

**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 – LandsD
(Updated 19 February 2025)**

Comments	Response
<p>1. Comments of the District Lands Officer/Tai Po, Lands Department as follows:</p> <p>(i) Pursuant to para. 2.1.1 of the Supporting Planning Statement, the application comprises of the Application Site and Access Road. The Application Site involves various private lots all in D.D. 23 at Tung Tsz. All the affected lots are old schedule agricultural lots held under Block Government Lease which contains the restriction that no structures shall be erected on the lots without prior approval from the Government. The Access Road falls within unleased and unallocated government land. For clarification, it is not “maintained and vested by DLO” as stated in para. 2.1.1.</p> <p>(ii) The Application Site would not encroach onto any existing or planned emergency vehicular access.</p> <p>(iii) Should the captioned application be approved by the Town Planning Board, the Applicant is required to apply to this office for a lease modification / land exchange in order to implement the proposed development of the residential care home for the elderly. The lease modification / land exchange application will be considered by the Government in its capacity as a landlord and there is no guarantee that the application will be approved. Relevant bureaux / departments including SWD will be consulted under LandsD LAO Practice Note Issue Nos. 4/2003 and 5/2023 (re para. 2.2.2 of the</p>	<p>Revised accordingly. Para. 2.2.1 has been revised per attached.</p> <p>Noted.</p> <p>Noted.</p>

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<p>Supporting Planning Statement). The lease modification / land exchange, if approved, will be subject to such terms and conditions including payment of premium and administrative fee as considered appropriate.</p> <p>(iv) The Applicant will make use of the adjoining unleased and unallocated government land as pedestrian and vehicular access to and from Tung Tsz Road. The maintenance and management responsibility of the said government land leading to the Application Site should be sorted out with the relevant government departments prior to the use of the access road.</p>	<p>Noted.</p>

2.1 Location and Access

2.1.1 The Application Site locates at Lot no. 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. is accessible by an Access Road of about 120m long with varying width not less than 4.5m (*Figure 4 refers*).

The Access Road is an unleased and unallocated Government Land maintained and vested by **Government Department**. The Access Road is fitted with Lamp Posts, Public Drains and Sewers. It is connected to the Tung Tsz Road to the South-East side which finally discharged to Ting Kok Road.

2.1.2 The Site possesses an area of about 1,490 sm (16,090 sf) locates at the fringe of "AGR" zone, and closely adjoin a "V" zone to its West and North-West. Although majorly zone as "AGR", a very small corner to its North-West encroaches onto "GB" zone. Its East and South-East bound on abandoned Agricultural Land located in the same "AGR" zone.

2.1.3 Groups of Village Houses, the "Treasure Spot Garden" located at a "V" zone, adjoin closely to this "AGR" zone to the West and South-West. While similar Village House Developments, the "Jade View Villa" located slightly further away to the East. "Tsz Shan Monastery" is situated at an "G/IC" zone to the North-East. A "GB" zone located to the North which serves as a Back Drop. (*Figure 1 refers*).