

**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 – ASD
(Updated 18 & 24 June 2025)**

Comments	Response
<p>1. Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department as follows:</p> <p>Based on the Further Information provided, it is noted that the Applicant has introduced mitigation measures to reduce the building bulk effect. It is also noted that there is no change to the key development parameters including the proposed building height (BH), which is higher than the BH restriction of 3 storeys in the adjacent areas as stipulated in the current Outline Zoning Plan. In this regard, our previous comment that the proposed development would create some visual impact to the surrounding environment remains valid.</p>	<p>Noted.</p>