

**Proposed Rezoning From “AGR” & “GB” To “G/IC” for  
a Proposed “Social Welfare Facilities” (Residential Care Homes for The Elderly) (RCHE)  
Lot 232 RP, 232 S.A RP, 232 S.A ss. 1 to 14, 232 S.B RP, 232 S.B ss. 1 to 27,  
232 S.C to 232 S.E, 233 RP, 233 S.A to 233 S.M, 237 RP, 237 S.A to 237 S.R,  
239 RP, 239 S.A to 239 S.G in D.D.23, Tung Tsz, Tai Po, N.T.  
S12A Application for Planning Application No. Y/NE-TK/19  
Response-to-Comment – ASD  
(Updated 19 February 2025)**

Comments	Response
<p><b>1. Comments of the Chief Architect/Advisory and Statutory Compliance, Architectural Services Department as follows:</b></p> <p>Based on the information provided, it is noted that the proposed development mainly consists of one tower with a building height (BH) of 10 storeys (31m or +34.5mPD). The BH appears to be much higher than the BH restriction of 3 storeys in the adjacent areas zoned 'Village Type Development' as stipulated in the current Outline Zoning Plan. From the photomontages provided, especially on Figure No.5 and No.6 (Viewpoint 2 and Viewpoint 3), it appears that the proposed development would create some visual impact to and may not be compatible with the surrounding environment.</p>	<p>Noted. The VIA revised.</p>