

### Responses to Departmental Comments

Item	Departmental Comments	Applicant's Responses
<b>1. Comments from Landscape Unit, Urban Design &amp; Landscape Section, Planning Department received on 25.7.2025 (Contact Officer: Mr. Chak Man NGAI, tel: 3565 3955)</b>		
<b><u>General Comments</u></b>		
2.	Compared the current FI with the previous FI No. 2 (received via DPO's email dated 2.6.2025), it is noted that the previously proposed vertical greening system on the existing slope area has been deleted. As an alternative proposal, the applicant has proposed <b>30 more new trees</b> in new planter strips within the Site. The revised total number of new trees within the Site is 35 (including 23 standard trees of native species and 12 heavy standard trees with a mixture of native and exotic species). The revised compensatory tree planting ratio is 1:1 in terms of tree numbers.	Noted. According to your comments, trees outside site planning application boundary have been separated from the main text and drawings, which were reported in Appendix C, independently for your information only. Please refer to the attached ' <b>Appendix 1 of FI 4</b> '.  Thus, in this submission, the total nos. of new trees proposed as a compensation of felled trees within the planning application boundary will be reduced from 35nos. to 29nos.; with reference to Appendix C for your information only, the other 6nos. new trees will be proposed within Lot No. 6621 S.A. as compensation for felled trees outside planning application boundary as new tree at UUGL as compensation will not be acceptable to LandsD.
3.	The applicant should add new sections in Appendix A of Annex 1 to reflect the latest landscape proposal with new planting area at the eastern part of the Site.	Noted. A new section has been added. Please refer to 'Landscape Section C' under Appendix A for your review.
4.	Previous comments no. 3, 4 and 5 have <u>not</u> been fully addressed and are all <u>still valid</u> . Should the applicant wish to retain any information which are outside the purview of LU/PlanD (e.g. trees <b><u>outside the planning application boundary</u></b> ) to address comments from other department(s), such information shall be <b><u>separately provided</u></b> in other annex(es) of the Planning Statement (PS) and clearly <b><u>annotated as "For LU/PlanD's reference only (not for LU/PlanD's vetting)"</u></b> .	Noted. According to your comments, the tree treatment proposal for trees outside planning application boundary has been separated from the main report and attached into Appendix C independently for your information only. Please refer to the attached ' <b>Appendix 1 of FI 4</b> '.

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	<p><u>Previous comments dated 13.6.2025</u></p> <p>3. Compared the current FI with the previous FI No. 1, <b>18 trees</b> 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) <b>“within the planning application boundary”</b> 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 <b>“outside planning application boundary</b> 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 <b>all relevant information</b> (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>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.</p> <p>5. Annex 3 – The summary table of departmental comments received on Landscape Proposal and tree Treatment Proposal contains information related to <b>compensatory planting outside the planning application boundary</b>, 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”.</p>	<p>Noted. Discrepancies were rectified. According to your comments, the tree treatment proposal for trees outside planning application boundary has been separated from the main report and attached into Appendix C independently for your information only. Please refer to the attached '<b>Appendix 1 of FI 4</b>'.</p> <p>Noted and omitted.</p> <p>Noted. According to your comments, the tree treatment proposal for trees outside planning application boundary has been separated from the main report and attached into Appendix C independently for your information only. Please refer to the attached '<b>Appendix 1 of FI 4</b>'.</p>

<b>Advisory Comments</b>		
5.	PS – para. 5.8.1 – It is mentioned that “detailed landscape assessment is provided at <b>Annex 5</b> ”. However, the Revised Landscape and Tree Treatment Proposal is provided in <b>Annex 1</b> . Please clarify and rectify all discrepancies.	<p>We would like to clarify that at the time the application was submitted, the Landscape and Tree Treatment Proposal was included as Annex 5 in the Planning Statement. For the last revised Landscape and Tree Treatment Proposal, it was submitted as part of the FI 3 and therefore referred as Annex 1 of FI 3.</p> <p>To avoid confusion, the revised Landscape and Tree Treatment Proposal attached under this FI 4 submission is referred to as ‘<b>Appendix 1 of FI4</b>’ for your consideration.</p>
6.	<p>Previous comment no. 6 is <u>still applicable</u>.</p> <p><u>Previous comments dated 13.6.2025</u></p> <p>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.</p>	Noted.
<b>7. Comments from Urban Design Unit, Urban Design &amp; Landscape Section, Planning Department received on 25.7.2025 (Contact Officer: Ms. Yancy FUNG, tel: 3565 3963)</b>		
7.	Annex 3 of the submitted FI3 shows a revised proposal with climber plantings on stilts above the slope area (as proposed in FI2) removed. The current proposal is similar to the photomontage in FI 1 submitted on 7.5.2025. Please be advised that UD Unit’s position as in FI 1 stage remains valid, and no further comments from visual perspective.	Noted.