

All new trees within the Application Site Boundary will all be managed and maintained by the Applicant.

3.5.4 The proposed planting regime will provide approximately 1:2.11 compensation ratio in terms of quality and quantity of the loss of 18 existing trees, excluding *Leucaena leucocephala* (銀合歡), in accordance with *Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease (Guidance Notes of LAO PN No. 6/2023)*.

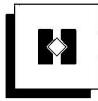
3.5.5 The proposed trees are mostly native and ornamental species that are available in local nurseries at heavy standard size. The selection of plant combination enriches the colour complexity and visual gradation of the Proposed Development. *Bauhinia blakeana* (洋紫荊), *Pongamia pinnata* (水黃皮), *Sterculia lanceolata* (假蘋婆) and *Sapium color* (山烏柏) are chosen to be planted along the east and southeast edges of the Application Site Boundary, closer to the existing adjoining developments, so as to screen the cultivation area and reduce the visual impact to the nearby occupants. Groundcover, including *Wedelia chinensis* (蟛蜞菊) will be planted closer to the proposed drainage system and new tree planting.

3.6 Operation Arrangement of the Permitted Use

3.6.1 According to the information, the Proposed Development will be operated by around 5 experienced cultivators for agricultural use daily generally around 7a.m. to 7p.m. daytime, subject to the actual operation by the future users. South portion of the Application Site will be for rehabilitation of agricultural land (i.e. growing vegetables and crops), and taking advantage of the existing pond in the northwest portion, pond fish culture for freshwater fish would also be considered.

3.6.2 For the pond fish culture, traditional polyculture techniques would be adopted with regular water quality monitoring and sustainable feeding practice to maintain the ecological balance and preserve the tradition of fish farming. The proposed fishing species include tilapia, carp, Chinese barb, etc., which are well-suited to Hong Kong's warm and stable climate across all four seasons. Shrimps may also be cultured with fish to control organic matter and microorganisms in the water, which improves water quality and provides nutrients for the fish. Provision of large nets along the pond boundary will be included to protect fish fry or fingerlings during operation stage, thus fry monitoring would be adopted from stock management. Regular water quality monitoring and sustainable feeding practices will ensure optimal conditions year-round.

3.6.3 Various types of aerators would be adopted with sprinkle aerators, in which are commonly deployed for fish culture. On the other hand, traditional methods, such as fertilization and managing weeds and/or unwanted fish,



would also be adopted to maximize the fishing production. Further details are subject to the actual operation by the future users.

3.6.4 Adjacent to the fish ponds, the agricultural area will further utilize fertile, well-drained soils enriched by proximity to the wetland ecosystem. The proposed growing vegetables and crops include rice grains, water cheanut, lotus, taro, etc., that are suitable to be planted around water year-round. Organic farming method shall be adopted, by using fish pond water for irrigation to recycle nutrients and minimize waste. Crop rotation and intercropping shall also be implemented to enhance soil health and ensuring consistent yields across seasons. Further details are subject to the actual operation by the future users.

3.6.5 Organic farming method shall be adopted with integrated pest management (IPM) techniques throughout the proposed agriculture, such as introducing beneficial insects (i.e. ladybugs for aphid control), using neem oil and/or matrine extracts from natural deterrence for organic farmer use, and deploying physical barriers like netting or a "Bug Sucking Machine" to control the potential flea beetle problems as also recommended by the AFCD. Fertilization will rely on on-site composting of crop residues, pond sludge and fish effluent at the northwestern pond, to recycle the aerobic composting piles that prevent soil subsidence commonly found in reclaimed wetlands or water bodies.

3.6.6 It is confirmed by the Applicant that there should be no further pond filling, nor any filling and excavation of land. Besides, the Application Site would not be operated as a hobby farm or open to the public as well.

3.6.7 During operation phase, the following mitigation measures are proposed to avoid and minimise impacts and disturbance to the surrounding habitats.

Air Quality and Noise

- The Proposed Development will be for rehabilitation of agricultural land and pond fish culture for freshwater fish. No air and noise emission activities will be involved. Therefore, air pollution and noise impacts are not expected.

Water Quality

- The surface runoff generated from the Application Site will be discharged to the proposed U-channel system. Therefore, water quality impact is not anticipated.

Light Impact

- The Proposed Development will only operate during daytime. No light pollution is anticipated.

Waste Management

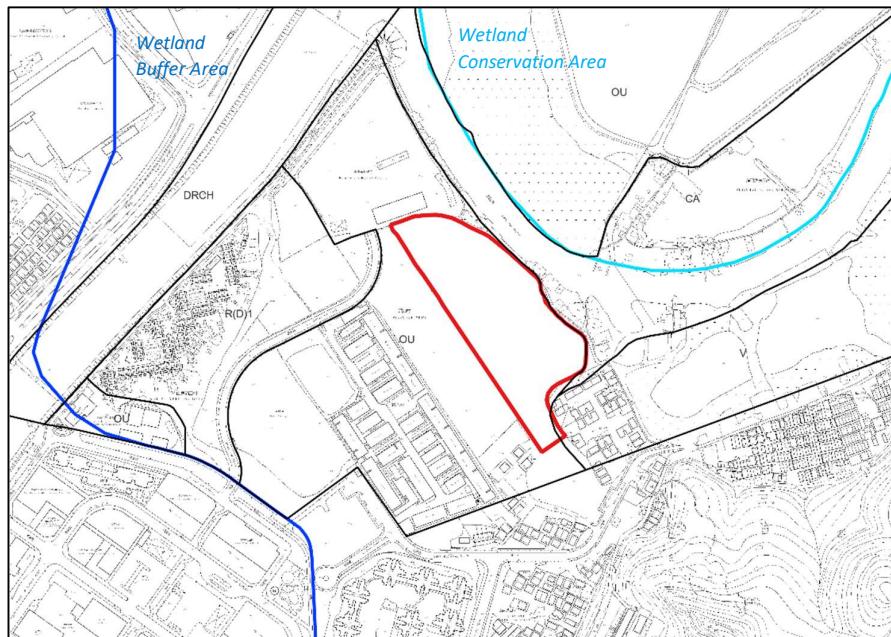
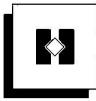


Diagram 7 Boundary of Wetland Buffer Area
(Source: Town Planning Board and CSDI Portal, HKSAR Government)

4.2.2 According to the TPB PG-No. 12C for “Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance”, for development or redevelopment within the WBA, which requires planning permission from the Board, an ecological impact assessment (EcoIA) would be required to demonstrate that the negative impacts could be mitigated through positive measures unless the use/development are exempted from the requirement of EcoIA, for instance ‘Agricultural Use (except in the “Site of Special Scientific Interest” (“SSSI”) Zone)’. Also, EcoIA could be exempted for ‘Agricultural Use (except in SSSI Zone)’ for this s.16 planning application.

4.2.3 To facilitate the realisation of the planning intention of protecting the ecological integrity of the agricultural landscape within the sensitive WBA and complying with its “no-net-loss in wetland” principle, the Proposed Development is in line with the guideline’s intention to protect the ecological value and functions of the existing fish ponds and wetlands through the rehabilitation of agricultural area and fish ponds. It is noted that the Application Site is currently covered with vegetation without sensitive ecological resources and have been abandoned for years, no fish farming activities have been found within the Application Site.

4.2.4 The proposed planting area to be located along the east and southeast edges of the Application Site Boundary not only echoes the TPB PG-No.12C aforementioned, but also pays full regard to the planning intention of the “OU(CDWRA)” zone, which is *“intended to provide incentive for the restoration of degraded wetlands adjoining existing fish ponds through comprehensive residential*