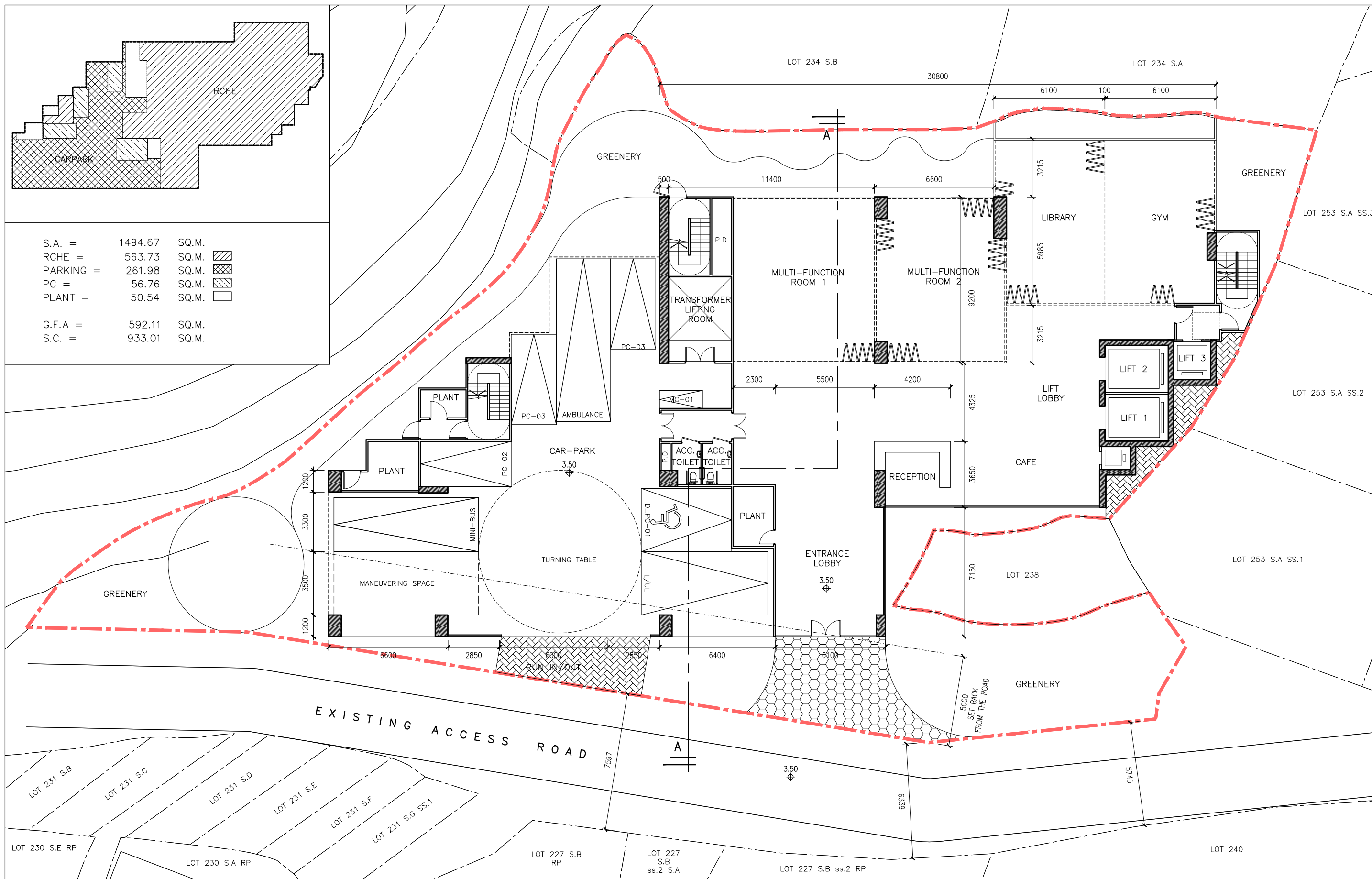


SECTION A-A

SCALE - 1:250

No. of beds						
Floor	No. of storey	Dorm		Isolation room		Staff
		Each floor	Sub-total	Each floor	Sub-total	
1/F-5/F	5	41	205	2	10	0
6/F	1	18	18	0	0	0
7/F	1	11	11	0	0	0
8F	1	0	0	0	0	12
Total			234		10	12





BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

LG/F PLAN  
ENTRANCE & CARPARK

G-02

1:200 (A3)

D  
C  
B  
A

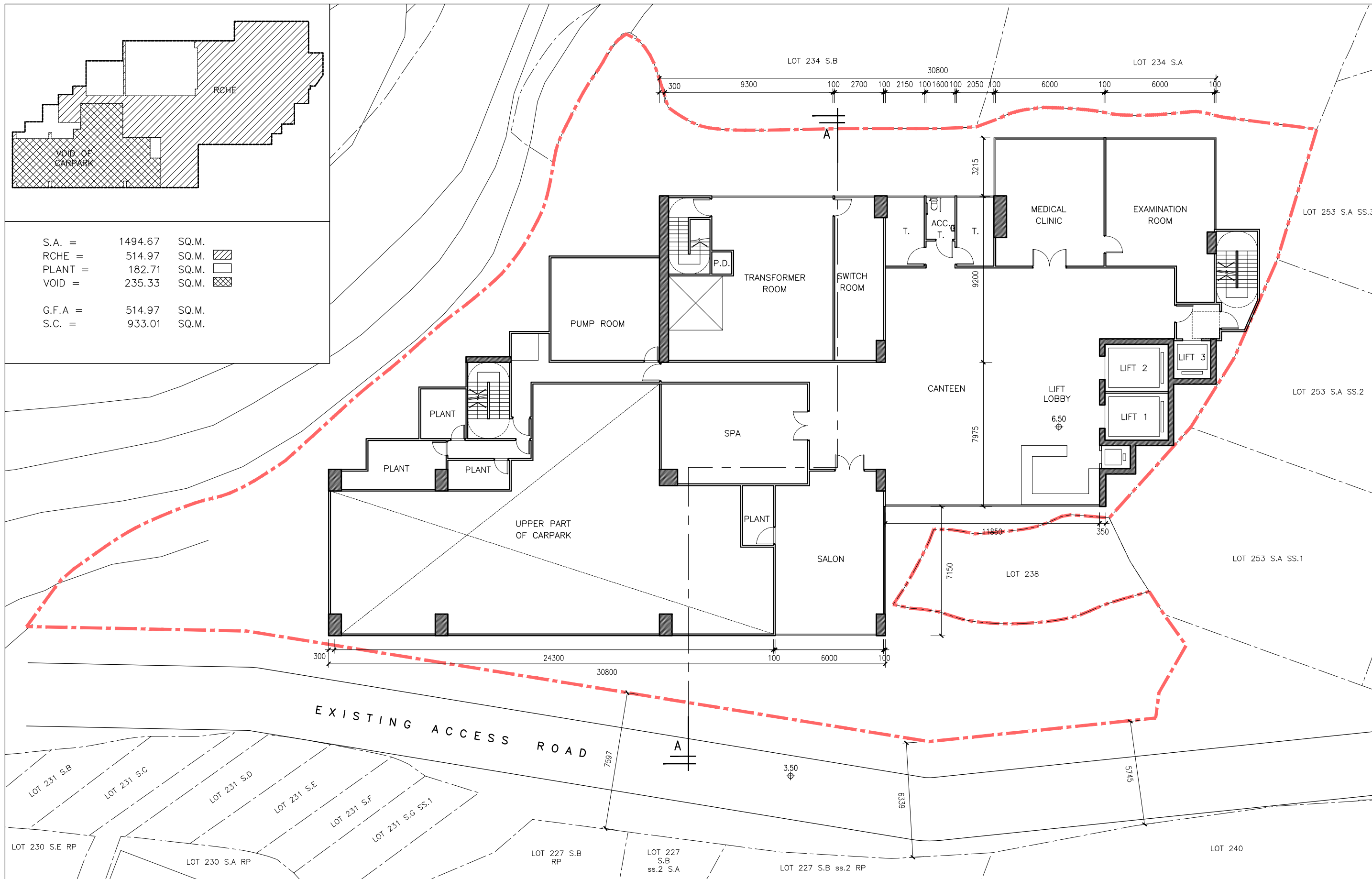
APR. 2025  
DEC. 2024  
OCT. 2024  
SEP. 2024

*Do not scale drawing.*  
Contractors are required to verify exact dimensions on site.  
The drawings show the design intent of the architect only, contractors are required to submit shop drawings where appropriate.  
The design remains to be the property of "R Lee Architects Ltd" unless otherwise specified.  
This drawing is not for construction purposes unless expressly certified.

**R LEE ARCHITECTS LTD**

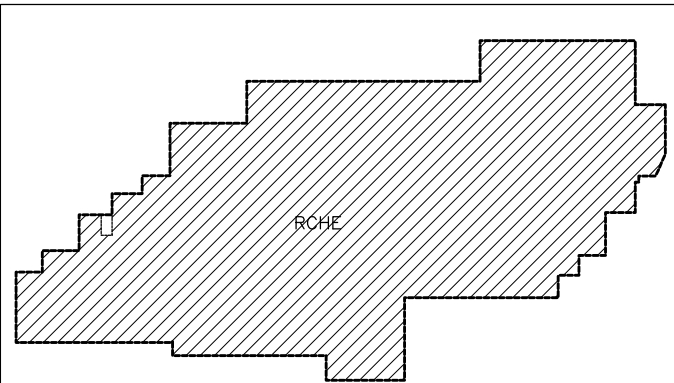






S.A. =	1494.67	SQ.M.
RCHE =	514.97	SQ.M.
PLANT =	182.71	SQ.M.
VOID =	235.33	SQ.M.
G.F.A =	514.97	SQ.M.
S.C. =	933.01	SQ.M.





S.A. =	1494.67	SQ.M.
RCHE =	852.80	SQ.M.
PLANT =	1.40	SQ.M.
G.F.A =	852.80	SQ.M.
S.C. =	854.20	SQ.M.



BOUNDARY LINE

2483 PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

TYPICAL/F PLAN  
RCHE

G-04

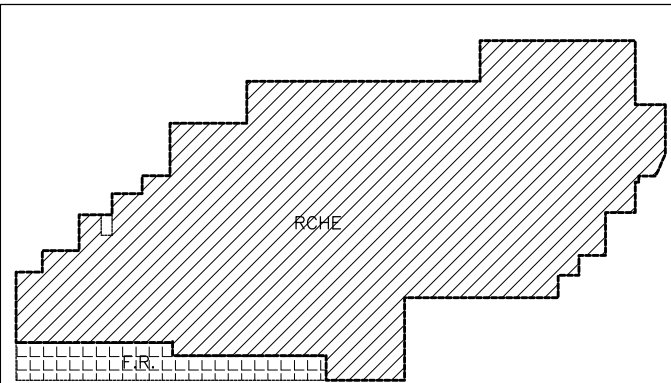
1:200 (A3)

E JUN. 2025  
D MAR. 2025  
C DEC. 2024  
B OCT. 2024

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S.A. =	1494.67	SQ.M.
RCHE =	852.80	SQ.M.
PLANT =	1.40	SQ.M.
FLAT ROOF =	61.23	SQ.M.
G.F.A. =	852.80	SQ.M.
S.C. =	854.20	SQ.M.



BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

1 / F PLAN  
RCHE

G-04A

1:200 (A3)

E  
D  
C  
B

JUN. 2025  
MAR. 2025  
DEC. 2024  
OCT. 2024

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BOUNDARY LINE

2483

PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

6/F PLAN  
RCHE

G-05

1:200 (A3)

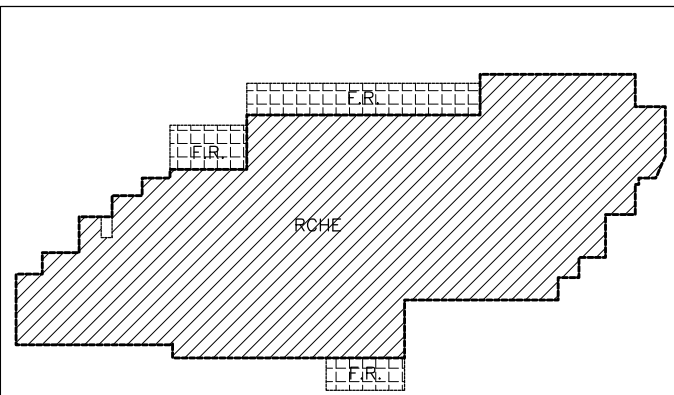
D  
C  
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A

MAR. 2025  
DEC. 2024  
OCT. 2024  
SEP. 2024

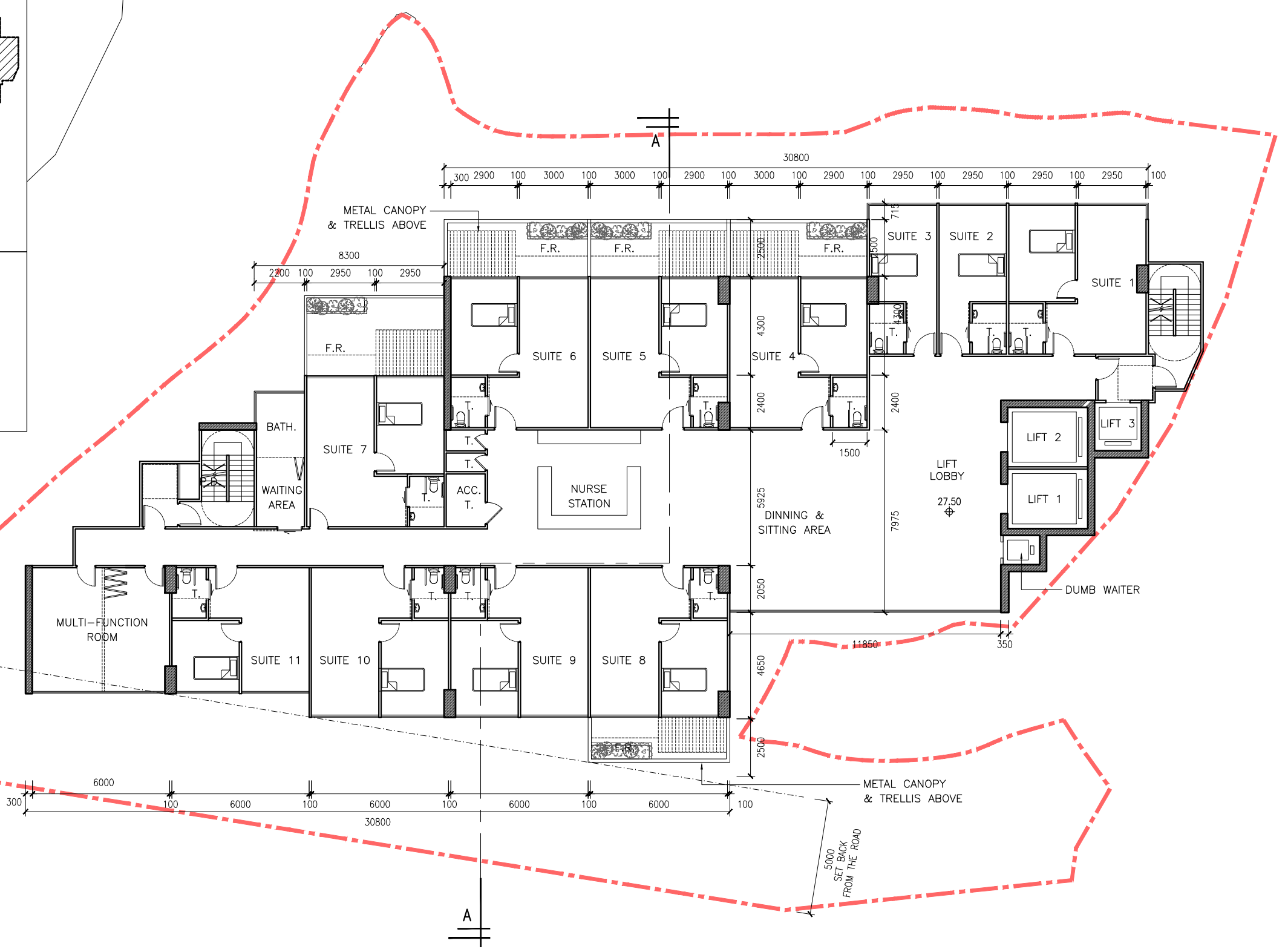
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S.A. =	1494.67	SQ.M.
RCHE =	742.23	SQ.M.
PLANT =	1.41	SQ.M.
FLAT ROOF =	83.53	SQ.M.
G.F.A. =	742.23	SQ.M.
S.C. =	743.64	SQ.M.



BOUNDARY LINE

2483 PROPOSED RCHE DEVELOPMENT  
at TUNG TSZ,  
TAI PO, N.T.

7/F PLAN  
RCHE

G-06

1:200 (A3)

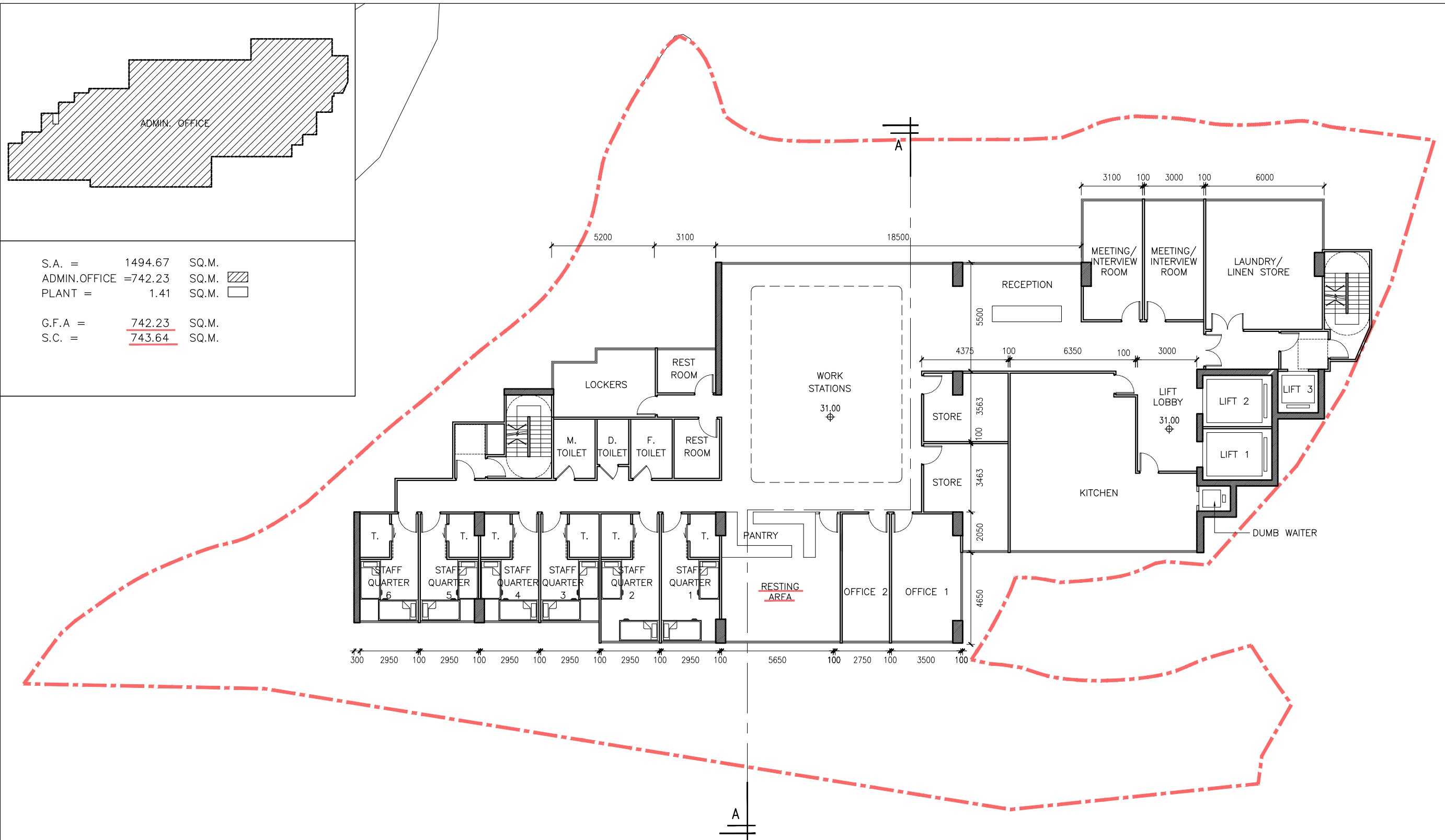
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C  
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JUN. 2025  
MAR. 2025  
OCT. 2024  
SEP. 2024

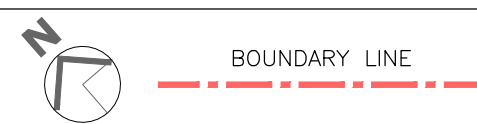
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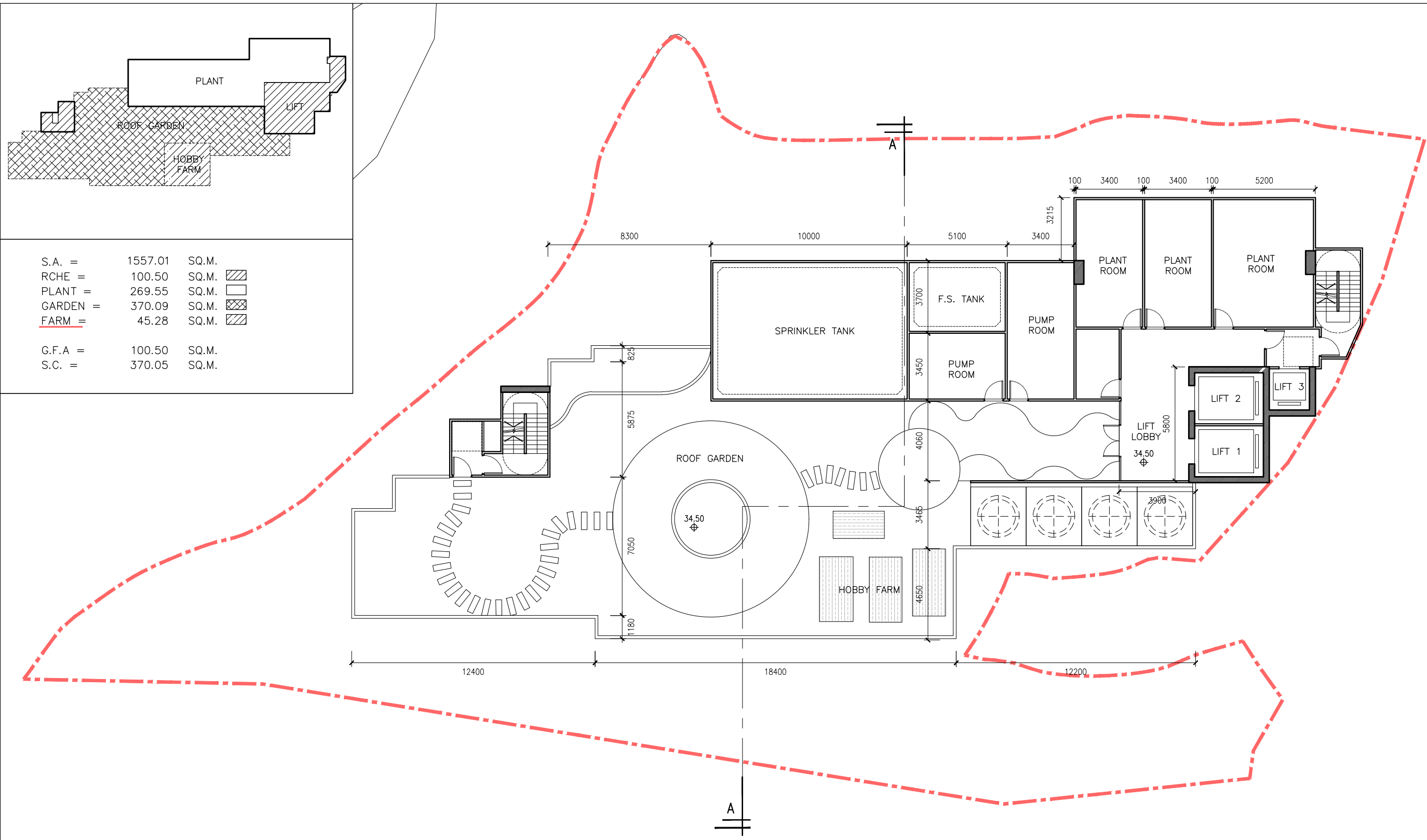




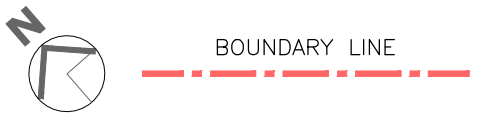
S.A. = 1494.67 SQ.M.  
ADMIN.OFFICE = 742.23 SQ.M.  
PLANT = 1.41 SQ.M.  
G.F.A = 742.23 SQ.M.  
S.C. = 743.64 SQ.M.







S.A. =	1557.01	SQ.M.
RCHE =	100.50	SQ.M.
PLANT =	269.55	SQ.M.
GARDEN =	370.09	SQ.M.
FARM =	45.28	SQ.M.
G.F.A =	100.50	SQ.M.
S.C. =	370.05	SQ.M.



## Executive Summary

This Planning Application is prepared and submitted on behalf of Mr. YUEN SHU MING ("the Applicant") to seek approval from the Town Planning Board ("TPB" / "the Board") under section 12A of the Town Planning Ordinance for a proposed amendment to the approved Tung Tsz Outline Zoning Plan No. S/NE-TK/19. The proposed amendment is to rezone a site from "AGR" & "GB" to "G/IC" to allow the development of a RCHE.

The proposed development is a 10-storey RCHE comprising about 265 bedspaces. The Application Site locates in the rural part of Tai Po and is surrounded by lovely Landscape. The majority of the Site, although zoned "AGR", has no agricultural activities and have been abandoned for years.

The proposed development would make optimal use of scarce land resources to address the demand for elderly home care services in the vicinity. As detailed in the Planning Statement, the proposed development is fully justified to the following reasons:

- The proposed development is in line with the Government's recent Policy Direction to increase RCHEs bedspace supply and would alleviate the shortfall of RCHEs in Hong Kong in view of the increasing trend of the aging population.
- Since the launch of Encouragement Scheme by the Social Welfare Department in 2003, only one RCHE complying the standard completed in 2019. The approval of this S12A application would aid in speeding up the supply further.
- The GFA of about 7,800 sm of the proposed development comply with the latest Policy to encourage provision of RCHEs premises in new private development and is eligible for exemption from assessment of premium which could provide timely elderly home care services in the Tai Po.



行政摘要  
(以英文版本為準)

此規劃申請是代表申請人 “Mr. Yuen Shu Ming” (下稱「申請人」) 根據城市規劃條例第 12A 條，向城市規劃委員會(下稱城規會) 遞交規劃申請，擬議對大埔洞梓路計劃大綱核准圖編號 No. S/NE-TK/19 作出修訂。是次申請擬議就“農業” 和 “綠化地帶” 更改為“政府、機構或社區”地帶。

擬議發展將於申請地點內興建一座樓高 10 層，包括大概 265 張床位的社會福利設施(安老院舍)。申請地點位於大埔鄉郊，風景宜人。該場地的大部分區域雖然被劃為“農業”地帶，但已長時間沒有農業活動，並且已荒廢多年。

該發展將有效充分利用短缺的土地資源以回應政府對解決長者護理服務設施需求。申請人提出是次規劃申請是基於以下理據：

- 擬議發展符合政府最新的政策方向以適時回應社會對安老院舍的需求，並可緩解香港因人口老化趨勢而出現的安老院舍床位短缺問題。
- 自 2003 年社會福利署推行私人土地發展安老院舍鼓勵計劃以來，只有一所安老院舍符合標準並於 2019 年落成。若此申請獲批，將可增加未來安老院舍的供應。
- 擬議發展提供一個整體樓面積 7,800 平方米的安老院舍，符合最新的「鼓勵在新私人發展物業內提供安老院舍院址計劃」的指引，亦符合資格獲豁免繳付地價，為建立安老院舍提供誘因。
- 申請人屬申請地點內的私人土地的唯一土地擁有人。若是次規劃申請獲得城規會同意，可迅速作出重建。
- 多個技術評估均證明是次發展計劃不會對附近地區造成不可逾越的視覺、交通、環境、排污及排水影響。

根據以上各點，申請人希望是次規劃申請能在規劃及技術層面獲城規會支持。

## 1.1 Background

- 1.1.1 This planning application is submitted to seek permission from the Town Planning Board (the Board) in support of a proposed S12A Amendment to the Approved Tung Tsz Outline Zoning Plan No. S/NE-TK/19 to rezone a site from "AGR" & "GB" to "G/IC" in order to allow the development of a RCHE.
- 1.1.2 The location of the subject Lot is 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 Road, Tai Po, N.T. (*Figure 1 refers*)
- 1.1.3 Although the majority of the Site is zoned "AGR", there is a very small portion of the Site encroach into the "GB" zone to the North-West. (*Figure 5 refers*)
- 1.1.4 The Farmlands exist in the Site and the surroundings have been abandoned and left vacant for years. The existing ground has been concreted for easy maintenance. Majority of the vegetations have been cleared and there are no existing trees in the Site. (*Figure 3 refers*)
- 1.1.5 The proposed amendment involves a development of a 10 Storeys RCHE of GFA of app. 7,800 sm, equivalent to a P.R. of 5.569 and a height of 31 m. There are similar approved applications as detailed in Section 4.

3.1.5 The GFA allocation is tabulated as below:

Site Area		: 1,494.67 m <sup>2</sup>	16,088.62 ft <sup>2</sup>
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 5.20 < 9.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 62.42% < 80%	
Maximum Gross Floor Area		7,778.09 m <sup>2</sup>	83,723.36 ft <sup>2</sup>
Proposed Building Height		34.50 mPD	
Absolute Height		31.0 m	
Proposed No. of Storey		10 STOREYS	
Proposed Gross Floor Area			
LG/F	ENTRANCE & CARPARK	592.11 m <sup>2</sup>	
UG/F	RCHE	514.97 m <sup>2</sup>	
1/F – 5/F	RCHE	852.8 m <sup>2</sup> x 5 storeys =4264 m <sup>2</sup>	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
6/F	RCHE	822.05 m <sup>2</sup>	18 no. of beds for suites
7/F	RCHE	742.23 m <sup>2</sup>	11 no. of beds for suites
8/F	MANAGEMENT OFFICE	742.23 m <sup>2</sup>	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m <sup>2</sup>	
<b>TOTAL</b>		<b>7,778.09 m<sup>2</sup></b>	<b>256 no. of beds</b>
Parking Spaces:(Loading/ Unloading)			
No. of LGV		1 Nos.	
No. of Minibus		1 Nos.	
No. of Private Car Parking		1 Nos.	
No. of Accessible Private Car Parking		1 Nos.	
No. of Motorcycle Parking		1 Nos.	
No. of Ambulance		1 Nos.	

Please refer to **Figure 3** for the Proposed Development

### 5.3 Restrictions on Plot Ratio & No. of Storeys in "G/IC" Zone

- 5.3.1 "G/IC" zone is designated for Government, Institution and Community uses. Those should be built according to their needs for individual merit and their bulks are usually governed by relevant Regulations. Normally, the Plot Ratio are not restricted but some restrictions may apply to the No. of Storeys on Building Height.
- 5.3.2 Similar decision on relaxation of no. of storeys restriction can be noted from the Town Planning Board Meeting on 17.9.2021 on Proposed Amendments to the Draft Yau Ma Tei Outline Zoning Plan No. S/K2/22 (TPB Paper No. 10773), the Town Planning Board Chairman and the Planning Department were of the view that in the absence of concrete redevelopment proposals, it was difficult to predetermine any appropriate BHR for the "G/IC" sites. Plan D would, with the benefit of the redevelopment proposal(s) so put forward, review the BHRs of those sites and make suitable amendments to the OZP. The same principle of "case-by-case" should be applied to other similar "G/IC" sites in Hong Kong as well, where the BHR should be imposed based on individual proposals, subject to no significant adverse impact from planning and technical points of view.
- 5.3.3 As revealed from the Design of the proposed development and Building Bulk Study as per the Visual Impact Assessment. The proposed Plot Ratio of 5.2 and the Height of 31 m (10 Storeys) for this Planning Application is justified.



2.2.5 The GFA allocation is tabulated as below:

Site Area		: 1,494.67 m <sup>2</sup>	16,088.62 ft <sup>2</sup>
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 5.20 < 9.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 62.42% < 80%	
Maximum Gross Floor Area		7,778.09 m <sup>2</sup>	83,723.36 ft <sup>2</sup>
Proposed Building Height		34.50 mPD	
Absolute Height		31.0 m	
Proposed No. of Storey		10 STOREYS	
Proposed Gross Floor Area			
LG/F	ENTRANCE & CARPARK	592.11 m <sup>2</sup>	
UG/F	RCHE	514.97 m <sup>2</sup>	
1/F – 5/F	RCHE	852.8 m <sup>2</sup> x 5 storey =4264 m <sup>2</sup>	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
6/F	RCHE	822.05 m <sup>2</sup>	18 no. of beds for suites
7/F	RCHE	742.23 m <sup>2</sup>	11 no. of beds for suites
8/F	MANAGEMENT OFFICE	742.23 m <sup>2</sup>	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m <sup>2</sup>	
<b>TOTAL</b>		<b>7,778.09 m<sup>2</sup></b>	<b>256 no. of beds</b>
Parking Spaces:(Loading/ Unloading)			
No. of LGV		1 Nos.	
No. of Minibus		1 Nos.	
No. of Private Car Parking		1 Nos.	
No. of Accessible Private Car Parking		1 Nos.	
No. of Motorcycle Parking		1 Nos.	
No. of Ambulance		1 Nos.	

Please refer to **Figure 2** for the Proposed Development

4.1 **VP1** : Tung Tsz Road – Shuen Wan Tung Tsz Children's Playground towards North-West (*Figure 4*)

4.1.1 This Long Range VP1 located South-West of the Site across Tung Tsz Road. It represents the View received by Recreation Users on the spot. Therefore, the visual sensitivity is considered **High**. Part of **Scheme B** is visible at the VP.

4.1.2 **Visual Composition :**

The Visual Composition comprise Greenery and Rows of tree on both sides which partly shield off the Visual Effect.

4.1.3 **Visual Obstruction :**

There is no Visual Obstruction caused by the Development.

4.1.4 **Effect on Public Viewers :**

The view to **Scheme B** is very limited, only on certain location of the playground. In addition, the effect is somehow shield off and soften by the Greenery around. The Recreation Users may not easily notice the presence of **Scheme B**.

4.1.5 **Effect on Visual Resources :**

The proposed Development has no effect on the condition, quality and character of the Assessment Area.

4.1.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be **slightly adverse**.

4.2 **VP2 : Junction of Access Road and Tung Tsz Road towards North-West (*Figure 5*)**

4.2.1 This Medium Range VP2 located South-East of the Site across Tung Tsz Road. It represents the View received by Travellers on foot and by vehicles. Therefore, the visual sensitivity is considered **Medium**. **Scheme B** is visible at the VP.

4.2.2 **Visual Composition :**

The Visual Composition comprise a distant view to **Scheme B**, with rows of Village Houses situated to its West. The Hillside to the North, with a hill top level of +34.4 mPD, it serves as a back drop to **Scheme B**.

4.2.3 **Visual Obstruction :**

There is slight obstruction to the ridgeline at the back but most of the ridgeline behind is preserved.

4.2.4 **Effect on Public Viewers :**

A significant portion of **Scheme B** is visible in this view point. However, it is softened by heavy vegetation in front.

4.2.5 **Effect on Visual Resources :**

The proposed Development has a slight adverse effect to the quality of the Assessment Area. The effect is mitigated by its step up profile while the two vertical Greenery proposed may also soften the effect.

4.2.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** would be **moderately adverse**.



4.3 **VP3 : “慈心亭” along the Universal Gate Road towards South-West (*Figure 6*)**

4.3.1 This Short Range VP3 located to the North-East of the Site across Universal Gate Road. It represents the View received by Recreation Users. Therefore, the visual sensitivity is considered **High**. **Scheme B** is partly visible of this View Point.

4.3.2 **Visual Composition :**

The Visual Composition comprise heavy Greenery in the front and back. The vegetation partly shields off the Visual Effect.

4.3.3 **Visual Obstruction :**

There is obstruction to the ridgeline at the back but a portion of the ridgeline behind is preserved.

4.3.4 **Effect on Public Viewers :**

**Scheme B** is partly visible at this view point. However, the effect is somehow shield off and soften by the Greenery around.

4.3.5 **Effect on Visual Resources :**

The proposed Development has adverse effect to the quality of the Assessment Area. However, the effect is lessened by the existing Electric Poles and Plants in front.

4.3.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** would be **slightly adverse**.

#### 4.4 VP4 : Tsz Shan Monastery towards South-West (*Figure 7*)

4.4.1 This Long Range VP4 located North-East and is about 480 m away from the Application Site. It is on the platform of the Tsz Shan Monastery. It represents the view received by Recreation Users who are visitors to the Monastery. Therefore, the visual sensitivity is considered **High**. **Scheme B** is hardly visible at the VP.

##### 4.4.2 Visual Composition :

The Visual Composition comprise full range of Greenery surrounding the Application site, front and back.

##### 4.4.3 Visual Obstruction :

There is no Visual Obstruction caused by the Development.

##### 4.4.4 Effect on Public Viewers :

Since Tsz Sha Monastery situates at platforms of somehow nearly +80 mPD, which is far higher than the Roof Top of **Scheme B**, which is only +34.5 mPD. Therefore, **Scheme B** is hardly visible from this view point.

##### 4.4.5 Effect on Visual Resources :

The proposed Development has no effect on the condition, quality and character of the Assessment Area.

##### 4.4.6 Conclusion :

As a conclusion, the Visual Impact of **Scheme B** would be negligible.

4.5 **VP5 : A Pavilion along Tung Tsz Road towards South-East (Figure 8)**

4.5.1 This Long Range VP5 located on a Pavilion situates at Tung Tsz Road to the North-West about 350 m away from the Application Site. It represents the View received by Recreation Users. The visual sensitivity is considered **High**.

4.5.2 **Visual Composition :**

The Visual Composition comprise heavy Greenery in front.

4.5.3 **Visual Obstruction :**

There is minor Visual Obstruction to the skyline behind.

4.5.4 **Effect on Public Viewers :**

**Scheme B** is not visible in this View Point. This View Point seems to be under-utilized by Residents.

4.5.5 **Effect on Visual Resources :**

The proposed Development has no effect to the quality of the Assessment Area.

4.5.6 **Conclusion :**

As a conclusion, the Visual Impact of **Scheme B** compared to **Scheme A** would be **negligible**.

## 5.0 Conclusion

5.1 The Below Table summarize the Visual Impact of Scheme A (vacant Agricultural Land) compared to Scheme B (Proposed RCHE) in the five VPs:-

V.P.	Visual Sensitivity	Visual Impact	Conclusion
VP1: Tung Tsz Road – Shuen Wan Tung Tsz Children's Playground towards North-West	High	Slightly adverse	Slightly adverse
VP2: Junction of Access Road and Tung Tsz Road towards North-West	Medium	Moderately adverse	Moderately adverse
VP3: “慈心亭” along the Universal Gate Road towards South-West	High	Slightly adverse	Slightly adverse
VP4: Tsz Shan Monastery towards South-West	High	Negligible	Negligible
VP5: A Pavilion along Tung Tsz Road towards South-East	High	Negligible	Negligible

- 5.2 A total of five VPs (including short to long range VPs) were assessed in this Visual Impact Assessment, covering VPs in Medium to High visual sensitivity.

With the provision of numerous planning and design merits in our Proposed Scheme, three VPs are identified with **slightly adverse** visual impact, one VP are identified with **negligible** visual impact and one VP are identified with **moderately adverse** visual impact.

- 5.3 The Site already set back from Tung Tsz Road for more than 100 m. It is considered adequate for not creating adverse visual impact.

- 5.4 Based on the above, the Proposed Scheme is considered to be fully acceptable in terms of visual impact.





**Existing condition (Scheme A)**



**Proposed development (Scheme B)**

FIGURE NO.

6

TITLE

VIEWPOINT 3

N.T.S. (A4)

B  
A  
-

JUN. 2025  
APR. 2025  
FEB. 2025

**R LEE ARCHITECTS LTD**







**Existing condition (Scheme A)**



**Proposed development (Scheme B)**

FIGURE NO.

8

TITLE

VIEWPOINT 5

N.T.S. (A4)

B  
A  
-

JUN. 2025  
APR. 2025  
FEB. 2025

**R LEE ARCHITECTS LTD**





3.5 The GFA allocation is tabulated as below:

Site Area		: 1,494.67 m <sup>2</sup>	16,088.62 ft <sup>2</sup>
Class of Site		: A	
Proposed Plot Ratio for Non-Domestic		: 5.20 < 9.5	
Proposed Site Coverage above for Non-Domestic (Above 15m)		: 62.42% < 80%	
Maximum Gross Floor Area		7,778.09 m <sup>2</sup>	83,723.36 ft <sup>2</sup>
Proposed Building Height		34.50 mPD	
Absolute Height		31.0 m	
Proposed No. of Storey		10 STOREYS	
Proposed Gross Floor Area			
LG/F	ENTRANCE & CARPARK	592.11 m <sup>2</sup>	
UG/F	RCHE	514.97 m <sup>2</sup>	
1/F – 5/F	RCHE	852.8 m <sup>2</sup> x 5 storeys =4264 m <sup>2</sup>	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
6/F	RCHE	822.05 m <sup>2</sup>	18 no. of beds for suites
7/F	RCHE	742.23 m <sup>2</sup>	11 no. of beds for suites
8/F	MANAGEMENT OFFICE	742.23 m <sup>2</sup>	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m <sup>2</sup>	
<b>TOTAL</b>		<b>7,778.09 m<sup>2</sup></b>	<b>256 no. of beds</b>
Parking Spaces:(Loading/ Unloading)			
No. of LGV		1 Nos.	
No. of Minibus		1 Nos.	
No. of Private Car Parking		1 Nos.	
No. of Accessible Private Car Parking		1 Nos.	
No. of Motorcycle Parking		1 Nos.	
No. of Ambulance		1 Nos.	

Please refer to *Figure 3* for the Proposed Development



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 – SWD

Date	Comments	Response
21-Feb-25	<i>Whether the design of proposed RCHE comply with relevant requirements and standards</i>	
1	The applicant is reminded that all the design and construction of the RCHE shall comply with all relevant licensing and statutory requirements including but not limited to (i) the Residential Care Homes (Elderly Persons) Ordinance (Cap. 459) and its subsidiary legislation and (ii) the latest version of the Code of Practice (CoP) for Residential Care Homes (Elderly Persons).	Noted.
2	The proposed building height of the block is 31 m. Under Section 20 of the Residential Care Homes (Elderly Persons) Regulation, Cap. 459A, no part of an RCHE shall be situated at a height more than 24 m above the ground floor, measuring vertically from the ground of the building to the floor of the premises in which the RCHE is to be situated. If an RCHE operator can prove that the RCHE possesses facilities for fire safety, evacuation and rescue, and appropriate evacuation, contingency and fire drill plans to the satisfaction of the Director of Social Welfare (DSW), the DSW may approve the ancillary facilities of the RCHE to which the residents normally do not have access (e.g. kitchen, laundry room, office, staff resting room) to be situated at a height more than 24 m above the ground.	According to S20 of Residential Care Home (Elderly Person) Regulation, we would seek the approval from Director of Social Welfare Department on the part of RCHE were exceed a height of 24m from G/F during the licensing application process.
3	Regarding the flat roof on 7/F and roof garden on 8/F, the applicant should follow para.16.2.4 of the CoP which states that "Residents of RCHE should be provided with a safe and protected living environment .....; effective measures shall be implemented and notices be posted to prevent residents from colliding with large floor-to-ceiling glass and entering prohibited areas such as the server room, rooftop or balcony". To address the safety concern, please provide more safety measures in addition to the basic requirement of a 1100 mm parapet wall and ensure that precautions to be taken for the open sitting areas.	Noted. All parapets are 1.1m above finish floor level.
4	According to Section 21(c) of Residential Care Homes (Elderly Persons) Regulation, Cap. 459A, the ceiling of every room shall, unless otherwise permitted by the DSW, be situated at a height of not less than 2.5 m measuring vertically from the floor or not less than 2.3 m measuring vertically from the floor to the underside of any beam.	Noted. Would be complied in detail design.
5	Barrier free access for the disabled has to be provided in the RCHE premises.	Complied.
6	The applicant should ensure that the RCHE shall be accessible by emergency services.	The RCHE is accessible by emergency services like Ambulance.
7	It is noted that two beds inside the 2-bed suites are placed adjacent to each other without any passage between the beds. According to Section 21(a) of Residential Care Homes (Elderly Persons) Regulations, Cap. 459A, every passage and doorway shall be wide enough to accommodate residents using walking aids or wheelchairs. According to para. 4.4.1 of the CoP, the clear width of every passage and doorway shall not be less than 1 050 mm and 800 mm respectively, so as to facilitate residents using wheelchairs or walking aids to enter or pass through any rooms, including bedrooms and toilets/bathrooms, without assistance and unnecessary difficulty. Would the applicant please review the size and layout design of the two-bed suites.	Revised. Refer to G-05, G-06.
8	All facilities (such as CAFE and GYM on LG/F, SALON and MEDICAL CLINIC on UG/F) of the RCHE should be solely used by residents of the RCHE and should not be opened to other parties or public use. The applicant is advised to confirm such arrangement.	Confirmed. The arrangement RCHE should be solely used by residents of the RCHE and should not be opened to other parties or public use.
9	Staff quarters on 8/F is not a provision for RCHE and should not be included in the proposed RCHE.	Noted.
10	Please clarify whether the canteen and work stations on 8/F are for the staff use. Staff canteen is not a provision for RCHE.	8/F is for staff use. Canteen is for convenience of the staff.
11	Please name all the boundary/extent on the upper left corner of the layout plans.	
12	The kitchen is situated on 8/F. Please indicate/clarify if there is/are any dumb waiter for meal delivery to other floors and indicate alternative arrangement(s) if this facility is not provided.	Dumb waiter provided. Refer to G-07.
13	Please indicate the parking/loading/unloading area for emergency vehicles including ambulances.	Revised. Please refer to G-02. The loading/unloading is for both mini-bus and emergency vehicles.
14	The basic facilities in the RCHE shall include dining/sitting area. Please indicate on the layout plan if this is provided.	Revised. Please refer to G-04 to G-06.
15	According to para. 6.2 of the CoP, please ensure that the minimum area of floor space for each resident should be 9.5 sq m.	Confirmed.
16	Please confirm that all habitation area of the RCHE should be provided with openable/prescribed window(s). Furthermore, no part of the area used for habitation shall be more than 9 m, measured within the habitation area from the prescribed window(s).	Confirmed.
17	Please clarify if there is any rehabilitation area and indicate alternative arrangement(s) if this facility is not provided.	Tai Chi square and outdoor – exercise equipments in roof garden would be provided for rehabilitation.
18	Please provide a more detailed layout of the attached toilets cum bathrooms/shower rooms inside the dormitories and suites.	Revised. Please refer to G-04 to G-06.
	<b>Whether Premium Concession Scheme is applicable to the proposed RCHE</b>	
	The proposed RCHE should comply with all the requirements of the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments (the Incentive Scheme) as set out in Lands Department (LandsD)'s Practice Note Issue No. 5/2023.	Noted.
	As stated in paragraph 7 of the Guidance Note on the Incentive Scheme, SWD will support development proposals that provide Nursing Homes or Care and Attention Homes. The applicant should clarify the nature of RCHE to be provided.	The RCHE is Nursing House.
	Subject to the result of the s.12A planning application, the applicant shall indicate his intention to join the Incentive Scheme when submitting the land exchange application to LandsD. SWD would render comments on the detailed design of the RCHE upon receiving LandsD's referral and would seek policy support from LWB on the application for premium concession when suitable.	Intent to join the Incentive scheme.
	<b>Any comments from the RCHE licensing perspective</b>	

28-Mar-25	<p>According to the provided drawings, ancillary facilities such as offices, meeting rooms, kitchen, laundry, and staff quarters on the 8th floor, to which residents typically do not have access, will be situated at a height exceeding 24m from the ground floor.</p> <p>According to the para. 5.3.2(a) of CoP, "If an RCHE operator can prove that the RCHE possesses facilities for fire safety, evacuation and rescue, and appropriate evacuation, contingency and fire drill plans to the satisfaction of the Director of Social Welfare (DSW), the DSW may approve the ancillary facilities of the RCHE to which the residents normally do not have access (e.g. kitchen, laundry room, office, staff resting room) to be situated at a height more than 24 m above the ground floor", the Licensing Office of RCHE has no adverse comment in principle to the proposed ancillary facilities. However, additional fire safety requirements of Fire Services Installation and management of the RCHE with a view to meeting the needs of rescue, evacuation and contingency management, have to be fulfilled.</p> <p>These proposals will be evaluated on a case-by-case basis in collaboration with the Fire Services Department during the licence application stage and the consultation remarks are based solely on the current documents and plans submitted. Detailed feedback can only be provided during the submission of the licence application.</p>	Noted.
	<b>Any concerns on the local settings with no proper footpath along the local track leading to Ting Kok Road to access the Site and no public transport provision at the immediate surroundings of the Site</b>	
	The absence of proper footpath may pose danger and cause inconvenience to pedestrians. Besides, inadequate provision of public transportation and unsatisfactory accessibility of the site may discourage the potential service users from applying for the RCHE places and also induce difficulty in recruitment of staff working in the RCHE. The applicant or operator of the RCHE would need to provide shuttle bus or other transport services for residents and their family members as well as visitors in case of need.	Revised. Proper footpath provided. Please refer to Figure 4.
	<b>Any other comments in relation to the provision of RCHE apart from the above</b>	
	While the current design of the proposed RCHE, including the layout plan, number of beds, as well as the level of care to be provided, etc., are considered at a very initial stage, the applicant is required to make necessary changes/adjustments on its submitted design drawings so as to address our comments as set out above. We will offer further comments as and when appropriate.	Noted.
	<b>Comments from Service Perspective (RCHE):</b>	
	<b>Whether the design of proposed RCHE comply with relevant requirements and standards</b>	
	Item 1: No further comments.	
	Item 2: No further comments.	
	Item 3: Regarding the height of parapets, "1.1 m above finish floor level" is the basic requirement of all buildings. With a view to protecting the safety of the residents who are frail elderly, the applicant's attention is drawn to para. 16.2.4 of the Code of Practice for Residential Care Homes (Elderly Persons) (CoP) quoted in our previous comments. Based on the applicant's response stated in the FI, we consider that the flat roof on 7/F and roof garden on 8/F would be prohibited areas for residents to enter if the parapets would only be 1.1 m above finish floor level.	All parapets are revised to 1.5m above finish floor level.
	Item 4: No further comments.	
	Item 5: No further comments.	
	Item 6: No further comments.	
	Item 7: In the 2-bed suites on 6/F (layout plan G-05), the clear width of every passage and doorway shall not be less than 1050 mm and 800 mm respectively. Every passage and doorway shall be wide enough to accommodate residents using walking aids or wheelchairs. Please reexamine the design of these suites. Layout plan G-06 is not found in the FI. Please submit.	All suite are revised to 1 bed suite. Refer to G-05 to G-06.
	Item 8: No further comments.	
	Item 9: No further comments.	
	Item 10: Staff canteen is not a provision for RCHE.	Staff canteen are revised to resting area refer to G-07.
	Item 11: In the small table at the upper left corner of each layout plan, please add legends to indicate the nature of different areas for clear differentiation.	Revised accordingly.
	Item 12: No further comments.	
	Item 13: No further comments.	
	Item 14: G-06 is not found in the FI. Please submit.	Attached accordingly.
	Item 15: No further comments.	
	Item 16: No further comments.	
	Item 17: Regarding the roof garden on R/F which situated at a height more than 24 m above the ground floor, the applicant should follow para.16.2.4 of the CoP which states that "Residents of RCHE should be provided with a safe and protected living environment .....; effective measures shall be implemented and notices be posted to prevent residents from colliding with large floor-to-ceiling glass and entering prohibited areas such as the server room, rooftop or balcony". Instead of the roof garden, we suggest the applicant to consider placing the rehabilitation area in other locations.	The roof garden is designed for rehabilitation activity for elderly who are accompanied by their families. No elderlies would access to the roof garden by himself. We propose to keep the roof garden for the benefit of mental healthiness of the elderlies.
	Item 18: Layout plan G-06 is not found in the further information. Please submit.	Attached accordingly.
	<b>Whether Premium Concession Scheme is applicable to the proposed RCHE</b>	
	No further comments.	
	<b>Any comments from the RCHE licensing perspective.</b>	
	This is deferred to any further comments from LORCHE.	
	<b>Any concerns on the local settings with no proper footpath along the local track leading to Ting Kok Road to access the Site and no public transport provision at the immediate surroundings of the Site.</b>	
	It is noted that proper footpath as shown in Figure 4 will be provided in the project. Such footpath should be in compliance with all prevailing legal and statutory requirements. This is deferred to the comments from Transport Department.	Noted.
	<b>Any other comments in relation to the provision of RCHE apart from the above.</b>	
	The applicant is required to provide a full set of amended/ updated layout plan in every round of submission.	Attached.

	While the current design of the proposed RCHE, including the layout plan, clear width of every passage and doorway, etc., are considered at an initial stage, the applicant is required to submit the missing layout plan and make necessary changes/adjustments on its submitted design drawings so as to address our comments as set out above. We will offer further comments as and when appropriate.	Noted.
	<b>Comments from Licensing Perspective:</b>	
	Accessible toilets should be provided for every 50 bedspaces and on each floor of the proposed RCHE according to the para. 4.5.2 of the Code of Practice for Residential Care Homes (Elderly Persons). Accessible toilets were not shown on UG/F, Typical/F, 6/F & 7/F (drawing nos. G-03 to G06).	Accessible toilets are indicated on G-02 to G-06.
	Deadend travel distance and the total travel distance from any point of the proposed RCHE should not exceed 12m and 30m respectively. Deadend travel distance at some bed rooms in Dorm 9 on Typical /F plan (drawing no. G-04) and in suite 17 on 6/F plan (drawing no. G-05) might exceed 12m (Clause B11.2(b) in FS Code 2011 refers).	Revised. Please refer to G-04 to G-06.
	The applicant is reminded that, for a RCHE licence to be issued, the intended RCHE has to comply with the licensing requirements as stipulated in the Residential Care Homes (Elderly Persons) Ordinance, Cap. 459, its subsidiary legislation and the latest version of Code of Practice for Residential Care Homes (Elderly Persons).	Noted.
12-Jun-25	<b>Service Perspective (RCHE)</b>	
	From service point of view, please find our comments on the FI as follows –	
	Re item 3, it is noted that all parapets are revised to 1.5 m above finish floor level. The safety of users is increased. However, the roof garden on 8/F and all flat roofs would still be prohibited areas for residents.	All flat roofs accessible to the Residents would be fitted with metal fence (with gap smaller than 100mm) above R.C. parapet (total height 2.5m) to ensure safety for Residents. However, the roof garden is only opened to staff and visitors only.
	Re item 7, no further comments.	
	Re item 10, G-07 showed that 'canteen' is not yet revised to 'resting area'.	Revised accordingly.
	Re item 11, no further comments.	
	Re item 14, the design of toilet in Suite 7 on G-06 is not found.	Revised accordingly.
	Re item 17, for the roof garden on R/F is situated at a height more than 24 m above the ground floor, rehabilitation area to which residents have access to is not suggested to be provided on R/F.	Roof garden is opened to staff and visitors only.
	Re item 18, no further comments.	
	Re other comments on the full set of amended/updated layout plan: - G-04: Door is not found in Dorm 1,2,4,5,7,8,9; entrance/door is not found in Dorm 3,6; accessible toilet is not found. - G-04A: Door is not found in Dorm 1,2,4,5,6,7,8,9; entrance/door is not found in Dorm 3; accessible toilet is not found. Regarding the area/room marked in 'P.' near isolation room, please clarify/provide the full name of this area/room. - G-01: Please provide revised total number of beds of RCHE for residents, which does not include beds of staff quarters and isolation rooms.	Door added. Accessible toilet added. "P." refer to planter room. Different type of beds are listed on G-01.
	For easy reference and comments, would the applicant please provide R-to-C in an Excel file consolidating comments and responses for all rounds.	
	<b>Licensing Perspective (RCHE)</b>	
	The applicant's response to LORCHE's previous comments on the revised layout plans is noted.	Noted.
	Additionally, please also note of the following new comment: Accessible toilets were found missing on 1/F & Typical/F plans (drawing nos. G04A & 04).	Revised accordingly.