



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
A. Comments from Commissioner for Transport, Transport Department (TD) (Subject Officer: Mr. Forrest Ng, E/YLW1, TE(NTW), Tel: 2399 2422)		
Date: 17 August 2026		
	Table 2-2: Please review the parking layout together with the 5 RCHE's private car parking spaces to ensure a minimum of 2 visitor parking spaces are provided overall, since no visitor parking is currently proposed for the residential development.	Feasibility of adding visitor parking has been explored, given the severe site constraint, 2 nos. of visitor parking spaces are now added and have been supplemented in Table 2-2 of Traffic Impact Assessment (TIA) (Appendix 3) . Please find the updated layout plan and associated swept path analysis in Figure 2-2 and Appendix B of the TIA respectively
	<u>Please supplement the following to Section 7 Summary and Conclusion</u>	/
	- Please mention the rezoning application background information in this section	Section 7 of the TIA has been supplemented accordingly.
	- Please mention the development parameter (e.g. flat number, parking provision etc) in this section.	Section 7 of the TIA has been supplemented accordingly.
	- Please advise which party would be responsible for local widening works on existing Fui Sha Wai South Road and mentioned it in this section.	The Applicant will be responsible for the implementation of proposed widening works on the existing Fui Sha Wai South Road, while it will be handed over to HyD for future maintenance and management after satisfactory acceptance by HyD. Section 7 of the TIA has been supplemented accordingly.
	- Please advise the access route to this site and supplement it in this section. Please also provide a Figure for this access route for a clear picture.	Sections 2.4.1 and 7 , as well as Figure 2-4 of the TIA have been supplemented accordingly.