

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
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Response-to-Comment – PlanD
(Updated 31 March 2026)**

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 subject application received on 4.2.2026. Please find the comments from district planning perspective below for your consideration.</p> <p><i>Supporting Planning Statement (SPS)</i></p> <p><u>General Comments</u></p> <p>1. The application site (the Site) with a site area of 1,476.48m² falls within “AGR” zone on the approved Ting Kok Outline Zoning Plan (OZP) No. S/NE-TK/19. The applicant proposes to rezone the Site from “AGR” zone to “G/IC” zone on the OZP to take forward the development of a proposed Residential Care Home for the Elderly (RCHE). According to the Notes of the OZP, RCHE regarded as ‘Social Welfare Facility’ is always permitted in “G/IC” zone.</p> <p>2. According to the Notes of the OZP, the planning intention of the “AGR” zone is to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes. Please provide more justifications for (i) why the planning intention of the “AGR” zone should no longer be upheld at the Site; and (ii) suitability of the Site for the development of proposed RCHE,</p>	<p><i>Those are incorporated in the revised Planning Statement.</i></p> <p><i>(i) SPS section 5.4 is revised to explain the condition of subject site and discuss the utilization land sources.</i></p> <p><i>(ii) SPS section 5.1 and 5.2 are elaborated to explain the demand of Tai Po and site condition of the site.</i></p> <p><i>Moreover, SPS section 5.1 is extend to explain the local demand and supply</i></p>

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<p>in which more site-specific considerations should be provided in the SPS. Besides, the demand of RCHE provision within Tai Po should also be discussed, including local demographic data, waiting-list information and any relevant figures or policy documents, if any, to demonstrate unmet need.</p> <p>3. Since the Site is located within the “AGR” zone, adjacent to the “Green Belt” (“GB”) zone and nearby Wai Ha and San Tau Kok Villages, please identify any interface issues between the proposed RCHE and (i) nearby existing/potential agricultural activities; (ii) greenery/woodland and natural conservation within the “GB” zone; and (iii) Wai Ha and San Tau Kok Villages and local residents. Any design measures (e.g. (i) building height, bulk, disposition/ layout and external design/ mitigation measures; (ii) boundary treatments; and (iii) greenery provision) and special operational arrangements to address to the interface issues should be supplemented in the SPS (e.g. Section 5.4 and 5.5). In addition, please advise any preliminary support from the village representatives and the Tai Po Rural Committee have been obtained, and any liaison with the relevant parties has been conduct to avoid disputes in the future.</p> <p>4. The Site falls within an area zoned “AGR” on the approved Ting Kok OZP No. S/NE-TK/19 instead of the approved Tung Tsz OZP No. S/NE-TK/19. Please revise relevant parts throughout the SPS.</p>	<p>Para. 3.2 and 5.3 of Planning Statement has elaborated.</p> <p>Those are incorporated in the revised Planning Statement.</p>

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<p>5. The proposed access road also falls within an area zoned “AGR” on the OZP. According to the Notes of the OZP for the “AGR” zone, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Ting Kok Outline Zoning Plan No. S/NE-TK/11 (i.e. 15.7.2005) without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified, including (i) laying of soil not exceeding 1.2m in thickness for cultivation; or (ii) construction of any agricultural structure with prior written approval issued by the Lands Department. In this regard, please advise whether filling of land will be involved for the proposed access road. If affirmative, please advise the area, materials and depth for proposed filling of land, and confirm whether corresponding planning permission will be obtained before such works. In addition, please advise whether the proposed access road will be completed before the operation of proposed RCHE.</p>	<p>Upon approval of the S12A and before commencement of Works, S16 would be applied for “filling of land” for the construction of Access Road. The Access Road would be completed before the operation of proposal RCHE.</p>

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<p>6. It is noted that the proposed footpath at the northern side has a minimum width of about 1.3m according to Figure 4. However, it is reiterated that the proposed footpath at the southern side is fragmented with some parts being very narrow, which induces concerns on pedestrian safety. Please consider whether consents from the owners of relevant private lots for widening the proposed footpath at the southern side would be obtained. According to the covering Notes of the OZP, any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation and any other Government requirements, as may be applicable. For the proposed access road and footpaths on Government land leading to the Site, please be reminded to follow any other relevant legislation and any other Government requirements regarding the design, construction, maintenance and management, where applicable.</p> <p>7. According to the Traffic Impact Assessment and Environmental Assessment, it is assumed that the expected completion year of the proposed RCHE will be 2030. However, as advised in the Supplementary Information (SI) dated 10.2.2026, the expected completion year of the proposed RCHE will be 2031. Please clarify the inconsistency.</p> <p><i>Specific Comments</i></p>	<p>Since the Access Road is formed by left over G.L. between the Lots. It is of irregular shape and of limited width. The width only allows Footpath (of width $\leq 1.3\text{m}$) to be formed on RHS. The discreet Footpath on LHS simply formed to tidy up the Access Road.</p> <p>It is nearly impossible to obtain consents from Owners of relevant private Lots to enlarge the Access Road. However, a reasonable Access Road with adequate Footpath width is already planned. According to TIA, it is enough to serve our proposed development and the surroundings.</p> <p>It is clarified that the completion year would be end 2030.</p>

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8. Section 1.1.4 – Please advise since when there have been no agricultural activities at the Site, and whether there are any agricultural activities in the proximity of the Site.	Those are incorporated in para. 5.4 the revised Planning Statement.
9. Section 1.1.4 – According to the recent site inspection by our office, there may be some trees along the northern boundary and some vegetations in the middle of the Site. - Please review and confirm whether there are any existing trees within the site boundary. If affirmative, please advise (i) the locations, number and species of existing trees by indication on relevant plans; (ii) whether the existing trees will be retained, transplanted or felled; and (iii) the proposed number/area of new trees/compensatory planting. In case there are only tree branches/ extension encroaching onto the Site, please advise whether any tree pruning will be proposed. - Please advise whether any clearance of existing vegetation will be involved to facilitate the proposed development.	It is confirmed that only the crowns of a row of trees encroach on to the Northern Boundary. The trunks of those Trees rest in the GB zone above. The Building Design has set back along the Northern Boundary to avoid conflict and booming of the crowns. The vegetation in the middle of the Site are basically shrubs of trunk dimension less than 90mm. It is concluded that <u>NO TREE</u> exists on Site. The existing vegetation would be cleared during construction and would be replaced by nice and orderly Plants afterwards.
10. Section 2.3 – Please provide more detailed explanation on the topographic constraints leading to difficulties in complying with the required width of emergency vehicular access.	The Access Road is to be formed by left over G.L which do not have adequate width (min 6m as prescribed in B(P)(R) 41) to comply with EVA requirement. Certain enhancement to the FSI would be sorted by the time of Building Plan submission.
11. Section 2.4 – According to Sections 2.6.4 and 2.6.5 of the Traffic Impact Assessment, there is proposed shuttle bus service for serving visitors and staff. Please supplement	Those are incorporated in the revised Planning Statement.

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<p>the relevant details and advise whether the shuttle bus will be equipped with barrier-free facilities for pick-up/drop-off in Section 2.4 of the SPS.</p> <p>12. Section 3.1 – Please include a paragraph to describe the proposed daily operation of the RCHE, including but not limited to, (i) the level of care to be provided by the RCHE; (ii) the operation hours; (ii) the total no. of staff (per shift and day) and their roles (if available); (iii) the working hours of each shift and shift of duty; (iv) the visiting hours; (v) the max. no. of visitors per slot or per day, etc.</p> <p>13. Section 3.1 – Please supplement whether the proposed RCHE is intended to operate under the ‘Enhanced Bought Place Scheme’ and ‘Residential Care Service Voucher Scheme for the Elderly’ of the Social Welfare Department in Section 3.1 of the SPS.</p> <p>14. Section 3.1 – Please supplement whether the proposed RCHE will be equipped with barrier-free facilities in Section 3.1 of the SPS.</p> <p>15. Sections 3.1 and 6.2.3 – Noting from the SI dated 10.2.2026, the proposed RCHE will be under private operation. Please also advise the parties of (i) construction, (ii) operation, and (iii) maintenance and management of the proposed RCHE. The above-mentioned information should be reflected in Sections 3.1 and 6.2.3 of the SPS.</p> <p>16. Section 3.2 – The Site is located in rural settings with a knoll to its immediate north (about +33.4mPD) and village houses/low-rise residential developments (three storeys)</p>	<p>Yes, the shuttle bus will be equipped with barrier-free facilities.</p> <p>12 - 14, a paragraph 3.1.6 is added. Please refer to SPS P.12.</p> <p>A paragraph 3.17 is added. Please refer to SPS P.12.</p> <p>Supplementary Drawing Fig. 9-2 and 9-3 are attached and supplementary statement is added in Section 3.2.</p>

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<p>in the proximity. Noting that the proposed RCHE with eight storeys is comparatively taller than the surroundings. Please supplement any design measures to allow compatibility with the surrounding rural settings and justify how the proposed site coverage is optimised to achieve a lower building height.</p>	
<p>17. Section 3.2.2 – Please indicate the location of proposed setback of 5m on relevant layout plans.</p>	<p>The building setback is indicated on LG/F Plan. Please refer to G-02.</p>
<p>18. Section 3.2.9 – Please advise the proposed area of hobby farm on the roof floor.</p>	<p>The form area is indicated on G-08 and Section 3.2.9 is revised to elaborate. Roof floor revised.</p>
<p>19. Section 3.5.1 – Please beef up the proposed sewerage and drainage works.</p>	<p>Please refer to G-08.</p>
<p>20. Section 4.3 – The sites of similar section 12A planning applications provided are not originally falling within “AGR” zone. Please consider quoting other section 12A planning applications involving “AGR” zone with higher relevancy.</p>	<p>Beef up added. Please refer to SPS P.16. Similar S12A approval for “OU(B)” (S/YL/27), “REC” (S/NE-KTS/21) and “R(C)” (S/YL-NTM/13) are included.</p>
<p>21. Sections 4.5, 5.5 and 6.2.6 – Please be advised that the Land Sharing Pilot Scheme (LSPS) Applications No. LSPS/003 and LSPS/004 have obtained in-principle endorsements by the Chief Executive-in-Council/the Steering Committee on Land and Housing Supply chaired by the Financial Secretary under the delegated authority from the Chief Executive-in-Council in November 2022 and December 2023 respectively. However, the LSPS mainly intends to provide public and private residential developments, and the corresponding statutory procedures of rezoning for the proposed</p>	<p>It is deleted from the revised Planning Statement.</p>

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<p>developments under these applications have not been commenced. Please consider quoting other developments mainly for social welfare facilities with higher relevancy.</p> <p>22. Section 5.1 – Please advise whether policy support has been obtained from relevant policy bureau for the proposed RCHE at the Site.</p> <p>23. Section 5.1 – Please advise the source from the Census and Statistics Department of the quoted ageing population figure in 2046 and the required RCHEs figure by 2046 (i.e. provide the relevant link).</p> <p>24. Section 5.1 – The mentioned land premium exemption policy as known as ‘The Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments’ has been extended to December 2026, please discuss with the latest figures.</p> <p>25. Section 5.4 – When discussing the compatibility of the proposed RCHE with its surroundings, the applicant should not limit the comparison to buildings immediately adjacent to the Site but should also consider the wider context. The two precedent cases cited in Section 5.4 are located in or on the fringe of relatively high-density residential areas, which are not comparable to the current Site situated within rural settings.</p> <p>26. Section 5.6.2 – Please review if this section is implying that the <u>building separation</u> requirements under the Sustainable Building Design Guidelines (SBDG) are not</p>	<p>Since it is a privately own and run RCHE. There is no policy support from relevant policy bureau yet.</p> <p>Source added. Please refer to SPS P.21.</p> <p>The latest figures are found in SWD highlights of the year 2021-2022. (https://www.swd.gov.hk/en/pubsvc/elderly/elderly_info/elderly_ah_sps/elderlyah/rcse/rcse_2021-2022/)</p> <p>The RCHE has scaled down by deleted 2 storeys. The Main Roof level does not exceed 24m from ground. More relevant comparable is quoted for a “R(C)” rezoning case.</p> <p>“Building Separation” is not required for this application since the Site area is less than 20,000 sm and Lp < 60m. Section 5.6.2.3 added. Please refer to SPS P.27.</p>

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applicable to the current application, since SBDG also provides the requirements of building setback and site coverage of greenery which have been separately discussed in Sections 5.6.2.1 and 5.6.2.2 of the SPS.	However, other SBDG requirements like “Building Setback” and “Green Coverage”, etc would be considered.
27. Section 6.2.4 – Please advise whether ‘Encouragement Scheme’ is referring to ‘The Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments’ of the Social Welfare Department.	Correct, the “Encouragement Scheme” refers to “The Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments’ of the Social Welfare Department.
28. Figure G-01, Section A-A – Based on the section cut line as shown on the Block Plan, the uses on different floors as shown on Section A-A are incorrect. Please review.	Drawings revised.
29. Figures G-05 to G-07 – The floor levels as indicated on Figures G-05 to G-07 for 4/F to 6/F are inconsistent with Section A-A on Figure G-01. Please rectify	Drawings revised.
30. Figure G-02 – With reference to Figure G-01, the stated dimensions of loading/unloading (L/UL) spaces for medium goods vehicles and ambulance are different. However, the dimensions of the said L/UL spaces appear to be the same as shown on Figure G-02. Please revise Figure G-02 to ensure that all parking and L/UL spaces are drawn in scale.	Drawings revised.
31. Figure G-08 – According to Joint Practice Note (JPN) No. 5 for Development Control Parameters Building Height Restriction (BHR), if the total area of all the enclosed (and covered) structures on roof-top of buildings, regardless of their height, exceeds 50% of	Figure G-09 added to present the roof area. The roof area is 415.36m ² and 56.65% of uncovered roof area.

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<p>the roof area of the floor below, the structures should be counted towards the height of the buildings for the purpose of administering BHR. Please demonstrate the compliance with JPN No. 5.</p> <p><i>Appendix 1 – Visual Impact Assessment</i></p> <p>32. Please include a section to discuss (i) the visual compatibility of the proposed RCHE with the surrounding rural settings, i.e. village houses/low-rise residential developments and greenery/woodland, and (ii) the design considerations or mitigation measures to minimise visual impacts, and illustrate with elevation(s), section(s) and photomontages as appropriate.</p> <p>33. Please consider to maximize the provision of vertical greenery and adopt authentic and aesthetically pleasing building façade for minimizing any adverse visual impacts. Such measures should also be reflected in the photomontages (especially for viewpoint 2).</p> <p>34. Figure No. 5, Viewpoint 2 – Please annotate the levels of (i) the knoll to the immediate north and (ii) the mountain backdrop to the further north.</p> <p><i>Appendix 2 – Traffic Impact Assessment</i></p> <p>35. Tables 4.3 and 4.4 – Please be advised that there is only one planned primary school at Chung Nag Road West within “Residential (Group A)9” zone on the approved Tai Po</p>	<p><i>New section 4.5 adds to the VIA to discuss.</i></p> <p><i>To consider the loading impact on structure and greenery spacing, the vertical green area is maximized. In addition, Plants is planned along the boundary to enhance the authentic and aesthetic of the development. Please refer to Figure 9 and 10 and the LMP. Vertical greenery has been maximized, refer to Fig. 9 and 10.</i></p> <p><i>Level added. Refer to VIA Fig. 5.</i></p> <p><i>Noted and please note that Table 4.3 and Table 4.4 have been revised with only one planned primary school at Chung Nag Road West within “Residential (Group A)9” zone on the approved</i></p>

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Outline Zoning Plan No. S/TP/32. Reference could be made to Drawing A-1 of the Rural and New Town Planning Committee (RNTPC) Paper No. A/TP/700 available at https://www.tpb.gov.hk/uploads/page/meetings/RNTPC/A_TP_700/A_TP_700_Main_Paper.pdf . Please review.	Tai Po Outline Zoning Plan No. S/TP/32, please refer to the revised TIA report for details.
36. Tables 4.3 and 4.4 – Lok Sin Village is subject to application No. A/NE-TK/850 for renewal of planning approval for temporary residential institution (transitional housing) with filling and excavation of land for a period of three years (i.e. until 26.3.2029), which was approved with conditions by the RNTPC of the Town Planning Board on 27.2.2026. The updated development parameters are available at https://www.tpb.gov.hk/uploads/page/meetings/20260227/A_NE-TK_850_Main_Paper.pdf . Please replace application No. A/NE-TK/702.	Noted and please note that the application no. has been updated, please refer to the revised TIA report for details.
37. Tables 4.3 and 4.4 – Please advise the source/rationale behind the assumption of gross floor area of 31,580m ² for proposed community health centre at On Pong Road.	Please refer to footnote (6) of Table 4.3 of the revised TIA report for the rationale behind the assumption of gross floor area of 31,580m ² for proposed community health centre at On Pong Road.
38. Tables 4.3 and 4.4 – According to the submissions by the applicant of application No. Y/NE-TK/40, there is a day care unit with 30-places, which has not been taken into account. Please review.	Noted and please note that the development parameters for planning application no. Y/TP/40 have been reviewed and revised, please refer to Table 4.3 and Table 4.4 of the revised TIA report for details.

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<i>Appendix 3 – Environmental Assessment</i>	
39. Section 5.4.1 – Please advise whether the general refuse will be disposed in the any public Refuse Collection Point (RCP) nearby or there will be collector to collect and dispose the refuse outside the village. The location of RCP, its distance from the Site and frequency of refuse collection/disposal of the proposed RCHE.	Private refuse collection, once a day.
40. Sewerage Impact Assessment, Section 4.6 – Please provide a plan to indicate the locations of sewers proposed to be upgraded, and advise the party to be responsible for the upgrading works.	Included in the SIA. Please refer to SIA P.14.
41. Drainage Impact Assessment, Drawing No. TT001A – The site boundary shown on Drawing No. TT001A does not tally with other parts of the submission. Please review.	Revised. Please refer to DIA P.12.
<i>Appendix 4 – Landscape Master Plan</i>	
42. Section 7.2 – The proposed greenery provision as stated in Section 7.2 does not tally with Fig. 13. Please rectify the inconsistency.	Revised. Please refer to LMP P.8.
43. Section 8.16 – Please supplement the area of proposed vertical greenery on the southesast facade of the proposed RCHE.	Dimension of Greenery is added in S.8.16. Please refer to LMP P.12.
44. Table 1 – Please advise (i) the total number of proposed new trees at the Site, and (ii) the respective number of new trees under different species.	No. of plant added. Please refer to LMP P.14.
45. Table 1 – Noting that there will be proposed climbers, please clarify whether there will	Climber or vertical greenery is indicated on Fig. 4 to Fig. 8. Location of climber is specified on

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(Updated 31 March 2026)**

Comments	Response
<p>be any provision apart from the southesast facade of the proposed RCHE. A plan indicating the locations of all proposed climbers and their respective area should be provided.</p>	<p>LMP P.14.</p>

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(Updated 11 March 2026)**

Comments	Response
<p>1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (Urban Design) as follows:</p> <p>Para. 5.1 of the Visual Impact Assessment (VIA) – the conclusion of VP1 should read ‘Negligible’ to tally with the analysis in Section 4 of the VIA.</p>	<p>Revised. Refer to Visual Impact Assessment P.17.</p>

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(Updated 11 March 2026)**

Comments	Response
<p>1. Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (Landscape) as follows:</p> <p><i>Advisory Comments</i></p> <p>2. It is noted that some existing trees are found along the northern periphery of the Site. Approval of the application does not imply approval of tree works such as crown and root pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p> <p>3. The applicant is reminded that approval of the application does not imply approval of the site coverage of greenery requirements under PNAP APP-152. The site coverage of greenery calculation should be submitted separately to Building Department (BD) for approval.</p>	<p><i>Noted.</i></p> <p><i>Noted.</i></p>

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(Updated 11 March 2026)**

Comments	Response
<p>1. Comments of the Director of Agriculture, Fisheries and Conservation as follows:</p> <p>(a) The subject site is about 100m away from the “Conservation Area” to its south. We have no strong view on the proposed re-zoning from nature conservation perspective.</p> <p>(b) The subject site falls within the “AGR” zone and is generally vacant. The agricultural activities are active in the vicinity, and agricultural infrastructures such as road access and water source are also available. The subject site can be used for agricultural activities such as open-field cultivation, greenhouses, plant nurseries, etc. As the subject site possesses potential for agricultural rehabilitation, the proposed rezoning is not supported from agricultural perspective.</p>	<p>Noted.</p> <p>Refer to SPS P.25. A survey of AGR Land utilization is taken. It shows the agricultural activities within the surrounding is not active and no sign of massive farmland revitalization.</p> <p>To utilize the valuable Land Resources RCHE is suggested to utilize the vacant subject site. Meanwhile, the RCHE would help to promote and introduce green, and leisure farming life.</p>

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S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – LandsD
(Updated 16 March 2026)**

Comments	Response
<p>1. Comments of the District Lands Officer, Lands Department as follows:</p> <p>(i) Pursuant to para. 2.1.1 of the Supporting Planning Statement, the application comprises of the Application Site and Access Road. The Application Site involves various private lots all in D.D. 23 at Tung Tsz. All the affected lots are old schedule agricultural lots held under Block Government Lease which contains the restriction that no structures shall be erected on the lots without prior approval from the Government. According to the Applicant’s proposal drawing, the Access Road falls within unleased and unallocated government land. For clarification, the term “and vested” is not factually correct.</p> <p>(ii) The Application Site would not encroach onto any existing or planned emergency vehicular access.</p> <p>(iii) The Applicant proposes to widen the existing road by including the adjoining unleased and unallocated government land as pedestrian and vehicular access to and from Tung Tsz Road. The maintenance and management responsibility of the said government land leading to the Application Site should be sorted out with the relevant government departments prior to the widening/ construction of access road.</p> <p>(iv) Should the captioned application be approved by the Town Planning Board, the Applicant is required to apply to this office for a lease modification/ land exchange in</p>	<p>“and vested” is deleted refer to Planning Statement P.6 Para. 2.11.</p> <p>Refer to Figure 4, the EVA including pedestrian form a min. 4.5m, EVA for the proposed development which is allowed under APP B6 for the modification of EVA.</p> <p>HAD would take up the responsibility of ad hoc maintenance.</p> <p>Noted.</p>

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Comments	Response
<p>order to implement the proposed development of the residential care home for the elderly. The lease modification/ land exchange application will be considered by the Government in its capacity as a landlord and there is no guarantee that the application will be approved. Relevant bureau/ departments including SWD will be consulted under LandsD LAO Practice Note Issue Nos. 4/2003 and 5/2023 (re para. 2.2.2 of the Supporting Planning Statement). The lease modification/ land exchange, if approved, will be subject to such terms and conditions including payment of premium and administrative fee as considered appropriate.</p>	

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Comments	Response
<p>1. Comments of the Commissioner for Transport Department as follows:</p> <p>Please find the following comments from traffic engineering point of view.</p> <p><u>Supporting Planning Statement Main Paper</u></p> <p>i) Para. 2.1.1 - The access road connecting the Site is not managed by TD. Comments from the management and maintenance department shall be obtained.</p> <p>ii) Para. 2.4.2 - TD will not take up the maintenance and management responsibilities of the new access road upon completion. The applicant shall confirm with the proposed maintenance and management parties of the local access road connecting Tung Tsz Road and the proposed development (Home Affairs Department) as mentioned in TIA Report paragraph 2.3.4</p> <p>iii) Para. 2.3 - Comments from BD and FSD on the EVA shall be obtained.</p> <p>iv) Figure 4 - The management and maintenance departments of the village access shall be consulted. The applicant may</p>	<p>Noted, comments from the management and maintenance department shall be obtained.</p> <p>Noted and please note that the Applicant has consulted the Lands Department on the maintenance and management responsibilities, and pending for the reply.</p> <p>Noted and comment from BD and FSD on the EVA shall be obtained.</p> <p>Noted and please note that there are private lots located on both sides of the local access road, therefore the design requirements for a single track access road as stipulated in TPDM could not</p>

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(Updated 11 March 2026)**

Comments	Response
<p>consider the design requirements for a single track access road as stipulated in TPDM.</p> <p><u>Appendix 2 – Traffic Impact Assessment</u></p> <p>v) Para. 2.4.1 - The provision of parking spaces and loading/unloading spaces shall meet the operation need, including the parking need of their staff and visitors.</p> <p>We note from the record plans the at the total no. of parking spaces at Tung Wah Group of Hospitals Shuen Wan Complex for the Elderly is more than 14. Please review.</p> <p>vi) Section 2.6 - It is noted that the traffic impact assessment is based on the commitment that the development generated and attracted traffic will not operate within the AM peak and PM peak hours. The operator shall provide undertaking letter on the committed transportation arrangement outside peak hours mentioned in paragraphs 2.6.2, 2.6.3 & 2.6.4. Please consult PlanD on the practicability and enforceability of the committed arrangements.</p>	<p>be met, please refer to para. 2.3.2 of the revised TIA report for details.</p> <p>Noted, the provision of parking spaces and loading/unloading spaces should meet the operation need, including the parking need of their staff and visitors, please refer to para. 2.4.3 of the revised TIA report for details.</p> <p>Noted and please note that the total no. of parking spaces at Tung Wah Group of Hospitals Shuen Wan Complex for the Elderly has been reviewed and revised, please refer to Table 2.2 of the revised TIA report for details.</p> <p>Noted and please refer to Appendix 1 for the draft undertaking letter on the committed transportation arrangement outside peak hours mentioned in paragraphs 2.6.2, 2.6.3 & 2.6.4.</p>

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Comments	Response
vii) Para. 2.6.3 - In normal circumstance, visitors would probably visit the elderly outside office hours after work, please demonstrate the practicably of the visiting hours restriction.	Please note that the entrance/exit of the proposed development will be closed outside office hours, visitor without prior booking or outside the visiting time will not be allowed to enter the proposed development, please refer to para. 2.6.3 of the revised TIA report for details.
viii) Para. 3.1.2 - Please include the assessment at the peak hours on weekend to demonstrate the traffic impact.	Noted and please note that assessment at the peak hours on weekend has been added, please refer to Chapter 3 and Chapter 5 of the revised TIA report for details.
ix) Section 5 - The continue development at Tung Tsz raises the local’s concerns on the increasing traffic flow at Tung Tsz Road. The local requests for signalising the junction between Tung Tsz Road and Ting Kok Road in view of the increasing traffic flow along Tung Tsz Road, especially due to the new development. Please consider to signalise the junction for addressing local concerns on the additional traffic flow due to the proposed development.	Noted and please note that based on the operational assessment in Table 5.2 of the revised TIA report revealed that the relevant Junction Ting Kok Road/ Tung Tsz Road (B) would still operate within its capacity in both reference scenario (without proposed development) and design scenario (with proposed development) in 2034 during the busiest traffic flow period in non-peak hours of weekday and peak hour of weekend, therefore the concerned junction will not be modified.
x) Para. 4.1.1 - The tentative completion year (2030) does not align with the year (2031) in Application’s email to PlanD on 10 February 2026. Please confirm and review the adopted design year.	Noted and please note that the tentative completion year has been revised to year 2031, please refer to para. 4.1.1 of the revised TIA report for details.

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Comments	Response
<u>Appendix 4 – Landscape Proposal</u> xi) Fig. 3 - The sightline at the run-in/out shall not be obstructed by any structures or plants. Please review.	Noted and please refer to Figure 2.3 (Rev C) of the revised TIA report with revised layout plan and sightline assessment.

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S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – TD
(Updated 20 March 2026)**

Comments	Response
<p>1. Comments of the Commissioner for Transport Department as follows:</p> <p>The operation of “shuttle service” for the staff is belonged to Non-Franchised Public Bus (Employees’ Service) and a passenger service licence should be sought from Public Vehicles Unit of Transport Department before the operation.</p>	<p>Noted.</p>

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S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – TD
(Updated 10 April 2026)**

Comments	Response
<p>1. Comments of the Commissioner for Transport Department as follows:</p> <p>(i) The TIA is based on the commitment that the development generated and attracted traffic will not operate within the AM peak and PM peak hours. Please justify the practicability and enforceability of the committed arrangements.</p> <p>(ii) The applicant shall also advise whether the construction vehicles are also restricted for not operating within the AM peak and PM peak hours. Otherwise, a construction traffic impact assessment shall be included to demonstrate any adverse impact on road networks due to the construction vehicles during peak hours.</p> <p>(iii) At different stage of the development, the applicant shall liaise actively with LSPS/001 applicant on any change in circumstances that would render the assumptions made in the TIA invalid. If positive, the change in circumstances shall be assessed accordingly.</p>	<p>Please note that the entrance/exit of the proposed development will be closed outside office hours, visitor without prior booking or outside the visiting time will not be allowed to enter the proposed development, please refer to para. 2.6.3 of the revised TIA report for details.</p> <p>Please be advised that the construction vehicles are also restricted for not operating within the AM peak and PM peak hours.</p> <p>Noted.</p>

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S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – HyD
(Updated 11 March 2026)**

Comments	Response
<p>1. Comments of the Chief Highway Engineer/New Territories East, Highways Department as follows:</p> <p>(a) The existing local track connecting the application site to Tung Tsz Road is currently not managed by TD or maintained by HyD. Please note that HyD will only maintain the roads that are managed by TD. For the access road to be constructed by the applicant, please seek advise from TD regarding its future management responsibility.</p> <p>(b) Should there be any traffic improvement measures agreed by TD and affecting any road maintained by HyD, the applicant should ensure proper vehicular accesses should be designed and constructed to the satisfactions of TD and HyD in accordance with the prevailing TPDM and HyD standards at the applicant’s own expenses.</p> <p>(c) Adequate drainage measures shall be provided to prevent surface water running from the application site to the nearby public roads and drains.</p>	<p>Noted and please be advised that TD will not be responsible to manage the access road.</p> <p>Noted.</p> <p>Noted.</p>

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(Updated 30 March 2026)**

Comments	Response
<p>1. Comments of the District Officer (Tai Po), Home Affairs Office as follows:</p> <p>(i) This office has no objection in principle to the proposed works including the amendment to the access road and footpaths provided they fully comply with Government standards, including the provision of an adequate drainage system for eliminating the risk of flooding in the vicinity.</p> <p>(ii) This office has no adverse comment on taking over the ad-hoc maintenance responsibility for the proposed works. Nonetheless, the structure, thickness, and anti-slip coefficient of the access road and footpath must comply with Government standards and the works shall be situated on unleased Government land to facilitate future maintenance consideration, if any.</p> <p>(iii) Due to the limited details provided in Figure 4 of the submission, we are unable to offer specific comment(s) on the compliance of the proposed access road and footpaths with relevant standards at this juncture.</p> <p>(iv) As the project area involves Unallocated Government land (UUGL) and private lots, the applicant is reminded to obtain consent from the Lands Department (LandsD) for the proposed works and formally hand over the road to LandsD upon completion. Furthermore, the applicant must clearly define all boundaries in the layout plan to verify ownership and ensure there is no encroachment onto private land.</p>	<p>Noted.</p> <p>Noted. Have revised in Section 2.4.3 in Planning Statement.</p> <p>More detail layout could be found in TIA submitted.</p> <p>Noted.</p>

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Comments	Response
(v) All reconstructed roads must comply with public road requirements, as stated in our previous correspondence. The applicant should refer to the Transport Planning and Design Manual (TPDM) published by the Transport Department (TD) and/or seek formal comments from the TD and the Highways Department (HyD) as necessary.	Noted.
(vi) The proposed access road should comply with the standards of the Highways Department (HyD). Specifically, the road should be constructed in accordance with HyD’s standard drawings for Typical Bituminous Pavement Construction (Drawing No. H1101e at Attachment 1) and Typical Concrete Pavement Construction (Drawing No. H1102c at Attachment 2) as attached for your reference. Details of drawings include material specification, layer thickness, and construction methodologies to ensure compliance with HyD’s structural and safety requirements.	Noted.
(vii) For village footpath, the design should utilise Grade C30 concrete, known for its durability and suitability for pedestrian pathways. The footpath should have a minimum width of 1.2m to accommodate safe pedestrian access, a minimum thickness of 100mm to ensure structural integrity and a Type “I” surface finish to provide a non-slip surface.	Noted.
(viii) The following information is required in the proposed layout plan (i.e. Figure 4): granted subject to the compliance with the requirements under PNAP APP-172; (1) Width of the LHS Footpath: The exact width of the LHS footpath has not been	Since the Access Road is formed by left over G.L. between the Lots. It is of irregular shape and of limited width. The width only allows Footpath (of width $\leq 1.3\text{m}$) to be formed on RHS. The discreet Footpath on LHS simply formed to tidy up the Access Road.

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Comments	Response
<p>specified in the layout. The dimension is critical for ensuring compliance with accessibility and safety standards.</p> <p>(2) Specification for Access Road and Footpath: Further details on the construction materials, layer composition and surface treatments for both access road and footpath, as described in (i), should be incorporated in Figure 4 to provide a more comprehensive overview.</p> <p>(3) Drainage System Profile: The layout plan requires a detailed profile of the proposed drainage system, including the location, dimension and specification of drainage channels, culverts, and any associated infrastructure to ensure effective stormwater management.</p> <p>(4) Private Lot Boundaries: The boundaries of private lots adjacent to the proposed site area should be clearly delineated in Figure 4 to confirm land ownership and ensure no encroachment during the construction works.</p> <p>(ix) Nonetheless, there are proposed district minor works project for improvement of the concerned access road and drainage channel. Please refer to the attached site plan for reference (Attachment 3).</p>	<p>The specification for Access Road and Footpath should follow Government standard and to be submitted as project commences.</p> <p>The Drainage System should follow Government standard and to be submitted as project commences.</p> <p>The Lot nos. and Lot Boundaries are clearly marked on Figure 4. There is no encroachment both during and after construction.</p> <p>We would take note of the improvement work and to incorporate should the Project commences.</p>

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237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – SWD
(Updated 11 March 2026)**

Comments	Response
<p>1. Comments of the Director of Social Welfare as follows:</p> <p>Whether the design of proposed RCHE comply with relevant requirements and standards</p> <p>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 for Residential Care Homes (Elderly Persons).</p> <p>2. Regarding the flat roof and roof garden, 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.</p> <p>3. 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</p>	<p>Comply with all relevant licensing and statutory requirement.</p> <p>Noted.</p> <p>Comply.</p>

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – SWD
(Updated 11 March 2026)**

Comments	Response
<p>than 2.3 m measuring vertically from the floor to the underside of any beam.</p> <p>4. Barrier free access for the disabled has to be provided in the RCHE premises.</p> <p>5. The applicant should ensure that the RCHE shall be accessible by emergency services.</p> <p>6. 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.</p> <p>7. All facilities (such as CAFÉ, LIBRARY and GYM on LG/F; SALON, SPA, CANTEEN , EXAMINATION ROOM 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.</p> <p>8. Staff quarters on 6/F are not provision for RCHE and should not be included in the GFA of the proposed RCHE. Please rectify.</p> <p>9. 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.</p>	<p>Comply.</p> <p>Confirm.</p> <p>Comply.</p> <p>Confirm.</p> <p>Noted.</p> <p>Confirm.</p>

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
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237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
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(Updated 11 March 2026)**

Comments	Response
<p>10. 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).</p> <p>11. Please clarify if there is any rehabilitation area and indicate alternative arrangement(s) if this facility is not provided.</p> <p>12. Private car parking spaces are not regarded as the provision of RCHE and should not be included in the GFA of the RCHE from service perspective.</p> <p>Whether Premium Concession Scheme is applicable to the proposed RCHE</p> <ul style="list-style-type: none"> • The proposed RCHE should comply with all the requirements of the Premium Concession Scheme as set out in Lands Department’s Practice Note Issue No. 5/2023. • As stated in paragraph 7 of the Guidance Note on the 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 proposed RCHE shall incur no financial implication, both in capital and recurrent, to the Government. <p>Any comments from the RCHE licensing perspective.</p> <p>LORCHE has no comments on this planning stage and the intended RCHE has to comply</p>	<p>Confirm.</p> <p>Roof garden on Roof and Tai Chi Square on G/F are provide for rehabilitation purpose.</p> <p>Noted.</p>

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
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(Updated 11 March 2026)**

Comments	Response
<p>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).</p> <p>Any safety concerns and relevant requirements have been complied with while the proposed access road to Site covers footpaths with varying widths and some very narrow and fragmented parts, and there is no public transport provision in the immediate vicinity.</p> <ul style="list-style-type: none"> The footpath with varying widths is very narrow. Its fragmented parts may pose danger and cause inconvenience to pedestrians including service users and staff of RCHE. 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. <p>General comments in relation to the provision of RCHE</p> <ul style="list-style-type: none"> While the current design of the proposed RCHE is considered at an initial stage, the applicant shall make necessary changes/adjustments so as to address our 	<p style="color: red;">Shuttle buses are provided for transportation of staff, visitors and users.</p> <p style="color: red;">Noted.</p>

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – SWD
(Updated 11 March 2026)**

Comments	Response
<p>comments as set out above. We will offer further comments as and when appropriate.</p> <p>Subject to consideration of LandsD and relevant government departments on the application, we generally have no objection-in-principle to the development of the proposed private RCHE from services perspective on the conditions that –</p> <p>(i) the design and construction of the proposed RCHE shall be in full compliance with prevailing statutory and licensing requirements; and</p> <p>(ii) the proposed RCHE shall incur no financial implication, both in capital and recurrent, to the Government.</p>	<p>Noted.</p>

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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – SWD

Date	Comments	Response
11-Mar-26	Whether the design of proposed RCHE comply with relevant requirements and standards	
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 for Residential Care Homes (Elderly Persons).	Comply with all relevant licensing and statutory requirement.
2	Regarding the flat roof and roof garden, 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.
3	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.	Comply.
4	Barrier free access for the disabled has to be provided in the RCHE premises.	Comply.
5	The applicant should ensure that the RCHE shall be accessible by emergency services.	Confirm.
6	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.	Comply.
7	All facilities (such as CAFÉ, LIBRARY and GYM on LG/F; SALON, SPA, CANTEEN , EXAMINATION ROOM 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.	Confirm.
8	Staff quarters on 6/F are not provision for RCHE and should not be included in the GFA of the proposed RCHE. Please rectify.	Noted.
9	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.	Confirm.
10	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).	Confirm.
11	Please clarify if there is any rehabilitation area and indicate alternative arrangement(s) if this facility is not provided.	Roof garden on Roof and Tai Chi Square on G/F are provide for rehabilitation purpose.
12	Private car parking spaces are not regarded as the provision of RCHE and should not be included in the GFA of the RCHE from service perspective.	Noted.
	Whether Premium Concession Scheme is applicable to the proposed RCHE	
	The proposed RCHE should comply with all the requirements of the Premium Concession Scheme as set out in Lands Department's Practice Note Issue No. 5/2023.	
	As stated in paragraph 7 of the Guidance Note on the 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 proposed RCHE shall incur no financial implication, both in capital and recurrent, to the Government.	
	Any comments from the RCHE licensing perspective.	
	LORCHE has no comments on this planning stage and 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).	
	Any safety concerns and relevant requirements have been complied with while the proposed access road to Site covers footpaths with varying widths and some very narrow and fragmented parts, and there is no public transport provision in the immediate vicinity.	
	The footpath with varying widths is very narrow. Its fragmented parts may pose danger and cause inconvenience to pedestrians including service users and staff of RCHE. 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.	Shuttle buses are provided for transportation of staff, visitors and users.
	General comments in relation to the provision of RCHE	
	While the current design of the proposed RCHE is considered at an initial stage, the applicant shall make necessary changes/adjustments so as to address our comments as set out above. We will offer further comments as and when appropriate.	Noted.
	Subject to consideration of LandsD and relevant government departments on the application, we generally have no objection-in-principle to the development of the proposed private RCHE from services perspective on the conditions that –	
	(i) the design and construction of the proposed RCHE shall be in full compliance with prevailing statutory and licensing requirements; and	Noted.
	(ii) the proposed RCHE shall incur no financial implication, both in capital and recurrent, to the Government.	

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – BD
(Updated 20 March 2026)**

Comments	Response
<p>1. Comments of the Chief Building Surveyor/New Territories West, Buildings Department as follows:</p> <p><u>Part B: Advisory Comments for the Applicant</u></p> <p>The applicant’s attention is drawn to the following points:</p> <p>(i) before any new building works are to be carried out on application site, prior approval and consent of the Building Authority should be obtained, otherwise they are unauthorized building works (UBW) under the Buildings Ordinance (BO). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the BO.</p> <p>(ii) the site shall be provided with means of obtaining access thereto from a street in accordance with Regulations 5 of the Building (Planning) Regulations [B(P)R];</p> <p>(iii) the site shall be provided with emergency vehicular access (EVA) in accordance with Regulations 41D of the B(P)R. According to section 2.3 of the supporting planning statement, the EVA cannot comply with Regulation 41D of the B(P)R. Application of modification with fire service enhancement proposal shall be submitted at building plan submission stage for consideration. Moreover, the fire service access point to the fireman’s lift on LG/F should comply with Section D7 of Code of Practice for Fire Safety in Buildings 2011 (2024 Edition);</p>	<p>Noted.</p> <p>An access road with more than 4.5m on GL is proposed to give access to the site.</p> <p>The modification of distance from fire access point to the firemen’s lift lobby is subject to BD approval.</p>

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232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
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Response-to-Comment – BD
(Updated 20 March 2026)**

Comments	Response
(iv) the site does not abut on a specified street of not less than 4.5m wide (i.e. not Class A site as stated in Sections 2.3, 3.1.5 and drawing no. G-01 in Figure 8 of the planning statement) and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;	The subject site abuts an access road exceeding 4.5m. It fulfils B(P)R Class A site classification in terms of width. However, the road may not fulfil the criteria of “specified street”. Upon the approval of Planning Application, a land exchange would process and a condition of construction of such access road would be proposed. By then, the access road would fulfil the criteria of “specified street” under B(P)R CL. 3(a)(iii). Therefore, the subject site is proposed to be class A site. According to APP-172, RCHE is treat as non-domestic Building. The PR is 7.4 for building with 24m building height.
(v) having noted that aboveground carpark, loading and unloading area are proposed, criteria under PNAP APP-2 shall be complied with if gross floor area (GFA) of these areas is to be disregarded under Regulation 23(3)(b) of the B(P)R;	Noted.
(vi) the applicant should be reminded that the proposed development should follow and comply with the pre-requisite for GFA concession in PNAP APP-151 and the Sustainable Building Design guideline stipulated in PNAP APP-152 during the preparation of detailed building design if GFA concession will be applied (i.e. excluding green/ amenity features and non-mandatory/ non-essential plant rooms and services from GFA calculations);	The proposed layout has complied with APP-151 and App-152.
(vii) the RCHE which is for habitation is domestic use under the BO. The modification of Regulations 19, 20, 21, 22 and 25 of the B(P) for treating RCHB as a non-domestic	A modification of B(P)R for treaty as a non-domestic grounded by App-172 is proposed in the proposed design.

**Proposed Rezoning From “AGR” & “GB” To “G/IC” for
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232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – BD
(Updated 20 March 2026)**

Comments	Response
<p>building for the purpose of SC, PR calculation and provision of open space may be granted subject to the compliance with the requirements under PNAP APP-172;</p> <p>(viii) the proposed RCHE is subject to the issue of a licence/ registration, pleased be reminded that any proposed structures on the application site intended to be used for such purposes are required to comply with the building safety and other relevant requirements as may be imposed by the licensing authority;</p> <p>(ix) The applicant’s attention is also drawn to the provision under regulations 40 and 41 of the Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations in respect of disposal of foul water and surface water respectively;</p> <p>(x) Accessible car parking space(s) designated for the use of persons with a disability should be provided in accordance with the requirements under the regulation 72 of the B(P)R and Division 3 of Design Manual: Barrier Free Access;</p> <p>(xi) All habitable rooms and offices shall be provided with prescribed windows in accordance with Regulations 30 and 31 of the B(P)R;</p> <p>(xii) the open space provision should not be less than the requirements as stipulated in the second schedule of B(P)R; and</p> <p>(xiii) detailed checking under the BO will be carried out at building plan submission stage.</p>	<p>A requirement imposed by the licensing Authority should be complied.</p> <p>Noted. Provision should be complied.</p> <p>Provide. Refer to G-02.</p> <p>Complied.</p> <p>A modification of B(P)R for treaty as a non-domestic grounded by App-172 is proposed in the proposed design.</p> <p>Noted.</p>

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S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – EMSD
(Updated 20 March 2026)**

Comments	Response
<p>1. Comments of the Director of Electrical & Mechanical Services Department as follows:</p> <p>Please be advised that we have no particular comment on the document from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.</p>	<p>Noted.</p>

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S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – FEHD
(Updated 11 March 2026)**

Comments	Response
<p>1. Comments of the Director of Food and Environmental Hygiene as follows:</p> <p>It is noted that a range of facilities like Café Lounge, Spa, salon, canteen etc would be provided under the proposed development. While we have no adverse comment on the subject rezoning application, the advisory comments from FEHD are provided as follows:</p> <p>(a) No Food and Environmental Hygiene Department’s (FEHD) facilities should be affected.</p> <p>(b) Proper licence / permit issued by this Department is required if there is any food business / catering service / activities regulated by the Director of Food and Environmental Hygiene (DFEH) under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public. In accordance with Section 4 of Food Business Regulation, Cap.132X, the expression 'food business' means any trade or business for the purpose of which any person engages in the handling of food or food is sold by means of a vending machine but does not include any canteen in work place (other than a factory canteen referred to in section 31) for the use exclusively of the persons employed in the work place. As such, a staff canteen that exclusively use by the staff members of that working place does not require a food business licence from this department. However, if the said canteen provided foods to the outsiders with payment, a food business licence is required.</p>	<p>Noted.</p> <p>Noted.</p>

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232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
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Response-to-Comment – FEHD
(Updated 11 March 2026)**

Comments	Response
<p>(c) Depending on the mode of operation, if canteen (other than a factory canteen referred to in section 31, Cap. 132) is provided exclusively for the use of person exclusively employed or residing in the care home, FEHD staff may conduct inspections of the canteen on regular basis.</p>	Noted.
<p>(d) When choosing a premises, the applicant must ensure that the operation of food business at the subject premises is in compliance with the requirements imposed under the legislation administered by the Department, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the Building Authority.</p>	Noted.
<p>(e) Depending on the mode of operation, generally there are several types of food business licence/permits that the operator of a shop (shop & service) may apply for under the Food Business Regulation:</p> <p>(i) If food is sold to customers for consumption on the premises, a restaurant licence should be obtained.</p> <p>(ii) If food is only prepared for sale for consumption off the premises, a food factory licence should be obtained.</p>	Noted.

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Response-to-Comment – FEHD
(Updated 11 March 2026)**

Comments	Response
(iii) If fresh, chilled or frozen meat is sold, a fresh provision shop licence should be obtained.	
(iv) If milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained.	
(f) A Commercial Bathhouse Licence must be obtained from DFEH for the business which involves any premises maintained or intended to be maintained for the use, on payment of a fee, of persons requiring a bath, but does not include any swimming pool or any bathhouse managed by DEFH. The word “bath” is not confined to mean only washing of the body in water (or other form of liquid) but is defined to cover immersion of the body in steam (sauna or Turkish bath) and air (air-bath) etc. as well. In this connection, commercial bathhouse includes premises offering sauna or Turkish baths to customers for use, on payment of a fee.	Noted.
(g) Proper licence issued by this Department is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet,	Noted.

**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 ss. 1 (Part), 232 S.A ss. 2-3, 232 S.A ss. 4 (Part), 232 S.A ss. 5-14, 232 S.A RP,
232 S.B ss. 1-27, 232 S.B RP, 232 S.C - S.E, 233 S.A (Part), 233 S.B - S.M, 233 RP,
237 S.A - S.R, 237 RP, 239 S.A - S.G, 239 RP in D.D.23, Tung Tsz, Tai Po, N.T.
S12A Application for Planning Application No. Y/NE-TK/20
Response-to-Comment – FEHD
(Updated 11 March 2026)**

Comments	Response
<p>stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display, a circus, a lecture or story-telling, an exhibition of any 1 or more of the following, namely, pictures, photographs, books, manuscripts or other documents or other things, a sporting exhibition or contest, abazaar, a dance part or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment.</p> <p>(h) There should be no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.</p> <p>(i) If provision of cleansing service for new roads, streets, footpaths, paved areas etc, is required, FEHD should be separately consulted. Prior consent from FEHD must be obtained and sufficient amount of recurrent cost may have to be provided.</p>	<p></p> <p>Noted.</p> <p>Noted.</p>