

**Response to the Comments from DAFC (Contact Person: Mr. LAU Yun-kwan, Tel. 2150 6931)**

- Regarding S.4.14.11 of the Planning Statement, the applicant should review and revise the sentence as appropriate - “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 EcoIA would remain unchanged, and the overall impact severity would be remained as low.”.
- Revised
- While a pre-construction survey and translocation exercise was carried out for *Somanniathelphusa zanklon* in April 2025, the applicant should be aware that if *S. zanklon* occurs within the application site again during the construction phase, the individuals should be translocated as appropriate.  
The applicant is aware of and complies with the above opinions
- The applicant should carry out good site practice and establish pollution control measures during the construction phase as appropriate to avoid and minimise impacts to watercourses to be retained and in the vicinity of the application site.  
The applicant is aware of and complies with the above opinions

- 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 worth noting that the current application site area has increased (+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.