

Attachment 4 - Response-to-Comments Table

No.	Comments	Responses
1	<p>Urban Design and Landscape Section, Planning Department (UD&L, PlanD), dated 7.4.2025</p> <p>(a) With reference to the aerial photo of 2022, the site is located in an area of miscellaneous rural fringe landscapes landscape character comprising woodlands within the “Green Belt” (“GB”) zones, ponds, scattered tree groups, vegetated areas and some temporary structures. There is a concern that approval of the application may alter the landscape character and degrade the landscape quality of the “Agriculture” zone, where the “GB” zone is in close proximity to the site.</p> <p>(b) Based on our recent site record, the site is partly vacant and partly covered by wild grasses and self-seeded vegetation. Some trees of common species are observed within the site, however, no information on the existing trees, proposed treatment and mitigation measures (if any) is provided. According to the Filling of Land Plan, the whole site is proposed to be filled. Potential impact on the existing landscape resources cannot be ascertained.</p> <p>(c) The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.</p>	<p>(a) We noted the location of the site near the “GB” zone and its existing rural fringe landscape character. The proposed temporary development is designed to be compatible with the surrounding rural setting. The proposed development is agricultural and educational in nature, which aligns with the planning intention of the “AGR” zone and does not conflict with the adjoining “GB” zone.</p> <p>(b) Although the site is partly vacant and partly covered by wild grasses and self-seeded vegetation, we confirm that no Old and Valuable Trees (OVT) or protected species will be affected by the proposed works. The proposed filling works will be carefully designed to avoid areas with existing trees, i.e. a minimum width of 1.5m clear zone for healthy tree growth, thereby minimising potential impacts on landscape resources.</p> <p>(c) Noted.</p>