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Response-to-Comments

Section 16 Planning Application for Proposed Houses and Minor Relaxation of Plot Ratio and Building Height Restriction at Lots 1217 S.A RP and 1217 S.B RP in D.D. 104 and Adjoining Government Land, Ngau Tam Mei, Yuen Long, New Territories

Department	Date	Comments	Responses to Departmental Comments
Landscape Unit, Urban Design & Landscape Section, Planning Department	23.9.2024	<p>The existing trees within the Site will likely be affected by the proposed development shown on the Site Plan (Dwg. No. A-SP-001(C) in the Planning Statement (PS)). Nevertheless, Part 9 of the Application Form states that no tree felling will be caused and there is no information on the existing trees in the application. Please clarify.</p> <p>The applicant should provide information on the existing trees within the Site (including tree location plan, tree schedule (species, size, general condition) and date-imprinted tree photos, proposed tree treatment and landscape proposal as appropriate. Part 9 of the Application Form should be reviewed and suitably revised.</p>	<p>Please note that no tree felling is involved under the current application.</p> <p>As presented in the planning statement para 1.2.1, the Applicant is a landscape enthusiast who is very interested in Chinese Style Landscape Gardening. There is some tree plots currently stored within the application site which are well maintained by the applicant (Please refer to the photo below). The applicant will remove the tree plots for the proposed development. The tree plots will be removed and transferred, and no tree felling is involved under the current application.</p> 
Architectural Services Department	19.9.2024	Please provide some photomontages of the proposal in its surrounding context from different vantage points in order to enable us to comment on the visual impact of the development.	Please refer to Appendix 1 . The proposed development is small in scale and surrounded by trees, making it visually compatible with the surrounding areas without causing overwhelming visual obstruction.