



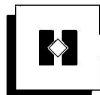
LCH Planning and Development
Consultants Limited

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

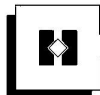
No.	Comments Received	Our Responses
<i>A. Comments from Urban Design Unit, Urban Design and Landscape Section, Planning Department (Urban Design Unit, UD&L, PlanD)</i> <i>(Subject Officer: Mr. Jason KO, TP/UD4, Tel: 3565 3941)</i>		
Date: 16 April 2026		
Urban Design		/
a.	We have no adverse comments on the application from urban design and visual perspectives;	Noted.
b.	the subject site (the Site) is located in a residential neighborhood and the mid-way between Yuen Long and Tuen Mun New Towns. To its immediate west in the same "Comprehensive Development Area" ("CDA") zone is a private residential development namely Uptown with building height (BH) up to about 77mPD. Some medium- and low-rise residential developments/village settlements with BHs ranging from about 13mPD to 33mPD are located in the vicinity. In the wider context, the Site is surrounded by planned high-rise developments including a site zoned "Residential (Group A)4" subject to BH restriction (BHR) of 140mPD to its north across Castle Peak Road – Hung Shui Kiu and two sites zoned "Other Specific Uses" annotated "Storage and Workshop Use" subject to BHR of 110mPD to its further east across Yuen Long Highway. The proposed development with a BH of about 57.8 mPD (or a BHR of 60mPD as proposed on the tailor-made Notes) will be taller than those medium- and low-rise residential developments/village settlements but in a comparable BH with Uptown in the same "CDA" zone and it is	Noted.



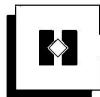
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	not incompatible with those planned high-rise developments in a wider context; and	
c.	the design/ mitigation measures proposed under the indicative scheme, including the 25m building separation between two residential towers and landscaping/greening measures, are considered to have urban design merits.	Noted.
On the Visual Appraisal (VA), some observations/ comments are provided below, on the understanding that the applicant will provide further information to address the following:		/
a.	the VA should be prepared in accordance with the Town Planning Board Guideline (TPB-PG) No. 41A including the terminology and grading method, in particular:	/
	i. the term “ visual sensitive receivers (VSR) ” should read as “ public viewers ”;	Section 7.12.3 of the Planning Assessment Report and relevant paragraphs in Visual Appraisal (VA) (Appendix 8) have been revised accordingly.
	ii. the visual sensitivity should be “ Medium ” for VP2, VP3 and VP5; and	Sections 4.2.6, 4.2.10, 4.2.14 and Table 3 of VA have been revised accordingly.
	iii. the overall visual impact for VP4 should be “ Slight ”	Section 4.2.13 and Table 3 of VA have been revised accordingly.
Photomontage		/
b.	VP2 – paras. 4.2.6 and 4.2.7 and diagram 7 – the proposed development should appear to be wider and taller (i.e. screening the entire mountain backdrop and half of the open sky) and in front of Uptown at the foreground in the photomontage. The assessment should also be revised accordingly;	Section 4.2.7 and Diagram 7 of VA have been revised accordingly.
c.	VP6 – para 4.2.17 - with reference to the Response-to-Comment (RtoC) table, the Consultant mentioned the Madam Chan Wai Chow Memorial Garden is generally not accessible to public. This response is contradictory to the statement “this VP represents residents, pedestrians and park users who frequently visits the garden and surrounding areas.”. The Consultant	Section 4.2.17 of VA has been updated with the updated title of VP6.



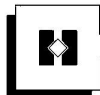
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	should revise the statement and justify the local significance for selecting VP6; and	
d.	para 5.1.3 – according to TPB-PG No.41A. “minimal” is not one of the thresholds of the evaluation of overall visual impact. The overall visual impact rating should range from “ Negligible ” to “ Moderate ”.	Sections 6.6.2 and 7.12.3 of the Planning Assessment Report and Section 5.1.3 of VA have been revised accordingly.
B. Comments from Environmental Protection Department (EPD) (Subject Officer: Mr. Jeremy FONG, EAP(TN)2, Tel: 2835 2164)		
Date: 16 April 2026		
<u>Air Quality</u>		
1.	Section 2.1.2	/
	a) Suggest to revise “good dust abatement practices” in lines 2-3 to “appropriate dust control requirements”, and revise “is limited” in the last line to “will be controlled”.	Section 2.1.2 of Environmental Assessment (EA) (Appendix 4) has been revised accordingly.
2.	Section 2.3.1	/
	a) Please revise “Fugitive dust and air emission” in line 1 to “Dust from various construction activities and exhaust emissions”.	Section 2.3.1 of EA has been revised accordingly.
	b) Re. R-t-C #3(a), our comments have not been fully addressed. In addition to the estimated amount of excavated materials, please provide the size of active workfront area, estimated no. of construction vehicles and PME to be used at a time, etc. if available, to support the scale of construction works and justify the construction air quality impact can be controlled by the implementation of appropriate control measures. If such information is not available at this moment and will be available at a later detailed design stage, please clearly supplement.	Noted. Section 2.3.2 of EA has been supplemented.



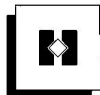
No.	Comments Received	Our Responses
	c) Re. R-t-C #4(a), our comments have not been fully addressed. The cumulative construction air quality impact arising from the project site and concurrent projects, if any, should be assessed. Please advise the construction programme of the subject project and review if there are any concurrent projects, and then qualitatively assess the cumulative construction air quality impact as appropriate.	Sections 2.3.3-2.3.4 of EA have been supplemented regarding the concurrent projects.
3.	Section 2.4.2	/
	a) In the 10 th bullet, please consider if ASR A01 should be included for hoarding higher than 3.5m since it is the closest ASR to the Project Site.	ASR1 has been included in the bullet 10 under Section 2.4.2 of EA .
	b) Please supplement additional bullets for the control measures on exhaust emissions from construction plant and equipment (e.g. avoid using exempted NRMM, deploy electrified NRMM as far as practicable, and supply mains electricity for construction equipment and avoid diesel-powered machinery as far as practicable, etc.).	3 additional bullets (bullets 18-20) have been supplemented under Section 2.4.2 of EA .
4.	Section 2.5.1	/
	a) Please add “within the 500m assessment area” after “Project Site” in line 6.	Section 2.5.1 of EA has been supplemented.
	b) Re. R-t-C #6(a), please supplement the responses in this section to support no adverse I/R interface problem is anticipated.	Section 2.5.1 of EA has been supplemented regarding the I/R interface problem.
5.	Section 2.5.3	/
	a) Re. R-t-C #7(b), please supplement the responses in this section to support feeder road is comparable to LD therefore 5m buffer distance can be applied.	Section 2.5.3 of EA has been supplemented with the response from previous R-t-C #7(b).
6.	Section 2.5.4	/



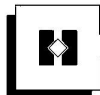
No.	Comments Received	Our Responses
	a) Re. R-t-C #8(a), please supplement the responses at the beginning of this section that the internal road of the Proposed Development will serve as EVA therefore buffer distance does not apply.	Section 2.5.4 of EA has been supplemented with the response from previous R-t-C #8(a).
7.	Section 2.5.5	/
	a) Please add “air quality” after “adverse” in the 2 nd last line, and revise “considered insignificant” in the last line to “not anticipated”.	Section 2.5.5 of EA has been revised accordingly.
8.	Section 2.5.6	/
	a) Please add “adverse” before “air quality” in the last line, and revise “insignificant” in the last line to “not anticipated”.	Section 2.5.6 of EA has been revised accordingly.
9.	Section 2.5.7	/
	a) Please revise the last sentence as “Thus, the emissions will be properly controlled in accordance with the guidelines and adverse air quality impact is not anticipated.”.	Section 2.5.7 of EA has been revised accordingly.
10.	Section 2.5.8	/
	a) Please supplement the last sentence that buffer distance for odour source recommended in Section 3.3.9 of Chapter 9 in HKPSG can be fulfilled.	Section 2.5.8 of EA has been supplemented.
	b) Please revise “the potential” in the 2 nd last line to “adverse”, and revise “considered insignificant” in the last line to “not anticipated”.	Section 2.5.8 of EA has been revised accordingly.
11.	Section 2.5.9	/
	a) Please revise the last sentence as “Thus, the odour emissions will be properly controlled in accordance with the guidelines and adverse odour impact is not anticipated.”.	Section 2.5.9 of EA has been revised accordingly.
12.	Figures 2-1 and 2-3	/



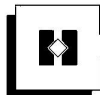
No.	Comments Received	Our Responses
	a) Suggest to revise "500m Study Area" to "500 Assessment Area" in the title and legend.	Figures 2-1 and 2-3 of EA have been revised accordingly.
Noise		/
13.	S3.3.3 - Please revise the title "Planned Railway Noise Source" to "Planned Transit Noise Source" as the noise from SGMTS should be categorized as Transit Noise instead of Railway Noise.	Title of Section 3.3.3 of EA has been revised accordingly.
Water Quality		/
14.	S4.1.2 - Please note that ProPECC PN 2/23 has been superseded by ProPECC PN 2/24.	Sections 4.1.2, 4.4.2 and 4.5.2 of EA have been revised accordingly.
Waste Management		/
15.	S5.2.46 and Table 5-3: please note that chemical waste and clinical waste are two distinct waste types and are managed under slightly different control schemes. Accordingly, please single out clinical waste and add a separate sub-subsection under "Operation Phase" that only deals with clinical waste. For further details on the EPD's clinical waste control scheme, please refer to the following webpage: https://www.epd.gov.hk/epd/clinicalwaste/en/scheme.html . Please ensure that clinical waste is likewise being dealt with separately in other sections of this report.	Please note that Table 5-3 of EA is a summary of waste estimation during construction phase, hence clinical waste is not anticipated during construction phase. Sections 5.2.45-5.2.46 of EA have been revised accordingly. Additional sections 5.2.48-5.2.50 of EA have been supplemented regarding clinical waste generated during operation phase. Sections 5.2.51, 5.3.9, 5.4.2 and 7.1.17 of EA have been updated referring to the separation of chemical and clinical wastes.
16.	S5.3.8, bullet 1: "...subsidiary" should read "...subsidiary legislation". Please revise.	Bullet 1 of Section 5.3.8 of EA has been revised.
17.	S5.3.9: the short name of Organic Resources Recovery Centre is "O Park", not "ORRC". Please revise. Also, please mention chemical and clinical waste in this paragraph.	Section 5.3.9 of EA has been revised and updated regarding the mitigation measures for chemical and clinical wastes generated during operation phase.
18.	S5.4.2: please mention clinical waste in this paragraph.	Section 5.4.2 of EA has been supplemented.
19.	S7.1.17: please mention clinical waste in this paragraph.	Section 7.1.17 of EA has been supplemented.
20.	Please highlight all the changes/amendments in the next submission.	Noted.
Date: 12 May 2026		
Water Quality		/



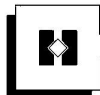
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1.	S4.3.4 of Environmental Assessment Suggest to indicate the ADWF and the STW/SPS in the public sewerage system to be connected	/ Section 4.3.4 of Environmental Assessment (EA) (Appendix 4) has been supplemented accordingly regarding the ADWF and SPS information.
Air Quality		/
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) Please add "adverse" before "cumulative" in the 2 nd last line of Section 2.3.3 and last line of Section 2.3.4.	/ Section 2.3.4 of EA has been supplemented accordingly. Sections 2.3.3-2.3.4 of EA 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".	/ Section 2.5.1 of EA has been revised accordingly.
4.	Section 2.5.8 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".	/ Section 2.5.8 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		



No.	Comments Received	Our Responses
	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 Section 7.1.13 of EA has been supplemented accordingly.
Date: 12 August 2026		
<u>Air Quality</u>		
1.	Section 2.3.1	/
	a) Please delete "and the" in the last line.	Noted and Section 2.3.1 of EA has been amended accordingly.
2.	Section 2.3.2	/
	a) Please revise "the potential air quality impact arising from the operation of dump trucks is expected to be insignificant" in the last two lines to "the associated emissions from the operation of dump trucks are expected to be limited".	Noted and Section 2.3.2 of EA has been amended accordingly.
3.	Section 2.3.4	/
	a) Please revise "as far as practicable" in line 6 to "and exempted NRMM should be avoided".	Noted and Section 2.3.4 of EA has been amended accordingly.



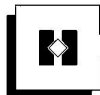
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	b) Please consider to relocate or delete the last sentence since this section refers to exhaust emissions from PME and construction vehicles.	Noted and the last sentence of Section 2.3.4 of EA has been deleted.
4.	Section 2.3.5	/
	a) Please add “as detailed in paragraph 2.4” after “measures” in the 2 nd last line.	Noted and Section 2.3.5 of EA has been amended accordingly.
5.	Section 2.3.7	/
	a) Please revise “it is recommended to” in line 11 to “the contractor of this Project should”.	Noted and Section 2.3.7 of EA has been amended accordingly.
6.	Section 2.5.4	/
	a) Please add “shall be” before “located” in the 2 nd last line.	Noted and Section 2.5.4 of EA has been amended accordingly.
7.	Figure 2-2	/
	a) Please supplement the indicative direction of carpark exhaust outlet to demonstrate it is directed away from the nearby ASRs as far as practicable.	Noted and the indicative direction of carpark exhaust outlet has been provided in the revised Figure 2-2 .
8.	Please highlight all the changes/amendments in the next submission. Also please provide a set of full report to facilitate the review.	Noted and all changes/amendments have been highlighted for your review.
C. Comments from Social Welfare Department (SWD) (Subject Officer: Ms. Doris LEUNG, EA(P)NT, Tel: 3691 8500)		
Date: 20 April 2026		
<u>Licensing Perspective</u>		/
1.	Demonstrate the means of escape from the far end of multi-purpose Room / rehabilitation Area on G/F to the ultimate place of safety.	Further details will be considered and provided in the detailed design stage.
2.	Clarify whether “Circulation Area for RCHE” (highlighted in lime) is part of proposed license area for RCHE in future.	Colour legend of the Indicative Architectural Drawings (Appendix 1) has been updated for easy reference.
3.	Dead end travel distance should not be greater than 12m. Dormitories 1 and 3 could have exceeded the requirement.	Noted. Please note all room is designed under the statutory requirements including the Residential Care Homes (Elderly Persons) Regulation (Cap. 459A), the Code of Practice for Residential Care Homes (Elderly Persons), and the Residential Care Homes

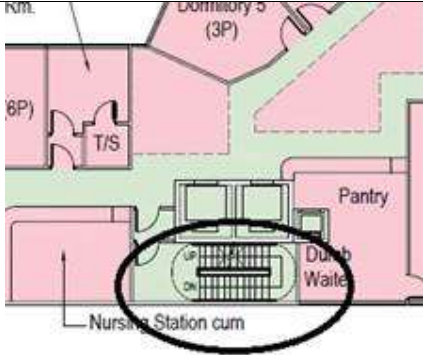


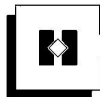
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		Legislation (Miscellaneous Amendments) Ordinance 2023 (Ordinance No. 12 of 2023). Further details with exact room parameters will be provided in the detailed design stage.
4.	All dormitories and isolation rooms / end-of-life care room, kitchen and laundry should have prescribed windows in accordance with Building (Planning) Regulations. It is noted that the majority of external walls on RCHE floors are considerably less than 2.3m from boundaries abutting adjacent lots.	Noted. Please note building design have been considered in complying with the requirements under the B(P)R. To allow future flexibility following the approval of s.12a application, an open layout plan presentation has been provided, further details will be provided in the detailed design stage.
<u>Service Perspective</u>		/
<u>24m Height Restriction</u>		/
As stipulated in Para 5.3.2 of the Code of Practice for Residential Care Homes (Elderly Persons) (June 2024 Revised Edition) (CoP), "...No part of an RCHE shall be situated at a height more than 24m above the ground floor...". In this regard, would the applicant please ensure that the 24m height restriction as set out in the CoP is fully complied.		Noted.
According to Para. 5.5.1 of Landscape Proposal, 7/F podium garden is open for RCHE residents. Would the applicant please clarify whether any part of the said podium garden/ RCHE Landscape Deck on 7/F be included as part of RCHE premises. Please be reminded that the communal open spaces / Landscape Deck is not be a provision of RCHE and such areas at a height of over 24m should not be accessible to RCHE residents.		Noted. Please note the proposed 7/F podium garden will only target for the future users of residential units, hence the Proposed Development is in line with the requirements as set out in Para 5.3.1 of Code of Practice for Residential Care Homes (Elderly Persons), to support a quantity and quality RCHE in promoting community well-being. Relevant paragraphs in Planning Assessment Report and Landscape Proposal (Appendix 7) have been revised accordingly.
The proposed NOFA of dormitories for 450-p RCHE is 2691.5 sqm. According to the latest layout plan, the capacity of each dormitory is 3 to 10 residents. The applicant is suggested to refer to Para 6(a) of the attached Best Practices in Design and Operation of Residential Care Home for the Elderly for the space standard in dormitory.		Noted. Please note provision of about 10.9 sq.m. floor space for each RCHE resident is provided under this Proposed Development (i.e., 4,907.1 sq.m. / 450 persons = about 10.9 sq.m.). Please refers to Appendix 2 of the Proposed Schedules of Accommodation for the RCHE , in which is fully complied with the statutory minimum floor space occupied per resident under the Residential Care Homes



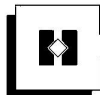
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		(Elderly Persons) Regulation (Cap. 459A), the Code of Practice for Residential Care Homes (Elderly Persons), and the Residential Care Homes Legislation (Miscellaneous Amendments) Ordinance 2023 (Ordinance No. 12 of 2023).
	[See attachment "Design_and_Operation_RCHE_Eng_Sept_2024.pdf"]	/
	Please provide notional beds in dormitory rooms and Sick/ Isolation/ Quiet cum End-of-life Care Rooms in the layout plan for our easy reference	Indicative Architectural Drawings (Appendix 1) has been revised accordingly.
	It is recommended that one lift serving the RCHE should accommodate a stretcher bed measuring 2,050mm x 560mm for conveyance of bed-bound residents.	Noted. Further details with exact room parameters will be provided in the detailed design stage.
	Parking spaces and loading/unloading bay for private car and motorcycle are not regarded as the provision of RCHE. Please be reminded that parking spaces may be disregarded from calculation of RCHE GFA for premium concession according to Remark (3) under the Annex to LAO Practice Note 5/ 2023.	Noted. Traffic Impact Assessment (TIA) (Appendix 3) will not be affected by the RCHE GFA.
	Please review if it is an internal staircase serving RCHE only, as it is accessible by domestic residents on 6/F according to proposed layout plan. While the development is shaded in different colours for demarcation purpose, the applicant is advised to demarcate the RCHE area intended for calculation of RCHE GFA in one color for our easy reference.	Colour legend of the Indicative Architectural Drawings (Appendix 1) has been updated for easy reference.



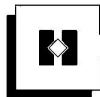
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	To safeguard the privacy of staff, provision of Staff Changing Room/Staff Toilet/Bathroom should be provided separately for male and female staff.	The 6/F floor plan of the Indicative Architectural Drawings (Appendix 1) has been updated regarding the separation of male and female staff changing rooms/ staff toilets/ bathrooms.
	The names of Sick/ Isolation/ Quiet Room cum End-of-Life Care Room, Dining/ Multi-Purpose Area, Multi-Purpose Room and Multi-Purpose Room/ Rehabilitation Area on the layout plan do not tally with the provisions on the SoA list (Encl 6). Please review and revise the names of the provision accordingly.	Proposed Schedules of Accommodation for the RCHE (Appendix 2) has been revised accordingly.
	If there are any consequential changes in proposed area arising from the revision of layout plan, would the applicant please update the SoA table for our consideration.	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	Noted.



No.	Comments Received	Our Responses
	requirements stipulated in Para. 4.9 “Heating, Lighting and Ventilation” in the latest version of the CoP.	
	It is noted that the applicant would like to apply for the time-limited enhancements under the Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Persons in Private New Developments (the Incentive Scheme). Subject to the result of this application of planning permission for the development of RCHE, SWD would render comments on the detailed design of the RCHE upon the receipt of LandsD’s referral and would seek policy support from LWB on the application when suitable.	Noted.
Date: 15 May 2026		
<u>Service Perspective</u>		/
Subject to the consideration of the Town Planning Board and relevant government departments, we from service perspective generally have 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		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



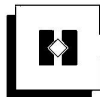
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	Requirements for RCHE when Designing and Planning for the Proposed RCHE. The applicant is reminded to comply with the entire ventilation requirements stipulated in Para. 4.9 “Heating, Lighting and Ventilation” in the latest version of the CoP.	creating 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.
	<u>Licensing Perspective</u>	/
	No further comment on the submission while our previous comments are still valid and applicable.	Noted.
<i>D. Comments from Drainage Services Department (DSD)</i> <i>(Subject Officer: Mr. LOU Tai Yeong, E/YL4, Tel: 3965 8929)</i>		
Date: 21 April 2026		
	<u>Drainage Impact Assessment</u>	/
	i. Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Figure D5 of Drainage Submission (Appendix 6) has been supplemented regarding the site sections of the existing and proposed ground levels of the Subject site.
	ii. Appendix – Please review the invert level difference for CP1.1-CP1.2, CP1.4-CP1.5, CP2.2-CP2.3, CP2.3-CP2.4, CP2.8-CP2.9, CP2.9-TM and Point Z-Point Y under Column (8) which seems not consistent with the difference between Column (6) and Column (7).	Please note the invert level difference for CP1.1-CP1.2, CP1.4-CP1.5, CP2.2-CP2.3, CP2.3-CP2.4, CP2.8-CP2.9 and CP2.9-TM under Column (8) apparently not consistent with the difference between Column (6) and Column (7) is due to rounding. To clarify, figures in Column (6), Column (7) and Column (8) are now shown in 3 decimal places in the updated Appendix of Drainage Submission .



No.	Comments Received	Our Responses
		The invert level difference for Point Z-Point Y under Column (8) is for information/reference only; general gradient of the channel section adjoining the Application Site, i.e. 1 in 500 (0.002), is adopted for this hydraulic assessment in Appendix of Drainage Submission .
iii.	General – The Applicant is required to rectify/modify the drainage system if it is found to be inadequate or ineffective during operation. The Applicant shall also be liable for and shall indemnify Government against claims and demands arising out of damage or nuisance caused by failure of the system.	Noted and accepted.
iv.	General – The Applicant should take all precautionary measures to prevent any disturbance, damage and pollution from the development to any parts of the existing drainage facilities in the vicinity of the lot. In the event of any damage to the existing drainage facilities, the Applicant would be held responsible for the cost of all necessary repair works, compensation and any other consequences arising therefrom.	Noted and accepted.
v.	General – The proposal must not obstruct overland flow or existing flow paths. All existing flow paths as well as the runoff falling onto and passing through the site will be intercepted and disposed of via proper discharge points. Free flow condition of the adjacent drains, channels and watercourses should be maintained at all time.	Noted. Please refer to Figure D4 of Drainage Submission for the peripheral channels intercepting all flows crossing the Subject site boundary will be provided and the flows will be disposed of via a terminal manhole (with trap) into the adjacent existing box culvert.
vi.	General – The Applicant is required to ensure that no construction debris, silt and sediments, or cementitious materials will be discharged to or deposited inside the public drains from the site. Any blockage or damage of public drains arising from the construction works shall be made good at the cost of the Applicant and to our satisfaction.	Noted and accepted.
vii.	General – Please be reminded to comply with “DSD Technical Circular No. 1/2017 Temporary Flow Diversions and Temporary Works Affecting Capacity in Stormwater Drainage	Noted and accepted.



No.	Comments Received	Our Responses
	Systems” if the proposed works involve the construction of permanent or temporary works within, over or adjacent to DSD’s stormwater drainage systems. In addition, the drainage works related to existing stormwater drainage systems should be implemented during dry seasons only.	
	<u>Sewerage Impact Assessment</u>	/
i.	Page 2 of the report repeated, please review.	It might be a clerical error and should have been avoided in the resubmission.
ii.	Figure D4 is not the same version as the submitted DIA, please review.	Please note the two aforementioned Figure D4 of Drainage Submission and Sewerage Impact Assessment (SIA) (Appendix 5) are different, that have been included different submissions under which the site boundaries are not the same. Figure D4 enclosed in the Appendix 2 of SIA is a record and is referred to the documents submitted to the Buildings Department in support of the Drainage Plan for approval in 2022 and for information only in the subject SIA. Yes, the mentioned Figure D4 is not the same version as the submitted Drainage Submission.
iii.	According to our record, the invert level of the outlet (i.e. X1) at FMH1036685 is +8.45mPD. Please review the relevant drawings and calculations.	Figure S3 of SIA has been revised accordingly.
iv.	Polyethylene (PE) pipe (PE100-RC) should be used for sewers in accordance with Corrigendum No. 1/2024 of Sewerage Manual Part 1, please review and update the relevant drawings and calculations.	Please note polyethylene (PE) pipes (PE100-RC) are adopted in assessing the proposed sewers. For conservative, precast concrete pipes are presumed in checking the existing sewers. Calculations of hydraulic analysis in Appendix 3 of SIA have been updated. Originally proposed pipe sizes and gradients are still appropriate under the updated calculations.
v.	The SIA report needs to meet the fill satisfaction of SIG/EPD, the planning authority of sewerage infrastructure.	Noted.



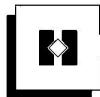
No.	Comments Received	Our Responses
	This is a coordinated reply from Land Drainage Division and Mainland North Division of Drainage Services Department.	/
E. Comments from Architectural Services Department (ArchSD) (Subject Officer: Ms. Jacqui CHEUNG, Architect/ASC/8, Tel: 2582 5322)		
Date: 30 April 2026		
	Based on the information provided, it is noted that the proposal mainly involves two building blocks with a gross floor area (GPA) of 10,489 sq.m. and a maximum building height (BH) of 13 storeys, which are both allowed under the GPA and BH restrictions of the Comprehensive Development Area as stipulated in the current Outline Zoning Plan. From the photomontages provided, it is noted that the proposal would not create much visual impact to the Surrounding environment. In this regard, we have no comment from architectural and visual impact point of View, subject to PlanD's View.	Noted.
F. Comments from Lands Department (LandsD) (Subject Officer: Mr. Chris CHAN, Estate Surveyor/E1 (DLO, YL), Tel: 2443 3164)		
General Comments		/
i.	The application site involves two private lots known as Lot Nos. 2188 ("Lot 2188") and 398 RP ("Lot 398RP") in all DD. 121 and subject to the following lease restrictions.	/
	a) Lot 2188 is held under the New Grant No. 22978 dated 6.7.2022 ("the New Grant") restricted for the use of a residential care home as approved by the Director of Social Welfare ("SWD"). It is also subject to a Building Covenant ("BC") period and a Commence to Operate ("C to O") period to the satisfaction of SWD to be expired on 31.3.2027.	Noted. Upon the approval of this planning application, land exchange application will be submitted to LandsD to modify the lot boundary as well as the lease covenants. An extension of the BC and C to O periods under the New Grant may be required if the approval date of this planning application and land exchange application fall after 31 March 2027.
	b) Lot 398RP is an old scheduled agricultural lot held under a Block Government Lease, which contains the restriction that no structure is allowed to be erected without prior approval from the Government.	Noted.



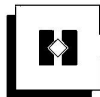
No.	Comments Received	Our Responses
ii.	The proposed development scheme contravenes the lease conditions governing both lots and would probably affect the completion of the residential care home on Lot 2188 within the BC and C to O periods, as overseen and monitored by SWD, under the New Grant. Hence, SWD's advice on the acceptability of the proposal must be sought.	Please note this planning application with supporting technical assessments will also be circulated to SWD for their review and comments.
iii.	In the event the subject application under s.12A of the Town Planning Ordinance (TPO) is accepted or partially accepted by the Town Planning Board (TPB) with a set of clear development parameters (including but not limited to the proposed user, gross floor area and car parking provisions, as appropriate) defined / firmed up and further submission to the TPB (including application(s) for permission under S.16 of the TPO after the corresponding amendment to the Outline Zoning Plan (OZP) has been made) is not required, the land owner may submit request for streamlined processing of land exchange application. Depending on the circumstances of each case, Lands Department (LandsD) at its sole and absolute discretion may, upon receipt of such valid request and subject to payment of premium (if required) and the administrative fee(s) (including fee payable to the Legal Advisory and Conveyancing Office, if required) by the land owner, commence the streamlined processing of the land exchange application on a without prejudice and non-committal basis while Planning Department (PlanD) is taking forward the relevant OZP amendment.	Noted.
iv.	The land owner is reminded that once the accepted or partially accepted proposal is reflected in the OZP and approved under S.9 of the TPO, a formal application for land exchange by land owner to LandsD is still required and policy support should be obtained from LWB/SWD if the applicant wishes to implement	Noted. Upon the approval of this planning application, land exchange application will be submitted to LandsD to modify the lot boundary as well as the lease covenants. Our Applicant will also apply for the "Incentive Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private



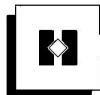
No.	Comments Received	Our Responses
	the proposal under the “Incentive Scheme to Encourage Provision of Residential Care Homes for the Elderly Premises in New Private Developments” as stipulated in LandsD LAO PN No. 5/2023.	Developments – Time Limited Enhancement” (LAO Practice Note No. 5/2023).
v.	Given Lot 2188 is subject to an unfulfilled BC and C to O periods, if the planning application is approved by the TPB, the applicant should apply for an extension of the BC and C to O periods under the New Grant until the land exchange application is approved by LandsD.	Noted. An extension of the BC and C to O periods under the New Grant may be required if the approval date of this planning application and land exchange application fall after 31 March 2027.
vi.	The land exchange application and the extension application as mentioned in paragraphs (iv) and (v) above, if submitted to LandsD, will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and policy support from LWB/SWD has to be obtained for the applications. There is no guarantee that the land exchange application will eventually be approved by LandsD. If the application for land exchange is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of premium and administrative fee(s).	Noted.
Advisory Comments		/
i.	Please note that the New Grant contains (a) a BC clause that requires the Grantee to complete the development on Lot 2188 and make it fit for occupation and (b) a C to O clause that requires the Grantee to commence to operate the residential care home to the satisfaction of SWD, both on or before 31.3.2027. Non-compliance of the clauses is a breach of the New Grant and will amongst other remedies Lot 2188 liable to re-entry by the Government.	Noted.



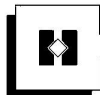
No.	Comments Received	Our Responses
ii.	The technical assessments as enclosed in the Planning Assessment Report and the related appendices should be subject to comments of relevant Government departments.	Noted.
G. Comments from Fire Services Department (FSD) (Subject Officer: Mr. WONG Cheuk-kei, ADO(TP), Tel: 2733 7737)		
1.	Please be informed that we have no specific comments on the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services.	Noted.
2.	Nevertheless, the following advisory clauses shall be delivered to the applicant:	/
	i. Detailed fire safety requirements will be formulated upon receipt of a formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of the application via the relevant licensing authority.	Noted.
	ii. The provision of emergency vehicular access in the subject work shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011.	Noted.
3.	Furthermore, please be advised that for any proposal involving a school, child care centre, residential care homes for the elderly or residential care homes for persons with disabilities, the height restrictions as stipulated in the respective Regulations and Code of Practice shall be observed.	Noted.
H. Comments from Electrical and Mechanical Services Department (EMSD) (Subject Officer: Mr. Jermery WONG, Engr/Tech Secretariat/1, Tel: 3757 6231)		
Electricity Safety		/
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		Noted.



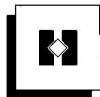
No.	Comments Received	Our Responses
	parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP) for the requisition of cable plans and overhead line alignment 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.	
	Town Gas Safety	/
1.	According to the R to C on pre-submission enquiry of the subject planning application, it is noted that the majority of the Application Site was covered by an approved s.16 planning application (No. A/YL-TYST/870) and quantitative risk assessment would be provided from the applicant of (No. A/YL-TYST/870) in the later detailed design stage.	Noted.
2.	However, the development under the approved s.16 planning application (No. A/YL-TYST/870) would no longer proceed as advised by PlanD. As such, a quantitative risk assessment would be required from the project proponent of the subject planning application to assess the potential risks associated with the high pressure town gas installation.	Noted. Site selection of this Application has been taken into account of electrical safety considerations. Please note the development intensity of our Proposed Development within the subject “Comprehensive Development Area” (“CDA”) zone does not exceed the maximum gross floor area as stipulated under the “CDA” zone of Approved Tong Yan San Tsuen OZP. In this regard, there should be no particular change in population. Hence, a quantitative risk assessment will be conducted and provided in the later detailed design.



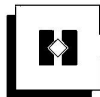
No.	Comments Received	Our Responses						
3.	The applicant/consultant/works contractor shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing and planned gas pipes/gas installations in the vicinity of the application site and any required minimum set back distance away from them during the design and construction stages of development.	Further details including safety measures would be discussed and liaised with Towngas in the later detailed design and/or land exchange stage.						
4.	The applicant is required to observe the following requirements of the Electrical and Mechanical Services Department's Publications via the following web-link for reference <table><tr><th>Publications</th><th>Web-link</th></tr><tr><td>Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong</td><td>https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf</td></tr><tr><td>Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition</td><td>https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf</td></tr></table>	Publications	Web-link	Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf	Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition	https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf	Noted.
Publications	Web-link							
Guidance Note on Quantitative Risk Assessment Study for High Pressure Town Gas Installations in Hong Kong	https://www.emsd.gov.hk/filemanager/en/content_287/GN_Qntve_Rsk_Asmnt_Study_Hgh_Prsre_Twn_Gas_Instltns_inHK.pdf							
Code of Practice on "Avoidance of Damage to Gas Pipes" 2nd Edition	https://www.emsd.gov.hk/filemanager/en/content_286/CoP_gas_pipes_2nd_(Eng).pdf							
I. Comments from Landscape Unit, Urban Design and Landscape Section, Planning Department (Landscape Unit, UD&L, PlanD) (Subject Officer: Ms. May CHAN, LA/3, Tel: 3565 3949)								
We have <u>no adverse comments</u> on the s.12A application from landscape planning perspective. Our detailed comments are as follows:		Noted.						
i. the majority of the Site falls within "CDA" zone and a minor eastern portion falls within "GB" zone;		Noted.						



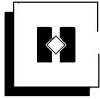
No.	Comments Received	Our Responses
ii.	according to the aerial photo taken in 2025, the Site was situated in area of miscellaneous rural fringe landscapes characterised by residential buildings, temporary structures, village houses, highways and scattered tree groups. From the site photos in the proposal, the Site, including the “GB” portion was largely hard paved;	/
iii.	as shown in the Landscape Proposal, two existing trees in the “GB” zone are proposed to be felled. The existing trees are not considered distinctive landscape resources, 17 new trees are proposed to be planted within the Site; and	/
iv.	in view of the above, no significant adverse landscape impact arising from the proposed rezoning is anticipated.	Noted.
J. Comments from Commissioner for Transport, Transport Department (TD) (Subject Officer: Mr. Forrest Ng, E/YLW1, TE(NTW), Tel: 2399 2422)		
Date: 7 May 2026		
1.	On the basis of the proposal of residential development and social welfare facilities with 72 flats and 450 beds respectively, I have the following comments to the application:-	/
2.	With reference to the Traffic Impact Assessment (TIA) enclosed in RNTPC Paper No. 3/26, 'Proposed Amendments to the Approved Hung Shui Kiu and Ha Tsuen Outline Zoning Plan No. S/HSK/2' for the Rural and New Town Planning Committee meeting on 27 February 2026, a junction improvement scheme was proposed at the intersection of Castle Peak Road – Hung Shui Kiu / Hung Tin Road (identified as J18 in the TIA). The applicant shall incorporate, including but not limited to, this scheme into their proposal to ensure that all road works are fully compatible.	Your concerned on the potential traffic impact due to introduction of access road connecting Fui Sha Wai South Road and Castle Peak Road is well noted. Under the latest proposal, the proposed improvement works would be limited to local road widening of Fui Sha Wai South Road for section between our proposed development access and the existing EVA connecting to Castle Peak Road – Hung Shui Kiu, while the layout of junction Castle Peak Road – Hung Shui Kiu / Hung Tin Road is not affected.
3.	Furthermore, the submitted TIA by the applicant proposed a new vehicular access from Castle Peak Road to Fui Sha Wai	Please refer to our responses for point 2.



No.	Comments Received	Our Responses
	South Road (paragraph 5.7.4). I disagree this scheme as the existing traffic conditions at this junction are not suitable for such modification. The introduction of additional turning movements at this location would adversely affect the overall junction performance.	
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.	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 Table 2-2 of Traffic Impact Assessment (TIA) (Appendix 3). In gist, the upper end HKPSG standard does not proposed to be adopted due to the following reasons: - 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. 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. c) The subject site is small with irregular geometry, and the carpark layout has already been optimized to achieve the maximum practicable utilisation. 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 Appendix A of TIA.



No.	Comments Received	Our Responses
		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. Section 2.3 of TIA have been revised accordingly.
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.
	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.



No.	Comments Received	Our Responses
	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 and Urban Design Unit of UD&L, PlanD has no further comment on the FI(1).	Noted.