

**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 20 June 2025)**

Comments	Response
<p>1. Comments of the District Planning Officer/Shia Tin, Tai Po and North, Planning Department as follows:</p> <p>I refer to the further information (FI) for the subject application received on 22.5.2025.</p> <p>Please find the comments on the revised Traffic Impact Assessment from the district planning perspective below.</p> <p><u>Planned/Committed Developments in Traffic Impact Assessment (Tables 4.2 and 4.3 and Figure No. 4.1)</u></p> <p>1. As it is uncertain whether the planning permissions for two transitional housing developments (i.e. Lok Sin Village at Wong Yue Tan and Good House at Shuen Wan) under planning applications A/NE-TK/702 and 753 would be renewed for another five years upon its expiry. Please include them in the Traffic Impact Assessment as a prudent approach.</p> <p>2. Please advise whether the traffic generated by Villa Lucca, a recently completed development, has been taken into account in the Traffic Impact Assessment.</p> <p>3. For planning application No. A/TP/685, the consultant is advised to retrieve the relevant development parameters and information from the concerned RNTPC paper and its appendices which are available on the Town Planning Board Statutory Planning Portal 3 as below:</p>	<p>Noted and added, please refer to Table 4.3 and Table 4.4 of the revised TIA report for details.</p> <p>Noted and please note that Villa Lucca has been added to Table 4.3 and Table 4.4, please refer to the revised TIA report for details.</p> <p>Noted and included in the previously submitted TIA report, please refer to Note (11) of Table 4.3 for details.</p>

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<p><u>Main Paper</u> https://www.ozp.tpb.gov.hk/api/Doc/Papers?fileName=RNTPC%2fRNTPC-20230303%2fstn%2fa_TP_685/A_TP_685_Main+Paper.pdf&dType=in</p> <p><u>Appendices (including TIA)</u> https://www.ozp.tpb.gov.hk/api/Doc/Papers?fileName=RNTPC%2fRNTPC-20230303%2fstn%2fa_TP_685/A_TP_685_Appendix+I+to+Ia.pdf&dType=in</p> <p>4. For the planned development “Upgrading of Tai Po Sewage Treatment Works and Organic Waste and Sewage Sludge Co-digestion Facilities (Agreement No. CE 58/2022 (DS)), the consultant is advised to contact DSD (contact person: Mr. Brandon CHAN at 2594 7452 or cychan08@dsd.gov.hk) for the latest details of the project.</p> <p>5. Please be advised that a 24-classroom primary school would be provided at the adjacent reserved school site at Chung Nga Road West. Please supplement accordingly.</p> <p>6. Please be advised that the gross floor area for the proposed community health centre at On Pong Road is about 31,580m2. Please revise accordingly.</p> <p>7. Comments on the other parts of the FI submission will be provided separately in due course.</p>	<p>As per DSD verbal comment, information on “Upgrading of Tai Po Sewage Treatment Works and Organic Waste and Sewage Sludge Co-digestion Facilities (Agreement No. CE 58/2022 (DS)” will not be disclosed to private planning application. Assumption has been made for this planned development, please refer to Table 4.3 and Table 4.4 of the revised TIA report for details.</p> <p>Noted and please note that 24-classroom primary school at Chung Nga Road West has been added to Table 4.3 and Table 4.4, please refer to the revised TIA report for details.</p> <p>Noted and revised, please refer to Table 4.3 and Table 4.4 of the revised TIA report for details.</p> <p>Noted.</p>

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<p>1. Comments of the District Planning Officer/Shia Tin, Tai Po and North, Planning Department as follows:</p> <p>I refer to the further information (FI) for the subject application received on 22.5.2025.</p> <p>Please find the comments from the district planning perspective below.</p> <p><u>General Comments</u></p> <p>1. Please advise whether the major development parameters have been updated, as the major development parameters adopted in different reports appear to be inconsistent. It is the applicant’s responsibility to check and ensure the consistency of the reports to avoid confusion, otherwise, justifications should be provided in case of any inconsistency.</p> <p>- It is noted that (i) the total gross floor area (GFA), (ii) the respective GFA on each floor, (iii) the total number of beds and (iv) the number and type of parking spaces and loading/unloading spaces as mentioned in the Supporting Planning Statement, Figure G-01 and other technical reports (including Visual Impact Assessment, Landscape Master Plan, Traffic Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment and Environmental Assessment) do not tally with each other.</p> <p>2. Please be reminded that consolidated reports should be provided upon finalisation for the consideration by the Rural and New Town Planning Committee of the Town Planning</p>	<p>Noted. Please find the revised Planning Statement P.1, 3, 6, 10 and VIA P.5.</p> <p>Noted.</p>

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<p>Board, in which the replacement pages and clarifications mentioned in the responses-to-comments (RtoC) table should be reflected in the consolidated reports. Please make reference to paragraph 7 of the Town Planning Board Guidelines on “Submission of Further Information in relation to Applications for Amendment of Plan, Planning Permission and Review made under the Town Planning Ordinance” (TPB PG-No. 32B) (https://www.tpb.gov.hk/en/forms/Guidelines/TPB_PG_32B.pdf).</p> <p><u>Specific Comments</u></p> <p>3. RtoC Item 2 – Please provide more elaboration on maintaining “the integrity of the Site” for the inclusion of “Green Belt” (“GB”) zone within the site area, given that there is a general presumption against development within the “GB” zone.</p> <p>4. RtoC Item 3 – Apart from pruning for overhang of the existing trees outside the site boundary, please advise if all existing vegetation within Areas B, C and D shown in the aerial and site photos will be cleared to facilitate the proposed residential care home for</p>	<p>3 Lots, Lot 233 S.A, 233 S.A ss. 1 and 233 S.A ss. 4, encroach on both “GB” and “AGR” zone. Should a portion of “GB” (Blue hatched) to be excluded, the left area “AGR” zone of these 3 Lots (Red hatched) would be too tiny to work as a sizeable Farmland. (Attachment 2)</p> <p>Refer to Attachment 1 and Attachment 2, Green Coverage as shown on Aerial Photo are due to tree overhang (blue hatched) while the “GB” zone within the lots are free of natural vegetation (red hatched) and possess no “GB” character.</p> <p>Therefore, favorable consideration should be given to rezone the tiny “GB” zone in one go in order to maintain the integrity of the site as a whole.</p> <p>Existing vegetation with Areas B, C, D would be cleared.</p>

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<p>the elderly (RCHE) development.</p> <p>5. RtoC Item 5 – Please indicate the proposed right of way for accessing Lot 238 in D.D. 23 on relevant plan(s).</p> <p>6. RtoC Item 6 – It is noted that fire safety enhancement will be proposed. Nevertheless, please advise the examples of topographic constraints leading to difficulties in providing emergency vehicular access with the required width under the Building (Planning) Regulations 41.</p> <p>7. RtoC Item 10, Figure 4 – It is noted that the new access road and footpaths are proposed. Please advise on (i) whether the construction works will be completed before the operation of proposed RCHE development; (ii) the party responsible for the construction; and (iii) the future maintenance and management party and arrangement. In addition, it should be reiterated that some parts of the proposed footpaths are very narrow, which is not feasible/practical for pedestrians to use and poses danger to pedestrian safety. Please review accordingly.</p> <p>8. RtoC Item 11 – According to the Sewerage Impact Assessment, Traffic Impact Assessment and Environmental Assessment, the proposed development will be completed/occupied by 2030. It is not consistent with December 2028 as stated in the</p>	<p>R.O.W. is indicated on G-02.</p> <p>Refer to Figure 4, since the Access Road landing to the site is less than 6m. It is not possible to follow the EVA requirement.</p> <p>(i) The new access road would be completed before operation. (ii) The applicant is responsible for construction. (iii) As per consultation with HAD, HAD would take the responsibility of ad hoc maintenance. The applicant would take the responsibility of maintenance, management and arrangement. As per reply to TD Comments, the access road complied with single track access road as stipulated in TPDM Vol.2 Ch.3 Section 3.11. Therefore, it is feasible/ practical for pedestrians to use and poses no danger to pedestrian safety.</p> <p>Planning Statement P.7 revised accordingly.</p> <p>The proposed complete date is 2030.</p>

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RtoC Item 11. Please review accordingly.	
9. RtoC Item 12 – It is considered not rational that only 12 beds will be provided in staff quarters, while 60 staff will stay overnight. Please advise the justifications for inconsistency between the two numbers.	Not all overnight staff would take the bed during the duty. Those beds are for staffs who suddenly take the morning duty after evening duty.
10. RtoC Item 12 – It is noted that 244 beds will be provided for elderly, while 120 staff will support the day-time operation. Please advise whether 120 staff would be required for operation every day or on shift.	60 staff per shift. Total 2 shift per day.
11. RtoC Items 24 and 26 – Please advise the area of proposed vertical greenery and consider the possibility to provide vertical greenery on the southwestern frontage facing the existing village houses.	Southeast side vertical greenery area: 189.3 m ² The southwestera facade consist of windows and flat roof. The view of villager would be mitigate by vegetation on flat roofs and roof garden.
12. RtoC Items 30, 33, 36 and 39 – Please beef up the proposed design features/mitigation measures and major findings under the technical assessments (including Visual Impact Assessment, Landscape Master Plan, Traffic Impact Assessment, Drainage Impact Assessment, Sewerage Impact Assessment and Environmental Assessment) in Sections 3.3. to 3.6 of the Supporting Planning Statement.	Revise accordingly. Refer to Planning Statement P.13.
13. Figure No. G-08, Roof Plan, Roof Garden – Please consider renaming ‘hobby farm’ as ‘leisure farming area’ for better reflecting the concerned size and scale, and revise the relevant parts in the Supporting Planning Statement as appropriate.	Revised accordingly. Refer to G-08.

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<p><u>Visual Impact Assessment</u></p> <p>14. It is noted that the replacement pages of the Visual Impact Assessment (except revised photomontages) as mentioned in the RtoC regarding the comments of the Chief Town Planner/Urban Design and Landscape, PlanD have not been included under the current FI submission. Please provide accordingly.</p> <p><u>Landscape Master Plan</u></p> <p>15. It is noted that the floor plans under the Landscape Master Plan have been updated under the current FI submission, in which the greenery areas and hard-paved areas along the southwestern boundary have been revised. Please update the open space calculation in Figure 10 and green coverage calculation in Figure 11 accordingly (not under the current FI submission and previously received by the Town Planning Board on 17.1.2025).</p> <p>16. Open Space Calculation, Figure 10 (not under the current FI submission and previously received by the Town Planning Board on 17.1.2025) – Open space should refer to the area that could be used for the enjoyment by the future users of the proposed RCHE, in which the run-in/out area along the southwestern boundary may not be able to serve such purpose. Please consider to remove it from the open space calculation.</p>	<p>The replacement pages are</p> <p>(i) Landscape Concept</p> <p>(ii) VIA P.5, P.12-18</p> <p>(iii) VIA Figure 3-8</p> <p>(iv) Landscape Master Plan P.14</p> <p>Updated and attached accordingly</p> <p>Revised. Refer to Figure 10 & 11.</p> <p>Removed. Refer to Figure 10.</p>

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<p><u>Traffic Impact Assessment</u></p> <p>17. RtoC Item 31 – Comments on the planned/committed developments adopted in the Traffic Impact Assessment have been provided separately.</p> <p><u>Sewerage Impact Assessment</u></p> <p>18. Section 4.4 and Appendix A – According to RtoC Item 12, there will be 152 visitors on daily basis, which does not tally with 79 visitors adopted in the Sewerage Impact Assessment. Please review accordingly.</p>	<p>Noted.</p> <p>152 visitors confirmed. Revised accordingly. Refer to revised SIA.</p>

Tree overhang

Area of "GB" within Site Boundary
free of natural vegetation

attachment 1

Green Belt

Tree grow
in GB zone
overhang the Lots

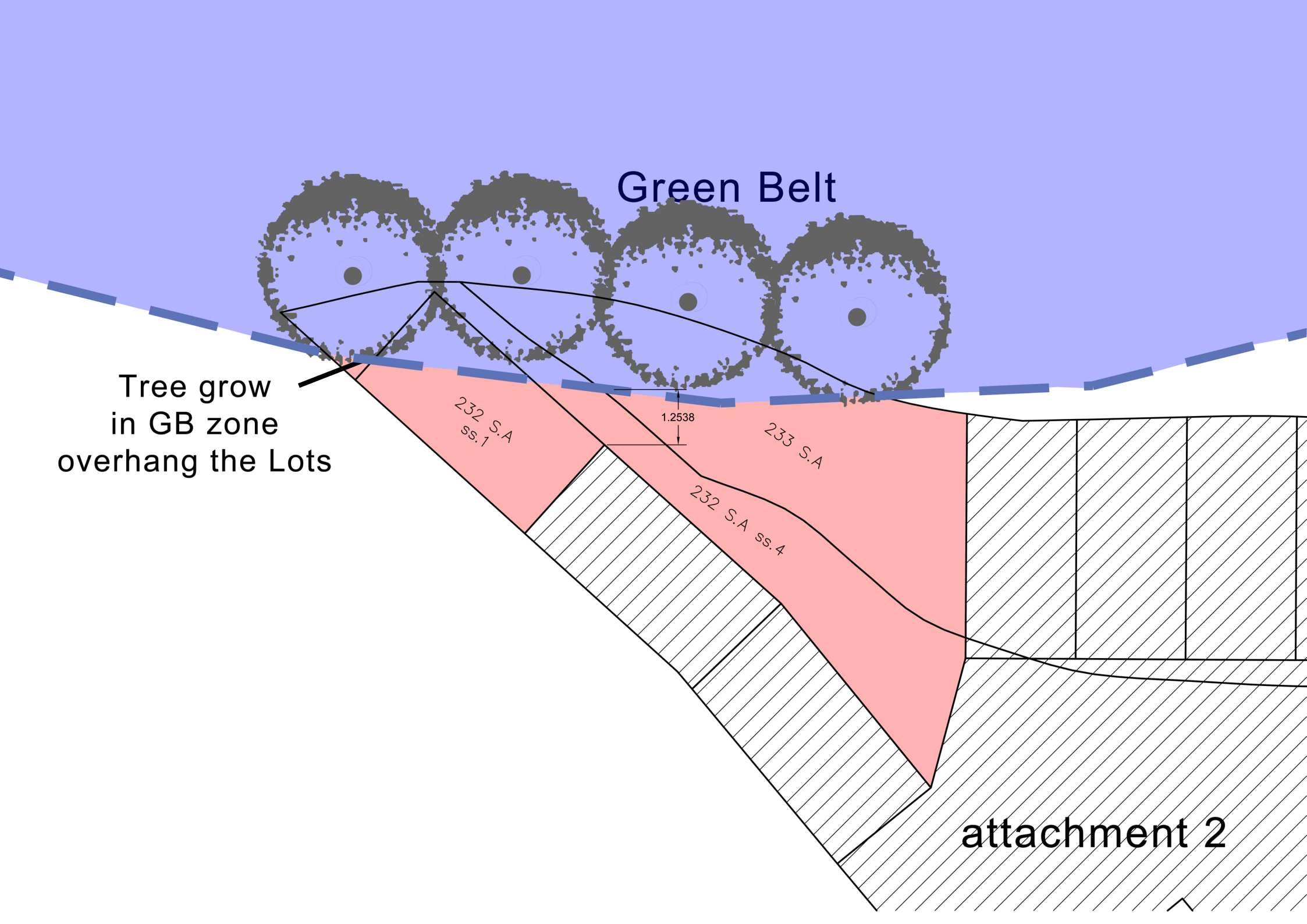
232 S.A
ss.1

1.2538

233 S.A

232 S.A ss.4

attachment 2



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Comments	Response
<p>1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department as follows:</p> <p>I refer to the Further Information providing revised Layout Plans, replacement pages of Supporting Planning Statement (SPS), replacement pages of Visual Impact Assessment (VIA) and Responses-to-Comments (RtoC), etc. for the captioned application. Our comments/observations from urban design and visual impact perspectives are consolidated/updated below please.</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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<p>3. According to the submitted 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, setback on higher floors, vertical green wall, etc. are proposed.</p> <p><u>Detailed Comments</u></p> <p>Replacement Pages of VIA</p> <p>4. As some of our previous comments are not addressed, hence there are still some observations on the FI4.</p> <p>5. As an observation to the accuracy of the photomontage in 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).</p> <p>6. Regarding the appraisal of visual changes in the VIA (a) For VP1, visual obstruction to mountain ridgeline/backdrop and sky view which would be caused by the proposed development is not reflected; (b) For VP2, visual obstruction to the sky view which would be caused by the proposed development is not reflected, and the effects on public viewers is considered as “slight to moderate” while the visual impact is considered</p>	<p>Noted.</p> <p>Noted.</p> <p>Revised. Refer to Figure 6.</p> <p>Revised. Please refer to VIA P.12-14, 16.</p>

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<p>“slightly to moderately adverse”; (c) For VP3, visual obstruction to the sky view which would be caused by the proposed development is not reflected; (d) For VP5, with reference to the revised photomontage in FI4, there would be no visual obstruction to the sky view.</p> <p>7. Table 5.1 and Para. 5.2 – The visual impacts in Para. 5.2 should tally with those in Table 5.1.</p> <p>8. Para. 5.4 - According to the TPB PG-No.41, “fully acceptable” is not one of the thresholds of the visual impact.</p> <p>9. Despite the above observations/comments, the summary of VIA in Para. 3 above remains generally applicable.</p>	<p></p> <p>Revised and attached. Refer to VIA P.18.</p> <p>Revised to negligible. Refer to VIA P.18.</p> <p>Noted.</p>

	Detail
General Revision	Landscape Master Plan Figure 3 and Figure 7 revised due to TD comment on Carpark sightline.