

Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Geotechnical Engineering Office, Civil Engineering and Development Department received on 16.5.2025 (Contact Officer: Mr. T K TSE, tel: 2762 5384)		
1.	The applicant's responses to our previous comments provided via memo ref. PLN-50-2005-2-H6 dated 20.11.2024 are noted. Please remind the applicant to include the necessary contents in the Geotechnical Assessment Report in the subsequent submission.	Noted. The required information will be incorporated in the subsequent geotechnical assessment report submission.
2.	Further to para. 2 of our previous memo ref. PLN-50-2005-2-H6 dated 27.3.2025 regarding the public concern on slope stability and landslide risk issues, we note that the applicant's response with detailed justification is not provided into the latest GPRR.	As to public concern on stability and landslide risk of the proposed access road, a preliminary stability assessment of the existing slope has been carried out, and it was found that the slope is currently in stable condition. As the proposed access road will be supported by raking mini-piles with elevated pile caps, the existing slope will almost be undisturbed and hence, its stability will remain.
	<u>Attached memo with the comment:</u> 2. It is noted from the public comments that the general public expressed concern on slope stability and landslide risk with regard to the proposed access road. The applicant may wish to address these concerns with detailed justification and incorporate the information in the Geotechnical Planning Review Report (GPRR) for our further review.	The GPRR has been duly revised to incorporate the following. 1. Paragraph 2.4 to address existing slope stability. 2. Addition of Appendix E to present graphical output of the slope stability analysis. 3. Touch-up of Paragraph 3.3 stating that the existing slope stability will not be affected. Replacement pages of GPRR are provided at Annex 1 to incorporate the above changes.
2. Comments from Drainage Services Department received on 16.5.2025 (Contact officer: Mr. Keith WONG tel: 3101 2376)		
	The submission does not cover any proposed drainage works. The AP shall ensure that there will be no adverse impact to the existing drainage systems.	Noted.
3. Comments from Food and Environmental Hygiene Department received on 16.5.2025 (Contact officer: Ms. Stella KWOK, tel: 3141 1229)		
	FEHD has no further comment.	Noted.
4. Comments from Road Management Office, Hong Kong Police Force received on 16.5.2025 (Contact officer: Mr. Raymond LAM, tel: 3660 1887)		
	Traffic Hong Kong Island of HKPF have no specific traffic comment on the Further Information.	Noted.

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5. Comments from Urban Design Unit, Urban Design & Landscape Section, Planning Department received on 16.5.2025 (Contact Officer: Ms. Vanessa TSANG, tel: 3565 3942)		
Please be advised that our comments provided shall remain valid. We have no further comment from visual perspective.		Noted.
6. Comments from Buildings Department received on 16.5.2025 (Contact officer: Ms. Janet LI, tel: 3162 8807)		
Please be noted that our comments in memo dated 9.3.2025 are still valid.		Noted.
7. Comments from Environmental Protection Department received on 16.5.2025 (contact officer: Ms. Kathy HO, tel: 2835 1847)		
The r-to-c of the applicant is noted. Please ask the applicant to incorporate the measures and compliance of relevant legislations/guidelines stated in our comments into the planning statement.		Noted. Relevant information has been incorporated in paragraph 5.8.5 of the Planning Statement. Please refer to Annex 5 for the replacement page.
8. Comments from Landscape Unit, Urban Design & Landscape Section, Planning Department received on 20.5.2025 (Contact Officer: Mr. Chak Man NGAI, tel: 3565 3955)		
Please find our comments from landscape planning perspectives for your consideration.		
General Comments		
2.	The site is mainly covered by existing slope trees and vegetation. The proposed vehicular road of approx. 12m x 34m will lead to the loss of trees and vegetation in the Green Belt zone and the large shaded void beneath the proposed road surrounded by dense trees. Compensation/new tree planting as mitigation measures under the road may be ineffective.	Your concern is noted. We would like to propose a beautification scheme for the large shaded void beneath the Proposed Access Road by proposing vertical green (wiring system) surrounding the periphery of the access road. Please refer to revised drawings (drawing no. LS_001 and 002) and an additional vertical green (wiring type) detail (drawing no. LD_003) in Annex 2 for your consideration.
3.	Compared the FI with the original application (received via DPO's email dated 14.2.2025), minor changes in site area and landscape mitigation measures are observed. The application site area is reduced from 652m ² to approx. 648m ² , the number of trees surveyed/to be felled is reduced from 35 to 29 and the number of compensatory/new tree planting is increased from 13 (with 1m spread and 2.5m height) to 40 (including 5 heavy standard trees and 35 whip trees).	Noted. With reference to LCSD's comments below, more trees with potential impact are included into this submission for your further review.

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Advisory Comments		
4.	<p><u>Annex 1</u></p> <p>According to the revised Section 3.1, 3.2, 3.4 and 3.5 and Tables 5 & 6, 29 existing trees of 7 common native species (including 2 dead trees) with heights ranging from 5m to 14m, crown spreads from 3m to 15m, and DBHs from 100mm to 530mm were surveyed within the Site. No registered Old and Valuable Trees (OVTs) or rare species were identified. All surveyed trees within the Site are proposed to be felled as they would unavoidably be affected by the proposed works and are not suitable to be transplanted. Impact on existing landscape resources within the site arising from the proposed development is anticipated. Moreover, it is observed from the Tree Survey Plans in Appendix B that many existing trees outside the site/within the same Green Belt zone are very close to the site boundary, which are also likely to be affected by the construction of the proposed works.</p>	Noted.
5.	<p>With reference to the revised Section 3.9 and Table 7 – New Tree Planting Proposal (For Information Only), 5 heavy standard trees of native species with minimum 4m spacing are proposed in the new strip planter, and 35 whip trees of native species are proposed on the existing slope area within the application site. The compensatory tree planting ratio in terms of tree numbers is 1:1.38. According to Drawings No. LP_002, LS_001 and LS_002 in Appendix A, the 35 whip trees with hydroseeding are proposed with the existing slope area underneath the proposed access road. The proposed understorey whip planting/hydroseeding may not be able to grow properly in this condition.</p>	Your concern is noted. We would like to propose a beautification scheme for the large shaded void beneath the proposed access road by proposing vertical green (wiring system) surrounding the periphery of the access road. Please refer to revised drawings (drawing no. LS_001 and 002) and an additional vertical green (wiring type) detail (drawing no. LD_003) in Annex 2 for your consideration.
6.	<p>The applicant should be advised that approval of the application does not imply approval of tree works such pruning, transplanting and felling under lease. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	Noted.

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		A summary table showing all departmental comments received on the Landscape Proposal and Tree Treatment Proposal is provided at Annex 3 for your easy reference. The summary table highlights the changes made to the landscape design in response to comments from different government departments since the pre-submission stage in November 2024 to the last submitted Further Information 1.
9. Comments from Agriculture, Fisheries and Conservation Department received on 20.5.2025 (Contact officer: Ms. Karrie WU, tel: 2150 6942)		
	Please note that I have no comment on the 1st Further Information of the subject application.	Noted.
10. Comments from Highways Department received on 20.5.2025 (Contact officer: Ms. Iris CHEUNG, tel: 2231 5618)		
	We do not have any comments from highways maintenance point of view. Referring to R to C item 4(c), the proposed access road will be managed and maintained by the Applicant at their own cost.	Noted.
11. Comments from Leisure and Cultural Services Department received on 21.5.2025 (Contact officer: Mr. Kaizer CHAN, tel: 2601 8687)		
Please find the below comments from the Hong Kong East Tree Team of this Department for your further action:-		
<u>R-to-C</u>		
<ul style="list-style-type: none"> The two below previous comments from LCSD were not addressed. It is even observed that six trees, i.e. T13, T19, T52, T152, T160 and T190 were removed from the revised Landscape Proposal and Tree Treatment Proposal. The structure of the new access road is considered having direct conflict with the six trees concerned as well as other trees nearby. For example, the footing of the new access road may encroach into the root system of some trees that were not included in this proposal. The study should adopt a holistic and comprehensive approach to include all trees that are likely to be affected by the proposed project. 		Noted and understood. For the trees with potential conflict to the future works, though outside the planning application site boundary, they are included in this submission. Though most of the trees are overlapping with the proposed new access road, the impact to these trees should be avoided in consideration of the slope tree level differences to the proposed works. The method statement of the Tree Protection Zone will be provided in detailed design stage for approval during formal submission of TPRP to relevant Government Departments.
<ul style="list-style-type: none"> DevB TC(W) No. 4/2020 - Tree Preservation should also be included in Section 1.1. 		Noted and added in Section 1.1 of the report at Annex 2 .
<ul style="list-style-type: none"> It is observed that only 35 nos. of tree that are in direct conflict with the proposed development and proposed to be felled were surveyed. However, those trees near the works boundary which may also be affected by the proposed development and will need for protection or maintenance during the construction stage were not surveyed. 		Same response to above item 1

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	<u>Landscape Proposal & Tree Treatment Proposal</u>	
	<ul style="list-style-type: none"> Referring to Section 3.6, the future maintenance responsibility of the new strip planter, the 5 heavy standard trees and the 35 whip trees should be identified. 	Please note that the maintenance of any landscape works within the planning application boundary will be undertaken by the Lot Owner, which is supplemented in Section 4.4 of the report.
	<ul style="list-style-type: none"> The planting space of the 5 heavy standard trees at the new strip planter mentioned in Section 3.6 and Section 4.3 are different, please clarify. 	Noted and rectified. It should be 4m spacing.
	<ul style="list-style-type: none"> It is observed that the 35 whip trees proposed on the existing slope area will be underneath the new access road. Serious shading effect is anticipated with the Lot Building at the eastern side. The growth potential of the 35 whip trees is in question. 	Your concern is noted. We would like to propose a beautification scheme for the large shaded void beneath the proposed access road by proposing vertical green (wiring system) surrounding the periphery of the access road. Please refer to revised drawings (drawing no. LS_001 and 002) and an additional vertical green (wiring type) detail (drawing no. LD_003) in Annex 2 for your consideration.
		A summary table showing all departmental comments received on the Landscape Proposal and Tree Treatment Proposal is provided at Annex 3 for your easy reference. The summary table highlights the changes made to the landscape design in response to comments from different government departments since the pre-submission stage in November 2024 to the last submitted Further Information 1.
12. Comments from Architectural Services Department received on 22.5.2025 (contact officer: Mr. Sherman SUM, tel: 2524 7948)		
	Based on the information provided, it is noted that the submitted R-to-C table is mainly in response to the comments from various departments, and there is no change in the design parameters of the proposal. As mentioned in our previous memo dated 4 March 2025, we have no particular comment from architectural and visual impact point of view at this stage, subject to PlanD's view.	Noted.

13. Comments from Electrical and Mechanical Services Department received on 22.5.2025 (contact officer: Mr. Stanley SIU, tel: 3757 6231)

I would offer the following comments for your consideration:

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 parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. HK Electric) for the requisition of cable plans to find out whether there is any underground cable 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.

Noted. The concerned electricity suppliers will be consulted at a later detailed design and construction stage, and relevant procedures/measures will be followed to ensure that no impact will be generated on the electricity supply.