

**Response to the Comments from the Director of Agriculture, Fisheries and Conservation (Contact Person: Ms. Chole NG, Tel. 2150 6931)**

Three watercourses are recorded within the application site, which is slightly different from the previous site condition.

[See Attachment](#)

[W1 is the main water course in the Site](#)

[W2 is the water puddle in the south side of the site \(Fig 6-9\)](#)

[W3 is the water course outside the boundary of the site \(Fig 10\)](#)

It is noted from S.4.14.11 of the Planning Statement that there is a significant reduction in the application site area. Please clarify whether the applicant site area has been reduced or increased compared with the previous scheme under the Application No. A/NE-FTA/220.

[Verify the application site area has been increased compared with the previous scheme under the Application No. A/NE-FTA/220.](#)

Please clarify if the ecological impact assessment has been conducted based on the latest development parameters of the current Application No. A/NE-FTA/258.

[We have conducted an ecological impact assessment based on the latest development parameters for the current application number A/NE-FTA/258.](#)

As *Somanniathelphusa zanklon* has once been recorded within the application site, should the application be approved, the applicant is required to conduct a pre-construction survey to check the presence of *Somanniathelphusa zanklon* and the survey should be conducted in all the three watercourses within the application site. The applicant should submit a pre-construction survey plan and translocation proposal for our further comment.

[As pine caterpillars \(\*Somanniathelphusa zanklon\*\) have been recorded at the application site, the applicant engaged an ecological expert to conduct a pre-construction survey and translocation report, which was approved by the Agriculture, Fisheries and Conservation Department. The animals have been relocated to a suitable location and measures have been taken to prevent \*Somanniathelphusa zanklon\* from entering the application area. Please refer to the ecological impact assessment for details.](#)

- 4.14.8 The above mitigation measures proposed would avoid direct impact on the crab *S. zanklon* and to minimize the potential indirect impacts on adjacent habitats/wildlife and water quality during the construction phase.
- 4.14.9 Flight path surveys were conducted in March, April and May 2023. According to the survey, flight routes of the waterbird were studied and the results indicated that most of the birds flew toward the southeast area of the Subject Site and to Man Kam To. Most of the bird species were urban and common in Hong Kong. In addition, most of them were recorded flew with a short distance within or near the subject site. The proposed 20.675m height building will not be an obstacle for waterbirds or Ardeidae as only two Chinese Pond Herons were recorded to fly low, within the Subject Site. The Subject Site is not attractive to bird species and not a major flight line of Ardeidae. Therefore, the impact on the bird flight line is considered insignificant.
- 4.14.10 While the impact on avifauna is considered insignificant, the applicant is willing to undertake mitigation measures to create a bird-friendly environment. The proposed green roof could serve as a resting stop for avifauna. During the detailed design stage, the applicant will explore the use of minimal glass and screening to reduce reflections. Furthermore, the incorporation of extensive vertical green will be considered to mitigate possible visual impact.
- 4.14.11 Following the result from the previous EcolA which concludes the Application Site is of low ecological value, the latest ecological surveys have supplemented the impacts on avifauna and impact on the crab *S. zanklon*, which concludes the impact on the bird flight line and remaining birds species would be insignificant, and the impact on the crab *S. zanklon* would be reduced to insignificant after the mitigation measures. It is also noteworthy that the current application involves no increase but a significant [increase](#) in Application Site area (+26.1%), it is anticipated that the overall impact as investigated in the previously conducted EcolA would remain unchanged, and the overall impact severity would be remained as low. The Applicant is well prepared and committed to implementing the mitigation measures, if and when required by relevant departments in accordance with the requirements of relevant Technical Memorandums of the Environmental Impact Assessment Ordinances should the current application be approved.



**Location Plan (watercourses)**





Fig 1



Fig 2



Fig 3



Fig 4





Fig 5



Fig 6





Fig 7



Fig 8





Fig 9



Fig 10

