

**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 18 June 2025)**

Comments	Response
<p>1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department as follows:</p> <p>Please find our comments from landscape planning perspective below.</p> <p>2. RtC item 4:- Noted. Para 8.14 should be revised accordingly.</p> <p>3. RtC item 5:- The applicant is advised to provide the indicative number of proposed new trees within the application site. Furthermore, the applicant should provide separate legends with distinct colours/ shape for trees and shrubs on the landscape plans for clarity.</p> <p>4. RtC item 6:- Some trees and palms are observed at R/F on conceptual landscape plans and section. Please review.</p> <p>5. RtC item 7:- Table 1:- Tree spacing of 2000mm for proposed new trees is considered inadequate. Additional spacing (i.e. min 4000mm) should be provided to allow for future growth of tree canopy for the proposed trees on LG/F, otherwise, the applicant should consider alternative tree species in smaller mature size.</p> <p>6. Please indicate the location of proposed climbers on the conceptual landscape plans and section.</p> <p>7. It is noted that the alignment of access of car park is different in the LG/F conceptual building plan and LG/F conceptual landscape plan. Please review and revise as</p>	<p>Revised. Refer to P.11.</p> <p>Legend added to Concept Plan. Refer to Figure 3 to Figure 7.</p> <p>Revised. No trees and palm are at R/F and section.</p> <p>Spacing is change to 4000mm refer to P.14.</p> <p>Climber/ vertical greenery added on conceptual landscape plans. However, no sections cut through Climber/ greenery.</p> <p>The GBP is revised and the Conceptual landscape plan is tally with the conceptual building plan. GBP is attached for reference.</p>

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<p>appropriate and ensure consistency among all landscape drawings (i.e. open space provision plan, greenery plan, etc.).</p> <p>8. Further to the above, please be advised that open space should be functional and usable for active and/ or passive recreation in accordance with HKPSG Ch.4. run in/ out of car park should not be counted as open space.</p> <p>9. 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 reminded to seek approval for any proposed tree works from relevant departments prior to the commencement of the works.</p>	<p>Revised. Refer to Figure 10 to Figure 11.</p> <p>Noted.</p>

3.5 The GFA allocation is tabulated as below:

Site Area		: 1,494.67 m ²	16,088.62 ft ²
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 ²	83,723.36 ft ²
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 ²	
UG/F	RCHE	514.97 m ²	
1/F – 5/F	RCHE	852.8 m ² x 5 storeys =4264 m ²	41 no. of beds for Dorm, 2 no. of beds for Isolation Room each floor
6/F	RCHE	822.05 m ²	18 no. of beds for suites
7/F	RCHE	742.23 m ²	11 no. of beds for suites
8/F	MANAGEMENT OFFICE	742.23 m ²	12 no. of beds for staff quarter
R/F	SKY GARDEN	100.50 m ²	
TOTAL		7,778.09 m²	256 no. of beds
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