

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A ( STT / 20
	Date Received 收到日期	1 1 MAR 2025

2500378 18/2 by hand

- 1. The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 申請人須把填妥的申請表格及其他支持申請的文件(倘有),送交香港北角渣華道 333 號北角政府合署 15 樓城市 規劃委員會(下稱「委員會」)秘書收。
- 2. Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories). 請先細閱《申請須知》的資料單張,然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <a href="http://www.tpb.gov.hk/">http://www.tpb.gov.hk/</a>),亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輋路 1 號沙田政府合署 14 樓)索取。
- 3. This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete. 此表格可從委員會的網頁下載,亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全,委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱	
(□Mr. 先生 / □ Mrs. 夫人 / □ Miss 小姐 / □ Ms. 女士 ズ Company 公司 / □	Organisation 機構 )
CLP Power Hong Kong Limited	
2. Name of Authorised Agent (if applicable) 獲授權代理	人姓名/名稱(如適用)

(□Mr. 先生 / □Mrs. 夫人 / □Miss 小姐 / □Ms. 女士 / Company 公司 / □ Organisation 機構 )

ERM-Hong Kong, Limited

-		
3.	Application Site 申請地點	
(a)	Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及 地段號碼(如適用)	Government land in D.D. 96, near Lok Ma Chau Village, San Tin
(b)	Site area and/or gross floor area involved 涉及的地盘面積及/或總樓面面積	Site area 地盤面積 61 sq.m 平方米↓ About 約□Gross floor area 總樓面面積 sq.m 平方米□About 約
(c)	Area of Government land included (if any) 所包括的政府土地面積(倘有)	61sq.m 平方米、About 約

(d)	Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved San Tin Technopole Outline Zoning Plan No. S/STT/2			
(e)	Land use zone(s) involved 涉及的土地用途地帶	"Conservation Area" ("CA")			
(f)	Current use(s) 現時用途	Existing Access Road (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施,請在圖則上顯示,並註明用途及總樓面面積)			
4.	4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」				
The	The applicant 申請人 -				
	<ul> <li>□ is the sole "current land owner"<sup>#&amp;</sup> (please proceed to Part 6 and attach documentary proof of ownership).</li> <li>是唯一的「現行土地擁有人」<sup>#&amp;</sup> (請繼續填寫第 6 部分,並夾附業權證明文件)。</li> </ul>				

□ is one of the "current land owners"<sup>#&</sup> (please attach documentary proof of ownership). 是其中一名「現行土地擁有人」<sup>#&</sup> (請夾附業權證明文件)。

□ is not a "current land owner"<sup>#</sup>. 並不是「現行土地擁有人」<sup>#</sup>。

The application site is entirely on Government land (please proceed to Part 6). 申請地點完全位於政府土地上(請繼續填寫第6部分)。

# Statement on Owner's Consent/Notification 就土地擁有人的同意/通知土地擁有人的陳述

(b) The applicant 申請人 -

Details of consent of "current land owner(s)" * obtained 取得「現行土地擁有人」 * 同意的詳情				
No. of 'Current Land Owner(s)' 「現行土地擁有 人」數目Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址Date of consent (DD/MM/YYY) 取得同意的日期 (日/月/年)		Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)		

٠,

.

	tails of the "cur	rrent land owner(s)" <sup>#</sup> notified 已獲通知「現行土地擁有人」 <sup>#</sup>	的詳細資料
No La 「 有	o. of 'Current nd Owner(s)' 現行土地擁 人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notificat given (DD/MM/YYYY) 通知日期(日/月/年
(Plea	ase use separate s	heets if the space of any box above is insufficient.如上列任何方格的空	E間不足,請另頁說明
has 已拶	taken reasonabl 采取合理步驟以	e steps to obtain consent of or give notification to owner(s): 取得土地擁有人的同意或向該人發給通知。詳情如下:	
<u>Rea</u>	sonable Steps to	o Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的	的合理步驟
	sent request fo 於	or consent to the "current land owner(s)" on (日/月/年)向每一名「現行土地擁有人」 <sup>#</sup> 郵遞要求同	(DD/MM/YYYY 司意書 <sup>&amp;</sup>
Rea	sonable Steps to	o Give Notification to Owner(s) 向土地擁有人發出通知所採用	<u>双的合理步驟</u>
	published noti 於	ces in local newspapers on(DD/MM/YY (日/月/年)在指定報章就申請刊登一次通知 <sup>&amp;</sup>	YY) <sup>&amp;</sup>
	posted notice	in a prominent position on or near application site/premises on (DD/MM/YYYY) <sup>&amp;</sup>	
	於	(日/月/年)在申請地點/申請處所或附近的顯明位置	貼出關於該申請的
	sent notice to office(s) or ru 於	relevant owners' corporation(s)/owners' committee(s)/mutual aid ral committee on (DD/MM/YYYY) <sup>&amp;</sup> (日/月/年)把通知寄往相關的業主立案法團/業主委	committee(s)/mana 員會/互助委員會
	夙, <u>乳</u> 月 樹田	小和事令員習"	
□ Oth	ers 其他		
□ <u>Oth</u>	<u>ers 其他</u> others (please 其他(請指明	specify) 引)	
□ <u>Oth</u> □	e <u>rs 其他</u> others (please 其他(請指明	specify)	
	e <u>rs 其他</u> others (please 其他(請指明	specify)	

٦

6.	Type(s)	of Application	申請類	到			
	Type (i) 第(i)類	Change of use v 更改現有建築物	vithin existin 勿或其部分内	g building or par J的用途	rt thereof		
	Type (ii)	Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory					
	第(ii)類	Plan(s) 根據法定圖則《註釋》內所要求的河道改道/挖土/填土/填塘工程					
	Type (iii) 第(iii)類	Public utility ins 公用事業設施導	Public utility installation / Utility installation for private project 公用事業設施裝置/私人發展計劃的公用設施裝置				
	Type (iv) 第(iv)類	iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s) 頁 略為放寬於法定圖則《註釋》內列明的發展限制			atutory Plan(s)		
	] Type (v) Use / development other than (i) to (iii) above 第(v)類 上述的(i)至(iii)項以外的用途/發展						
Note 註1 Note 註2	1: May insert : 可在多於- 2: For Develop : 如發展涉	t more than one「✓ 一個方格內加上「 ment involving colun 及靈灰安置所用途	´」· ✓」號 nbarium use, ple :,請填妥於附	ase complete the tab 讨件的表格。	le in the Appendix.		er som folk inn der som den skal bei at sin den sta
(i)	< <u>For Ty</u>	be (i) applicati	on 供 <b>第</b> (i		an ing Part Case in	de al comp	deres for a grant
(a) 7 i	Total flo involved 涉及的總樓	or area 面面積		i		sq.m 平方氵	ĸ
(b) ]	Proposed use(s)/develc 擬議用途/發	opment 展	(If there are a the use and g (如有任何政	any Government, i gross floor area) 汉府、機構或社區	nstitution or community 設施,請在圖則上顯示	facilities, please ill 示,並註明用途及	ustrate on plan and specify 總樓面面積)
(c) ]	Number of s 涉及層數	toreys involved			Number of units inv 涉及單位數目	volved	
			Domestic p	art 住用部分 .		sq.m 平方米	□About 約
(d) ]	Proposed flo 擬議樓面面	or area 積	Non-domes	stic part 非住用者	部分	sq.m 平方米	□About 約
			Total 總計			sq.m 平方米	口About 約
(e) ]	(e) Proposed uses of different		Floor(s) 樓層	Current u	se(s) 現時用途	Proposed	use(s) 擬議用途
	floors (if app 不同樓區的	licable) 擬議用涂(如滴					
	用)						
	(Flease use sep space provided i	barate sneets if the is insufficient)					
	(如所提供的空 明)	間不足,讀另頁說					

۰,

." 「

(ii) <u>For Type (ii)</u> applied	ution 供第(ii)類申請		
	<ul> <li>Diversion of stream 河道</li> </ul>	改道	
	<ul> <li>Filling of pond 填塘</li> <li>Area of filling 填塘面積</li> <li>Depth of filling 填塘深度</li> </ul>	sq.m 平方米 m 米	□About 約 □About 約
(a) Operation involved 涉及工程	<ul> <li>✓ Filling of land 填土 Area of filling 填土面積 Depth of filling 填土厚度</li> <li>✓ Excavation of land 挖土 Area of excavation 挖土面</li> </ul>	61 sq.m 平方米 1.2 m 米 面積 61 sq.m 平方米 实度 1.2 sq.m 平方米	▲About 約 ▲About 約
	(Please indicate on site plan the bound of filling of land/pond(s) and/or excava (請用圖則顯示有關土地/池塘界線	ary of concerned land/pond(s), and particulars of stream ation of land) ,以及河道改道、填塘、填土及/或挖土的細節及	n diversion, the extent /或範圍))
(b) Intended use/development 有意進行的用途/發展	Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land		
(iii) <u>For Type (iii)</u> applic	ation 供第(iii)類申請		
	<ul> <li>Public utility installation</li> <li>Utility installation for priv</li> <li>Please specify the type and nun each building/structure, where a 請註明有關裝置的性質及數量</li> </ul>	公用事業設施裝置 vate project 私人發展計劃的公用設施裝置 aber of utility to be provided as well as the c appropriate 3, 包括每座建築物/構築物(倘有)的長度	limensions of 、高度和闊度
	Name/type of installation 裝置名稱/種類	Jumber of rovision     Dimension     of     each       building/structure (m) (LxW)       每個裝置/建築物/構築物       (米) (長 x 闊 x 高)	installation xH) 7的尺寸
(a) Nature and scale 性質及規模	Underground low 1 voltage 380V Cable	61 x 1 x 1.2	
	(Please illustrate on plan the layo	out of the installation 請用圖則顯示裝置的布	局)

(iv) <u>F</u>	or Type (iv) application (#	<del>:第(小)類目讀</del>
(a) ]	Please specify the proposed r proposed use/development ar 請列明擬議略為放寬的發展[	ninor relaxation of stated development restriction(s) and <u>also fill in the</u> ad development particulars in part (v) below – 艮制 <u>並填妥於第(v)部分的擬議用途/發展及發展細節</u> –
	Plot ratio restriction 地積比率限制	From 由 to 至
	Gross floor area restriction 總樓面面積限制	From 由sq. m 平方米 to 至sq. m 平方米
	Site coverage restriction 上蓋面積限制	From 由% to 至%
	Building height restriction 建築物高度限制	From 由m 米 to 至 m 米
		From 由 mPD 米 (主水平基準上) to 至
		mPD 米 (主水平基準上)
		From 由 storeys 層 to 至 storeys 層
	Non-building area restriction 非建築用地限制	From 由 m to 至 m
	Others (please specify) 其他(請註明)	

۰,

...

-

(v) <u>For Type (v) applicat</u>	<u>ion 供第(y)類申請</u>		
(a) Proposed use(s)/development 擬議用途/發展	(Please illustrate the details of the propo	sal on a layout plan 請用平面圖說明建議	羊情)
(b) <u>Development Schedule</u> 發展			
Proposed gross floor area (C	JFA) 擬議總樓面面積	sq.m 平方米	□About 約
Proposed plot ratio 擬議地積比率		• • • • • • •	□About 約
Proposed site coverage 擬議上蓋面積		%	□About 約
Proposed no. of blocks 擬議座數			
Proposed no. of storeys of e	ach block 每座建築物的擬議層數	storeys 層	
		口 include 包括storeys of basem	ents 層地庫
		口 exclude 不包括storeys of bas	ements 層地庫
Proposed building height of each block 每座建築物的擬議高度		mPD 米(主水平基準上 m 米	) □About 約 □About 約

••

🗌 🗌 Domestic par	t 住用部分			
GFA 總	樓面面積		sq. m 平方米	□About 約
number	of Units 單位數目		-	
average	unit size 單位平均面	ī 春	sq. m 平方米	□About 約
estimate	d number of resident	。估計住家數日		
🗌 🗌 Non-domesti	c part 非住用部分		GFA 總樓面面	積
eating p	lace 食肆			 □About 約
□ hotel 洒	店			□About 約
			(please specify the number of rooms	1
			(preuse speen) me number of rooms 善注 印 自 問 的 日)	
	小八字		明正为厉间致日,	□ A hout 4/□
		<u>مالد بر ما</u>	sq. m 平方示	
shop and	d services 商店反服剂	勞行業	sq. m 平万米	⊔About %ງ
	ment institution or co	mmunity facilities	(nlease specify the use(s) and	concerned land
		minumery facilities	(prease speeny the use(s) and	的wommed land
ب تر بر HX	成件以介」、□□記加		裡面面積)	19地面面傾/ 総
			•••••••••••••••••••••••••••••••••••••••	
other(s)	其他		(please specify the use(s) and concerned land area(s)/GFA(s) 請註明用途及有關的地面面積/總	
			樓面面積)	
			•••••	
🗌 🗌 Open space 🏟	木憩用地		(please specify land area(s) 請註明却	也面面積)
🗌 private d	open space 私人休憩	用地	sq. m 平方米 口 Not 1	ess than 不少於
🗌 public o	pen space 公眾休憩	用地	sq. m 平方米 🛛 Not 1	ess than 不少於
(c) Use(s) of differ	ent floors (if applical			
[Block number]	[Floor(s)]		[Pronosed use(e)]	
	[11001(S)]		[Hoposed use(s)]	
			[按:我/日 2至]	
		····		
		••••••		
(d) Proposed use(s)	) of uncovered area (i	fany) 露天地方(倘有	)的擬議用途	
	•••••			• • • • • • • • • • • • • • • • • • • •
			••••••	• • • • • • • • • • • • • • • • • • • •
	••••••••••••••••••	••••••		
•••••				
	• • • • • • • • • • • • • • • • • • • •			

<ol> <li>Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間</li> </ol>			
Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023) 擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月) (Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any)) (申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)			
December 2025			
<ol> <li>Vehicular Access Arra 擬議發展計劃的行</li> </ol>	angemen 車通道	it of the Development Proposal 安排	
Any vehicular access to the site/subject building? 是否有車路通往地盤/有關 建築物?	Yes 是	<ul> <li>There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)))</li> <li>Ha Wan Tsuen East Road via Local Road</li> <li>There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示,並註明車路的闊度)</li> </ul>	
	No 否		
Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車 位?	Yes 是 No 否	<ul> <li>□ (Please specify type(s) and number(s) and illustrate on plan)</li> <li>請註明種類及數目並於圖則上顯示)</li> <li>Private Car Parking Spaces 私家車車位</li> <li>Motorcycle Parking Spaces 電單車車位</li> <li>Light Goods Vehicle Parking Spaces 輕型貨車泊車位</li> <li>Medium Goods Vehicle Parking Spaces 車型貨車泊車位</li> <li>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位</li> <li>Others (Please Specify) 其他 (請列明)</li> </ul>	
	Yes 是	(Please specify type(s) and number(s) and illustrate on plan)	
Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客 貨車位?		請註明種類及數目並於圖則上顯示)         Taxi Spaces 的士車位         Coach Spaces 旅遊巴車位         Light Goods Vehicle Spaces 輕型貨車車位         Medium Goods Vehicle Spaces 中型貨車車位         Heavy Goods Vehicle Spaces 重型貨車車位         Others (Please Specify) 其他 (請列明)	
	No 否		

٠,

9. Impacts of Development Proposal 擬議發展計劃的影響					
If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話,請另頁註明可盡量減少可能出現不良影響的措施,否則請提供理據/理由。					
Does the development proposal involve alteration of existing building? 擬議發展計劃是否	Yes 是	Please provide details 請提供詳情			
包括現有建築物的 改動?	No 否	······			
Does the development proposal involve the operation on the right? 擬議發展是否涉及 右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註:如申請涉及第 (ii)類申請,請跳至下 一條問題。)	Yes 是 No 否	<ul> <li>□ (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land)</li> <li>(請用地盤平面圖顯示有關土地/池塘界線,以及河道改道、填塘、填土及/或挖土的細節及/或範圖)</li> <li>□ Diversion of stream 河道改道</li> <li>□ Filling of pond 填塘</li> <li>Area of filling 填塘面積</li></ul>			
Would the development proposal cause any adverse impacts? 擬議發展計劃會否 造成不良影響?	On enviro On traffic On water On draina On slopes Affected I Landscap Tree Felli Visual Im Others (PI Ecologic Please sta diameter a 請註明盡 直徑及品 No impa	nment 對環境 Yes 會 No 不會 對交通 Yes 會 No 不會 supply 對供水 Yes 會 No 不會 ge 對排水 Yes 會 No 不會 對斜坡 Yes 會 No 不會 對斜坡 Yes 會 No 不會 對斜坡 Yes 會 No 不會 post 構成景觀影響 Yes 會 No 不會 ag 砍伐樹木 Yes 會 No 不會 pact 構成視覺影響 Yes 會 No 不會 pact 構成視覺影響 Yes 會 No 不會 mag 砍伐樹木 Yes 會 No 不會 pact 構成視覺影響 Yes 會 No 不會 int measure(s) to minimise the impact(s). For tree felling, please state the number, at breast height and species of the affected trees (if possible) 量減少影響的措施。如涉及砍伐樹木,請說明受影響樹木的數目、及胸高度的樹幹 種(倘可) net on Trees			

<u>Part 9 第9部分</u>

10. Justifications 理由
The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary. 現請申請人提供申請理由及支持其申請的資料。如有需要,請另頁說明。
Please refer to the Supporting Planning Statement.
······································

۰.

.....

11. Declaration 聲明		
I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief. 本人謹此聲明,本人就這宗申請提交的資料,據本人所知及所信,均屬真實無誤。		
I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站,供公眾免費瀏覽或下載。		
Signature 簽署 Authorised Agent 獲授權代理人		
Dr. Jasmine Ng Office Managing Partner		
Name in Block Letters Position (if applicable)		
姓名(請以正楷填寫) 職位 (如適用)		
Professional Qualification(s)       □       Member 會員 / □       Fellow of 資深會員         專業資格       □       HKIP 香港規劃師學會 / □       HKIA 香港建築師學會 / □         □       HKIS 香港測量師學會 / □       HKIE 香港工程師學會 / □         □       HKILA 香港園境師學會 / □       HKIUD 香港城市設計學會         □       RPP 註冊專業規劃師       Others 其他		
on behalf of 供生 ERM-Hong Kong, Limited		
1\衣 Company 公司 / □ Organisation Name and Chan (if annlicable) 機構名稱及等音(加適田)		
▼ Company 公司 / _ Organisation Name and Chop (In applicable) 液哺石柟及盒单(如週用)		
Date 日期 27/01/2025 (DD/MM/YYYY 日/月/年)		
Remark 備註		
The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.		

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下,有關申請 資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

#### Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance. 任何人在明知或故意的情況下,就這宗申請提出在任何要項上是虛假的陳述或資料,即屬違反《刑事罪行條例》。

#### Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門,以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途:

 (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and 處理這宗申請,包括公布這宗申請供公眾查閱,同時公布申請人的姓名供公眾查閱;以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments. 方便申請人與委員會秘書及政府部門之間進行聯絡。

 The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
 申請人就這宗申請提供的個人資料,或亦會向其他人士披露,以作上述第1段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第 486 章)的規定,申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料,應向委員會秘書提出有關要求,其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the fol 如發展涉及靈灰安置所用途,請另外填妥以下資料:	llowing:
Ash interment capacity 骨灰安放容量 <sup>@</sup>	
Maximum number of sets of ashes that may be interred in the niches 在龕位內最多可安放骨灰的數量	
Total number of niches 龕位總數	
Total number of single niches 單人龕位總數	
Number of single niches (sold and occupied)       二         單人龕位數目 (已售並佔用)          Number of single niches (sold but unoccupied)          單人龕位數目 (已售但未佔用)          Number of single niches (residual for sale)	
Total number of double niches 雙人龕位總數	
Number of double niches (sold and fully occupied)	
Total no. of niches other than single or double niches (please specify type) 除單人及雙人龕位外的其他龕位總數 (請列明類別)	
Number. of niches (sold and fully occupied)          龜位數目 (已售並全部佔用)	
Proposed operating hours 擬議營運時間	
<ul> <li>④ Ash interment capacity in relation to a columbarium means – 就靈灰安置所而言, 骨灰安放容量指:</li> <li>the maximum number of containers of ashes that may be interred in each niche in the columbarium; 每個龕位內可安放的骨灰容器的最高數目;</li> <li>the maximum number of sets of ashes that may be interred other than in niches in any area in the columb 在該靈灰安置所並非龕位的範圍內,總共最多可安放多少份骨灰;以及</li> <li>the total number of sets of ashes that may be interred in the columbarium. 在該骨灰安置所內,總共最多可安放多少份骨灰。</li> </ul>	parium; and

۰.

•

.

# Gist of Application 申請摘要

(Please provide details in both English and Chinese <u>as far as possible</u>. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及

下載及於規劃署規劃	劃資料了	至詢處供一般參閱。	· )		
Application No. 申請編號	(For Ot	fficial Use Only) (請约	勿填寫此欄)		
Location/address 位置/地址	Gove	rnment land in [	D.D.96, near Lok Ma Chau	Village, San Tin	
Site area 地盤面積			61	sq. m 平方米 About 約	
	(includ	udes Government land of 包括政府土地 61 sq. m 平方米 ✔ About 約)			
Plan 圖則	Appro	oved San Tin Te	chnopole Outline Zoning P	lan No. S/STT/2	
Zoning 地帶 "Cor		servation Area"	("CA")		
Applied use/ development 申請用途/發展	Propo Assoc	osed Public Utilit ciated Excavatio	y Installation (Low Voltage n and Filling of Land	Underground Cable) and	
(i) Gross floor are	ea		sq.m 平方米	Plot Ratio 地積比率	
and/or plot rat 總樓面面積及 地積比率	10 文/或	Domestic 住用	□ About 約 □ Not more th 不多於	an □About 約 □Not more than 不多於	
		Non-domestic 非住用	□ About 約 □ Not more th 不多於	an □About 約 □Not more than 不多於	
(ii) No. of blocks 幢數		Domestic 住用			
		Non-domestic 非住用			
		Composite 綜合用途			

(iii)	Building height/No. of storeys 建筑物享度 / 屏敷	Domestic 住用	m 米 □ (Not more than 不多於)
	定来彻同良/ 眉致		mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Non-domestic 非住用	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層□ (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
		Composite   綜合用途	m 米 □ (Not more than 不多於)
			mPD 米(主水平基準上) □ (Not more than 不多於)
			Storeys(s) 層 □ (Not more than 不多於)
			(□Include 包括/□ Exclude 不包括 □ Carport 停車間 □ Basement 地庫 □ Refuge Floor 防火層 □ Podium 平台)
(iv)	Site coverage 上蓋面積		%□ About 約
(v)	No. of units 單位數目		
(vi)	Open space 休憩用地	Private私人	sq.m 平方米 □ Not less than 不少於
		Public 公眾	sq.m 平方米 口 Not less than 不少於

٠.

1-1 W

(vii)	No of parking	Total no of vehicle parking spaces 停車位物數	
(vii)	spaces and loading /	Total no. of venicle parking spaces 字中山流安	
	unloading spaces	Private Can Paulting Sugars 利定事本位	
	停重位及上落客貨	Private Car Parking Spaces 私家車車位	
	直位數目	Motorcycle Parking Spaces 電車車車位	
16.5		Light Goods Vehicle Parking Spaces 輕型貨車泊車位	
		Medium Goods Vehicle Parking Spaces 中型貨車泊車位	
		Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	
		Others (Please Specify) 其他 (請列明)	
		Total no. of vehicle loading/unloading have/lay hve	
		上 该 家 貨 宙 位 / 僖 宙 處 鹵 動	
			2
		Taxi Spaces 的十重位	
		Coach Spaces 旅游巴車位	
		Light Goods Vehicle Spaces 輕刑貨車車位	
		Medium Goods Vehicle Spaces 由刑貨审位	
		Heatric Goods Vehicle Spaces 手型貨車位	
		Others (Dieses Specify) 甘州 (詩別明)	
		Ouners (Flease Speenry) 共他 (胡尔明)	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<b>Chinese</b>	<u>English</u>
	中文	英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖		
Block plan(s) 樓宇位置圖		
Floor plan(s) 樓宇平面圖		
Sectional plan(s) 截視圖		V
Elevation(s) 立視圖		
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片		
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖		
Others (please specify) 其他(請註明)		
Location Plan	_	
	_ North Rich	
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據		V
Environmental assessment (noise, air and/or water pollutions)		
環境評估(噪音、空氣及/或水的污染)		
Traffic impact assessment (on vehicles) 就車輛的交通影響評估		
Traffic impact assessment (on pedestrians) 就行人的交通影響評估		
Visual impact assessment 視覺影響評估		
Landscape impact assessment 景觀影響評估		
Tree Survey 樹木調查		
Geotechnical impact assessment 土力影響評估		
Drainage impact assessment 排水影響評估		
Sewerage impact assessment 排污影響評估		
Risk Assessment 風險評估		
Others (please specify) 其他(請註明)		The second secon
Ecological Impact Assessment	-	
	_	

Note: May insert more than one 「✔」. 註:可在多於一個方格內加上「✔」號

. •

••

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

۰.

...

註: 上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異,城市規劃委員 會概不負責。若有任何疑問,應查閱申請人提交的文件。 此為空白頁。

. •

٠,

This is a blank page.

.

.



Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and prepared FOR Filling of Land Government Land in D.D. 96, CLP Power Hong Kong Limited near Lok Ma Chau Village, San Tin

at CLP 中雷

DATE 20 January 2025

REFERENCE 0745426



#### DOCUMENT DETAILS

DOCUMENT TITLE	Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin
DOCUMENT SUBTITLE	Supporting Planning Statement
PROJECT NUMBER	0745426
Date	20 January 2025
Version	2.0
Author	Chan
Client name	CLP Power Hong Kong Limited

#### DOCUMENT HISTORY

				ERM APPROVAL TO ISSUE		
VERSION	REVISION	AUTHOR	REVIEWED BY	NAME	DATE	COMMENTS
Version	1.0	Elden Chan	David Fok	Terence Fong	20 September 2024	
Version	2.0	Elden Chan	David Fok	Terence Fong	20 January 2025	



#### SIGNATURE PAGE

Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin

Supporting Planning Statement 0745426

Terence Fong Partner

ERM-Hong Kong, Limited



© Copyright 2025 by The ERM International Group Limited and/or its affiliates ('ERM'). All Rights Reserved. No part of this work may be reproduced or transmitted in any form or by any means, without prior written permission of ERM.



## EXECUTIVE SUMMARY

This Supporting Planning Statement is prepared on behalf of the Applicant, CLP Power Hong Kong Limited, to seek approval from the Town Planning Board ("TPB") under Section 16 of the Town Planning Ordinance for a Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in Demarcation District (D.D.) 96, near Lok Ma Chau Village, San Tin.

In 2024, CLP Power Hong Kong Limited received an Application requesting the provision of a power supply power supply for a proposed fish farm, which is a permitted use under the statutory zoning at Lot Nos. 2053, 2054, 2055 and 2056 in D.D. 96, near Lok Ma Chau Village, San Tin. In consideration of the capacity and reliability of the power network, the power supply is proposed to lie in the form of an underground cable branching off from the electricity outlet. Apart from serving the fish farm, the proposed underground cable will form part of the local electricity supply network. The Applicant may discretionarily consider other private/public connections to the proposed underground cable.

The Application Site involves an area of approximately  $61m^2$ , including the proposed underground cable and a work area, spanning along unnamed access road near Lok Ma Chau Village and zoned "Conservation Area" ("CA") under the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 ("Approved OZP"). According to the Notes of the Approved OZP, the proposed "Public Utility Installation" (Low Voltage Underground Cable) and associated excavation and filling of land within "CA" zone require planning permission from the Town Planning Board ("TPB").

This S16 Planning Application is fully justified based on the following reasons:

- The proposed cable is a well-justified alignment and considered in the capacity and reliability of the power network;
- No alternative alignment not involving the "CA" zones could be identified;
- To minimise the potential ecological and environmental impacts, the proposed cable has been sensibly laid under the existing access road along an unnamed road. The Application is in line with the TPB Guidelines No. 12C that it will not cause a net increase in pollution loading to the Deep Bay Area and will not result in a net loss in wetland/habitat function, and negative disturbance impact.



#### 行政摘要

#### (內文如有差異,應以英文版本為準)

本規劃申請書是代表申請人中華電力有限公司(下稱「申請人」)根據城市規劃條例第16條,向城市規劃委員會(下稱「城規會」),申請在新田落馬洲村附近丈量約份第96約地段的政府土地上進行擬議「公用事業設施裝置」(低壓地下電纜)及相關的挖土和填土工程。

中華電力有限公司於 2024 年收到一份申請書,要求為一個擬議的養魚場提供電力供應,該 養魚場位於新田落馬洲村附近的丈量約份第 96 約地段第 2053、2054、2055 及 2056 號 ,在法定大綱上屬於第一欄准許用途。 考慮到電力網絡的容量和可靠性,申請人建議鋪設 和安裝地下電纜並從電線桿分支供電。 除了為養魚場提供服務外,擬議的地下電纜將成為 本地供電網絡的一部分。 申請人可酌情考慮以其他私人/公共接駁方式連接建議的地下電纜 。

該申請涉及面積約 61 平方米,包括擬議的地下電纜及工作區,並會沿著落馬洲村附近未命 名的道路下鋪設電纜。根據新田科技園分區計劃大綱核准圖編號 S/STT/2(「分區計劃大綱 核准圖」),該地點屬「自然保育區」地帶。 根據分區計劃大綱核准圖的附註,在「自然保 育區」地帶內擬進行的「公用事業設施裝置」(低壓地下電纜)及相關的挖土和填土工程,必 須取得城市規劃委員會(「城規會」)的規劃許可。

擬議規劃申請主要理據以下:

- 擬議電纜是一條合理的路線線,並考慮到電力網絡容量和可靠性;
- 申請人無法找到不涉及「自然保育區」地帶的替代路線;
- 為了將潛在的生態及環境影響降至最低,擬議電纜只會沿著落馬洲村附近已規劃未命 名的道路下鋪設電纜已合理地沿一條未命名的道路敷設於現有通道之下。擬議規劃申 請符合城市規劃委員會規劃指引第12C號,即不會增加后海灣地區的污染量,亦不 會導致濕地/生態淨減少及負面的影響。



# CONTENTS

1.	INTRODUCTION	1
1.1	PURPOSE	1
1.2	REPORT STRUCTURE	1
2.	PLANNING AND SITE CONTEXT	2
2.1	PURPOSE AND NATURE OF THE PROPOSED CABLE	2
2.2	STATUTORY PLANNING CONTEXT	6
2.3	TOWN PLANNING BOARD GUIDELINES NO. 12C (TPB PG-NO. 12C)	7
2.4	IMPLEMENTATION OF THE PROPOSED CABLE	7
3.	PLANNING MERITS AND JUSTIFICATIONS	9
3.1	A WELL JUSTIFIED ALIGNMENT	9
3.2	MINIMISE CONSTRUCTION IMPACT WITHIN THE "CA" ZONE	9
3.3	NO OBJECTION TO THE EXCAVATION OF PROPOSED CABLE ON GOVERNMENT LAND	9
3.4	NO ADVERSE ECOLOGICAL AND ENVIRONMENTAL IMPACT	9
3.5	NO VISUAL AND LANDSCAPE IMPACT	10
3.6	NOT JEOPARDISE PREVAILING PLANNING INTENTION	10
3.7	IN-LINE WITH TOWN PLANNING BOARD GUIDELINES NO. 12C	10
4.	CONCLUSION	11

APPENDIX A ECOLOGICAL IMPACT ASSESSMENT



# 1. INTRODUCTION

### 1.1 PURPOSE

This Planning Statement is prepared and submitted on behalf of CLP Power Hong Kong Limited ("the Applicant") for the S16 Planning Application on the Proposed Public Utility Installation (Low Voltage Underground Cable) ("the Proposed Cable") and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin ("the Application Site"). The Application Site falls within an area zoned "Conservation Area" ("CA") under the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 ("Approved OZP"). According to the Notes of the Approved OZP, the proposed "Public Utility Installation" (Low Voltage Underground Cable) and associated excavation and filling of land within "CA" zone require planning permission from the Town Planning Board ("TPB"). This Supporting Planning Statement is to provide members of the TPB with information necessary for the consideration of this Application.

## 1.2 REPORT STRUCTURE

Following this introductory section, the planning and site context of the proposed cable will be summarised in Section 2. The planning merits and justifications for the application will be explained in Section 3. The Planning Statement will be concluded in Section 4.



# 2. PLANNING AND SITE CONTEXT

## 2.1 PURPOSE AND NATURE OF THE PROPOSED CABLE

In September 2023, the Applicant received an Application from the fish farm operator at Lot Nos. 2053, 2054, 2055 and 2056 (the "fish farm") in D.D. 96, near Lok Ma Chau Village, San Tin (**Figure 2.1 and Figure 2.2** refers). The fish farm is currently a pond (without a fish farm) and the fish farm operator is preparing to make use of the pond as a fish farm.

The operator is registered as a customer of the Applicant and requesting the provision of a power supply for a "family-run fish farm", which straddles across four private lots including Lot Nos. 2053, 2054, 2055 and 2056 in D.D. 96. The new electricity supply will support the operation of the fish farm including the water pumps and pond pumps. Hence, a constant and reliable power source is essential for the fish farm operation. Apart from serving the fish farm, the proposed underground cable will form part of the local electricity supply network. The Applicant may discretionarily consider other private/public connections to the proposed underground cable.

The Application Site will involve an area of approximately  $61m^2$ , including the proposed cable of about 61m in length and a work area of about 1m in width and 1.2m in depth (**Figure 2.3** refers). The new underground cable will span along the unnamed access from east to west direction, which will branch off from the electricity outlet (east) to the Applicant's meter box on an electric pole (west) (**Figures 2.4a and 2.4b** refers). The last section between the meter box /electric pole and the fish farm will be in form of above-ground/overhead connection. The underground alignment of the proposed cable has been selected as the 'preferred' alignment, in consideration of the capacity and reliability of the power network.



PROPOSED PUBLIC UTILITY INSTALLATION (LOW VOLTAGE UNDERGROUND CABLE) AND ASSOCIATED EXCAVATION AND FILLING OF LAND AT GOVERNMENT LAND IN D.D. 96, NEAR LOK MA CHAU VILLAGE, SAN TIN



Figure 2.2: Proposed Alignment of underground cable



#### Replacement page submitted on 19.3.2025

PLANNING AND SITE CONTEXT

PROPOSED PUBLIC UTILITY INSTALLATION (LOW VOLTAGE UNDERGROUND CABLE) AND ASSOCIATED EXCAVATION AND FILLING OF LAND AT GOVERNMENT LAND IN D.D. 96, NEAR LOK MA CHAU VILLAGE, SAN TIN



Figure 2.3: Location of the Fish Farm



Figure 2.4a: Site Photos





Figure 2.4b: Site Photos





#### Figure 2.4c: Site Photos

CLIENT: CLP Power Hong Kong Limited PROJECT NO: 0745426 DATE: 20 January 2025 VERSION: 2.0

# 2.2 STATUTORY PLANNING CONTEXT

The Application Site falls within the land zoned "Conservation Area" ("CA") under the Approved San Tin Technopole Outline Zoning Plan No. S/STT/2 ("Approved OZP") (**Figure 2.5** refers).

According to the Statutory Notes of the Approved OZP, the planning intention for the "CA" is below.

This zone "is intended to protect and retain the existing natural landscape, ecological or topographical features of the area for conservation, educational and research purposes and to separate sensitive natural environment such as Country Park from the adverse effects of development".

'Public Utility Installation' (Low Voltage Underground Cable) is a Column 2 use under the "CA" zone, which requires planning permission from the Town Planning Board (TPB). In addition, for any land previously falling within the "CA" zone on the Approved San Tin Outline Zoning Plan No. S/YL-ST/8, including the Application Site, any filling of land or excavation works to effect Column 1 or Column 2 uses also require planning permission.

The Application Site requires planning permission from the TPB for the public utility installation (low voltage underground cable) and associated excavation and filling of land. However, under the same "CA" zone, the concerned fish farm is a Column 1 use-"Agricultural Use (Fish Pond Culture Only)".



Figure 2.5: Application Site within Approved San Tin Technopole OZP N S/STT/2



# 2.3 TOWN PLANNING BOARD GUIDELINES NO. 12C (TPB PG-NO. 12C)

Following the completion of the Study on the Ecological Value of Fish Ponds in the Deep Bay Area in 1997, the TPB took forward the conclusion and recommendation of the Study and issued the Guidelines for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (i.e. TPB PG-No. 12C or "the TPB Guidelines" hereafter) in 1999. The TPB Guidelines set out the precautionary approach to conserving the ecological value of fish ponds and the principle of "no-net-loss in wetland", both targeting the protection and conservation of the existing ecological functions of fish ponds in order to maintain the ecological integrity of the Deep Bay wetland system as a whole. The Guidelines designated the Wetland Conservation Area ("WCA") for all existing continuous and adjoining active/abandoned fish ponds and the Wetland Buffer Area ("WBA") to protect the ecological integrity of the WCA.

As shown in **Figure 2.5**, the Application Site is located at the edge of WCA. Any such development should be supported by an Ecological Impact Assessment (EcoIA) to demonstrate that the development will not cause net increase in pollution loading to Deep Bay Area and not result in a net loss in wetland function and negative disturbance impact.

## 2.4 IMPLEMENTATION OF THE PROPOSED CABLE

The proposed cable will be constructed by duct block method (about 1m in width and 1.2m in depth), which generally involves site clearance, tarmac road surface breaking and excavation, followed by construction of duct blocks and cable laying works. A section of the proposed underground cable is enclosed in **Figure 2.6**. The existing level levels at the western and eastern ends of the Application Site are about 4.1mPD and 4.5mPD respectively. The Application Site will be reinstated after the installation of the cables and hence there will be no change in the site level. The scale of the construction work will be minimised and small. The construction of the proposed cable mainly utilises small-scale construction machineries and hand-held equipment/ machineries. A limited amount of excavation will be carried out. The duct blocks will be backfilled and reinstated to the original condition upon completion of the works. The Applicant will carry out the construction work of the proposed cable by adopting good site practices (i.e. checking the presence of wildlife in open trenches daily to minimise potential impact on wildlife) and the measures under the Practice Notes for Professional Persons on "Construction Site Drainage" (ProPECC PN 1/94) will be applied to control surface runoff and the potential pollution to watercourse.



The construction will be conducted in daytime hours (i.e. 8am to 5pm). The construction work of the proposed cable will take about 1 month upon the approval of this planning application. It is anticipated that the proposed work to be completed within 2025.



Figure 2.6: Section Plan of the Proposed Underground Cable



# 3. PLANNING MERITS AND JUSTIFICATIONS

# 3.1 A WELL JUSTIFIED ALIGNMENT

As shown in **Figure 2.4**, the Application Site is surrounded by land zoned "Conservation Area" ("CA"), and the installation of the proposed cable will inevitably go through the "CA" zones. There is no alternative alignment not involving the "CA" zone could be identified. As mentioned in Section 2, the alignment of the proposed cable has been sensibly designed to be laid under the existing tarmac access road, in consideration of the capacity and reliability of the power network.

Although the proposed public utility installation (low voltage underground cable) and associated excavation and filling of land falls within the "CA" zone, the use/operation of fish farms is always permitted under the Approved OZP. The provision of the power cable will be essential for the fish farm operation. Apart from serving the fish farm, the proposed underground cable will form part of the local electricity supply network. The Applicant may discretionarily consider other private/public connections to the proposed underground cable.

# 3.2 MINIMISE CONSTRUCTION IMPACT WITHIN THE "CA" ZONE

The Applicant is committed to minimise the construction impact of the proposed cable within the "CA" zone. The construction footprint of the proposed cable has been minimised to the greatest possible extent after an internal study on the proposed cable. In addition, the construction works will be confined within the Application Site/ work area. The construction work of the proposed cable is also considered to be minor in scale.

Besides that, the construction of the proposed cable will mainly utilise small-scale construction machineries and hand-held equipment/machineries. It is anticipated that no heavy construction machineries will be used within the Application Site. The Applicant will also reinstate the site to the existing site level after the installation of the cables. The Applicant will adopt good site practices and the measures under the Practice Notes for Professional Persons to ensure no adverse construction impact within the "CA" zone.

# 3.3 NO OBJECTION TO THE EXCAVATION OF PROPOSED CABLE ON GOVERNMENT LAND

The Applicant submitted an application for an excavation permit on 10 January 2024 to the Lands Department (LandsD) to excavate trenches for the purpose of LV Cable laying on the Government Land. Subsequently, LandsD approved the application for an excavation permit on 1 March 2024 and raised **no objections** to the siting of the proposed works on Government Land.

## 3.4 NO ADVERSE ECOLOGICAL AND ENVIRONMENTAL IMPACT

An Ecological Impact Assessment (EcoIA), enclosed in **Appendix A**, has been conducted to evaluate if the proposed underground cable will lead to any adverse ecological impact. The EcoIA confirmed that the proposed underground cable is restricted to the hard-paved footpath in Lok Ma Chau Village and is designed to avoid any tree felling and tree pruning.



The Application Site would support low diversity of flora and fauna species and it is considered to be of low level of ecological value, given that the habitat nature is anthropogenic with intensive human disturbance. It is therefore anticipated that the Application Site would be of low/negligible significance and acceptable in the area.

In terms of environmental impact, the proposed cable is a small in scale project and the proposed cable will be placed under the existing access road. Relevant statutory requirements would be followed and good site practices will be implemented, such as providing temporary fence, conducting all construction works only during daytime period and implementing proper waste management practices. It is anticipated no environmental impact of the proposed cable to the surrounding environment.

### 3.5 NO VISUAL AND LANDSCAPE IMPACT

Given the Proposed Cables will be laid under the existing access road, no adverse landscape (i.e. tree felling) and visual impact on the "CA" zones is anticipated.

#### 3.6 NOT JEOPARDISE PREVAILING PLANNING INTENTION

Through the construction work for the proposed cable will involve excavation of land, construction of duct blocks, cable-laying and reinstatement works within the "CA" zones, it is a necessary infrastructure project to support the operation of the fish farm and the other future private/public uses in the "CA" zone, and the work area only involves the existing access road. No net loss of habitat due to excavation of land will be anticipated. Hence, the proposed cable will not jeopardise the planning intention of the "CA" zone.

### 3.7 IN-LINE WITH TOWN PLANNING BOARD GUIDELINES NO. 12C

The proposed cable is fully in-line with the Town Planning Board Guidelines No. 12C, which provides guidance on the different uses and developments for the Deep Bay Area by adopting the designation of WCA and WBA as land use planning control. However, it should be noted that the Application Site is located at the edge of the WCA and it is anticipated that the proposed cable would not result in a net loss in wetland function and negative disturbance impact. Besides that, an EcoIA has been conducted to demonstrate no adverse ecological impact of the Application Site. This Planning Application is to support the operation of the fish farm, and no suitable alternative location outside the WCA could be identified. Sympathetic consideration should be given by the TPB for the proposed underground low-voltage cable.



# 4. CONCLUSION

The Application is submitted by CLP Power to seek planning approval for proposed public utility installation (low voltage underground cable) and associated excavation and filling of land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin.

The TPB and relevant Government Departments are respectfully requested to give favourable consideration to support the proposed cable installation based on the following:

- The proposed cable is a well-justified alignment and considered in the capacity and reliability of the power network;
- No alternative alignment not involving the "CA" zones could be identified;
- The proposed cable has minimised the construction impact within the "CA" zone by minimising the construction footprint and utilising small scale construction machineries;
- To minimise the potential ecological and environmental impacts, the proposed cable has been sensibly laid under the existing access road along an unnamed road. The Application is in line with the TPB Guidelines No. 12C that it will not cause a net increase in pollution loading to the Deep Bay Area and will not result in a net loss in wetland/habitat function and negative disturbance impact.





# APPENDIX A ECOLOGICAL IMPACT ASSESSMENT


Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin Ecological Impact Assessment



CLP Power Hong Kong Limited

DATE 27 January 2025

REFERENCE 0745426



### DOCUMENT DETAILS

DOCUMENT TITLE	Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin
DOCUMENT SUBTITLE	Ecological Impact Assessment
PROJECT NUMBER	0745426
Date	27 January 2025
Version	2.0
Author	Pang, Chuh
Client name	CLP Power Hong Kong Limited

### DOCUMENT HISTORY

					ERM APPROVAL TO ISSUE	
VERSION	REVISION	AUTHOR	REVIEWED BY	NAME	DATE	COMMENTS
Version	1.0	Harmony Chuh, Mike Pang	Raymond Chow	Terence Fong	4 September 2024	
	2.0	Harmony Chuh, Mike Pang	Raymond Chow	Terence Fong	27 January 2025	



### SIGNATURE PAGE

Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin

Ecological Impact Assessment 0745426

Terence Fong Partner

ERM-Hong Kong, Limited



© Copyright 2025 by The ERM International Group Limited and/or its affiliates ('ERM'). All Rights Reserved. No part of this work may be reproduced or transmitted in any form or by any means, without prior written permission of ERM.



# CONTENTS

LIST OF TAB	LES	
TABLE 3-1:	MAMMAL OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES	7
TABLE 3-2:	AVIFAUNA OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES	; 8
TABLE 3-3:	HERPETOFAUNA SPECIES OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES	12
TABLE 3-4:	BUTTERFLY AND ODONATE SPECIES OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES	12
TABLE 3-5:	AQUATIC FAUNA SPECIES OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES	13
TABLE 4-1:	SUMMARY OF THE ECOLOGICAL BASELINE SURVEY METHODOLOGIES	14
TABLE 5-1:	AREA OF EACH HABITAT IDENTIFIED IN THE STUDY AREA	16
TABLE 5-2:	MAMMAL SPECIES OF CONSERVATION IMPORTANCE RECORDED WITHIN THE STUD	)Y 19
TABLE 5-3:	AVIFAUNA OF CONSERVATION IMPORTANCE RECORDED WITHIN THE STUDY AREA	20
TABLE 6-1:	ECOLOGICAL EVALUATION OF SHRUBLAND	22
TABLE 6-2:	ECOLOGICAL EVALUATION OF VILLAGE AREA	22
TABLE 6-3:	ECOLOGICAL EVALUATION OF DEVELOPED AREA	23
TABLE 6-4:	ECOLOGICAL EVALUATION OF ABANDONED AGRICULTURAL LAND	24
TABLE 6-5:	ECOLOGICAL EVALUATION OF WET AGRICULTURAL LAND	24
TABLE 6-5:	ECOLOGICAL EVALUATION OF POND	25
TABLE 6-7:	ECOLOGICAL EVALUATION OF WATERCOURSE	26
TABLE 6-8:	ECOLOGICAL EVALUATION OF PROJECT SITE	27
TABLE 7-1:	TEMPORARY LOSS OF EXISTING HABITATS WITHIN THE PROJECT SITE	29
TABLE 8-1:	SUMMARY OF POTENTIAL ECOLOGICAL IMPACTS, REQUIRED MITIGATION MEASUR AND POST-MITIGATION ACCEPTABILITY OF THE PROJECT	.ES 33



#### LIST OF FIGURES

FIGURE 3.1:	SITES OF	CONSERVATION	IMPORTANCE

- FIGURE 3.2: PREVIOUS STUDY AREAS OF RELEVANT STUDIES
- FIGURE 3.3: SPECIES OF CONSERVATION IMPORTANCE FROM LITERATURE REVIEW WITHIN THE STUDY AREA
- FIGURE 4.1: SURVEY TRANSECTS
- FIGURE 5.1: HABITAT AND SPECIES OF CONSERVATION IMPORTANCE RECORDED IN VERIFICATION SURVEY

#### ANNXES

ANNEX 1	REPRESENTATIVE PHOTOS OF HABITATS WITHIN THE STUDY AREA
---------	---

ANNEX 2 PRESENCE OF PLANT SPECIES RECORDED WITHIN THE STUDY AREA

#### ANNEX 3 REPRESENTATIVE PHOTOS OF SPECIES OF CONSERVATION IMPORTANCE RECORDED

ANNEX 4-9 FAUNA SPEICES RECORDED WITHIN THE STUDY AREA



# 1. INTRODUCTION

CLP Power Hong Kong Limited (CLP) has commissioned ERM-Hong Kong, Limited (ERM) to undertake ecological survey and ecological impact assessment for the "Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin " ("the Project"). The objective of the Project is to improve the electricity supply reliability at Lok Ma Chau Village. CLP is proposing low voltage (LV) cable laying near Lok Ma Chau Village, which is situated within Conservation Area (CA), Wetland Conservation Area (WCA), Wetland Buffer Area (WBA) and Priority Sites for Enhanced Conservation.

This Ecological Impact Assessment (EcoIA) provides detailed information regarding the ecology of the Study Area, which is defined as a 300m radius from the Project Site, i.e. proposed cable route (see *Figure 1.1*). The ecological impact assessment is based on literature review as well as the recent verification ecological baseline survey, with particular attention paid to the habitat adjacent to the proposed cable route.



# 2. ENVIRONMENTAL LEGISLATION AND GUIDELINES

Reference has been made to the *Technical Memorandum on Environmental Impact Assessment Process* (EIAO-TM) issued under the *Environmental Impact Assessment Ordinance* (EIAO) in the evaluation of potential ecological impacts, particularly Annex 8 *Criteria for Evaluating Ecological Impact* and *Annex 16 Guidelines for Ecological Assessment.* The following Guidance Notes have also been taken to account:

- GN 6/2010 Some Observations on Ecological Assessment from the Environmental Impact Assessment Ordinance Perspective;
- GN 7/2023 Ecological Baseline Survey for Ecological Assessment; and
- GN 10/2023 Methodologies for Terrestrial and Freshwater Ecological Baseline Surveys.

In addition, the following legislation and guidelines provide the framework for conducting ecological surveys and the protection of species and habitats of ecological importance for ecological assessment in Hong Kong:

- Forests and Countryside Ordinance (Cap. 96);
- Town Planning Ordinance (Cap. 131);
- Wild Animals Protection Ordinance (Cap. 170);
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Hong Kong Planning Standards and Guidelines Chapter 10 (HKPSG);
- Technical Circular (Works) No. 4/2020 Tree Preservation.



# 3. LITERATURE REVIEW

A desktop review was conducted to search for relevant scientific papers, reports and previous Environmental Impact Assessment (EIA) reports for the purpose of identifying any available ecological information, including habitats and species of conservation concern in the area. Based on recent aerial photos and relevant previous studies, habitats and species of conservation importance recorded previously were identified. General studies (if any), which may not necessarily focus on the Study Area and Project Site, were also reviewed and relevant information was extracted from the report(s).

# 3.1SITE OF CONSERVATION IMPORTANCE

The Study Area, situated near Lok Ma Chau Village, falls within CA, WCA, WBA and Priority Sites for Enhanced Conservation (See *Figure 3.1*).

# 3.1.1 CONSERVATION AREA

The large areas of continuous fishponds (both active and abandoned) and Shenzhen River within the Study Area are zoned as CA under the draft San Tin Technopole Outline Zoning Plan (OZP) No. S/STT/1 and draft Lok Ma Chau Loop OZP No. S/LMCL/2 (*Figure 3.1*). The proposed cable route falls within this zone.

The planning intention of this zone is to conserve the ecological value of wetland and fishponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The "no-net-loss in wetland" principle is adopted for any change in use within this zone. The primary intention is to discourage new development unless it is required to support the conservation of the ecological integrity of the wetland ecosystems or the development is an essential infrastructure project with overriding public interest.

There is a general presumption against development in this zone. In general, only developments that are needed to support the conservation of the existing natural landscape or scenic quality of the area or are essential infrastructure projects with overriding public interest may be permitted.

# 3.1.2 WETLAND CONSERVATION AREA

Fishponds continuous and adjoining to the Deep Bay Area are designated under TPB PG-No. 12C as the WCA, with the aim of protecting the integrity of the Deep Bay wetland ecosystems. Any development in the WCA should normally comply with the "No-Net-Loss in Wetland" principle. Other than permitted essential conservation or infrastructural works, no developments involving pond filling or other works detrimental to the ecological function of the wetland are allowed within the WCA.

The proposed cable route is mostly laid along the WCA, as shown in *Figure 3.1*.

# 3.1.3 WETLAND BUFFER AREA

The WBA is also designated under TPB PG-No. 12C to include a buffer of about 500m on the landward side of the WCA. The planning intention is to protect the ecological integrity of wetlands within the WCA and prevent any development that would have a



negative off-site disturbance impact on the WCA. Developments within the WBA are required to demonstrate that ecological impacts on the WCA will be minimised and any negative ecological impacts will be fully mitigated through positive measures.

The southern and south-eastern portion of the Study Area and part of the proposed cable route fall within the WBA, as shown in *Figure 3.1*.

### 3.1.4 PRIORITY SITES FOR ENHANCED CONSERVATION – DEEP BAY WETLAND OUTSIDE RAMSAR SITE

In 2004, the Government adopted the New Nature Conservation Policy (NNCP) to regulate, protect and manage natural resources that are important for the conservation of biological diversity of Hong Kong in a sustainable manner, taking into account social and economic considerations, for the benefit and enjoyment of the present and future generations of the community. This policy also aims to enhance the conservation of ecologically important sites, in particular those in private ownership. Twelve "Priority Sites" for Enhanced Conservation have been identified under NNCP, among which Deep Bay Wetland outside Ramsar Site was listed as one of the 12 sites. The major habitat type of this site is fishpond. Although fishpond is a man-made habitat and intensively modified by human, it maintains certain characteristics of natural wetland that attract lots of waterbirds and other wildlife, making it a semi-natural habitat for the wildlife there.

As shown in *Figure 3.1*, a section of proposed cable alignment falls within the Priority Site for Enhanced Conservation of Deep Bay Wetland outside Ramsar Site.

# 3.2PREVIOUSLY RECORDED SPECIES OF CONSERVATION IMPORTANCE

A literature review has been conducted to characterise the existing ecological conditions of the Project Site and Study Area and to identify habitats and species of conservation concern in the area. A number of relevant studies including but not limited to the followings were reviewed.

- EIA 302/2023 San Tin / Lok Ma Chau Development Node (AECOM, 2024)<sup>(1)</sup>
- DIR 284/2021 Installation of the Proposed 132kV Cable Circuits Connecting with Ho To West Substation and Existing 132kV Fanling to Mai Po Cable Circuits (ERM, 2021)<sup>(2)</sup>
- EIA 212/2013 Development of Lok Ma Chau Loop (Arup, 2013)<sup>(3)</sup>
- EIA 161/2008 Construction of a Secondary Boundary Fence and new sections of Primary Boundary Fence and Boundary Patrol Road (Mott Macdonald, 2009)<sup>(4)</sup>

<sup>(4)</sup> Mott Macdonald (2009). EIA Report for Construction of a Secondary Boundary Fence and new sections of Primary Boundary Fence and Boundary Patrol Road



<sup>(1)</sup> AECOM Asia Company Limited (AECOM) (2024). EIA Report for First Phase Development of the New Territories North – San Tin / Lok Ma Chau Development Node – Investigation

<sup>(2)</sup> ERM (2021). DIR for Installation of the Proposed 132kV Cable Circuits Connecting with Ho To West Substation and Existing 132kV Fanling to Mai Po Cable Circuits

<sup>(3)</sup> Arup (2013). EIA Report for Development of Lok Ma Chau Loop

- CE60/2005(TP) Land Use Planning for the Closed Area Feasibility Study (Arup, 2010)<sup>(5)</sup>
- EIA 071/2001 Sheung Shui to Lok Ma Chau Spur Line (BV, 2002)<sup>(6)</sup>
- Draft San Tin Technopole OZP No. S/STT/1
- Draft Lok Ma Chau Loop OZP No. S/LMCL/2
- TPB PG-No. 12C Application for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance
- Protection of Wetlands in Hong Kong, AFCD (AFCD, 2000)<sup>(7)</sup>
- Hong Kong Biodiversity, an AFCD Biodiversity Newsletter (AFCD, 2007)<sup>(8)</sup>
- Monthly Waterbird Monitoring Summer Report 2018-2023 (HKBWS, 2023)<sup>(9)</sup>
- Monthly Waterbird Monitoring Winter Report 2018-2023 (HKBWS, 2023)<sup>(10)</sup>
- The Avifauna of Hong Kong<sup>(11)</sup>
- A Field Guide to the Terrestrial Mammals of Hong Kong (AFCD, 2007)<sup>(12)</sup>
- Fish farmers highlight opportunities and warnings for urban carnivore conservation (McMillan et al., 2019)<sup>(13)</sup>
- Spraints Demonstrate Small Population Size and Reliance on Fishponds for Eurasian Otter (*Lutra lutra*) in Hong Kong (McMillan et al., 2022)<sup>(14)</sup>

The ecological survey periods and surveyed flora/ fauna groups that are presented in the above studies are tabulated in **Table 3-1**; a map showing their study areas, whenever defined, is provided in **Figure 3.2**.

<sup>(14)</sup> McMillan, S. E., Wong, A. T. C., Tang, S. S. Y., Yau, E. Y. H., Gomersall, T., Wong, P. Y. H., ...Bonebrake, T. C. (2022). Spraints Demonstrate Small Population Size and Reliance on Fishponds for Eurasian Otter (*Lutra lutra*) in Hong Kong. Conservation Science and Practice, 5(1).



<sup>(5)</sup> Arup (2010). CE60/2005(TP) - Land Use Planning for the Closed Area - Feasibility Study

<sup>(6)</sup> BV (2002). EIA Report for Sheung Shui to Lok Ma Chau Spur Line

<sup>(7)</sup> AFCD (2000). Legislative Council Paper NO. CB(2) 397/00-01 (03) – Protection of Wetlands in Hong Kong. Information reviewed.

<sup>(8)</sup> AFCD (2007).Camera Trap Survey of Hong Kong Terrestrial Mammals in 2002-06. Issue no. 15, December 2007.

<sup>(9)</sup> HKBWS (2023).Mai Po Inner Deep Bay Ramsar Site Summer Waterbird Monitoring Programme 2017-2023.

<sup>(10)</sup> HKBWS (2023).Mai Po Inner Deep Bay Ramsar Site Winter Waterbird Monitoring Programme 2017- 2023.

<sup>(11)</sup> Carey et. al., (2001) The Avifauna of Hong Kong. Hong Kong Bird Watching Society, Hong Kong

<sup>(12)</sup> Shek, C.T. (2007). A Field Guide to the Terrestrial Mammals of Hong Kong

<sup>(13)</sup> McMillan, S. E., Wong, T. C., Hau, B. C. H., Yau, E. Y. H. and Bonebrake, T. C. (2019). Fish farmers highlight opportunities and warnings for urban carnivore conservation. *Conservation Science and Practice*, 1(8).

Special attention was paid to ecologically sensitive areas, and species of conservation importance (i.e. species protected by local legislation, endemic to Hong Kong or South China, listed in international conventions for conservation of habitat/wildlife, listed in IUCN Red Data Book or those of the South China region and considered as rare in the territory or having special conservation importance by scientific studies etc.). The information gathered from the literature review was evaluated and the information gaps concerning assessment of the potential ecological impacts arising from the Project on the terrestrial environment were identified.

Study	Survey Period	Flora and Fauna Groups Surveyed
AFCD, 2007	2002 – 2006	Mammals
AECOM, 2024	Nov 2021 – Oct 2022	Fauna & Flora
ERM, 2021	Mar 2013 – Apr 2013	Fauna & Flora
	Aug, Sep, Nov 2019	
	Jan 2020 – Mar 2020	
Arup, 2013	Jun 2009 – May 2010	Fauna & Flora
Mott Macdonald, 2009	Nov 2007 – Oct 2008	Fauna & Flora
BV, 2002	Sep 2000 - Nov 2001	Fauna & Flora
McMillan et al., 2019	2017-2018	Otter
	(Interview survey)	
McMillan et al., 2022	2018 - 2019	Otter
HKBWS, 2023	Apr 2018 – Sept 2022	Avifauna
HKBWS, 2023	Oct 2018 – Mar 2023	Avifauna

### TABLE 3-1: PREVIOUS STUDIES RELEVANT TO THE STUDY AREA

# 3.2.1 FLORA SPECIES OF CONSERVATION IMPORTANCE RECORDED IN PREVIOUS STUDIES

Based on the reviewed literatures, no flora species of conservation importance was reported within the Study Area.

# 3.2.2 FAUNA SPECIES OF CONSERVATION IMPORTANCE RECORDED IN PREVIOUS STUDIES

#### 3.2.2.1 MAMMALS

Based on the reviewed literature, six (6) mammal species of conservation importance were recorded in the Study Area from previous surveys/ approved EIA studies. Although Study Area does not overlap with the core area of Eurasian Otter population in Hong



Kong, the species had been recorded in the vicinity of Study Area<sup>(15)(16)</sup>. Details of the mammal species of conservation importance is shown in **Table 3-1**.

# TABLE 3-1: MAMMAL OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Mammal				
Eurasian Otter	Lutra lutra	歐亞水獺	Cap.170; Cap.586; Fellowes: RC; RLCV(EN); CSMPS(II); CITES(I)	McMillan et al., 2019; McMillan et al., 2022
Small Indian Civet	<i>Viverricula indica</i>	小靈貓	Cap. 170, Cap. 586, RLCV(VU), CSMPS (II), CITES(III)	AFCD, 2007
Himalayan Leaf-nosed Bat	Hipposideros armiger	大蹄蝠	Cap.170; Fellowes: (LC)	AECOM, 2024
Japanese Pipistrelle	Pipistrellus abramus	東亞家蝠	Cap.170	AECOM, 2024
Lesser Bamboo Bat	Tylonycteris pachypus	扁顱蝠	Cap.170; Fellowes: (LC)	AECOM, 2024
Pallas's Squirrel	Callosciurus erythraeus	赤腹松鼠	Cap.170	AECOM, 2024
Short-nosed Fruit Bat	Cynopterus sphinx	短吻果蝠	Cap.170	AECOM, 2024

Note:

Conservation Status:

- Cap. 170: Protected under Wild Animals Protection Ordinance
- Cap. 586: Protection of Endangered Species of Animals and Plants Ordinance
- RLCV Red List of China's Vertebrate (2016): VU = Vulnerable, EN= Endangered
- CSMPS- China State Major Protection Status: Appendix (II)
- CITES Under Appendix (I), Appendix (II) and Appendix (III) of Convention on International Trade in Endangered Species of Wild Flora and Fauna
- Fellowes Fellowes et al. (2002): RC = Regional Concern, LC = Local Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.

#### 3.2.2.2 AVIFAUNA

A significant diversity of waterbirds, both resident and migratory were recorded in wetland habitats within the Study Area, including fishponds, watercourse etc. Many of the recorded species are known to forage and roost in wetlands, with ardeid, duck and

<sup>(16)</sup> McMillan, S. E., Wong, A. T. C., Tang, S. S. Y., Yau, E. Y. H., Gomersall, T., Wong, P. Y. H., ...Bonebrake, T. C. (2022). *Op.cit.* 



<sup>(15)</sup> McMillan, S. E., Wong, T. C., Hau, B. C. H., Yau, E. Y. H. and Bonebrake, T. C. (2019). Op.cit.

wader species being the dominant species group within the Study Area. A total of sixtytwo (62) avifauna species of conservation importance were recorded in the Study Area and its vicinity from previous surveys/ approved EIA studies. Details of the avifauna species of conservation importance are shown in

# TABLE 3-2: AVIFAUNA OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES

# TABLE 3-2: AVIFAUNA OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Avifauna	1	1	1	1
Little Grebe	Tachybaptus ruficollis	小鸊鷉	Fellowes: LC	HKBWS, 2023
Great Cormorant	Phalacrocorax carbo	普通鸕鷀	Fellowes: PRC	HKBWS, 2023
Grey Heron	Ardea cinerea	蒼鷺	Fellowes: PRC	ERM, 2021; HKBWS, 2023
Purple Heron	Ardea purpurea	草鷺	Fellowes: RC	HKBWS, 2023
Great Egret	Ardea alba	大白鷺	Fellowes: PRC (RC)	AECOM, 2024; HKBWS, 2023
Intermediate Egret	Ardea intermedia	中白鷺	Fellowes: RC	HKBWS, 2023
Little Egret	Egretta garzetta	小白鷺	Fellowes: PRC (RC)	AECOM, 2024; ERM, 2021; HKBWS, 2023
Eastern Cattle Egret	Bubulcus coromandus	牛背鷺	Fellowes: (LC)	HKBWS, 2023
Grater Coucal	Centropus sinensis	褐翅鴉鵑	CSMPS(II)	AECOM, 2024
Chinese Pond Heron	Ardeola bacchus	池鷺	Fellowes: PRC (RC)	AECOM, 2024; HKBWS, 2023
Striated Heron	Butorides striata	綠鷺	Fellowes: (LC)	HKBWS, 2023
Black-crowned Night Heron	Nycticorax nycticorax	夜鷺	Fellowes: (LC)	HKBWS, 2023
Yellow Bittern	Ixobrychus sinensis	黃葦鳽	Fellowes: (LC)	ERM, 2021; HKBWS, 2023
Cinnamon Bittern	Ixobrychus cinnamomeus	栗葦鳽	Fellowes: LC	HKBWS, 2023
Eurasian Spoonbill	Platalea leucorodia	白琵鷺	Cap.586; Fellowes: LC; CSMPS(II); CITES(II)	HKBWS, 2023



Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Black-faced Spoonbill	Platalea minor	黑臉琵鷺	Fellowes: PGC; RLCV(EN); CSMPS(II); IUCN(EN)	HKBWS, 2023
Eurasian Wigeon	Mareca penelope	赤頸鴨	Fellowes: RC	HKBWS, 2023
Eurasian Teal	Anas crecca	綠翅鴨	Fellowes: RC	HKBWS, 2023
Northern Pintail	Anas acuta	針尾鴨	Fellowes: RC	HKBWS, 2023
Northern Shoveler	Spatula clypeata	琵嘴鴨	Fellowes: RC	HKBWS, 2023
Tufted Duck	Aythya fuligula	鳳頭潛鴨	Fellowes: LC	HKBWS, 2023
Slaty-breasted Rail	Gallirallus striatus	灰胸秧雞	Fellowes: RC	HKBWS, 2023
Eurasian Coot	Fulica atra	骨頂雞	Fellowes: RC	HKBWS, 2023
Pheasant-tailed Jacana	Hydrophasianus chirurgus	水雉	Fellowes: LC	HKBWS, 2023
Greater Painted-snipe	Rostratula benghalensis	彩鷸	Fellowes: LC	HKBWS, 2023
Black-winged Stilt	Himantopus himantopus	黑翅長腳 鷸	Fellowes: RC	AECOM, 2024; HKBWS, 2023
Pied Avocet	Recurvirostra avosetta	反嘴鷸	Fellowes: RC	HKBWS, 2023
Northern Lapwing	Vanellus vanellus	鳳頭麥雞	Fellowes: LC	HKBWS, 2023
Little Ringed Plover	Charadrius dubius	金眶鴴	Fellowes: (LC)	ERM 2021, HKBWS, 2023
Greater Sand Plover	Charadrius Ieschenaultii	鐵嘴沙鴴	Fellowes: RC	HKBWS, 2023
Eurasian Curlew	Numenius arquata	白腰杓鷸	Fellowes: RC	HKBWS, 2023
Common Redshank	Tringa totanus	紅腳鷸	Fellowes: RC	HKBWS, 2023
Marsh Sandpiper	Tringa stagnatilis	澤鷸	Fellowes: RC	HKBWS, 2023
Common Greenshank	Tringa nebularia	青腳鷸	Fellowes: RC	HKBWS, 2023
Wood Sandpiper	Tringa glareola	林鷸	Fellowes: LC	AECOM, 2024; ERM, 2021; HKBWS, 2023



Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Terek Sandpiper	Xenus cinereus	翹嘴鷸	Fellowes: RC	HKBWS, 2023
Grey-tailed Tattler	Tringa brevipes	灰尾漂鷸	Fellowes: LC	HKBWS, 2023
Red-necked Stint	Calidris ruficollis	紅頸濱鷸	Fellowes: LC	HKBWS, 2023
Temminck's Stint	Calidris temminckii	青腳濱鷸	Fellowes: LC	HKBWS, 2023
Long-toed Stint	Calidris subminuta	長趾濱鷸	Fellowes: LC	HKBWS, 2023
Sharp-tailed Sandpiper	Calidris acuminata	尖尾濱鷸	Fellowes: LC; IUCN(VU)	HKBWS, 2023
Black-headed Gull	Chroicocephalus ridibundus	紅嘴鷗	Fellowes: PRC	HKBWS, 2023
Western Osprey	Pandion haliaetus	焉	Cap.586; Fellowes: RC; CSMPS(II); CITES(II)	HKBWS, 2023
Black Kite	Milvus migrans	黑鳶	Cap.586; Fellowes: (RC); CSMPS(II); CITES(II)	AECOM, 2024; HKBWS, 2023
Black-winged Kite	Elanus caeruleus	黑翅鳶	Cap.586; Fellowes: LC; CSMPS(II); CITES(II)	HKBWS, 2023
Chinese Sparrowhawk	Accipiter soloensis	赤腹鷹	Cap.586; CSMPS(II); CITES(II)	HKBWS, 2023
Eastern Marsh Harrier	Circus spilonotus	白腹鷂	Cap.586; Fellowes: LC; CSMPS(II); CITES(II)	HKBWS, 2023
Eastern Buzzard	Buteo japonicus	普通鵟	Cap.586; CSMPS(II); CITES(II)	HKBWS, 2023
Grey-faced Buzzard	Butastur indicus	灰臉鵟鷹	Cap.586; Fellowes: (RC); CSMPS(II); CITES(II)	ERM, 2021
Greater Spotted Eagle	Clanga clanga	烏鵰	Cap.586, Fellowes: GC, RLCV(EN), CSMPS(II), IUCN(VU), CITES(II)	HKBWS, 2023
Common Kestrel	Falco tinnunculus	紅隼	Cap.586; CSMPS(II); CITES(II)	HKBWS, 2023
Pied Kingfisher	Ceryle rudis	斑魚狗	Fellowes: (LC)	HKBWS, 2023



Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
White-throated Kingfisher	Halcyon smyrnensis	白胸翡翠	Fellowes: (LC)	HKBWS, 2023
Red-billed Starling	Spodiopsar sericeus	絲光椋鳥	Fellowes: GC	AECOM, 2024; HKBWS, 2023
White-cheeked Starling	Spodiopsar cineraceus	灰椋鳥	Fellowes: PRC	AECOM 2024
White- shouldered Starling	Sturnia sinensis	灰背椋鳥	Fellowes: (LC)	AECOM 2024
Red-throated Pipit	Anthus cervinus	紅喉鷚	Fellowes: LC	AECOM 2024
Collared Crow	Corvus torquatus	白頸鴉	Fellowes: LC, IUCN(VU)	HKBWS, 2023
Besra/Japanese Sparrowhawk	Accipiter gularis	日本松雀 鷹	Cap.586; CSMPS(II); CITES(II)	HKBWS, 2023
Pied Harrier	Circus melanoleucos	鵲鷂	Cap.586; Fellowes: LC; CSMPS(II); CITES(II)	HKBWS, 2023
Eurasian Hobby	Falco subbuteo	燕隼	Cap.586; Fellowes: (LC); CSMPS(II); CITES(II)	HKBWS, 2023
Crested Serpent Eagle	Spilornis cheela	蛇鵰	Cap.586; Fellowes: (LC); CSMPS(II); CITES(II)	HKBWS, 2023

Note:

Conservation Status:

- All birds in Hong Kong are protected under Cap. 170 Protected under Wild Animals Protection Ordinance
- Cap. 586: Protection of Endangered Species of Animals and Plants Ordinance
- Fellowes Fellowes et al. (2002): PGC = Potential Global Concern, GC = Global Concern, PRC = Potential Regional Concern, RC = Regional Concern, LC = Local Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
- RLCV Red List of China's Vertebrate (2016): EN: Endangered
- CSMPS- China State Major Protection Status: Appendix (I) or Appendix (II)
- IUCN International Union for Conservation of Nature Red List of Threatened Species (2024). EN = Endangered; VU= Vulnerable
- CITES Under Appendix (I) and Appendix (II) of Convention on International Trade in Endangered Species of Wild Flora and Fauna

#### 3.2.2.3 HERPETOFAUNA

Based on the reviewed literature, the recorded reptile species are all common within the Study Area. Among the recorded amphibian species, only Chinese Bullfrog and Twostriped Grass Frog were recorded in the fishpond area within the Study Area. Details of the herpetofauna species of conservation importance are shown in **Table 3-3**.



# TABLE 3-3: HERPETOFAUNA SPECIES OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Herpetofaur	าล			
Chinese Bullfrog	Hoplobatrachus rugulosus	虎紋蛙	Fellowes: PRC; RLCV(EN); CSMPS(II)	AECOM, 2024; Arup, 2010
Two-striped Grass Frog	Hylarana taipehensis	台北蛙	Fellowes: LC	Arup, 2013; Arup 2010

Note:

Conservation Status:

• Fellowes - Fellowes et al. (2002): PRC = Potential Regional Concern, LC = Local Concern.

• RLCV – Red List of China's Vertebrate (2016): EN: Endangered

• CSMPS – China State Major Protection Status: Appendix (II)

#### 3.2.2.4 BUTTERFLY AND ODONATE

Based on the reviewed literature, eight (8) butterfly and odonate species of conservation importance were recorded in the Study Area from previous surveys/ approved EIA studies. Details of the butterfly and odonate species of conservation importance are shown in **Table 3-4**.

# TABLE 3-4: BUTTERFLY AND ODONATE SPECIES OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES

Common Name	Scientific Name	Chinese Name	Conservation Status/Rarity	Previous Study
Butterflies a	nd Odonates			
Metallic Cerulean	Jamides alecto	素雅灰蝶	Listed as Very Rare	AECOM, 2024
Small Cabbage White	Pieris rapae	菜粉蝶	Listed as Rare	AECOM, 2024
Swallowtail	Papilio xuthus	柑橘鳳蝶	Listed as Rare	AECOM, 2024
Sapphire Flutterer	Rhyothemis triangularis	三角麗翅蜻	Fellowes: LC	ERM, 2021; Arup, 2010
Coastal Glider	Macrodiplax cora	高翔漭靖	Fellowes: LC	ERM, 2021
Ruby Darter	Rhodothemis rufa	紅胭蜻	Fellowes: LC	ERM, 2021
Blue Chaser	Potamarcha congener	濕地狹翅蜻	Fellowes: LC	AECOM, 2024



Common Name	Scientific Name	Chinese Name	Conservation Status/Rarity	Previous Study
Scarlet Basker	Urothemis signata	赤斑曲鈎脈蜻	Fellowes: LC	AECOM, 2024

Note:

Conservation Status:

- Fellowes Fellowes et al. (2002): LC = Local Concern.
- Rarity is based on AFCD assessment (2011): A Review of the Local Restrictedness of Hong Kong Butterflies

#### 3.2.2.5 AQUATIC FAUNA

Based on reviewed EIA studies, the only aquatic fauna species of conservation importance recorded within the Study Area is Freshwater Crab *Somanniathelphusa zanklon*. Details of the aquatic fauna species of conservation importance is shown in *Table 3-5*.

# TABLE 3-5: AQUATIC FAUNA SPECIES OF CONSERVATION IMPORTANCE RECORDED FROM PREVIOUS STUDIES

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Aquatic Fauna				
Freshwater Crab	Somanniathelphusa zanklon	鐮刀束腰蟹	GC; IUCN(EN)	Arup, 2013
Note: Conservation Status: • Fellowes – Fellowes et al. (2002): GC = Globel Concern • IUCN – International Union for Conservation of Nature Red List of Threatened Species (2024). EN =				

#### 3.2.2.6 FIREFLY

Endangered

Based on reviewed EIA studies, no firefly species of conservation importance was recorded within the Study Area.

### 3.2.3 EVALUATION & IDENTIFICATION OF INFORMATION GAP

The information gathered from the literature review were evaluated to identify any information gaps. While the baseline ecological information of the Study Area was mostly covered and assessed in previous studies, a verification survey was conducted to verify the desktop findings in the Study Area for subsequent impact assessment.



# 4. VERIFICATION ECOLOGOCAL BASELINE SURVEY

The Study Area comprises an area within 300m from the cable route. With reference to the reviewed data in **Section 3.** It is considered that the Project Site and its vicinity have been covered and studied comprehensively by previous EIA studies and other research.

The previous studies and research have demonstrated a relatively high and constant use of the areas surrounding the proposed cable route by birds, esp. by waterbirds at the fishponds and agricultural lands.

In order to supplement and establish a set of project specific baseline data, a verification survey, including day and night surveys, was carried out on 1<sup>st</sup> August 2024 with particular focus on habitats and wildlife along and adjacent to the proposed cable route. A summary of the ecological baseline survey methodologies is provided in **Table 4-1**. Survey transects mainly followed the existing roads (**Figure 4.1** refers), aiming to cover all types of habitats within the Study Area.

Survey Type	Methodology	Survey Date
Habitat and Vegetation	Habitat mapping and vegetation identification through ground truthing in major habitats, in order to ensure they reflected current conditions and to distinguish between habitats which could not always be reliably distinguished from aerial photos. Representative colour photos were taken for each habitat type ( <i>Annex 1</i> ) and any important ecological features identified.	1 <sup>st</sup> August 2024
Avifauna	Quantitative (active searching along the survey transect) and Qualitative (recorded within Study Area); including day and night surveys.	
	The presence and abundance of avifauna species at various habitats observed from transects was recorded visually and aurally. Any signs of breeding (e.g. nests, recently fledged juveniles) within the Study Area were also recorded if observed. Observations were made using 8×42 binoculars and photographic records taken, where possible ( <b>Annex 3</b> ).	_
Mammal	Quantitative (active searching along the survey transect) and qualitative (recorded within Study Area); including day and night surveys.	
	As mammals usually occur at low densities, in addition to direct observation, any observation of signs of mammal activity, such as tracks, scats or burrows were actively sought.	-
Herpetofauna	Quantitative (active searching along the survey transect) and qualitative (recorded within Study Area); including day and night surveys.	

#### TABLE 4-1: SUMMARY OF THE ECOLOGICAL BASELINE SURVEY METHODOLOGIES



Survey Type	Methodology	Survey Date
	Active searching in potential hiding places such as among leaf litter, inside holes and under stones and logs were actively searched within the Study Area. Auditory detection of species specific calls was also used to survey frogs and toads.	
Butterfly and Odonates	Qualitative (recorded within Study Area) survey; including only day survey.	
	Particular attention was given to food/ host plants for butterfly larvae and favoured habitats for both groups, such as shrubland for butterflies and streams for odonates (both adults and larvae)	
Aquatic fauna	Active searching at sizable streams and notable water bodies by direct observation for aquatic fauna, including but not limited to fish, and macroinvertebrates; including day and night surveys.	
Firefly	Qualitative (recorded within Study Area) survey; including night survey. Surveys commenced immediately after sunset and lasted for approximately 2 hours.	
	Active searching on the potential habitats such as watercourses utilized by fireflies.	



# 5. EXISTING ECOLOGICAL BASELINE

The Project site is located within CA, WCA, WBA and Priority Sites for Enhanced Conservation. Seven (7) major habitat types have been identified in the Study Area, namely Shrubland, Village Area, Developed Area, Abandoned Agricultural Land, Wet Agricultural Land, Pond and Watercourse. Habitats present within the Study Area are shown *Figure 5.1*. Due to inaccessibility and on-going development within the Lok Ma Chau Loop located at the north of the Study Area, ecological baseline within the area is limited.

# 5.1 HABITAT AND VEGETATION

**Table 5-1** summarises the area of each habitat recorded in the Study Area. The representative habitat photos are in **Annex 1**. A total of ninety-six (96) flora species were recorded within the Study Area. No flora species of conservation importance was recorded within the Study Area. The list of flora species recorded in the survey is provided in in **Annex 2**. The following text elaborates the ecological conditions, flora and fauna recorded at each habitat during the ecological baseline survey.

Habitat	Area within Project Site, including works area (m <sup>2</sup> )	% of Project Site	Area within Study Area (ha)	% of Study Area
Shrubland	-	-	7.3	26.0%
Village Area	122	100%	5.8	20.6%
Developed Area	-	-	2.1	7.5%
Abandoned Agricultural Land	-	-	2.0	7.1%
Wet Agricultural Land	-	-	1.4	5.0%
Pond	-	-	9.5	33.8%
Watercourse	-	-	~900m	-
TOTAL	122	100%	28.1	100%

#### TABLE 5-1: AREA OF EACH HABITAT IDENTIFIED IN THE STUDY AREA

# 5.1.1 HABITATS WITHIN THE STUDY AREA

### 5.1.1.1 SHRUBLAND

Shrubland is mainly located along foothills within the Study Area. This habitat occupied approximately 7.3ha which is equivalent to 26% of the Study Area. A total of 55 plant species were recorded in shrubland habitat. Plant species present are mainly common shrub and herb species such as *Aporosa dioica*, *Bridelia tomentosa*, *Cyclosorus interruptus*, *Dicranopteris pedata*, *Panicum maximum* and *Miscanthus floridulus*. Tree species commonly recorded included *Celtis sinensis*, *Ficus hispida*, *Macaranga tanarius* 



*var. tomentosa* and *Sterculia lanceolata*. No flora species of conservation importance was recorded.

### 5.1.1.2 VILLAGE AREA

Village Area refers to areas occupied by village houses, and the associated small-scale orchards, access paths to fishponds and main roads close to the villages (*Figure 5.1*). This habitat is the second largest habitat in the Study Area, occupying approximately 5.8 ha which is equivalent to 20.6% of the Study Area.

There are fifty-two (52) plant species recorded in this habitat (**Annex 2**). Most of the plant species recorded are commonly grown for ornamental purpose or as orchards such as *Artocarpus heterophyllus, Carica papaya, Dimocarpus longan, Litchi chinensis, Musa x paradisiaca* and *Syzygium jambos*. No flora species of conservation importance was recorded in this habitat.

## 5.1.1.3 DEVELOPED AREA

Developed Area refers to degraded habitat associated with intensive human disturbances and construction activities, this habitat is only present within the Lok Ma Chau Loop at the north of Study Area (*Figure 5.1*). This habitat occupied approximately 2.1 ha which is equivalent to 7.5% of the Study Area. Based on review on recent satellite map in 2024, developed area within the Lok Ma Chau Loop is currently subject to establishment works and vegetation coverage at the Lok Ma Chau Loop is very limited.

## 5.1.1.4 ABANDONED AGRICULTURAL LAND

Patches of abandoned agricultural land were identified within the Study Area, it was derived from inactively managed agricultural land (*Figure 5.1*). This habitat occupied approximately 2ha which is equivalent to 7.1% of the Study Area.

There are twenty-seven (27) plant species recorded in this habitat (**Annex 2**). Without active management, vegetation was observed overgrown with the dominant species being marshy and wetland dependent species including *Alocasia macrorrhizos, Brachiaria mutica, Cyclosorus interruptus, Cyperus involucratus* and *Commelina diffusa*. No flora species of conservation importance was recorded in this habitat.

### 5.1.1.5 WET AGRICULTURAL LAND

Patches of wet agricultural land were identified within the Study Area (*Figure 5.1*). This habitat occupied approximately 1.4ha which is equivalent to 5% of the Study Area.

Under active management for agricultural activities, the wet agricultural land was majorly cultivated with crop species, namely *Ipomoea aquatica*. There are three (3) plant species recorded in this habitat (*Annex 2*). No flora species of conservation importance was recorded in this habitat.

### 5.1.1.6 POND

Ponds refers to active and inactive fishponds that are/were used for aquaculture. This habitat is the largest habitat in the Study Area, occupying most of the total area (approx. 9.5ha; 33.8% of the total area). Most of the fishponds within the Study Area



including those adjacent to the proposed cable alignment were observed to be active (*Figure 5.1*). Active fishponds are maintained with mostly open water and limited emergent vegetation. Ponds were occasionally drained to facilitate harvesting of fish or maintenance of ponds, however, these dried-out ponds were not observed near the Project Site. The composition and structure of vegetation is typical of fishponds in northern Hong Kong, with simple vegetation structure and low vegetative diversity dominated by grassy vegetation. Ponds are also present within the Lok Ma Chau Loop, where were managed with planting of *Phragmites australis* to provide suitable habitats for wildlife.

A total of twenty-six (26) plant species were recorded in or along fishponds. Plants frequently recorded on the pond bunds are grassy and herbaceous species such as *Cynodon dactylon, Hedyotis corymbose* and *Panicum maximum*, and sometimes fruit trees such as *Carica papaya* and *Musa x paradisiaca*. Most of the identified fishponds are active and associated with human interference. No flora species of conservation importance was recorded.

### 5.1.1.7 WATERCOURSE

The watercourse within the Study Area refers to natural watercourse forming part of Lok Ma Chau Meander (also known as Shenzhen River)<sup>(17)</sup> and the small single channel passing through the wet agricultural land and village area with flowing water. The total length of watercourse is about 900m within the Study Area.

As there is no physical boundary between these watercourses and their neighboring habitats (i.e. village area and pond), the vegetation composition of the riparian zone is similar to adjacent areas.

A total of twenty-five (25) plant species were recorded in or along channelized watercourse (excluding Shenzhen River). Common and weedy species such as *Brachiaria mutica* and *Panicum maximum*, wetland herbs like *Commelina diffusa* predominated the banks and stream beds of the watercourse. Ruderal shrubs and trees including *Lantana camara*, *Ficus hispida* and *Macaranga tanarius* var. *tomentosa* were also recorded. Due to accessibility, baseline condition of Shenzhen River has been extracted from other EIA study<sup>(18)</sup>, the survey reported that riparian vegetation of the river was dominated by common grass and herb species such as *Brachiaria mutica*, *Commelina diffusa*, *Cyperus malaccensis* and *Panicum maximum*. Shrubs and trees (e.g. *Ficus hispida*, *Macaranga tanarius var. tomentosa* and *Lantana camara*) were recorded along the riverbank.

No flora species of conservation importance was recorded in this habitat.

# 5.1.2 HABITATS WITHIN THE PROJECT SITE

Works associated with the Project include the installation of LV cable within Lok Ma Chau. The proposed alignment is located along the existing hard paved road. The Project Site, including works area, therefore is located within village area only, which is currently subject to a relatively high level of disturbance due to its being used as pedestrian

<sup>(18)</sup> AECOM Asia Company Limited (AECOM) (2024). Op.cit



<sup>(17)</sup> AECOM Asia Company Limited (AECOM) (2024). Op.cit.

access within the Village Area. Photographic records of the Project Site are as presented in *Annex 1*.

During the ecological verification survey, fourteen (14) plant species recorded in this habitat within the Project Site (*Annex 2*). Most of the recorded species along the Project Site were self-seeded species and with some planted fruits trees in the vicinity. No flora species of conservation importance were recorded within the Project Site.

# 5.2TERRESTRIAL WILDLIFE

Wildlife recorded during the ecological surveys are described below in **Section 5.2.1** to **Section 5.2.5**. The photo of the recorded species of conservation importance are presented in **Annex 3**. A full list of fauna species recorded during the verification surveys for the Project is found in **Annexes 4 – 9**. The locations of species of conservation importance in the Study Area are shown in **Figure 5.1**.

# 5.2.1 MAMMALS

The survey identified two (2) mammal species within the Study Area. The recorded mammal species are of conservation importance, namely, Chinese Noctule and Japanese Pipistrelle. Their conservation and protection status in Hong Kong are presented in *Table 5-2* below.

# TABLE 5-2: MAMMAL SPECIES OF CONSERVATION IMPORTANCE RECORDED WITHIN THE STUDY AREA

Common Name	Scientific Name	Chinese Name	Conservation Status	Recorded Habitat
Mammal				
Chinese Noctule	Nyctalus plancyi	中華山蝠	Cap.170; Fellowes: PRC (RC)	Pond
Japanese Pipistrelle	Pipistrellus abramus	東亞家蝠	Cap.170	Village Area, Pond

Note:

Conservation Status:

• Cap. 170: Protected under Wild Animals Protection Ordinance

# 5.2.2 AVIFAUNA

The survey identified twenty-five (25) bird species. Most of the bird species recorded are common and widespread in Hong Kong. A total of seven (7) bird species of conservation importance, namely Greater Coucal, Chinese Pond Heron, Great Egret, Intermediate Egret, Little Egret, Grey Heron and Black Kite were recorded within the Study Area. Their protection and/or conservation status are presented in **Table 5-3**. The photo of the recorded species of conservation importance are in **Annex 3**.



# TABLE 5-3: AVIFAUNA OF CONSERVATION IMPORTANCE RECORDED WITHIN THE STUDY AREA

Common Name	Scientific Name	Chinese Name	Conservation Status	Recorded Habitat
Avifauna				
Greater Coucal	Centropus sinensis	褐翅鴉鵑	CSMPS(II)	Abandoned Agricultural Land, Pond
Chinese Pond Heron	Ardeola bacchus	池鷺	Fellowes: PRC (RC)	Wet Agricultural Land, Pond
Grey Heron	Ardea cinerea	蒼鷺	Fellowes: PRC	In-flight
Great Egret	Ardea alba	大白鷺	Fellowes: PRC (RC)	In-flight
Intermediate Egret	Ardea intermedia	中白鷺	Fellowes: RC	In-flight
Little Egret	Egretta garzetta	小白鷺	Fellowes: PRC (RC)	Wet Agricultural Land, Pond
Black Kite	Milvus migrans	黑鳶	Cap.586; Fellowes: (RC); CSMPS(II); CITES(II)	In-flight

Note:

Conservation Status:

- All birds in Hong Kong are protected under Cap. 170 Protected under Wild Animals Protection Ordinance
- Cap. 586: Protection of Endangered Species of Animals and Plants Ordinance
- Fellowes Fellowes et al. (2002): PRC = Potential Regional Concern, RC = Regional Concern. Letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.
- CSMPS- China State Major Protection Status: Appendix (II)
- CITES Under Appendix (II) of Convention on International Trade in Endangered Species of Wild Flora and Fauna

#### 5.2.3 HERPETOFAUNA

Three (3) amphibian and one (one) reptile species were recorded during the survey within the Study Area. No species of conservation importance was recorded within the Study Area.

### 5.2.4 BUTTERFLIES AND ODONATES

Eight (8) odonate and three (3) butterfly species were recorded during the survey within the Study Area. None of them are of conservation importance.

### 5.2.5 AQUATIC FAUNA

Two (2) common fish species were recorded within the Study Area during the survey. No aquatic fauna species of conservation importance was recorded within the Study Area.



PROPOSED PUBLIC UTILITY INSTALLATION (LOW VOLTAGE UNDERGROUND CABLE) AND ASSOCIATED EXCAVATION AND FILLING OF LAND AT GOVERNMENT LAND IN D.D. 96, NEAR LOK MA CHAU VILLAGE, SAN TIN

### 5.2.6 FIREFLY

No firefly species were recorded within the Study Area during the survey.



# 6. ECOLOGICAL EVALUATION

In this section the ecological importance of the habitats identified within the Study Area are evaluated in accordance with the *EIAO TM Annex 8* criteria. The evaluation is based upon the information of literature review and verification ecological baseline survey presented in the **Sections 3 – 5**.

# 6.1STUDY AREA

A total of seven major terrestrial habitats have been identified within the Study Area, including Shrubland, Village Area, Developed Area, Abandoned Agricultural Land, Wet Agricultural Land, Pond and Watercourse. The ecological importance evaluation of each habitat type within the Study Area is presented in **Table 6-1** to **Table 6-7**.

Criteria	Shrubland
Naturalness	Semi-natural habitat at early-stage of natural succession.
Size	Approx. 7.3ha within the Study Area
Diversity	Low to moderate in diversity of plant species and structural complexity. Low diversity of fauna species.
Rarity	No flora and fauna species of conservation importance recorded during the surveys.
Re-creatability	Re-creatable
Fragmentation	Not fragmented.
Ecological Linkage	Weak ecological linkage with adjacent habitats
Potential Value	Low
Nursery/ Breeding Ground	No significant nursery or breeding ground recorded.
Age	N/A
Abundance/ Richness of Wildlife	Low abundance and richness for fauna species.
Overall Ecological Importance	Low

### TABLE 6-1: ECOLOGICAL EVALUATION OF SHRUBLAND

### TABLE 6-2: ECOLOGICAL EVALUATION OF VILLAGE AREA

Criteria	Village Area
Naturalness	Anthropogenic habitat with high level of human disturbance.
Size	Approx. 5.8ha within the Study Area



Criteria	Village Area
Diversity	Low to moderate in diversity of plant species, low structural complexity, and low diversity of fauna species.
Rarity	No flora species of conservation importance recorded during the surveys.
	Fauna Species of conservation importance recorded during the surveys include: Mammal –Japanese Pipistrelle
Re-creatability	Readily re-creatable.
Fragmentation	N/A
Ecological Linkage	Weak ecological linkage with adjacent habitats
Potential Value	Low
Nursery/ Breeding Ground	No significant nursery or breeding ground recorded.
Age	N/A
Abundance/ Richness of Wildlife	Low abundance and richness for fauna species.
Overall Ecological Importance	Low

#### TABLE 6-3: ECOLOGICAL EVALUATION OF DEVELOPED AREA

Criteria	Developed Area
Naturalness	Anthropogenic habitat, received disturbance from existing development works within Lok Ma Chau Loop
Size	Approx. 2.1ha within the Study Area
Diversity	Low in diversity of plant species and structural complexity
	Subjected to intensive disturbance, wildlife usage to the habitat is considered to be low
Rarity	Highly degraded habitat and not a preferable habitat for any species of conservation importance
Re-creatability	Re-creatable
Fragmentation	Not fragmented
Ecological Linkage	Weak ecological linkage with adjacent habitats
Potential Value	Low
Nursery/ Breeding Ground	No significant nursery or breeding ground recorded.



PROPOSED PUBLIC UTILITY INSTALLATION (LOW VOLTAGE UNDERGROUND CABLE) AND ASSOCIATED EXCAVATION AND FILLING OF LAND AT GOVERNMENT LAND IN D.D. 96, NEAR LOK MA CHAU VILLAGE, SAN TIN

Criteria	Developed Area
Age	N/A
Abundance/ Richness of Wildlife	Low considering the existing highly disturbed nature
Overall Ecological Importance	Low

#### TABLE 6-4: ECOLOGICAL EVALUATION OF ABANDONED AGRICULTURAL LAND

Criteria	Abandoned Agricultural Land
Naturalness	Anthropogenic habitat, derived from agricultural lands
Size	Approx. 2ha within the Study Area
Diversity	Low in diversity of plant species and structural complexity Low diversity of fauna species
Rarity	No flora and fauna species of conservation importance recorded during the surveys
	Fauna Species of conservation importance recorded during the surveys include Avifauna – Greater Coucal
Re-creatability	Re-creatable
Re-creatability Fragmentation	Re-creatable Not fragmented.
Re-creatability Fragmentation Ecological Linkage	Re-creatable Not fragmented. Ecologically linked to adjacent wet agricultural land
Re-creatability Fragmentation Ecological Linkage Potential Value	Re-creatable   Not fragmented.   Ecologically linked to adjacent wet agricultural land   Ecological value could be enhanced through active vegetation management for creating more space for wildlife hiding in particular for birds
Re-creatability Fragmentation Ecological Linkage Potential Value Nursery/ Breeding Ground	Re-creatable   Not fragmented.   Ecologically linked to adjacent wet agricultural land   Ecological value could be enhanced through active vegetation management for creating more space for wildlife hiding in particular for birds   No significant nursery or breeding ground recorded.
Re-creatability Fragmentation Ecological Linkage Potential Value Nursery/ Breeding Ground Age	Re-creatable   Not fragmented.   Ecologically linked to adjacent wet agricultural land   Ecological value could be enhanced through active vegetation management for creating more space for wildlife hiding in particular for birds   No significant nursery or breeding ground recorded.   N/A
Re-creatability Fragmentation Ecological Linkage Potential Value Nursery/ Breeding Ground Age Abundance/ Richness of Wildlife	Re-creatable   Not fragmented.   Ecologically linked to adjacent wet agricultural land   Ecological value could be enhanced through active vegetation management for creating more space for wildlife hiding in particular for birds   No significant nursery or breeding ground recorded.   N/A   Low abundance and richness for fauna species.

### TABLE 6-5: ECOLOGICAL EVALUATION OF WET AGRICULTURAL LAND

Criteria	Wet Agricultural Land
Naturalness	Anthropogenic habitat for agricultural purposes
Size	Approx. 1.4ha within the Study Area
Diversity	Low in diversity of plant species and structural complexity. Low diversity of fauna species.



Criteria	Wet Agricultural Land
Rarity	No flora and fauna species of conservation importance recorded during the surveys
	Fauna Species of conservation importance recorded during the surveys include Avifauna – Chinese Pond Heron and Little Egret
Re-creatability	Re-creatable
Fragmentation	Not fragmented.
Ecological Linkage	Ecologically linked to adjacent abandoned agricultural land
Potential Value	Ecological value could be enhanced by more ecologically friendly management methods
Nursery/ Breeding Ground	No significant nursery or breeding ground recorded
Age	N/A
Abundance/ Richness of Wildlife	Low abundance and richness for fauna species.
Overall Ecological Importance	Low

### TABLE 6-6: ECOLOGICAL EVALUATION OF POND

Criteria	Pond
Naturalness	Anthropogenic habitat with human disturbance
Size	Approx. 9.5ha within the Study Area
Diversity	Low diversity of plant species and low to moderate structural complexity in the riparian zones
	Moderate diversity of terrestrial fauna species, especially birds
Rarity	No flora species of conservation importance recorded during the surveys.
	Mammal – Chinese Noctule, Japanese Pipistrelle Avifauna – Greater Coucal, Chinese Pond Heron, Little Egret
Re-creatability	Re-creatable
Fragmentation	Not fragmented
Ecological Linkage	Ecologically linked to adjacent fishponds
Potential Value	Ecological value could be enhanced by more ecologically friendly management methods



Criteria	Pond
Nursery/ Breeding Ground	No significant nursery or breeding ground recorded. Potential breeding ground for water bird species.
Age	N/A
Abundance/ Richness of Wildlife	Moderate abundance and richness for terrestrial fauna species, especially birds
Overall Ecological Importance	Moderate

### TABLE 6-7: ECOLOGICAL EVALUATION OF WATERCOURSE

Criteria	Watercourse	
	Shenzhen River*	Other Watercourse
Naturalness	Moderate to High	Watercourse present in the Study Area is man-made (excluding Shenzhen River). Given a pedestrian road nearby, anthropogenic influence is present
Size	~570m	~330m
Diversity	Low flora and fauna diversity	Low in diversity of plant species and structural complexity. Low diversity of fauna species.
Rarity	A total of 4 fauna species of conservation importance were recorded from literature, including 3 avifauna species (Chinese Pond Heron, Greater Coucal, Little Egret), and 1 mammal species (Small Indian Civet)	No flora or fauna species of conservation importance recorded during the surveys.
Re-creatability	Difficult to be re-created	Not difficult to be re-created
Fragmentation	Not fragmented	Not fragmented
Ecological Linkage	Section within the Study Area is structurally and functionally linked to outer Shenzhen River, adjacent ponds and mitigation wetland in the Lok Ma Chau Loop, and form part of the waterbird flight-path	No ecological linkages to adjacent fishpond habitats and other habitat.
Potential Value	Moderate	Low
Nursery/ Breeding Ground	No significant nursery or breeding ground recorded.	No significant nursery or breeding ground recorded
Age	N/A	N/A



Criteria	Watercourse	
	Shenzhen River*	Other Watercourse
Abundance/ Richness of Wildlife	Low	Low abundance and richness for fauna species.
Overall Ecological Importance	Moderate	Low

Note: \* - Ecological evaluation on Shenzhen River is extracted from EIA Study for San Tin / Lok Ma Chau Development Node

# 6.2PROJECT SITE

The Project Site, including works area, comprise of approximately  $122m^2$  of village area. The abundance and richness of wildlife were low due to the small size of the Project Site and its adjacency to an existing, regularly used pedestrian access. No flora or fauna species was recorded within the Project Site during ecological baseline survey. No tree felling/ pruning will be required. The evaluation of village area within the Project Site is presented in **Table 6-8**.

Criteria	Village Area within Project Site
Naturalness	Anthropogenic habitat with high level of human disturbance.
Size	Approx. 122m <sup>2</sup>
Diversity	Low in diversity of plant species, structural complexity, and low diversity of fauna species.
Rarity	No flora and fauna species of conservation importance recorded during the surveys.
Re-creatability	Readily re-creatable.
Fragmentation	N/A
Ecological Linkage	Weak ecological linkage with adjacent habitats
Potential Value	Low
Nursery/ Breeding Ground	No significant nursery or breeding ground recorded.
Age	Various.
Abundance/ Richness of Wildlife	Low abundance and richness for fauna species.
Overall Ecological Importance	Low

### TABLE 6-8: ECOLOGICAL EVALUATION OF PROJECT SITE



# 7. ECOLOGICAL IMPACT ASSESSMENT

# 7.1IDENTIFICATION OF POTENTIAL ECOLOGICAL IMPACTS

In view of the current habitat conditions of the Project Site and its vicinity and their ecological values, the potential ecological impacts associated with the LV cable laying near Lok Ma Chau Village (including but not limited to trench excavation, cable laying and backfilling works) during construction is predicted as follows. The potential impacts would cease immediately upon completion of the installation works, where there will be no operational impacts.

- Temporary habitat loss and habitat disturbance within the Project Site due to excavation of cable trenches;
- Indirect disturbances to the surrounding habitats and associated wildlife due to the construction works (e.g. increased human activities, generation of dust, waste and noise and inappropriate disposal of construction materials); and
- Indirect impacts (pollution) on adjacent waterbodies due to construction run-off.

## 7.2ASSESSMENT OF ECOLOGICAL IMPACTS IN THE ABSENCE OF MITIGATION MEASURES

In the absence of mitigation measures, the identified ecological impacts due to installation of the proposed cable along the hard-paved footpath near Lok Ma Chau Village are evaluated in the following sections.

# 7.2.1 TEMPORARY HABITAT LOSS

Direct habitat loss arising from the Project would be limited to the cable trenches directly along the hard-paved footpath within village area, but all can be reinstated after construction works. The construction works include excavation by QPME (Quality Powered Mechanical Equipment) excavators and the hand tools, cable laying and reinstatement. The dimension of the cable trenches, which will be reinstated upon completion of construction, is approximately 61m in length, 1m in width and 1.2m in depth. The Project's work area will be restricted to 1m on either side of the proposed cable route, which will generally involve concrete breaking, removal of top soil layer, minimal vegetation clearance and temporary shoring if applicable. Primarily weedy species and fruit trees are present between the existing road/ paved surface and adjacent village area, which supports low diversity and low abundance of fauna. No tree felling or pruning will be involved.

In the absence of mitigation measures, the direct habitat loss caused by the Project is considered to be of **Very Low** to Village Area. As all the works areas will be reinstated upon completion of the cable laying, no permanent habitat loss is expected during operation of the Project. The assessment of potential direct impact on habitats within the Project Site in the absence of mitigation measures is detailed in **Table 7-1**.



#### TABLE 7-1: TEMPORARY LOSS OF EXISTING HABITATS WITHIN THE PROJECT SITE

Criteria	Village Area
Habitat Quality	Low
Species	No flora and fauna species of conservation importance recorded during the surveys.
Size/Abundance	Small with a total area of 122m <sup>2</sup> (including works area). No tree removal and pruning will be involved.
Duration	Temporary, the works will be completed (including reinstatement) around 4 weeks
Reversibility	The trenches will be reinstated upon completion of construction
Magnitude	Very small
Overall Impact Severity	Very Low

# 7.2.2 INDIRECT DISTURBANCES TO SURROUNDING HABITATS AND ASSOCIATED WILDLIFE

The surrounding habitats (i.e. fishponds, wet agricultural land and abandoned agricultural land) adjacent to the Project Site could be indirectly impacted by the Project, due to construction-induced disturbances arising from the Project. Increased human activities (esp. during the construction phase) and construction activities would be the main source of disturbance accrued from the proposed works. Noise, dust, waste generation, lighting and visual disturbance, which may arise from the construction activities, are predicted to occur during construction. As the cable alignment will be located along the existing pavement/ road surface as far as possible, the excavation is not expected to cause direct disturbance or the physical damages to the surrounding habitats. Disturbance during operation phase is not anticipated.

Different terrestrial ecological resources, including avifauna species of conservation importance, have been identified to be located in the vicinity of the proposed cable route. These species could be indirectly impacted by the proposed construction works.

According to the baseline ecological survey and literature review, fauna (i.e. avifauna, bats and terrestrial mammals) inhabiting the nearby area are highly mobile and able to move to the other similar habitats, which are large in area and with higher habitat quality. Furthermore, the fauna recorded in the Study Area were less susceptible to the anthropogenic disturbances. Therefore, nuisances induced by the small-scale construction work along the Project Site would not have significant impact to surrounding wildlife. As observed during the baseline survey, waterbirds in the Study Area were generally not disturbed by frequent human activity, during active operation/



management of the fishponds by fishpond operators and farming works at wet agricultural lands. On the other hand, no night-time works will be conducted under the Project and hence impacts related to noise, dust, waste generation, lighting and visual disturbance towards nocturnal fauna are not anticipated. However, the excavation could pose risk to smaller fauna species such as small mammals and amphibians, where they could be trapped in open trenches.

In the absence of mitigation measures, the above-mentioned disturbance impact on surrounding habitats and associated wildlife due to noise, dust, waste generation and visual disturbance etc. caused by increased human activities is considered to be **Low to Moderate** significance.

## 7.2.3 INDIRECT IMPACT (POLLUTION) TO ADJACENT WATERBODIES

Site runoff from the works area may contain suspended solids and contaminants if uncontrolled. Potential sources of water pollution from uncontrolled site runoff may include runoff and erosion of exposed bare soil, earth and stockpiles, sediment released during excavation, fuel, oil, and lubricant from maintenance of construction mechanical equipment. Water pollution could be substantial if construction runoff is allowed to discharge without mitigation, resulting in adverse impacts through physical and biological disruption of the area's ecosystem. Taking into account the small scale of the construction works, in the absence of mitigation measures, the impact of potential water pollution caused by the Project is considered to be of **Low to Moderate** significance.

# 7.3CUMULATIVE IMPACT

No concurrent project, of which the construction programme would have overlapped with this Project, is identified within the Study Area. And hence, cumulative impact is not anticipated for this Project.



# 8. MITIGATION AND PRECAUTIONARY MEASURES

Based on the ecological impacts predicted in **Section 7**, mitigation measures to avoid, minimise or compensate (if necessary) for the potential significant impacts are detailed below. In line with the EIAO-TM, ways to avoid impacts were identified and followed wherever possible during the planning and design stage. If, despite taking all appropriate design measures of avoidance and minimisation, potential ecological impacts of greater than "**Low**" significance are still anticipated, further mitigation measures are considered necessary to reduce these impacts to an acceptable level. Moreover, to achieve a better ecological performance, precautionary measures are proposed under this project for certain potential ecological impacts that are not considered to be significant.

In order to minimise the potential disturbances arising the project, good site/ construction practice and housekeeping measures will be adopted. Mitigation measures and good construction practices are recommended below.

## 8.1AVOIDANCE AND MINIMISATION

- During the planning stage, the Project Proponent has conducted site visits with contractors to minimise footprint/ impact on vegetation, tree and habitat loss at any stage of the Project. No tree felling or pruning will be caused by the Project.
- The cable laying work will be constructed section by section. The trench will be backfilled with soil stocking before moving to next section.

### 8.2MITIGATION FOR INDIRECT DISTURBANCES TO SURROUNDING HABITATS AND ASSOCIATED WILDLIFE

- All construction activities will be carried out in daytime hours (i.e. 8:00 am to 5:00 pm) only, which is at least one hour after sunrise and over one hour before sunset;
- The construction works would be carried out using QPME excavators and hand tools to minimise the potential impacts;
- The boundary of the works area will be clearly marked by temporary fence. The works area boundaries will be regularly checked to ensure that they are not breached and that no adverse impacts occur to surrounding habitat and associated wildlife;
- Contractors will check the excavation trench each day, prior to commencing work, to ensure that no mammals, reptiles or amphibians are trapped in the trench;
- Avoid use of direct lighting on adjacent habitats to alignment (i.e. ponds, wet agricultural land and abandoned agricultural land) and controlling night-time lighting to reduce potential ecological impact.
- Adopt appropriate measures including controlled wastewater discharge to the nearby water bodies, in accordance with the guidelines stipulated in Environmental Protection Department (EPD)'s *Practice Note for Professional Persons on Construction Site Drainage (ProPECC PN1/94)* during the construction works to properly control site run-off and drainage and to minimise potential water quality impacts;


- Avoid any damage and disturbance, particularly those caused by filling and illegal dumping to the surrounding natural habitats;
- Prohibit and prevent open fires within the works area boundary during construction and provide temporary firefighting equipment in the work areas; and
- Good site practice will be enforced, and effective mitigation measures are required. Works site will be kept tidy at all times. Regular watering to minimise dust emissions from exposed site surfaces and construction activities would be provided. The dusty materials and the open stockpiles shall be avoided or fully covered by the tarpaulin or by other means to avoid being washed into adjacent waterbodies (i.e. ponds and watercourse). Accumulation of construction waste and general refuse will not be allowed.

### 8.3RESIDUAL ECOLOGICAL IMPACTS AFTER IMPLEMENTATION OF PROPOSED MITIGATION MEASURE

**Table 8-1** summarises the potential ecological impacts of the project, the impacts that require mitigation, the mitigation measures to be carried out and the residual impacts after mitigation. It can be seen that with the implementation of proposed mitigation measures described above, residual impacts of the Project could be reduced to Low/ Negligible.



# TABLE 8-1: SUMMARY OF POTENTIAL ECOLOGICAL IMPACTS, REQUIRED MITIGATION MEASURES AND POST-MITIGATION ACCEPTABILITY OF THE PROJECT

Potential Impact	Predicted Significance of Impact in Absence of Mitigation Measures	Proposed Mitigation/ Precautionary Measures	Residual Impact
Direct Habitat Loss (Village Area)	Very Low	Not required	Very Low
Indirect Disturbances to Surrounding Habitats and Associated Wildlife	Low to Moderate	<ul> <li>All construction activities will be carried out in daytime hours (i.e. 8:00 am to 5:00 pm) only, which is at least one hour after sunrise and over one hour before sunset;</li> <li>The construction works would be carried out using QPME excavators and hand tools;</li> <li>The boundary of the works area will be clearly marked by temporary fence. The works area boundaries will be regularly checked to ensure that they are not breached and that no adverse impacts occur to surrounding habitat and associated wildlife;</li> <li>Contractors will check the excavation trench each day, prior to commencing work, to ensure that no mammals, reptiles or amphibians are trapped in the trench.</li> <li>Avoid use of direct lighting on adjacent habitats to alignment (i.e. ponds, wet agricultural land) and controlling night-time lighting</li> </ul>	Low/ Negligible



Potential Impact	Predicted Significance of Impact in Absence of Mitigation Measures	Proposed Mitigation/ Precautionary Measures	Residual Impact
		to reduce potential ecological impact.	
Indirect Impact (Pollution) to Adjacent Waterbodies	Low to Moderate	<ul> <li>Good site practice will be enforced, and effective mitigation measures are required. Works site will be kept tidy at all times. Regular watering to minimise dust emissions from exposed site surfaces and construction activities would be provided. The dusty materials and the open stockpiles shall be avoided or fully covered by the tarpaulin or by other means to avoid being washed into adjacent waterbodies (i.e. ponds and watercourse). Accumulation of construction waste and general refuse will not be allowed.</li> </ul>	Low/ Negligible
Cumulative Impact	Not anticipated	Not required	Not anticipated



# 9. SUMMARY OF ECOLOGICAL IMPACT ASSESSMENT

The main terrestrial ecological resources recorded within the proposed construction works section of the Study Area comprise of Shrubland, Village Area, Developed Area, Abandoned Agricultural Land, Wet Agricultural Land, Pond, Watercourse and their associated wildlife, where the Project Site will be restricted to hard-paved footpath in Lok Ma Chau Village. The majority of the habitats within the Study Area is considered to be anthropogenic with frequent disturbance from human activity from village area. The ecological value of the habitats is considered to be moderate for pond and low for the rest of the habitats.

The Village Area within the Project Site is considered to be of low level of ecological value, given that the habitat nature is anthropogenic with intensive human disturbance. The Project Site support a low diversity of flora and fauna species, where the proposed cable route has also been designed to avoid any tree felling and tree pruning. In the absence of mitigation measures, the temporary habitat loss within Project Site is considered to be of **Very Low** significance. The potential indirect disturbances to surrounding habitat and associated wildlife is considered to be of **Low to Moderate** significance, and indirect impact (pollution) on adjacent waterbodies is considered to be **Low to Moderate**.

In order to mitigate for the potential ecological impacts, the proposed works will be conducted in daytime hours (i.e. 8:00 am to 5:00 pm) and contractors will check the presence of wildlife in open trenches daily to minimise potential impact on wildlife. Good site practices and the measures in accordance with the Practice Notes for Professional Persons on "*Construction Site Drainage*" (ProPECC PN 1/94) will be applied to control surface runoff and the potential pollution to watercourse.

With the implementation of the proposed mitigation measures, residual ecological impacts of the Project would be of low/negligible significance and acceptable.







File: T:\GIS\CONTRACT\0745426\mxd\0745426\_Sites\_of\_conservation\_importance.mxd Date: 1/9/2024



				/ // ///	
	Lege	nd			
		Proposed Cable Laying Alignment		Red-throated Pipit	
		300m Study Area		White-cheeked Starling	
	Specie	s of Conservation Importance		White-shouldered Starling	
	Mamm	al		Wood Sandpiper	autres Marks
	⇔	Himalayan Leaf-nosed Bat		Yellow Bittern	
	⇔	Japanese Pipistrelle	Amph	ibian	
	*	Lesser Bamboo Bat	<b>♦</b>	Chinese Bullfrog	TRADEL S
	*	Pallas's Squirrel	<b></b>	Two-striped Grass Frog	
	*	Small Indian Civet	Butter	fly	
	*	Short-nosed Fruit Bat		Metallic Cerulean	
	Avifau	na		Small Cabbage White	
lyr 2020		Black Kite		Swallowtail	
		Black-winged Stilt	Odona	ate	
	•	Chinese Pond Heron		Blue Chaser	
	$\oplus$	Great Egret		Coastal Glider	
	igoplus	Greater Coucal		Ruby Darter	
	$\otimes$	Grey-faced Buzzard		Sapphire Flutterer	
1/// 2	$\otimes$	Little Egret		Scarlet Basker	
		Little Ringed Plover	Fresh	water Invertebrate	
		Red-billed Starling	絲	Somanniathelphusa zanklon	

# Figure 3.3

Species of Conservation Importance from Literature Review within the Study Area







File: T:\GIS\CONTRACT\0745426\mxd\0745426\_Habitat.mxd Date: 1/9/2024



# ANNEXES



Shrubland



Village Area



Abandoned Agricultural Land



Wet Agricultural Land



Pond



Watercourse

Annex 1

Representative Photos of Habitats within the Study Area



DATE: 15/8/2024



### Annex 2 Presence of Plant Species Recorded Within the Study Area

Species Name	Chinese Name	Origin <sup>1</sup>	Growth Form	Status in Hong Kong <sup>2</sup>			Study	v Area			<b>Project Site</b>
	_			_	SL	VA	AGL	WAL	РО	WC	VA
Aeschynomene indica	合萌	Ν	Herb/Shrub	Very common					$\checkmark$		
Ageratum houstonianum	熊耳草	Е	Herb	Common						√	
Aglaia odorata	米仔蘭	Е	Shrub/Tree	Common	$\checkmark$	$\checkmark$					
Alangium chinense	八角楓	N	Shrub/Tree	Common	<b>√</b>						
Albizia lebbeck	大集合歡	E	lree	Common	$\checkmark$	√ √					
Alocasia macrorrhizos	海宁 ** = **	IN N	Herb	Very common	$\checkmark$	~	_ ✓ 			~	
Alternanthera philoxeroides	早豆透 灰心菇子苔 灰心苔	IN E	Herb	Common	~		 				
Amelonsis cantoniensis	空心建丁早,空心見	E N	Climber	Very common			~	~	∕	v	
Αυτομα sauamosa	展末比制制	F	Tree	Very common		./			v		
Aporosa dioica	銀些	N	Tree	Very common	1	•					
Artocarpus heterophyllus	波蘿蜜	E	Tree	Very common	•	1					
Asystasia micrantha	小花十萬錯	Е	Herb	Very common	√	·	√				
Averrhoa carambola	楊桃	Е	Tree	Common		√					
Bacopa monnieri	假馬齒莧	Ν	Herb	Common					√	√	
Bidens alba	白花鬼針草	Е	Herb	Very common	$\checkmark$	$\checkmark$	√	$\checkmark$	$\checkmark$	√	
Bougainvillea spectabilis	簕杜鵑	Е	Climber/Shrub	Common		$\checkmark$					
Brachiaria mutica	巴拉草	Е	Herb	Common			$\checkmark$		$\checkmark$	$\checkmark$	
Bridelia tomentosa	土蜜樹	Ν	Shrub/Tree	Very common	$\checkmark$	$\checkmark$					$\checkmark$
Calliandra haematocephala	朱纓花,紅絨球	Е	Shrub	Common		$\checkmark$					
Carica papaya	番木瓜	Е	Tree	Common		$\checkmark$				$\checkmark$	
Celosia argentea	青葙	Ν	Herb	Very common					$\checkmark$		
Celtis sinensis	朴樹	N	Tree	Common	√	✓	$\checkmark$				
Chloris barbata	孟仁草	N	Herb	Very common		√					
Clausena lansium	黄皮	E	Tree	Common		$\checkmark$					✓
Commelina diffusa	節節草	N	Herb	Common			✓ ✓		√ 	<i>√</i>	
Cuscuta chinensis	兔絲子 	N	Herb	Common	$\checkmark$		√ 		✓ ✓		
Cyclosorus interruptus	间歐七厥, 七厥	IN NI	Herb	Voru common	√ √		~		~	<u> </u>	
Cynodon dderylon Camerus introlucratus	例 牙 根 国 末 苔	IN E	Herb	Very common Postricted	~	~				<u> </u>	
Dicranonteris nedata	県単早 芝	E N	Herb	Very common			~			v	~
Dienocarnus longan	し具	F	Tree	Restricted	~	./					./
Dioscorea hulhifera	唐砚/ 庄圆 <b></b> 畫 獨	N	Climber	Common	1	v					•
Duchesnea indica		N	Herb	Restricted	<b>v</b>	1					
Euphorbia hirta	大飛揚草	E	Herb	Verv common	<b>v</b>	↓ ✓					
Euphorbia thymifolia	千根草,小飛揚	N	Herb	Very common	·	·	-			√	√ 
Ficus hirta	粗葉榕	N	Shrub/Tree	Common	~	_				√	
Ficus hispida	對葉榕	Ν	Shrub/Tree	Very common	√	√	√		√	√	
Ficus microcarpa	細葉榕	Ν	Tree	Common	√	$\checkmark$			$\checkmark$		
Glochidion eriocarpum	毛果算盤子	Ν	Shrub/Tree	Very common	$\checkmark$						
Hedyotis corymbosa	傘房花耳草	Ν	Herb	Very common	$\checkmark$		$\checkmark$		$\checkmark$		
Hibiscus rosa-sinensis	朱槿	Е	Shrub	Very common		$\checkmark$					
Hylocereus undatus	量天尺,霸王花,火龍果	Е	Herb	Common		$\checkmark$					
Ipomoea aquatica	甕菜,空心菜,通菜	E	Herb	Very common				$\checkmark$			
Ipomoea obscura	小心葉薯,紫心牽牛	N	Herb	Common		$\checkmark$			✓	$\checkmark$	
Kalanchoe pinnata	落地生根	E	Herb	Common		√ ,					✓ ✓
Lantana camara	馬纓丹,如意草	E	Shrub	Very common	$\checkmark$	√ √	✓ ✓			✓	✓
Leucaena leucocephala	銀台歌	E NI	Shrub/Tree	Common	✓ ✓	√ √	✓ ✓				
Lindernia Crustacea	可早 山本々 本明々	IN NI	Herb	Vory common	✓	~	<b>√</b>		 ✓		
Litchi chinensis	山 <i>安 &lt;&gt;</i> , 安 ] <	F	Tree	Restricted	v ./				~		
Litsea olutinosa	渥棹樹	N	Tree	Very common							
Ludwigia erecta	美洲水丁香	E	Herb	Common	v	· ·	<b>J</b>				
Ludwigia hyssopifolia	草龍	Ν	Herb	Common			•		~	<b>√</b>	
Lygodium japonicum	海金沙	N	Climber/Herb	Very common	~				~	-	
Macaranga tanarius var. tomentosa	血桐	N	Tree	Common	√	√	√		✓	✓	√
Mangifera indica	芒果	Е	Tree	Common	√	√				√	
Manihot esculenta	木薯	Е	Shrub	Common		√					$\checkmark$
Melastoma malabathricum	野牡丹	Ν	Shrub	Common	$\checkmark$						
Melastoma sanguineum	毛菍	Ν	Shrub	Common	$\checkmark$						
Melia azedarach	苦楝	Е	Tree	Common		$\checkmark$			$\checkmark$	$\checkmark$	
Melicope pteleifolia	三椏苦	N	Shrub/Tree	Common	$\checkmark$						
Melinis repens	紅毛草	E	Herb	Very common		$\checkmark$					
Microcos nervosa	破布葉,布渣葉	N	Shrub/Tree	Common	$\checkmark$	$\checkmark$					
Microstegium ciliatum	剛莠竹 	N	Herb	Very common	√						
Mikania micrantha	微甘匊	E	Climber/Herb	very common	✓	<b>√</b>	√ ,		✓	$\checkmark$	
Iviimosa pudica	宮壷早	E	rierb Harb	very common	<b>√</b>	<b>√</b>	✓ ,	ļ			
ivuscuntnus floriaulus Musa x paradiciaca	<b>立</b> 即亡 <i>上</i> 華	IN E	Herb	Common	✓	,	√ ∕		√	,	
Iviusu x puruuisuica	八馬 雞欠蒔	E N	Horb	Very common	,	✓ ✓	√			V	/
Panicum maximum	<sup>                                    </sup>	F	Herb	Very common	V ./	V ./	./		./	./	V
Pennisetum nurnureum	ハ <sup>3</sup> 免苷	E	Herb	Very common	×	× –	V		▼ _/	v	
····· F ··· F ··· F ··· F	>^+	1		· , · · · · · · · · · · · · · · · · · ·	1	1			•		

Species Name	Chinese Name	<b>Origin</b> <sup>1</sup>	Growth Form	Status in Hong Kong <sup>2</sup>				Study	7 Area			Project Site
						SL	VA	AGL	WAL	РО	WC	VA
Phragmites australis	蘆葦	Ν	Herb	Very common						$\checkmark$		
Portulaca oleracea	馬齒莧	N	Herb	Very common				$\checkmark$			√	
Psidium guajava	番石榴	Е	Tree	Common			$\checkmark$					√
Psychotria asiatica	山大刀,九節	N	Shrub/Tree	Very common		$\checkmark$						
Pteris semipinnata	半邊旗	Ν	Herb	Very common		$\checkmark$						
Pueraria lobata var. montana	葛麻姆	Ν	Climber	Common		$\checkmark$	$\checkmark$					
Rhapis excelsa	棕竹	N	Shrub	Common		$\checkmark$						
Rhodomyrtus tomentosa	桃金娘,崗棯	N	Shrub	Very common		$\checkmark$						
Rhus succedanea	野漆樹	N	Shrub/Tree	Common		$\checkmark$						
Sansevieria trifasciata	虎尾蘭	Е	Herb	Common			$\checkmark$					
Sesbania cannabina	田菁	Е	Herb	Common				$\checkmark$			√	
Smilax china	菝葜,金剛藤	N	Climber	Very common		$\checkmark$						
Solanum torvum	水茄	Е	Shrub	Common			$\checkmark$			$\checkmark$		
Spilanthes paniculata	金鈕扣	N	Herb	Common		$\checkmark$						
Stephania longa	糞箕篤,千金藤	N	Climber	Common			$\checkmark$					√
Sterculia lanceolata	假蘋婆	N	Tree	Very common		$\checkmark$						
Synedrella nodiflora	金腰箭	Е	Herb	Very common		$\checkmark$	$\checkmark$					
Syzygium jambos	蒲桃	Е	Tree	Common		$\checkmark$	$\checkmark$					√
Tridax procumbens	羽芒菊	Е	Herb	Very common			$\checkmark$					
Urena lobata	肖梵天花,地桃花	Ν	Shrub	Common			√					
Uvaria macrophylla	紫玉盤	Ν	Climber/Shrub	Common		$\checkmark$						
Vernonia cinerea	夜香牛	Ν	Herb	Very common		$\checkmark$						
Wedelia trilobata	三裂葉蟛蜞菊	Е	Herb	Common			$\checkmark$			$\checkmark$		
Zingiber spp.	薑屬	-	Herb	-				$\checkmark$				
					96	55	52	27	3	26	25	14

#### Annex 2 Presence of Plant Species Recorded Within the Study Area

Notes:

1. Origin of plant species refers to AFCD (2012). Check List of Hong Kong Plants 2012. Agriculture, Fisheries and Conservation Department, HKSAR, Hong Kong. 2. Commonness follows:

- Xing, F.W., Ng, S.C., Chau, L.K.C. 2000. Gymnosperms and angiosperms of Hong Kong. Memoirs of the Hong Kong Natural History Society 23: 21-136.

- KFBG (2003) Flora of Hong Kong - Pteridophyta. Kadoorie Farm and Botanic Garden, Hong Kong

- AFCD (2003) Rare and Precious Plants of Hong Kong. Agriculture, Fisheries and Conservation Department, HKSAR, Hong Kong.

- AFCD (2007) Flora of Hong Kong Vol. 1. Edited by Hong Kong Herbarium, Agriculture, Fisheries and Conservation Department & South China Botanical Garden, Chinese Academy of Sciences

- AFCD (2008) Flora of Hong Kong Vol. 2. Edited by Hong Kong Herbarium, Agriculture, Fisheries and Conservation Department & South China Botanical Garden Chinese Academy of Sciences

- AFCD (2009) Flora of Hong Kong Vol. 3. Edited by Hong Kong Herbarium, Agriculture, Fisheries and Conservation Department & South China Botanical Garden Chinese Academy of Sciences

- AFCD (2011) Flora of Hong Kong Vol. 3. Edited by Hong Kong Herbarium, Agriculture, Fisheries and Conservation Department & South China Botanical Garden Chinese Academy of Sciences

3. Habitats: S = Shrubland, VA=Village Area, AGL = Abandoned Agricultural Land, WAL = Wet Agricultural Land, P = Pond, WC = Watercourse



#### Annex 4 Presence of Mammal Species Recorded Within the Study Area

Item No.	Common Name	Scientific Name	Chinese Name	Conservation Status <sup>1</sup>	Commonness <sup>2</sup>	Habitat <sup>3</sup> 300m Study Area					
						S	VA	AGL	WAL	Р	WC
1	Chinese Noctule	Nyctalus plancyi	中華山蝠	Cap.170; Fellowes: PRC (RC)	Fairly widely distributed in countryside areas throughout Hong Kong.					$\checkmark$	
2	Japanese Pipistrelle	Pipistrellus abramus	東亞家蝠	Cap.170	Widely distributed throughout Hong Kong.		~			$\checkmark$	
					TOTAL	0	1	0	0	2	0

Notes:

1. Conservation and Protection Status:

a. Cap. 170 - Protected under Wild Animals Protection Ordinance

b. Fellowes - Fellowes et al. (2002): PRC = Potential Regional Concern, RC = Regional Concern

Letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.

2. Commonness as per AFCD database: Available at https://bih.gov.hk/en/home/index.html

3. Habitats: S = Shrubland, VA=Village Area, AGL = Abandoned Agricultural Land, WAL = Wet Agricultural Land, P = Pond, WC = Watercourse

4. References:

AFCD. 2024. Hong Kong Biodiversity Information Hub. Accessed from <a href="https://bih.gov.hk/en/home/index.html">https://bih.gov.hk/en/home/index.html</a> in Aug 2024.

Fellowes et al. 2002. Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. Memoirs of the Hong Kong Natural History Society 25:123-159.

Ministry of Ecology and Environment of the People's Republic of China, and Chinese Academy of Sciences. 2023. Red List of China's Vertebrates.

Wang, S. 1998. China Red Data Book of Endangered Animals: Mammalia. Science Press. Beijing. China. 417pp.

Annex 5	Maximum	Count of	Bird	Species	Recorded	Within	the Study Area	
		,					5	

Item No.	Common Name	Scientific Name	Chinese Name	Conservation Status <sup>1</sup>	Distribution in Hong Kong <sup>2</sup>	Habitat <sup>3</sup>						
								Habitat <sup>3</sup> SUOM Study Area         A       AGL       WAL       P       WC         1       1       1       1         1       1       1       1         1       1       1       1         1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         1       1       1       1       1         3       23       1       1       1         1       1       1       1       1       1         1       1       1       1       1       1       1         3       23				
						S	VA	AGL	WAL	Р	WC	IF
1	Greater Coucal	Centropus sinensis	褐翅鴉鵑	CSMPS(II)	Common resident. Widely distributed in Hong Kong.			1		1		
2	Spotted Dove	Spilopelia chinensis	珠頸斑鳩	-	Abundant resident. Widely distributed in Hong Kong.		1					
3	White-breasted Waterhen	Amaurornis phoenicurus	白胸苦惡鳥	-	Common resident. Widely distributed in wetland throughout Hong Kong.			1	1	1		
4	Chinese Pond Heron	Ardeola bacchus	池鷺	Fellowes: PRC (RC)	Common resident. Widely distributed in Hong Kong.				1	1		
5	Grey Heron	Ardea cinerea	蒼鷺	Fellowes: PRC	Common winter visitor. Found in Deep Bay area, Starling Inlet, Kowloon Park, Cape D'Aguilar.							1
6	Great Egret	Ardea alba	大白鷺	Fellowes: PRC (RC)	Common resident, migrant and winter visitor. Widely distributed in Hong Kong							1
7	Intermediate Egret	Ardea intermedia	中白鷺	Fellowes: RC	Resident and passage migrant. Found in Deep Bay area, Tai Long Wan, Starling Inlet, Tai O, Cape D'Aguilar.							1
8	Little Egret	Egretta garzetta	小白鷺	Fellowes: PRC (RC)	Common resident, migrant and winter visitor. Widely distributed in coastal area throughout Hong Kong.				1	1		
9	Black Kite	Milvus migrans	黑鳶	Cap.586; Fellowes: (RC); CSMPS(II); CITES(II)	Common resident and winter visitor. Widely distributed in Hong Kong.							1
10	Black Drongo	Dicrurus macrocercus	黑卷尾	-	Common autumn passage migrant and winter visitor. Widely distributed in open area throughout Hong Kong.			1				
11	Red-billed Blue Magpie	Urocissa erythroryncha	紅嘴藍鵲	-	Common resident. Widely distributed in woodland edges throught Hong Kong.					1		
12	Large-billed Crow	Corvus macrorhynchos	大嘴烏鴉	-	Common resident. Widely distributed in Hong Kong.							1
13	Chinese Bulbul	Pycnonotus sinensis	白頭鵯	-	Abundant resident. Widely distributed in Hong Kong					1		
14	Red-whiskered Bulbul	Pycnonotus jocosus	紅耳鵯	-	Abundant resident. Widely distributed in Hong Kong	2	3	23				
15	Sooty-headed Bulbul	Pycnonotus aurigaster	白喉紅臀鵯	-	Common resident. Widely distributed in open areas thorughout Hong Kong				1			
16	Barn Swallow	Hirundo rustica	家燕	-	Abundant passage migrant and uncommon winter visitor. Widely distributed in Hong Kong.				7			
17	Dusky Warbler	Phylloscopus fuscatus	褐柳鶯	-	Abundant winter visitor and migrant. Widely distributed in shrubland and waterside vegetation throughout Hong Kong			1				

#### Annex 5 Maximum Count of Bird Species Recorded Within the Study Area

Item No.	Common Name	Scientific Name	Chinese Name	Conservation Status <sup>1</sup>	Distribution in Hong Kong <sup>2</sup>	Habitat <sup>3</sup>						
								3	00m Study .	Area		
						S	VA	AGL	WAL	Р	WC	IF
18	Yellow-bellied Prinia	Prinia flaviventris	黃腹鷦鶯	-	Common resident. Widely distributed in Hong Kong			1				
19	Common Tailorbird	Orthotomus sutorius	長尾縫葉鶯	-	Common resident. Widely distributed in Hong Kong	1						
20	Masked Laughingthrush	Pterorhinus perspicillatus	黑臉噪鶥	-	Abundant resident. Widely distributed in shrubland throughout Hong Kong		2					
21	Crested Myna	Acridotheres cristatellus	八哥	-	Abundant resident. Widely distributed in Hong Kong				2			
22	Common Myna	Acridotheres tristis	家八哥	-	Locally common resident. Found in Mai Po, Sheung Uk Tsuen, Sheung Shui, Kam Tin, Shek Kong, Ping Shan, Mong Tseng		10		1			
23	Black-collared Starling	Gracupica nigricollis	黑領椋鳥	-	Common resident. Widely distributed in Hong Kong		1					
24	Oriental Magpie Robin	Copsychus saularis	鵲鴝	-	Abundant resident. Widely distributed in Hong Kong		1			1		
25	White Wagtail	Motacilla alba	白鶺鴒	-	Resident, common passage migrant and winter visitor. Widely distributed in Hong Kong				8			
				ТОТ	AL	2	6	6	8	7	0	5

#### Notes:

1. Conservation and Protection Status:

a. Cap. 170: Protected under Wild Animals Protection Ordinance, all birds in Hong Kong are protected under Cap. 170

b. Cap. 586: Protection of Endangered Species of Animals and Plants Ordinance

c. Fellowes – Fellowes et al. (2002): PRC = Potential Regional Concern, RC = Regional Concern.

Letters in parentheses indicate that the assessment is on the basis of restrictedness in breeding and/or roosting sites rather than in general occurrence.

d. CSMPS - China State Major Protection Status: Appendix I/II

e. CITES - Under Appendix (I), Appendix (II) or Appendix (III) of Convention on International Trade in Endangered Species of Wild Flora and Fauna

2. Distribution as per AFCD database. Available at https://bih.gov.hk/en/home/index.html:

3. Habitats: S = Shrubland, VA=Village Area, AGL = Abandoned Agricultural Land, WAL = Wet Agricultural Land, P = Pond, WC = Watercourse

#### 4. References:

AFCD. 2024. Hong Kong Biodiversity Information Hub. Accessed from <https://bih.gov.hk/en/home/index.html> in Aug 2024.

Fellowes et al. 2002. Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. Memoirs of the Hong Kong Natural History Society 25:123-159.

Ministry of Ecology and Environment of the People's Republic of China, and Chinese Academy of Sciences. 2023. Red List of China's Vertebrates.

Zheng, G. M. and Wang, Q. S. (1998). China Red Data Book of Endangered Animals: Aves. Science Press, Beijing, pp 1-346.

IUCN. (2024). The IUCN Red List of Threatened Species. Accessed from <a href="http://www.iucnredlist.org">http://www.iucnredlist.org</a> in Aug 2024.

#### Annex 6 Relative Abundance of Amphibian Species Recorded Within Study Area

Item No.	Common Name	Scientific Name	Chinese Name	Conservation and	<b>Rarity in Hong Kong<sup>2</sup></b>	Distribution in Hong Kong <sup>3</sup>	Habitat <sup>4/5</sup>					
				Protection Status <sup>1</sup>					300m St	udy Area		
							S	VA	AGL	WAL	Р	WC
1	Günther's Frog	Sylvirana guentheri	沼蛙	-	Least Concern	Widely distributed throughout HK			+			
2	Brown Tree Frog	Polypedates megacephalus	斑腿泛樹蛙	-	Least Concern	Widely distributed throughout Hong Kong				+		
3	Greenhouse Frog	Eleutherodactylus planirostris	溫室蟾	-	-	Widely distributed throughout Hong Kong		+				
			·		•	TOTAL	0	1	1	1	0	0

Notes:

1. Conservation and Protection Status:

2. Rarity as per AFCD. 2009. The Proposed Action Plan for the Conservation of Amphibians in Hong Kong (NCSC 4/09). Annex 1.

3. Distribution as per AFCD database. Available at https://bih.gov.hk/en/home/index.html

4. Habitats: S = Shrubland, VA=Village Area, AGL = Abandoned Agricultural Land, WAL = Wet Agricultural Land, P = Pond, WC = Watercourse

5. Relative abundance: +: Scarce (1-5), ++: Uncommon (6-20), +++: Common (20 - 50), ++++: Abundant (>50)

6. References:

AFCD. 2024. Hong Kong Biodiversity Information Hub. Accessed from <a href="https://bih.gov.hk/en/home/index.html">https://bih.gov.hk/en/home/index.html</a> in Aug 2024.

AFCD. 2009. The Proposed Action Plan for the Conservation of Amphibians in Hong Kong (NCSC 4/09). Annex 1. Accessed from <a href="http://www.epd.gov.hk/epd/textonly/english/boards/advisory\_council/files/ncsc\_paper04\_2009.pdf">http://www.epd.gov.hk/epd/textonly/english/boards/advisory\_council/files/ncsc\_paper04\_2009.pdf</a> in Sep 2014 Fellowes *et al* . 2002. Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. Memoirs of the Hong Kong Natural History Society 25:123-159.

Ministry of Ecology and Environment of the People's Republic of China, and Chinese Academy of Sciences. 2023. Red List of China's Vertebrates.

IUCN. (2024). The IUCN Red List of Threatened Species. Accessed from <a href="http://www.iucnredlist.org">http://www.iucnredlist.org</a> in August 2024.

#### Appendix 7 Maximum Count of Reptile Species Recorded Within Study Area

Item No.	Common Name	Scientific Name	Chinese Name	Conservation and Protection Status	Distribution in Hong Kong <sup>1</sup>	Hab 300m Stu		itat <sup>2</sup> 1dy Area	
						S	VA	AGL	WAL
8	Chinese Gecko	Gekko chinensis	壁虎	-	Widely distributed throughout Hong Kong		2		
					TOTAL	0	1	0	0

#### Notes:

1. Distribution as per AFCD database. Available at https://bih.gov.hk/en/home/index.html

2. Habitats: S = Shrubland, VA=Village Area, AGL = Abandoned Agricultural Land, WAL = Wet Agricultural Land, P = Pond, WC = Watercourse

4. References:

AFCD. 2022. Hong Kong Biodiversity Information Hub. Accessed from <https://bih.gov.hk/en/home/index.html> in Feb 2022.

Fellowes et al. 2002. Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. Memoirs of the Hong Kong Natural History Society 25:123-159.

Ministry of Ecology and Environment of the People's Republic of China, and Chinese Academy of Sciences. 2023. Red List of China's Vertebrates.

IUCN. (2024). The IUCN Red List of Threatened Species. Accessed from <a href="http://www.iucnredlist.org">http://www.iucnredlist.org</a> in Aug 2024.

Zhao, E. 1998. China Red Data Book of Endangered Animals: Amphibia and Reptilia. Science Press. Beijing. China. 330pp.



Item No.	Common Name	Scientific Name	Chinese Name	Consevation/			Habitat <sup>4</sup>					
				Protection Status	Rarity in Hong Kong	Distribution in Hong Kong <sup>3</sup>	S	VA	300m St AGL	udy Area WAL	Р	WC
1	Pale Grass Blue	Zizeeria maha	酢漿灰碟	-	Very Common	Widely distributed throughout Hong Kong.		3				
2	Plum Judy	Abisara echerius	蛇目褐蜆蝶	-	Very Common	Widely distributed throughout Hong Kong.	1					
3	Blue Tiger	Tirumala limniace	青斑蝶	-	Common	Widely distributed throughout Hong Kong.	2					
4	Dark-brand Bush Brown	Mycalesis mineus	小眉眼蝶	-	Very Common	Widely distributed throughout Hong Kong.		1				
5	Red Helen	Papilio helenus	玉斑鳳蝶	-	Very Common	Widely distributed throughout Hong Kong.		1				
6	Paris Peacock	Papilio paris	巴黎翠鳳蝶	-	Very Common	Widely distributed throughout Hong Kong.	1					
7	Common Mormon	Papilio polytes	玉帶鳳蝶	-	Very Common	Widely distributed throughout Hong Kong.		1				
8	Indian Cabbage White	Pieris canidia	東方菜粉蝶	-	Very Common	Widely distributed throughout Hong Kong.			3	5		
						TOTAL	3	4	1	1	0	0

#### Annex 7 Maximum Count of Butterfly Species Recorded within the Study Area

Notes:

1. Conservation and Protection Status:

2. Rarity in Hong Kong refers to:

Chan, A., Cheung, J., Sze, P., Wong, A., Wong, E. and Yau, E. 2011. A Review of the Local Restrictedness of Hong Kong Butterflies.

Hong Kong Biodiversity 21: 1-12

3. Distribution in Hong Kong refers to AFCD database: AFCD. 2024. Hong Kong Biodiversity Information Hub. Accessed from <a href="https://bih.gov.hk/en/home/index.html">https://bih.gov.hk/en/home/index.html</a> in Aug 2024.

4. Habitats: S = Shrubland, VA=Village Area, AGL = Abandoned Agricultural Land, WAL = Wet Agricultural Land, P = Pond, WC = Watercourse

5. References:

AFCD. 2024. Hong Kong Biodiversity Information Hub. Accessed from <https://bih.gov.hk/en/home/index.html> in Aug 2024.

Chan, A., Cheung, J., Sze, P., Wong, A., Wong, E. and Yau, E. 2011. A Review of the Local Restrictedness of Hong Kong Butterflies. Hong Kong Biodiversity 21: 1-12

#### Annex 8 Maximum Count of Odonate Species Recorded within the Study Area

Item No.	Common Name	Scientific Name	Chinese Name	e Consevation/ Protection	1				Hab	itat <sup>3</sup>		
				Status	Rarity in Hong Distribution in Hong Kong <sup>2</sup>				300m Stu	ady Area		
					Kong		S	VA	AGL	WAL	Р	WC
1	Red-faced Skimmer	Orthetrum chrysis	華麗灰蜻	-	Abundant	Widely distributed in pools and marshy areas adjacent to flowing streams throughout Hong			1			
2	Wandering Glider	Pantala flavescens	黄蜻	-	Abundant	Widely distributed all over Hong Kong	1	20	8			8
3	Variegated Flutterer	Rhyothemis variegata arria	斑麗翅蜻	-	Common	Widely distributed in marshes, ponds and tanks throughout Hong Kong		1	2			2
					TOTA	L	1	2	3	0	0	2

Notes:

Rarity as per AFCD. 2014.: Available at http://www.afcd.gov.hk/english/conservation/hkbiodiversity/database/search.asp?lang=en.
 Distribution as per AFCD database. Available at https://bih.gov.hk/en/home/index.html
 Habitats: S = Shrubland, VA=Village Area, AGL = Abandoned Agricultural Land, WAL = Wet Agricultural Land, P = Pond, WC = Watercourse

4. References: AFCD. 2024. Hong Kong Biodiversity Information Hub. Accessed from <a href="https://bih.gov.hk/en/home/index.html">https://bih.gov.hk/en/home/index.html</a> in Aug 2024.

#### Annex 9 Presence of Freshwater Fauna Recorded within the Study Area

Item No.	Common Name	Scientific Name	Chinese Name	Conservation Status	Habitat <sup>1/2</sup> 300m Study Area					
					S	VA	AGL	WAL	Р	WC
Freshwater	Fish									
1	Wild Carp	Hemiculter leucisculus	藍刀 -							++
2	Nile Tilapia	Oreochromis niloticus	尼羅口孵非鯽 -							+++
				TOTAL	0	0	0	0	0	2

Notes:

1. Habitats: S = Shrubland, VA=Village Area, AGL = Abandoned Agricultural Land, WAL = Wet Agricultural Land, P = Pond, WC = Watercourse

2. Relative abundance: +: Scarce (1-5), ++: Uncommon (6-20), +++: Common (20 - 50), ++++: Abundant (>50)

3. References:

AFCD. 2024. Hong Kong Biodiversity Information Hub. Accessed from <https://bih.gov.hk/en/home/index.html> in Aug 2024.

Fellowes *et al*. 2002. Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. Memoirs of the Hong Kong Natural History Society 25:123-159.

IUCN. (2024). The IUCN Red List of Threatened Species. Accessed from <a href="http://www.iucnredlist.org">http://www.iucnredlist.org</a> in Aug 2024.



# ERM HAS OVER 160 OFFICES ACROSS THE FOLLOWING COUNTRIES AND TERRITORIES WORLDWIDE

Argentina	The Netherlands
Australia	New Zealand
Belgium	Peru
Brazil	Poland
Canada	Portugal
China	Romania
Colombia	Senegal
France	Singapore
Germany	South Africa
Ghana	South Korea
Guyana	Spain
Hong Kong	Switzerland
India	Taiwan
Indonesia	Tanzania
Ireland	Thailand
Italy	UAE
Japan	UK
Kazakhstan	US
Kenya	Vietnam
Malaysia	
Mexico	
Mozambique	

### ERM-Hong Kong, Limited



www.erm.com



# ERM HAS OVER 160 OFFICES ACROSS THE FOLLOWING COUNTRIES AND TERRITORIES WORLDWIDE

Argentina	The Netherlands
Australia	New Zealand
Belgium	Peru
Brazil	Poland
Canada	Portugal
China	Romania
Colombia	Senegal
France	Singapore
Germany	South Africa
Ghana South Kore	
Guyana	Spain
Hong Kong	Switzerland
India	Taiwan
Indonesia	Tanzania
Ireland	Thailand
Italy	UAE
Japan	UK
Kazakhstan	US
Kenya	Vietnam
Malaysia	
Mexico	
Mozambique	

### ERM-Hong Kong, Limited



www.erm.com

附件:

20240820\_US3308\_PS\_V06Final (Extracted).pdf

From: Harmony Chuh <		>	
Sent: Wednesday, March 19	, 2025 5:02 PM		
<b>To:</b> tpbpd/PLAND < <u>tpbpd@</u>	<u>oland.gov.hk</u> >		
Cc: Pak Him CHIU/PLAND <		>; Karen Kei Yee CHAN/PLAND <	>; David Fok
<	>; Elden Chan <	>; Mandy To <	>
Cubicate DE. CAC Analization		Hills Installation (Law Malta as Dualawaya,	

**Subject:** RE: S16 Application - Proposed Public Utility Installation (Low Voltage Underground Cable) and Associated Excavation and Filling of Land at Government Land in D.D. 96, near Lok Ma Chau Village, San Tin

Dear Town Planning Board Secretariat,

We would like to supersede the SI as per the email on 4:25pm 19 Mar 2025 with the following:

- 1) **Replacement Page of Supporting Planning Statement:** As requested by PlanD, Figure 2.3 has been revised accordingly.
- 2) **Cable Connection:** The Application Site would only involve the underground cable connecting the electricity outlet on the east and the meter box of the Applicant for supplying electricity to the fish farm on the west. The applicant will connect the meter box to fish farm with electricity cable.
- 3) The operation year and the operation mode of the fish farm: The fish produced from the fish farm is expected to be for self-consumption. The fish farm will be in operation (i.e. 2025) once there is electricity supply and is expected to be permanent.
- 4) No visual and landscape impact: Please note that the proposed installation will not result in any visual and landscape impact. Since there are currently no existing trees within the Application Site, no trees will be affected.
- 5) **Road Surfacing Materials:** It is confirmed that tarmac will be used for instatement after the excavation and filling of land.

Thank you for your kind attention.

Kind regards,



Harmony Chuh Consultant

Hong Kong

erm.com

PROPOSED PUBLIC UTILITY INSTALLATION (LOW VOLTAGE UNDERGROUND CABLE) AND ASSOCIATED EXCAVATION AND FILLING OF LAND AT GOVERNMENT LAND IN D.D. 96, NEAR LOK MA CHAU VILLAGE, SAN TIN



Figure 2.3: Location of the Fish Farm



Figure 2.4a: Site Photos











erm.com

Secretary, Town Planning Board 15/F, North Point Government Offices 333 Java Road North Point Hong Kong DATE 24 April 2025

SUBJECT S16 Planning Application – Lok Ma Chau Village

REFERENCE 0745426\_Cover Letter\_FI to S16 Application to TPB.docx

Dear Sir/Madam,

## <u>Proposed Public Utility Installation (Low Voltage Underground Cable)</u> <u>and Associated Excavation and Filling of Land at Government Land</u> <u>in D.D. 96, near Lok Ma Chau Village, San Tin</u>

### - Section 16 Planning Application -

Reference is made to the captioned planning application acknowledged by the Town Planning Board ('TPB') on 11 March 2025, and the departmental comments received on 11 April 2025.

In response to the comments received, please find the Further Information (FI) No.1 for your consideration. The FI No.1 consists of a Response-to-Comment Table, together with replacement pages to the Supporting Planning Statement.

Meanwhile, should you have any queries in relation to the enclosed, please do not hesitate to contact the undersigned at the second or our planning consultant: Mr. David FOK at **Enclosed** 

and Mr. Elden CHAN at

Thank you for your kind attention.

Yours faithfully, For FRM-Hong Kong, Limited
Constant and a stand a st
Dr Jasmine Ng
Office Managing Partner
Direct Tel:
E-mail:
Encl.

cc. CLP – Mr. Yik Yau Fuk (with 1 copy) KTA – Mr. David Fok (w/o copy)





Secretary, Town Planning Board 15/F, North Point Government Offices 333 Java Road North Point Hong Kong DATE 25 April 2025

SUBJECT S16 Planning Application – Lok Ma Chau Village

REFERENCE 0745426\_Cover Letter\_FI to S16 Application to TPB.docx

Dear Sir/Madam,

## <u>Proposed Public Utility Installation (Low Voltage Underground Cable)</u> <u>and Associated Excavation and Filling of Land at Government Land</u> <u>in D.D. 96, near Lok Ma Chau Village, San Tin</u>

#### - Section 16 Planning Application -

Reference is made to the captioned planning application acknowledged by the Town Planning Board ('TPB') on 11 March 2025, and the Further Information (FI) No.1 submitted on 24 April 2025.

Further to the tele-conversation between Fanling, Sheung Shui & Yuen Long East District Planning Office and our sub-consultant- KTA Planning Ltd, the Applicant would like to submit a replacement page of the Responses-to-Comment table for your kind consideration.

Meanwhile, should you have any queries in relation to the enclosed, please do not hesitate to contact the undersigned at **Example** or our planning consultant: Mr. David FOK at **Example** and Mr. Elden CHAN at **Example**.

Thank you for your kind attention.

Yours faithfully, For ERM-Hong Kong, Limited

Dr Jasmine Ng Office Managing Partner Direct Tel:

Encl.

cc. CLP – Mr. Yik Yau Fuk (with 1 copy) KTA – Mr. David Fok (w/o copy)

#### **RESPONSE TO COMMENTS**

#### PROPOSED PUBLIC UTILITY INSTALLATION (LOW VOLTAGE UNDERGROUND CABLE) AND ASSOCIATED EXCAVATION AND FILLING OF LAND AT GOVERNMENT LAND IN D.D. 96, NEAR LOK MA CHAU VILLAGE, SAN TIN

https://theermgroup.sharepoint.com/sites/0731746-CLP-HK-S16andEcoIAUtilityInstallationatLokMaChauTsuen/Shared Documents/General/2.3 Project Report (0745426)/v1/0745426\_RTC\_20250411.docx

No.	Department	Reference	Comments	Consultants' Response
	Comments from the Director of Environmental Protection	(Contact Person: Mr Chris WONG; Tel:	Please provide a specific section in the supporting document covering how the potential environmental impacts, particularly on water quality, could be addressed, including:	
1.			The mitigation measures to be implemented during construction phase to handle environmental impacts, in particular water quality impacts covering non-point source and point source pollution (such as runoff and sewage from construction site workers, etc).	Mitigation measures have been elaborated under Section 2.4 of the Planning Statement, covering runoff, erosion and sewage from workers ( <b>Annex A</b> refers).
2.			Please state the compliance with relevant regulations, best practices, and guidelines, such as Water Pollution Control Ordinance, Recommended Pollution Control Clauses for Construction Contracts. For Section 2.4, please revise to reflect the updated ProPECC PN 2/24 Construction Site Drainage.	Noted. The section 2.4 of Planning Statement has been updated accordingly ( <b>Annex A</b> refers).
3.			Please confirm if the works area would be reinstated and there would not be any discharge and other environmental impacts during operation phase.	Please note that the works area would be reinstated and there would not be any discharge and other environmental impacts during operation phase.
	Comments from the Commissioner for Transport	(Contact Person: Mr Victor MA; Tel:	Please provide following information:	

No.	Department	Reference	Comments	Consultants' Response
1.			Type of construction vehicle used for the construction works	The Applicant would like to clarify that the 5.5ton truck will be used for the construction works.
2.			How to maintain traffic during the construction works	The Applicant's contractor will adopt good construction traffic management practice including temporary traffic control measures (i.e. "STOP and GO" and Temporary Traffic Signals) during construction phase. The contractor will also ensure all the construction vehicles use designated on-site loading/unloading areas to avoid interfering with road traffic. The Applicant is committed to liaise with the surrounding landowners to minimise the construction phase.
	Comments from the District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department	(Contact Person: Ms Karen CHAN; Tel:	Please clarify the following:	
1.			whether the fish farm will be operated as ponds or fish rearing facilities;	Please note that the fish farm will be operated in existing fish ponds.
2.			noting that the fish farm production is for self- consumption, please provide more details on the proposed	The Applicant understands from the operator that the fish farm production will be for self-consumption and the fish

No.	Department	Reference	Comments	Consultants' Response
			fish farm, e.g. types and number of fish and justify the purpose of the fish farm;	farm operator estimated that the fish farm may rear up to 3,000 edible fishes at its full capacity.
				The fish farm operator will consider to offer the fish for sale in later stage.
3.			please provide more details on the amount of electricity required for the operation of a fish farm and explain why water pumps and pond pumps would require a new cable laying;	The Applicant has received an Electricity Application from the fish farm operator demanding for a single phase 60A power supply. Please note that the 60A power supply cable is a normal and basic power supply for domestic uses, which would be equivalate to 13.2kW. The fish farm is anticipated to have at least 3 pond/ water pumps (2kW each) and other ancillary equipment/facilities during the fish farm operation. The fish farm operator is opined that the amount of electricity required for the operation of a fish farm is suffice. In consideration of the reliability of supply network, the proposed cable underlying the vehicular access road will be the most suitable network option.
4.			please elaborate why other electricity sources, e.g. mobile generator, could not be used for water pumps and pond pumps;	The proposed fish farm operator has considered alternative/other electricity sources e.g. mobile generator. Mobile generator however would cause the continuous generation of noise and air pollutants as well as potential wastewater leakage. This will have

No.	Department	Reference	Comments	Consultants' Response
				adverse disturbance to nearby residential uses and habitats. Given the long-term cost and environmental consideration of mobile generator, the proposed fish farm operator opined that the other electricity sources would not be able to meet with the scale of the fish farm operation. Thus, the proposed cable underlying will the most suitable network option with no adverse impact to the environment.
5.			D.D. 96 Lots 2053 and 2054 only covers half of the existing pond. Please clarify the exact location and area of the proposed fish farm;	Noted. The Fish Farm Operator will fully utilise the Lot Nos. 2053 and 2054 in D.D. 96. The fish farm operator will set up the perimeter netting to delineate the lot boundary of Lots 2053 and 2054. The Fish Farm Operator will closely liaise with other private landowners on the fish farm operation upon approval of this application.
6.			whether the existing temporary structure to the immediate northeast of the application site is related to the proposed fish farm;	Please note that the temporary structure to the immediate northeast of the application site is not related to the proposed fish farm. Please also note that the construction of the proposed cable underlying and the operation of fish farm will not create nuisance to the surrounding areas including the temporary structures.

No.	Department	Reference	Comments	Consultants' Response
7.			please clarify if there is existing power supply to the proposed fish farm; and	Please note that there is no existing power supply to the proposed fish farm.
8.			whether the applicant's meter box is an existing meter box.	Please note that there is no existing meter box for the Fish Farm Operator.

ANNEX A
# 2.3 TOWN PLANNING BOARD GUIDELINES NO. 12C (TPB PG-NO. 12C)

Following the completion of the Study on the Ecological Value of Fish Ponds in the Deep Bay Area in 1997, the TPB took forward the conclusion and recommendation of the Study and issued the Guidelines for Developments within Deep Bay Area under Section 16 of the Town Planning Ordinance (i.e. TPB PG-No. 12C or "the TPB Guidelines" hereafter) in 1999. The TPB Guidelines set out the precautionary approach to conserving the ecological value of fish ponds and the principle of "no-net-loss in wetland", both targeting the protection and conservation of the existing ecological functions of fish ponds in order to maintain the ecological integrity of the Deep Bay wetland system as a whole. The Guidelines designated the Wetland Conservation Area ("WCA") for all existing continuous and adjoining active/abandoned fish ponds and the Wetland Buffer Area ("WBA") to protect the ecological integrity of the WCA.

As shown in **Figure 2.5**, the Application Site is located at the edge of WCA. Any such development should be supported by an Ecological Impact Assessment (EcoIA) to demonstrate that the development will not cause net increase in pollution loading to Deep Bay Area and not result in a net loss in wetland function and negative disturbance impact.

## 2.4 IMPLEMENTATION OF THE PROPOSED CABLE

The proposed cable will be constructed by duct block method (about 1m in width and 1.2m in depth), which generally involves site clearance, tarmac road surface breaking and excavation, followed by construction of duct blocks and cable laying works. A section of the proposed underground cable is enclosed in **Figure 2.6**. The existing level levels at the western and eastern ends of the Application Site are about 4.1mPD and 4.5mPD respectively. The Application Site will be reinstated after the installation of the cables and hence there will be no change in the site level. The scale of the construction work will be minimised and small. The construction of the proposed cable mainly utilises small-scale construction machineries and hand-held equipment/ machineries. A limited amount of excavation will be carried out. The duct blocks will be backfilled and reinstated to the original condition upon completion of the works. The Applicant will carry out the construction work of the proposed cable by adopting good site practices (i.e. checking the presence of wildlife in open trenches daily to minimise potential impact on wildlife) and the measures under the Practice Notes for Professional Persons on "Construction Site Drainage" (ProPECC PN 2/24) will be applied to control surface runoff and the potential pollution to watercourse, specifically:

- Good site practices would be followed to control site runoff and potential erosion from exposed surface and stockpile(s) of excavated soil. Excavation and installation works would be conducted in segments to limit the exposed surface and stockpile(s) of excavated soil. Stockpiles would be covered in geotextile as appropriate to minimize erosion.
- Appropriate number of chemical toilet(s) would be provided to serve the work crew for the installation work. The chemical toilet(s) will be emptied and cleaned offsite regularly.



• In case there is a need for discharge of wastewater / runoff, discharge license under the Water Pollution Control Ordinance would be applied and the corresponding discharge limit will be followed.

Additional requirements specified under the Water Pollution Control section of the *Recommended Pollution Control Clauses for Construction Contracts* would be followed as well, particularly on arranging the method of working to minimise the effects on the water quality.

The construction will be conducted in daytime hours (i.e. 8am to 5pm). The construction work of the proposed cable will take about 1 month upon the approval of this planning application. It is anticipated that the proposed work to be completed within 2025.



Figure 2.6: Section Plan of the Proposed Underground Cable



## Relevant Extracts of the Town Planning Board Guidelines for Application for Developments within Deep Bay Area <u>under Section 16 of the Town Planning Ordinance</u> (TPB PG-No. 12C)

The Site falls mainly within the Wetland Conservation Area (WCA), with minor portion within Wetland Buffer Area (WBA) in Deep Bay Area under TPB PG-No. 12C. The land use concept, development guidelines and key assessment criteria are summarised as follows:

#### Wetland Conservation Area

- (a) The WCA comprises the existing and contiguous, active or abandoned fish ponds in the Deep Bay Area, which should all be conserved. The intention of the WCA is to conserve the ecological value of the fish ponds which form an integral part of the wetland ecosystem in the Deep Bay Area. The Town Planning Board (the Board) may consider development with conservation objectives within the WCA under the "private-public partnership approach";
- (b) new development within the WCA would not be allowed unless it is required to support the conservation of the ecological value of the area or the development is an essential infrastructural project with overriding public interest. Any such development should be supported by an ecological impact assessment (EcoIA) to demonstrate that the development would not result in a net loss in wetland function and negative disturbance impact;
- (c) for any redevelopment which requires planning permission from the Board, an EcoIA would also be required. Wetland compensation is required for any development involving pond filling and mitigation measures against disturbance would be necessary. They would be imposed as part of the planning approval conditions; and
- (d) subject to submission of EcoIA, the types of activities which may be considered within the WCA must be related to uses concerning (i) conservation of the wetland in Deep Bay Area, (ii) environmental education, or (iii) essential infrastructure projects needed for public purpose for which no suitable alternative locations outside the WCA could be identified; and should not add to the pollution loading of the Deep Bay Area.

#### Wetland Buffer Area

- (a) The intention of the WBA is to protect the ecological integrity of the fish ponds and wetland within the WCA and prevent development that would have a negative off-site disturbance impact on the ecological value of fish ponds; and
- (b) within the WBA, for development or redevelopment which requires planning permission, an EcoIA would need to be submitted. Some local (including public utility installation of electricity mast, lamp pole, pipeline and telephone booth) and minor uses (including temporary uses) are however exempted from the requirement of EcoIA.

## Appendix A

#### List of Uses Exempted from Ecological Impact Assessment within the Wetland Buffer Area

For planning applications involving uses/development within the Wetland Buffer Area, the following uses/development are exempted from the requirement of ecological impact assessment as part of the submission to the Board :

- Temporary Uses
- Agricultural Use (except in SSSI Zone)
- Ancestral Hall
- Bank#
- Barbecue Spot
- Barber Shop#
- Beauty Parlour#
- Burial Ground
- Clinic/Polyclinic\*
- Electricity Substation of single storey
- Government Refuse Collection Point^
- House (Alteration, modification and/or redevelopment to the existing building bulk only)
- New Territories Exempted Houses
- Off-Course Betting centre#
- On-farm Domestic Structure
- Photographic Studio#
- Playground/Playing Field in "V" and "R(D)" zones
- Police Post/Police Reporting Centre
- Post Office\*
- Private Club#
- Public Convenience
- Public Library\*
- Public Utility Installation (electricity mast, lamp pole, pipeline and telephone booth only)^
- Pumping Station of single storey
- Refreshment Kiosk
- Retail Shop#
- School\*
- Showroom excluding Motor-vehicle Showroom#
- Shrine
- Social Welfare Facility\*
- Tent Camping Site

Note:

- # other than free-standing building
- \* other than free-standing building exceeding 3 storeys
- ^ not applicable to the "Other Specified Uses" annotated "Eco-lodge" zone on the Ma Tso Lung and Hoo Hok Wai Outline Zoning Plan

## Similar s.16 Application within/straddling the "CA" Zone in the vicinity of the Site on the San Tin Technopole Outline Zoning Plan in the Past Five Years

## Approved Application

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/612	Proposed Public Utility Installation (Underground Cables) and associated Filling and Excavation of Land	10.6.2022

#### **Rejected Applications**

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC)
1.	A/YL-ST/618	Proposed Public Utility Installation (Pole and Pole Stay Erection) and associated Filling and Excavation of Land	3.2.2023
2.	A/YL-ST/653	Proposed Public Utility Installation (Pole and Pole Stay Erection) and associated Filling and Excavation of Land	28.7.2023
3.	A/YL-ST/661	Proposed Public Utility Installation (Pole and Pole Stay Erection) and Associated Filling and Excavation of Land	20.12.2024

Rejection Reasons:

- (1) not in line with the planning intentions of the "Conservation Area" ("CA") zone and "Green Belt" ("GB") zone. The applicant failed to demonstrate that the proposed development is essential to support a permitted use within the "CA" zone, which warranted a departure from the planning intentions of both "CA" and "GB" zones.
- (2) not in line with Town Planning Board Guidelines No. 12C (TPB PG-No. 12C) and TPB-PG No. 10 in that the applicant failed to demonstrate that there are exceptional circumstances and strong planning grounds for the proposed development in the "GB" zone.

## **Government Departments' General Comments**

## 1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (LandsD):

- no adverse comment on the application;
- from desktop checking, the application site (the Site) falls entirely on unleased and unallocated Government land; and
- advisory comments are detailed in **Appendix V**.

## 2. <u>Traffic</u>

Comments of the Commissioner for Transport:

- no adverse comment on the application from traffic engineering point of view;
- the Site is located on a single track road which is not managed by the Transport Department; and
- advisory comments are detailed in Appendix V.

## 3. Environment

Comments of from the Director of Environmental Protection:

- it is noted from the applicant's submission that mitigation measures and good site practices will be adopted during the construction and operation phases of the project based on Water Pollution Control Ordinance. The works area would be reinstated and there would not be any discharge during operation phase. Mitigation measures during construction phase will also be implemented to handle non-point source and point source pollution;
- based on the above, scale and scope of the project, he has no objection to the application;
- there was no environmental complaint related to the Site in the past three years; and
- advisory comments are detailed in Appendix V.

#### 4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department:

- no adverse comment on the application from landscape planning perspective;
- with reference to the aerial photo of March 2024, the Site is situated in an area of rural inland plain landscape character surrounded by ponds, small houses/temporary structures, river channel, wetland and scattered tree groups. The Site is a paved carriageway. The proposed public utility installation and associated excavation and

filling of land is considered not incompatible with the surrounding landscape character; and

• noting the proposed cables will be laid underground of an existing carriageway, adverse landscape impact within the Site arising from the proposed use is not anticipated.

## 5. Other Departments

The following government departments have no objection to or no adverse comment on the application:

- (a) Chief Engineer/Mainland North, Drainage Services Department;
- (b) Chief Engineer/Construction, Water Supplies Department;
- (c) Chief Highway Engineer/New Territories West, Highways Department (HyD);
- (d) Chief Engineer/Railway Development 1-1, Railway Development Office, HyD;
- (e) Head of the Geotechnical Engineering Office, Civil Engineering and Development Department (CEDD);
- (f) Project Manager (North), CEDD;
- (g) Project Manager (West), CEDD;
- (h) Director of Fire Services;
- (i) Director of Electrical and Mechanical Services;
- (j) Chief Building Surveyor/New Territories West, Buildings Department;
- (k) Commissioner of Police; and
- (1) District Officer (Yuen Long), Home Affairs Department.

## **Recommended Advisory Clauses**

- (a) To note the comments of the District Lands Officer/Yuen Long, Lands Department (LandsD) that:
  - the applicant has to apply for excavation permit(s) before commencement of works. However, there is no guarantee at this stage that the excavation permit(s) would be approved. Such application will be dealt with by LandsD acting in the capacity of the landlord at the discretion of LandsD, and if it is approved under such discretion, the approval would be subject to such terms and conditions including amongst others, the payment of administrative fee as may be imposed by LandsD;
- (b) to note the comments of the Director of Environmental Protection that:
  - the applicant is reminded to fully implement the environmental mitigation measures as specified in the planning statement and further information of the submission, and to strictly observe all relevant pollution control ordinances, particularly on waste management and disposal, and put in place necessary precautionary/pollution control measures to prevent any pollution of nearby water bodies as a result of the construction activities;
- (c) to note the comments of the Commissioner for Transport that:
  - the application site is located on a single track road which is not managed by the Transport Department. The applicant should obtain consent from relevant management department for carrying out works at the single track road;
- (d) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (DSD) that:
  - the proposed works should not affect/damage DSD's assets in the vicinity. Should such damage occur, the applicant is requested to inform DSD immediately and carry out remedial works so required to DSD's satisfaction; and
  - since the applicant proposes filling and excavation of land on the Site, the applicant shall ensure that there will be no adverse drainage impact to the adjoining areas and drainage facilities in the vicinity;
- (e) to note the comments of the Director of Fire Services that:
  - any excavation/construction works shall under no circumstances cause obstruction to nearby fire hydrants and their control valves in-situ. Should any relocation/blanking-off of fire hydrants be necessary, prior consent from Fire Services Department has to be sought; and
- (f) to note the comments of the Project Manager (North), Civil Engineering and Development Department that:
  - the Site is in the close proximity of the boundary of San Tin Technopole adjacent to the Site. The Site would have potential project interface with San Tin Technopole project, and the applicant should facilitate the coordination with the responsible project officers regarding the interfacing matters, if any.

From: Sent: To: Subject:

2025-04-09 星期三 02:11:47 tpbpd/PLAND <tpbpd@pland.gov.hk> A/STT/20 DD 96 nr Lok Ma Chau Village, San Tin CA CLP

A/STT/20

Government land in D.D. 96, near Lok Ma Chau Village, San Tin

Site area: About 61sq.m

Zoning: "Conservation Area"

Applied development: Low Voltage Underground Cable / Excavation and Filling of Land

Dear TPB Members,

Strongest Objections.

Lot Nos. 2053, 2054, 2055 and 2056 (the "fish farm") in D.D. 96, near Lok Ma C hau Village, San Tin. The fish farm is currently a pond (without a fish farm) and the fish farm operator is preparing to make use of the pond as a fish farm.

THE PONDS ARE PRESUMABLY ALSO GOVERNMENT LAND. HAS THE APPLICANT BEEN AWARDED THE REQUISITE STT AND APPROVAL TO OPERATE A COMMERCIAL ENTERPRISE?

This zone "is intended **to protect and retain the existing natural landscape**, ecological or topographical features of the area for conservation, educational and research purposes.

MEMBERS, PLEASE CHECK THE IMAGES. A WALL EFFECT OF RUSTING METAL. THIS IS NOT COMPATIBLE WITH THE INTENTION OF THE ZONING.

Apart from serving the fish farm, the proposed underground cable will form part of the local electricity supply network. The Applicant may discretionarily consider other private/public connections to the proposed underground cable.

THIS STATEMENT IS ALARMING AS IT INDICATES THAT THE TRUE INTENTION IS TO FURTHER DEGRADE THE NATURAL HABITAT WITH ADDITIONAL OPERATIONS.

In view of the extensive number of ponds that the government itself is going to fill in and the amount of CA that will be trashed under the San Tin Technopolis, it is unacceptable that there be further incursion onto the remaining and shrinking natural resources.

The applications should be rejected.

Mary Mulvihill

1