

Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Landscape Unit, Urban Design & Landscape Section, Planning Department received on 13.6.2025 (Contact Officer: Mr. Chak Man NGAI, tel: 3565 3955)		
<u>General Comments</u>		
2.	<p>Compared the current FI with the previous FI No. 1 (received via DPO's email dated 7.5.2025), a large-scale vertical greening system (wiring type) with climber plantings are proposed on the existing slope area along the northeastern and northwestern boundary. The previously proposed 35 whips has been deleted. As 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. Given the extensive coverage of the proposed road, and the dense shading by surrounding trees around the avoid beneath the proposed road, there is limited space for meaningful landscaping within the application site. Similar to the previously proposed 35 whips, the proposed vertical greening system as landscape mitigation measures under the road <u>may also not be effective</u>.</p>	<p>After considering the departmental comments on previous landscape treatments in FI 1 and 2 (i.e. the compensatory planting underneath the Proposed Access Road and vertical greening system), the Applicant has proposed an alternative landscape treatment in this submission where a portion of private lot of 58 Tai Hang Road will be dedicated to new planter strips for compensatory tree planting.</p> <p>Under the revised Landscape Proposal at Annex 1 of this submission, a total of 35 nos. of new trees (comprising 12 nos. of heavy standard size trees and 23 nos. of standard size trees) are proposed within the planter strips located along the Proposed Access Road and on the platform of the residential site at 58 Tai Hang Road.</p> <p>With the current landscape design, a 1:1 compensation ratio for the tree loss is achieved. Therefore, this landscape treatment is considered the optimal design for compensating for the tree loss, and no adverse landscape impact is anticipated.</p>
3.	<p>Compared the current FI with the previous FI No. 1, 18 trees have been added to the tree survey, including 11 to be retained (T9, T11, T116, T117, T131, T141, T164, T167, T168, T186, T198) and 7 to be felled (T13, T16, T51, T52, T152, T160 and T190) <u>"within the planning application boundary"</u> as stated in Sections 3.1, 3.2 and Table 5 of Annex 2. However, according to the Tree Survey Plans in Appendix B of Annex 2, all of these 18 trees are located outside the site boundary. With reference to Section 3.4 of Annex 2, the "12" (which should read as "11") trees to be retained as quoted above are <u>"outside planning application boundary"</u> but in closed (close) proximity to the future works", which contradict with other sections. As information on trees outside the planning application boundary are out of the purview of PlanD, the applicant should remove <u>all relevant information</u> (such as tree survey, proposed tree treatment and the associated compensatory tree planting outside the planning application boundary) and revise/update all relevant sections in the planning statement and Annex 2 accordingly.</p>	<p>With reference to LCSD's comment dated 21.5.2025, <i>"The study should adopt a holistic and comprehensive approach to include all trees that are likely to be affected by the proposed project"</i>, the trees LCSD mentioned are outside planning application boundary.</p> <p>We noted that information on trees outside the planning application boundary is out of the purview of PlanD. Nonetheless, in response to the LCSD's comments, such information should fall within the purview of LCSD or other relevant Government Departments. As such, separate information has been supplemented and revised in Sections 3.1 to 3.4.</p>

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Advisory Comments		
4.	Annex 2 - Appendix B – Tree Treatment Plans (Dwg. No. TT_001 and TT_002) – Tree Protection Zone (TPZs) is subject to approval of TPRP(s) by the relevant government department(s), and out of the purview of PlanD. The legend for “Tree Protection Zone” and the indicated TPZs on the drawings should be omitted accordingly.	We noted that tree protection zone on trees outside the planning application boundary are out of the purview of PlanD. Nonetheless, considering it is within the purview of LCSD or other relevant Government Departments, such information has been retained for their information.
5.	Annex 3 – The summary table of departmental comments received on Landscape Proposal and tree Treatment Proposal contains information related to compensatory planting outside the planning application boundary , and correspondences with other government departments (i.e. LCSD, LandsD) which are outside PlanD's regime and will not be reviewed by LU. This annex should be indicated as “For PlanD's information only”.	Noted.
6.	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.	Noted.
2. Comments from Leisure and Cultural Services Department received on 13.6.2025 (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:-		
	Referring to the Annex 2 - Revised Landscape Proposal and Tree Treatment Proposal of the 2nd Further Information, it is observed that 35 nos. of alive tree were proposed to be removed while 5 nos. of heavy standard tree would be compensated within the Lot. According to the DevB TC(W) No.4/2020, implementation of compensatory tree planting should be of a ratio not less than 1:1 in terms of number as far as practicable, i.e. the number of compensatory trees onsite and offsite not be lower than that of the number of trees removed including dead trees. The applicant is advised to review the compensatory tree planting proposal in order to achieve the 1:1 ratio as far as practicable.	Noted. With reference to the revised Landscape Proposal and Tree Treatment Proposal at Annex 1 of this submission, a total of 35 nos. new trees are proposed within the Proposed Access Road and the private lot of 58 Tai Hang Road, achieving the 1:1 compensatory ratio to the tree lost. The proposed new trees will be managed and maintained by the Applicant.
3. Comments from Buildings Department received on 13.6.2025 (Contact officer: Ms. Janet LI, tel: 3162 8807)		
	BD's comments are still valid.	Noted.