



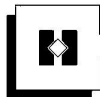
**LCH Planning and Development**  
Consultants Limited

To rezone the application site from "Comprehensive Development Area" and "Green Belt" to "Residential (Group A) 4" and to  
Amend the Notes of the zone applicable to the site

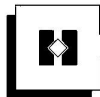
**Section 12A Planning Application No. Y/YL-TYST/12**

**Response to Departmental Comments Table**

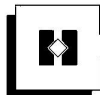
| No.                                                                                                                                      | Comments Received                                                                                                                                                                                                                                                                                                                | Our Responses                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. Comments from Environmental Protection Department (EPD)</b><br><b>(Subject Officer: Mr. Jeremy FONG, EAP(TN)2, Tel: 2835 2164)</b> |                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                              |
| Date: 12 May 2026                                                                                                                        |                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                              |
| <b>Water Quality</b>                                                                                                                     |                                                                                                                                                                                                                                                                                                                                  | /                                                                                                                                            |
| 1.                                                                                                                                       | S4.3.4 of Environmental Assessment                                                                                                                                                                                                                                                                                               | /                                                                                                                                            |
|                                                                                                                                          | Suggest to indicate the ADWF and the STW/SPS in the public sewerage system to be connected                                                                                                                                                                                                                                       | <b>Section 4.3.4 of Environmental Assessment (EA) (Appendix 4)</b> has been supplemented accordingly regarding the ADWF and SPS information. |
| <b>Air Quality</b>                                                                                                                       |                                                                                                                                                                                                                                                                                                                                  | /                                                                                                                                            |
| 2.                                                                                                                                       | Sections 2.3.3 and 2.3.4                                                                                                                                                                                                                                                                                                         | /                                                                                                                                            |
|                                                                                                                                          | a) Although detailed construction programme is currently not available, please consider if appropriate measures will be adopted to control the potential cumulative construction air quality impact such as close liaison with the contractors of concurrent projects to avoid overlapping of heavy or dusty construction works. | <b>Section 2.3.4 of EA</b> has been supplemented accordingly.                                                                                |
|                                                                                                                                          | b) Please add "adverse" before "cumulative" in the 2 <sup>nd</sup> last line of Section 2.3.3 and last line of Section 2.3.4.                                                                                                                                                                                                    | <b>Sections 2.3.3-2.3.4 of EA</b> have been revised accordingly.                                                                             |
| 3.                                                                                                                                       | Section 2.5.1                                                                                                                                                                                                                                                                                                                    | /                                                                                                                                            |
|                                                                                                                                          | a) Please revise "with sufficient buffer distance for the dispersion of air pollutants" in lines 7-8 to "buffer distance requirements recommended in Table 3.1 of Chapter 9 in HKPSG can be fulfilled for these two chimneys".                                                                                                   | <b>Section 2.5.1 of EA</b> has been revised accordingly.                                                                                     |
| 4.                                                                                                                                       | Section 2.5.8                                                                                                                                                                                                                                                                                                                    | /                                                                                                                                            |



| No.                                                                                                                                     | Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Our Responses                                                        |
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|                                                                                                                                         | a) Please revise "sufficient distance" in line 5 to "separation distance", and revise "exceeds the minimum 200m buffer requirement for odour sources as stipulated in" in lines 6-7 to "fulfilling the buffer distance requirements recommended in".                                                                                                                                                                                                                                                                                                     | <b>Section 2.5.8</b> of EA has been revised accordingly.             |
| 5.                                                                                                                                      | Please highlight all the changes/amendments in the next submission, and provide a set of full report to facilitate the review.                                                                                                                                                                                                                                                                                                                                                                                                                           | Noted, all the changes/amendments have been highlighted.             |
| Date: 15 May 2026                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                      |
|                                                                                                                                         | S.3.5.6 of the EA - The applicant stated that further noise impact assessment will be conducted in the later detailed design stage. Grateful if PlanD could continue to liaise with LandsD on whether land exchange application is required from the applicant after the approval of the captioned planning application and if affirmative, whether special conditions related to submission of an updated Noise Impact Assessment Report could be incorporated into relevant land title document, and forward their reply to us for internal reference. | Noted.                                                               |
|                                                                                                                                         | S.3 of the EA - Noted from S.3.5.6 of the EA that further noise assessment will be conducted at the detailed design stage to ascertain the noise mitigation measures required. Please include a statement in the conclusion of the noise assessment clearly indicating that: "An updated Noise Impact Assessment Report will be submitted at a later stage under land lease mechanism, based on the latest design/layout of the proposed development to achieve full compliance with the noise criteria set out in the HKPSG."                           | A new <b>Section 7.1.13</b> of EA has been supplemented accordingly. |
| <b>B. Comments from Social Welfare Department (SWD)</b><br>(Subject Officer: Ms. Doris LEUNG, EA(P)NT, Tel: 3691 8500)                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                      |
| Date: 15 May 2026                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                      |
| <b>Service Perspective</b>                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | /                                                                    |
| Subject to the consideration of the Town Planning Board and relevant government departments, we from service perspective generally have |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | -                                                                    |



| No. | Comments Received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Our Responses                                                                                                                                                                                                                                                                                                               |
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|     | no objection-in-principle to the proposed RCHE under s.12A planning application, on the conditions that-                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                             |
|     | a) The subject RCHE shall incur no financial implication, both capital and recurrent, to the Government, and                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Kindly note that the Proposed Development would be self-financed and self-funded from construction to operation. The Applicant shall bear the construction and operation cost of the Proposed Development, such that there shall be no financial implications, both capital and recurrent, to the Government.               |
|     | b) The design and construction of the RCHE shall be in full compliance with relevant prevailing Ordinances, Regulations and Codes of Practice enforcing in Hong Kong and any licensing requirement issued by the Social Welfare Department (SWD).                                                                                                                                                                                                                                                                                                                          | Noted.                                                                                                                                                                                                                                                                                                                      |
|     | With a view to meeting the objective of providing a quality RCHE, the applicant should refer to the following updated version of (i) Guidance Note of RCHE, (ii) Best Practice in Design and Operation of RCHE, and (iii) Best Practices Guidance – Basic Provision Schedule Specific Requirements for RCHE when Designing and Planning for the Proposed RCHE. The applicant is reminded to comply with the entire ventilation requirements stipulated in Para. 4.9 “Heating, Lighting and Ventilation” in the latest version of the CoP.                                  | Noted. The design prioritises will be based upon the use of passive techniques such as natural ventilation, daylighting, and thermal mass to minimise the building's environmental impact while creating a comfortable and inviting interior. Further details will be considered and provided in the detailed design stage. |
|     | It is noted that the applicant intends to apply for the “Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments – Time Limited Enhancement” under LAO Practice Note No. 5/2023. In view that LORCHE has no further comment on the applicant’s submission, we, from service perspective, also have no further comment on the submission regarding the proposed land exchange application and will seek policy support from LWB for premium concession in respect of the RCHE development in the application, | Noted.                                                                                                                                                                                                                                                                                                                      |
|     | <b><u>Licensing Perspective</u></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | /                                                                                                                                                                                                                                                                                                                           |



| No.                                                                                                                                                        | Comments Received                                                                                                                                                                                                                                                                              | Our Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|                                                                                                                                                            | No further comment on the submission while our previous comments are still valid and applicable.                                                                                                                                                                                               | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                            | Please note that HyD, WSD, West Development Office and Geotechnical Engineering Office of CEDD, AFCD and HAD have no comment on the application.                                                                                                                                               | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                            | Please note that DSD has no further comment on the Drainage Impact Assessment and Sewerage Impact Assessment (SIA) from public drainage point of view, and Urban Design Unit of UD&L, PlanD has no further comments on the application from urban design and visual perspectives.              | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>C. Comments from Commissioner for Transport, Transport Department (TD)</b><br><b>(Subject Officer: Mr. Forrest Ng, E/YLW1, TE(NTW), Tel: 2399 2422)</b> |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Date: 6 July 2026                                                                                                                                          |                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                            | The applicant shall submit a fully compiled, revised report with amended pages. Furthermore, since the applicant's proposal involves a residential development, the corresponding portions of the TIA, such as the parking provision, shall be revised in accordance with relevant guidelines. | <p>The proposed parking and loading / unloading (L/UL) facilities for residential portion is stipulated with HKPSG requirement. To clarity, the proposed parking provisions have been updated in <b>Table 2-2 of Traffic Impact Assessment (TIA) (Appendix 3)</b>.</p> <p>In gist, the upper end HKPSG standard does not proposed to be adopted due to the following reasons: -</p> <ul style="list-style-type: none"> <li>a) The proposed residential development are intended for residents ages 60 or above, while some of the flats aim to serve 1 person only. Thus, the parking demand for the Proposed Development would be smaller than the general private housing development.</li> <li>b) <b>In actual operation, the willingness and the travel needs for the elderly is relatively low, thus fewer trips would be generated. Whilst users are encouraged to use public transport or by rehab bus to enter / leave the site, as such, the parking provision is deemed reasonable.</b></li> </ul> |



| No. | Comments Received | Our Responses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                   | <p>c) The subject site is small with irregular geometry, and the carpark layout has already been optimized to achieve the maximum practicable utilisation.</p> <p>d) Furthermore, with reference to the parking provisions for other RCHE / residential development, the proposed parking provisions for the Proposed Development are already on the high side. The reference is summarized in <b>Appendix A</b> of <b>TIA</b>.</p> <p>In view of the above reason, it is considered that the guidelines have been complied and the proposed parking provisions are sufficient to cope with the future demand. <b>Section 2.3</b> of <b>TIA</b> have been revised accordingly.</p> |