

14 AUG 2023

Received on _____
The Board will formally acknowledge
the application only upon receipt
of all information and documents.

Form No. S16-I
表格第 S16-I 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

Applicable to proposals not involving or not only involving:
適用於建議不涉及或不祇涉及：

- (i) **Construction of "New Territories Exempted House(s)";**
興建「新界豁免管制屋宇」；
- (ii) **Temporary use/development of land and/or building not exceeding 3 years in rural areas; and**
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) **Renewal of permission for temporary use or development in rural areas**
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2302026 26/7 by post

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/16-MP/355
	Date Received 收到日期	14 AUG 2023

- 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。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. 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: <http://www.info.gov.hk/tpb/>), 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 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- 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 / ☒ 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)

Pacific Extend 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 DD101, YUEN LONG
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	$79.7 \times 0.3 = 23.9$ <input checked="" type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Gross floor area 總樓面面積 sq.m 平方米 <input type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	$79.7 \times 0.3 = 23.9$ sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	S/YL-MP/6
(e) Land use zone(s) involved 涉及的土地用途地帶	Conservation Area
(f) Current use(s) 現時用途	Footpath (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. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

- ☐ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☒ 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)。

5. 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

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

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 obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
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 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 notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
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通知[&]
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註: 可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☐ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☒ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 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) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ 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 1: May insert more than one 「✓」.

註 1: 可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2: 如發展涉及靈灰安置用途, 請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	(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)		
(c) Number of storeys involved 涉及層數		Number of units involved 涉及單位數目	
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足, 請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途

(ii) For Type (ii) application 供第(ii)類申請

(a) Operation involved 涉及工程	<input type="checkbox"/> Diversion of stream 河道改道
	<input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Filling of land 填土 Area of filling 填土面積 23.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of filling 填土厚度 0.55 m 米 <input type="checkbox"/> About 約
	<input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 23.9 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 0.55 m 米 <input type="checkbox"/> About 約
(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) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)	
(b) Intended use/development 有意進行的用途/發展	1. Public utility installation (LV underground cable) 2. Filling and Excavation of land

(iii) For Type (iii) application 供第(iii)類申請

(a) Nature and scale 性質及規模	<input checked="" type="checkbox"/> Public utility installation 公用事業設施裝置		
	<input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置		
	Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度		
	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation /building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸(米)(長x闊x高)
	LV Cable Laying	1	LV underground cable 79.7m (L) x 0.3m (W)
(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)			

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ 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)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 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 each block 每座建築物的擬議層數 storeys 層
☐ include 包括storeys of basements 層地庫
☐ exclude 不包括storeys of basements 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) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 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 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分GFA 總樓面面積

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms

請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities
政府、機構或社區設施

(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)

.....

.....

.....

☐ 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 休憩用地

(please specify land area(s) 請註明地面面積)

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

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)

Target Complete Date: Before Aug 2023 (About 3 weeks)

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8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤/有關建築物?	Yes 是 No 否	<input type="checkbox"/> 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)) <input type="checkbox"/> 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) <input checked="" type="checkbox"/>
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	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ 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) _____ _____ _____ <input checked="" type="checkbox"/>
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?	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 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) _____ _____ _____ <input checked="" type="checkbox"/>

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。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p><input checked="" type="checkbox"/></p>																													
<p>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。)</p>	<p>Yes 是 No 否</p>	<p><input type="checkbox"/> (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) (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/或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/></p>																													
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

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。

CLP received a new application for electricity supply.

The applicant seeks planning permission to use the application site for
proposed public utility installation LV cable laying and associated
excavation of land (about 0.55m in depth). 1 LV underground cable with length of 79.7m and width of 0.3m
is proposed to be install within the application site.

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

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Tam Kam Tim

Project Engineer

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ 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 Pacific Extend Limited 盛貿有限公司
代表

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 18/07/2023

..... (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。

2. 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，

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

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

Maximum number of sets of ashes that may be interred other than in niches

在非龕位的範圍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)

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)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

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)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- 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；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
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
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. 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資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置／地址	GOVERNMENT LAND in DD101, YUEN LONG		
Site area 地盤面積	23.9	sq. m 平方米 <input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	S/YL-MP/6		
Zoning 地帶	Conservation Area		
Applied use/ development 申請用途／發展	1. Public utility installation (LV underground cable) 2. Filling and Excavation of land		
(i) Gross floor area and/or plot ratio 總樓面面積及／或 地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	<input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用		
	Non-domestic 非住用		
	Composite 綜合用途		

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	m 米 <input type="checkbox"/> (Not more than 不多於)
		mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括/ <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	% <input type="checkbox"/> 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 <input type="checkbox"/> Not less than 不少於
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 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 bays/lay-bys 上落客貨車位／停車處總數 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) _____ _____	

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cable Trench Drawing, location plan		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ECO logical assessment		

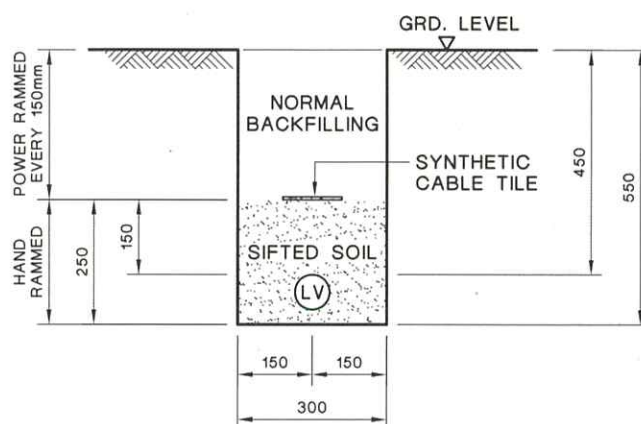
Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

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.

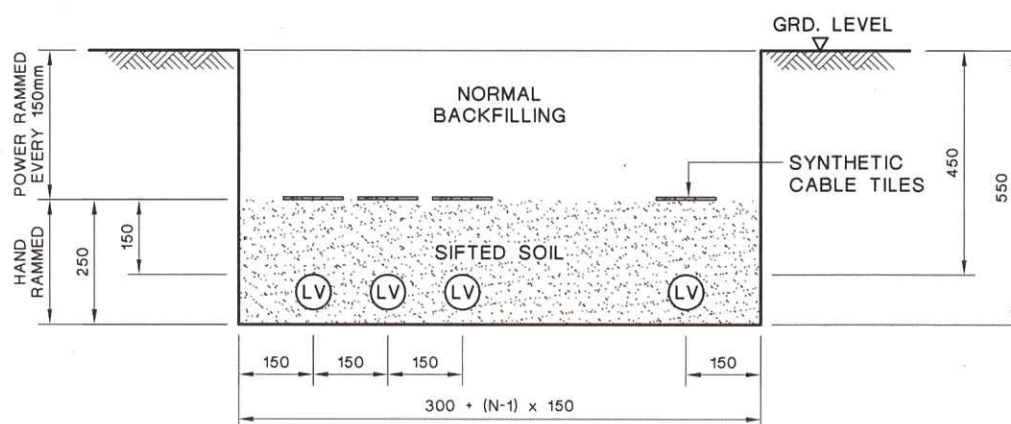
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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TYPICAL CABLE TRENCH FOR SINGLE LV CABLE



TYPICAL CABLE TRENCH FOR MULTIPLE LV CABLES

LEGEND :

- (LV) LV CABLE
N NUMBER OF CABLE CIRCUITS

NOTES:

1. ALL SOIL BACKFILLING BENEATH CABLE TILES SHALL BE SIFTED THROUGH 12mm WIRE MESH.
2. ALL DIMENSIONS ARE IN mm.

C GENERAL REVISION

B GENERAL REVISION

A SYNTHETIC CABLE TILE SPECIFIED



REVS.	16-2-04	18-6-07	28-6-07										
INITIAL	A	B	C	D	E	F	G	H	J	K	L		
	C.Y.JP	W.B.LEE	Y.K.MAN										

TITLE :

TYPICAL LV CABLE TRENCH

DRAWN: S.C.T. DATE: 15 Aug., 2003

CHECKED: K. K. LEUNG APPROVED: W. B. LEE

SCALE: 1 : 15 SHEET(S) IN SET: 1

PROJECT NO.

CONTRACT NO.

ASSET MANAGEMENT

DRG. NO. T G E N 2 5 5 0 0 D E 3 3 0 0 0 2 0 1 C A



CLP 中電

TITLE : LV Cable Laying
Near Mei Po New Vill San Tin

MAP NO : 02SE06D, 02SE07C

LEGEND

- PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
- PROPOSED TRENCH FOR LAYING DUCTS
- PROPOSED CABLE THROUGH EXISTING DUCTS
- EXISTING PILLAR
- PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX
- x EXCAVATION FOR JOINTING / REPAIRING / INSPECTION CABLE
- EXISTING OVERHEAD LINE & POLE
- PROPOSED 11kV, LV, OHL, OF STEEL / WOODEN POLE
- x OVERHEAD LINE & POLE TO BE REMOVED
- x PROPOSED TREE TRIMMING / CUTTING
- ▲ EXISTING POLE MOUNTED TRANSFORMER
- ▲ PROPOSED POLE MOUNTED TRANSFORMER
- + PROPOSED STAY / STAY POLE
- ⊠ PROPOSED 5.0M(L) x 2.39M(W) x 3.0M(H) PACKAGE SUBSTATION

DRAWN : Biu Lau

E/O NO :

CHECKED : H.M.Kong

REGION :NR

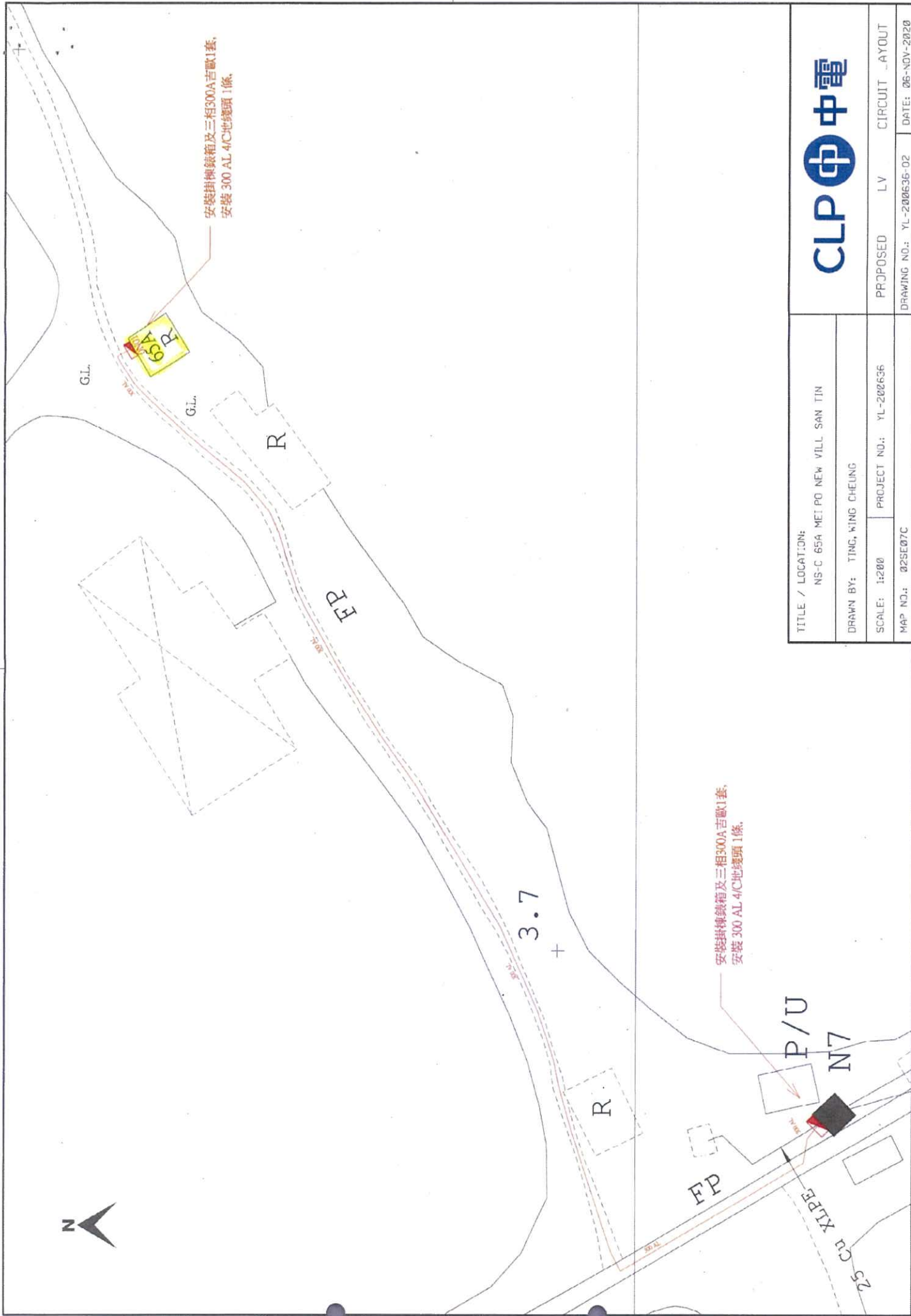
O.C. : YL

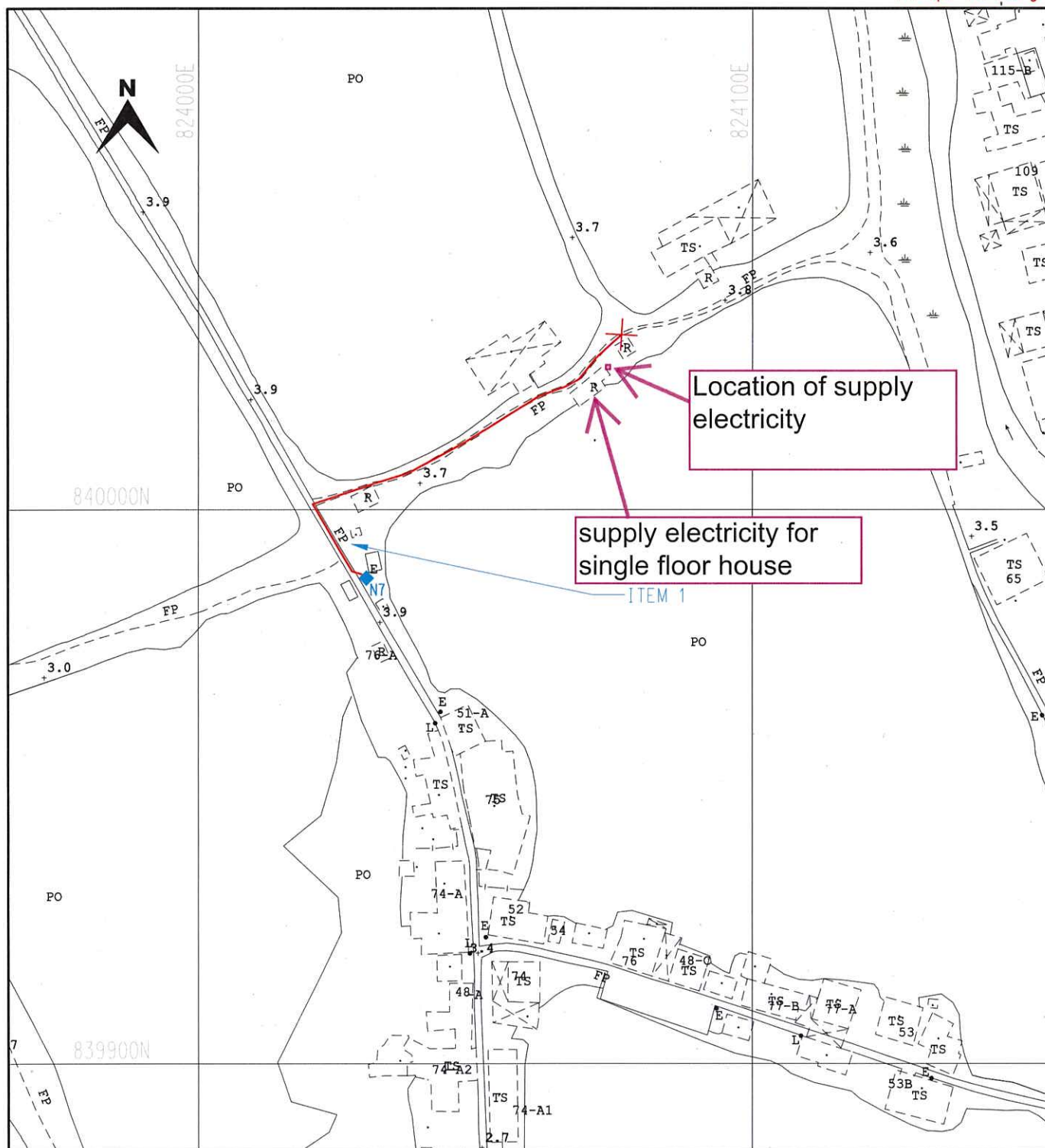
DATE : 27-11-2020

PROJECT REF. : NRYL2020-0636

SCALE : 1:1000

PLAN REF. : NRYL2020-0636-01





CLP 中電

TITLE : LV Cable Laying
Near Mei Po New Vill San Tin

MAP NO : 02SE06D, 02SE07C

DRAWN : Biu Lau

E/O NO :

CHECKED : H.M.Kong

REGION : NR

O.C. : YL

DATE : 27-11-2020

PROJECT REF. : NRYL2020-0636

SCALE : 1:1000

PLAN REF. : NRYL2020-0636-01

LEGEND

- PROPOSED TRENCH FOR LAYING / RECOVERING CABLE
- PROPOSED TRENCH FOR LAYING DUCTS
- PROPOSED CABLE THROUGH EXISTING DUCTS
- EXISTING PILLAR
- PROPOSED PILLAR 1.6M x 0.6M x 0.75M / CUTOUT BOX
- EXCAVATION FOR JOINTING / REPAIRING / INSPECTION CABLE
- EXISTING OVERHEAD LINE & POLE
- PROPOSED 11kV, LV, OHL, OF STEEL / WOODEN POLE
- OVERHEAD LINE & POLE TO BE REMOVED
- PROPOSED TREE TRIMMING / CUTTING
- EXISTING POLE MOUNTED TRANSFORMER
- PROPOSED POLE MOUNTED TRANSFORMER
- PROPOSED STAY / STAY POLE
- PROPOSED 5.0M(L) x 2.39M(W) x 3.0M(H) PACKAGE SUBSTATION

Response from government department for S16 application (No. A/YL-MP/332)

Comments from District Planning Officer/Fanling, Sheung Shui and Yuen Long East, Planning Department

(Contact Person: Ms. CHEUNG Yuk Yi, Alice; Tel: 3168 4041)

Please provide justifications for the application regarding the need for electricity supply at the application site and the proposed alignment of the LV underground cable.

Response:

1. Supply area intended
It is planned to provide power supply to a storage room near Lin Barn Tsuen.
2. Purpose of the power supply
The power supply will be used for water pumps, power machines, lightings, flooding alarm and security & safety system.
3. Justification of why CLP select such alignment of the CLP's equipment
The suggested cable route is the shortest route to minimize the impact on the nearby environment.

Comments from District Land Officer/Yuen Long, Lands Department

(Contact Person: Mr. LAM Chiu Wah, Donald; Tel: 2443 3264)

The application site would be affected by the following projects/land status item:
STT 1427

Response:

Pre-coordination with owner of STT 1427 would be arranged prior to commence excavation work.

Comments from Director of Environmental Protection

(Contact Person: Ms. CHAN Lai Mei, Jolitta; Tel: 2835 1112)

Please provide further information to address potential water quality impacts:

1. the mitigation measures to be implemented during construction phase to handle non-point source and point source pollution, such as runoff and sewage from construction site workers, etc.

Response:

1. Debris and rubbish generated on-site will be collected, handled and disposed of properly to avoid entering the nearby stormwater drains and open drainage channels. The refuse collection point will be properly constructed with covers and will be bunded and drained to the CLP sewerage system.
2. Open storm water drains and culverts near the works area will be covered to

<p>block the entrance of large debris and refuse.</p> <p>3. Oil leakage or spillage will be contained and cleaned up immediately. Waste oil should be collected and stored for recycling or disposal, in accordance with the Waste Disposal Ordinance. The Contractors will prepare guidelines and procedures for immediate clean-up actions following any spillages of oil, fuel or chemicals.</p>
<p>Please provide further information to address potential water quality impacts:</p> <p>2. please state the compliance with relevant regulations, best practices and guidelines, such as WPCO, ProPECC PN 1/94 "Construction Site Drainage", etc.; and</p>
<p>Response:</p> <p>1. In order to minimize the impacts of wastewater/ runoff generated on site to the nearby WSRs, mitigation measures and good site practices will be adopted during the construction site and operation phases of the Project based on the ProPECC PN 1/94 and WPCO.</p>
<p>Please provide further information to address potential water quality impacts:</p> <p>3. please confirm if the works area would be reinstated and there would not be any discharge during operation phase.</p>
<p>Response:</p> <p>1. We are ensuring the works area would be reinstated and there would not be any discharge during operation phase.</p>

Comments from Director of Agricultural, Fisheries and Conservation
(Contact Person: Mr. WONG Wai HO, Simon; Tel: 2150 6922)

<p>There is a lack of information for assessing the ecological impacts of project on the surrounding active conservation work, including construction method, heavy machinery and/or generator to be used, exact works period and provision of any mitigation measures. The applicant may wish to provide further information to demonstrate that the proposed work would not result negative disturbance impacts to surrounding environments, especially during wintering season of waterbirds (Nov to Mar).</p>
<p>Response:</p> <p>An ecological assessment is attached in order to respond comment from your department. (updated 13/4/2023)</p>

敬啟者：

「拉姆薩爾濕地魚塘生態保育計劃 2023-2025」參與證明

茲證明郭惠賢先生，於 2023 年 3 月 1 日至 2025 年 2 月 28 日期間，參與由本會主辦及環境及生態局轄下鄉郊保育資助計劃資助的「拉姆薩爾濕地魚塘生態保育計劃 2023-2025」。郭惠賢先生與本會合作，於魚塘 MP180 進行生境管理工作，以提升魚塘生態價值及相關研究計劃。

位於香港新界西北的魚塘是水鳥的重要覓食地，為了維持這大片相連魚塘的生態價值，香港觀鳥會向鄉郊保育資助計劃申請撥款，並在漁農自然護理署的全力支持下，進行兩項根據「新自然保育政策」而推行的保育項目，名為「拉姆薩爾濕地魚塘保育計劃」。計劃主要目的是透過與當地漁民合作，提升魚塘的保育價值。

參與計劃期間，郭先生需要與本會合作，進行不同的生境管理項目，包括調節魚塘水位、清理植物及維修各種工具，當中不少的工作均需要電力推動電器，例如調節水位的電力水泵。於計劃開始前，郭先生已於 2020 年 12 月開始申請於魚塘附近設立電錶，以方便日後於魚塘進行各種需要電力的工作。惟申請至今經過接近 2 年半的時間，電錶尚未成功安裝。特此，本會發出此參與證明，證明郭先生參與「拉姆薩爾濕地魚塘生態保育計劃 2023-2025」，希望可以加快申請電錶的安排。

隨函附上「拉姆薩爾濕地魚塘生態保育計劃 2023-2025」魚塘管理工作協議書。如有任何疑問，請與本會高級項目主任鍾潤德先生聯絡(電話: 2377 4387)

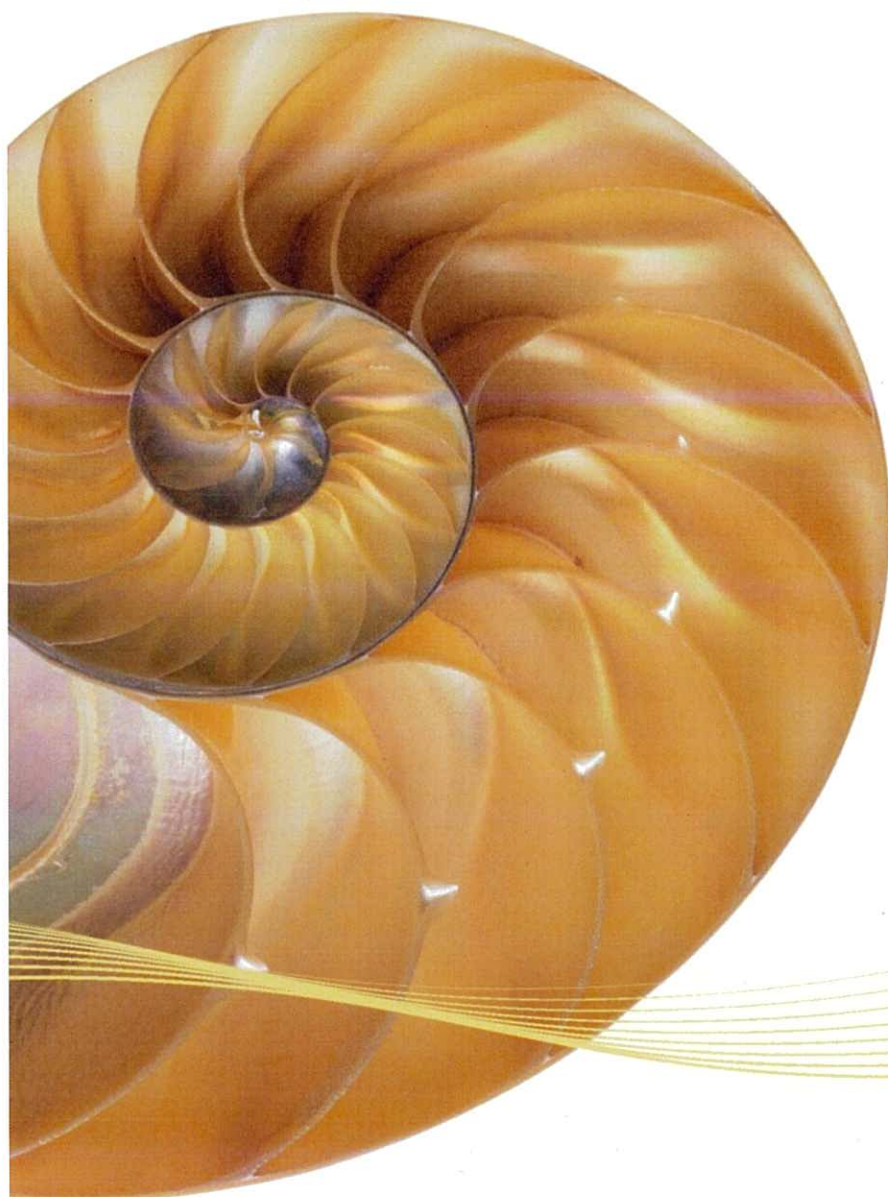


孫敏瓊謹啟

助理項目經理

香港觀鳥會

2023 年 6 月 14 日



**Proposed Public Utility
Installation and Associated
Excavation and Filling of
Land in “Conservation Area”
Zone, Government Land in
D.D. 101, Mai Po San Tsuen,
Mai Po, Yuen Long**

Ecological Assessment

3 March 2023
Project No.: 0680461

Document details	
Document title	Proposed Public Utility Installation and Associated Excavation and Filling of Land in "Conservation Area" Zone, Government Land in D.D. 101, Mai Po San Tsuen, Mai Po, Yuen Long
Document subtitle	Ecological Assessment
Project No.	0680461
Date	3 March 2023
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Author	Yuihong Chiu
Client Name	CLP Power

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Version	Revision	Author	Reviewed by	ERM approval to issue		Comments
				Name	Date	
	0.0	Yuihong Chiu	Arthur Lo	Terence Fong	3.3.2023	-

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1. INTRODUCTION

CLP Power Hong Kong Limited has commissioned ERM-Hong Kong, Limited (ERM) to undertake ecological survey and ecological assessment for the "Proposed Public Utility Installation and Associated Excavation and Filling of Land in "Conservation Area" Zone, Government Land in D.D. 101, Mai Po San Tsuen, Mai Po, Yuen Long" ("the Project"). The objective of the Project is to improve the electricity supply reliability at Mai Po San Tsuen, CLP is proposing low voltage (LV) cable laying near Lin Barn Tsuen which is located within Mai Po Inner Deep Bay Ramsar Site, Wetland Conservation Area (WCA) and Conservation Area (CA). The overall construction period will be around 3-4 weeks.

This Ecological Assessment (EcoA) 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 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.



Figure 1.1

Project Site and Study Area

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 7/2010 *Ecological Baseline Survey for Ecological Assessment*; and
- GN 10/2010 *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

Upon commencement of the ecological assessment, a desktop review was conducted to search for relevant scientific papers, reports and previous Environmental Impact Assessment reports etc. to identify 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, was also reviewed and relevant information was extracted from the report(s).

3.1 Site of Conservation Importance

The Study Area (SA) falls within the sites of conservation importance in the vicinity of Lin Barn Tsuen, including Mai Po Inner Deep Bay Ramsar Site, Wetland Conservation Area (WCA) and Conservation Area (CA). The Project Site is located within Mai Po Inner Deep Bay Ramsar Site, WCA and CA (*Figure 3.1*).

3.1.1 Mai Po Inner Deep Bay Ramsar Site

Mai Po Inner Deep Bay has been designated as a Ramsar Site in 1995 under the Ramsar Convention. The Ramsar Site covers about 1500ha of wetland with high diversity of habitats, including intertidal mudflats backed by mangal, tidal shrimp ponds (gei wais), fishponds and reedbeds. The mangal is the largest in Hong Kong while the reedbed is the largest in Hong Kong and Guangdong Province.

Management of the Mai Po Inner Deep Bay Ramsar Site is determined by a management plan maintained by Agriculture, Fisheries and Conservation Department. The management plan divided the Ramsar Site into a number of zones to determine the management actions for the area. The proposed cable route falls within the Ramsar Site (*Figure 3.1*).

3.1.2 Wetland Conservation Area (WCA)

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 ecosystem. 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.

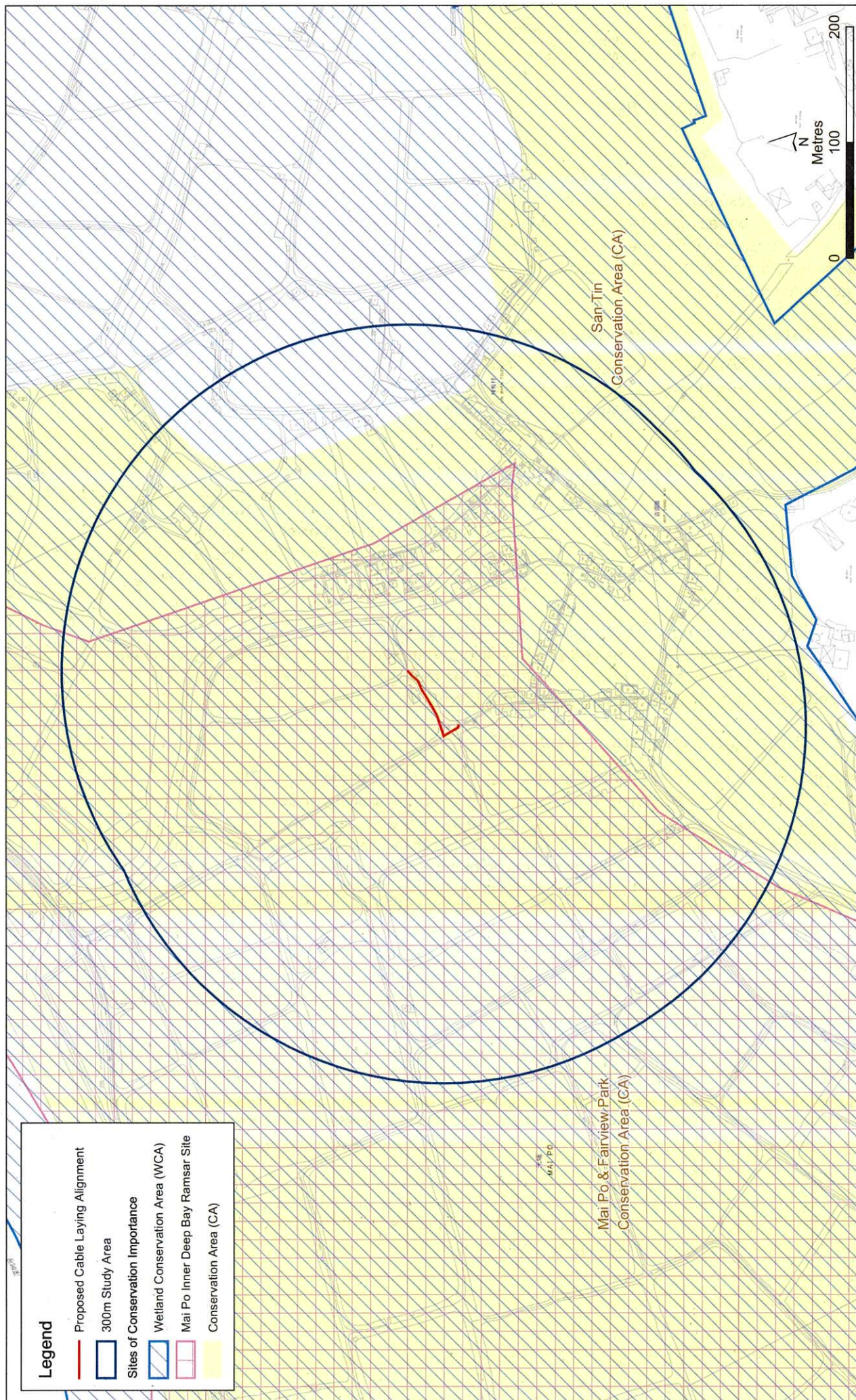
The WCA fully covers the Study Area (*Figure 3.1*). The proposed cable route falls within the WCA.

3.1.3 Conservation Area (CA)

The large areas of continuous fishponds (both active and abandoned) within the Study Area are zoned as CA under the Approved Mai Po & Fairview Park OZP NO. S/YL- MP/6 and the Approved San Tin OZP NO. S/YL-ST/8 (*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 fish ponds 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 ecosystem 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.



Legend

- Proposed Cable Laying Alignment
- 300m Study Area
- Sites of Conservation Importance
- Wetland Conservation Area (WCA)
- Mai Po Inner Deep Bay Ramsar Site
- Conservation Area (CA)

Figure 3.1

Sites of Conservation Importance

3.2 Previously 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 follows were reviewed.

- EIA - 094/2004 - *Yuen Long and Kam Tin Sewerage and Sewage Disposal Stage 2* (DSD, 2004) ⁽¹⁾
- EIA - 159/2008 - *Construction of Cycle Tracks and the associated Supporting Facilities from Sha Po Tsuen to Shek Sheung River* (CEDD, 2008) ⁽²⁾
- EIA - 161/2008 - *Construction of a Secondary Boundary Fence and new sections of Primary Boundary Fence and Boundary Patrol Road* (SS, 2009) ⁽³⁾
- 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* (CLP, 2021) ⁽⁴⁾
- *Approved Mai Po & Fairview Park Outline Zoning Plan S/YL-MP/6*
- *Approved San Tin Outline Zoning Plan NO. S/YL-ST/8*
- *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) ⁽⁵⁾
- Hong Kong Biodiversity Information Hub maintained by AFCD ⁽⁶⁾
- Hong Kong Biodiversity, an AFCD Biodiversity Newsletter (AFCD, 2007) ⁽⁷⁾
- Mai Po Inner Deep Bay Ramsar Site Management Plan (AFCD, 2011) ⁽⁸⁾
- Hong Kong Bird Report 2013-2017 (HKBWS, 2022a) ⁽⁹⁾
- Monthly Waterbird Monitoring Summer Report 2017-2022 (HKBWS, 2022b) ⁽¹⁰⁾
- Monthly Waterbird Monitoring Winter Report 2017-2022 (HKBWS, 2022b) ⁽¹¹⁾
- *The Avifauna of Hong Kong* ⁽¹²⁾
- *A Field Guide to the Terrestrial Mammals of Hong Kong* ⁽¹³⁾

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**.

-
- (1) Drainage Services Department (2004). Yuen Long and Kam Tin Sewerage and Sewage Disposal Stage 2 (YLKTSSD).
 - (2) Civil Engineering and Development Department (2008). Construction of Cycle Tracks and the associated Supporting Facilities from Sha Po Tsuen to Shek Sheung River.
 - (3) Secretary for Security (2009). Construction of a Secondary Boundary Fence and New Sections of Primary Boundary Fence and Boundary Patrol Road.
 - (4) CLP Power Hong Kong Ltd (2021). Installation of the Proposed 132kV Cable Circuits Connecting with Ho To West Substation and Existing 132kV Fanling to Mai Po Cable Circuits.
 - (5) AFCD (2000). Legislative Council Paper NO. CB(2) 397/00-01 (03) – Protection of Wetlands in Hong Kong. Information reviewed.
 - (6) Information reviewed from AFCD, Available at <https://bih.gov.hk/en/home/index.html>
 - (7) AFCD (2007). Camera Trap Survey of Hong Kong Terrestrial Mammals in 2002-06. Issue no. 15, December 2007.
 - (8) AFCD (2011). Mai Po Inner Deep Bay Ramsar Site Management Plan.
 - (9) HKBWS (2022a). Hong Kong Bird Report 2013-2017.
 - (10) HKBWS (2022b). Mai Po Inner Deep Bay Ramsar Site Waterbird Monitoring Programme 2017-2022.
 - (11) *op. cit.*
 - (12) Carey et. al., (2001) The Avifauna of Hong Kong. Hong Kong Bird Watching Society, Hong Kong.
 - (13) Shek, C.T. (2006). A Field Guide to the Terrestrial Mammals of Hong Kong

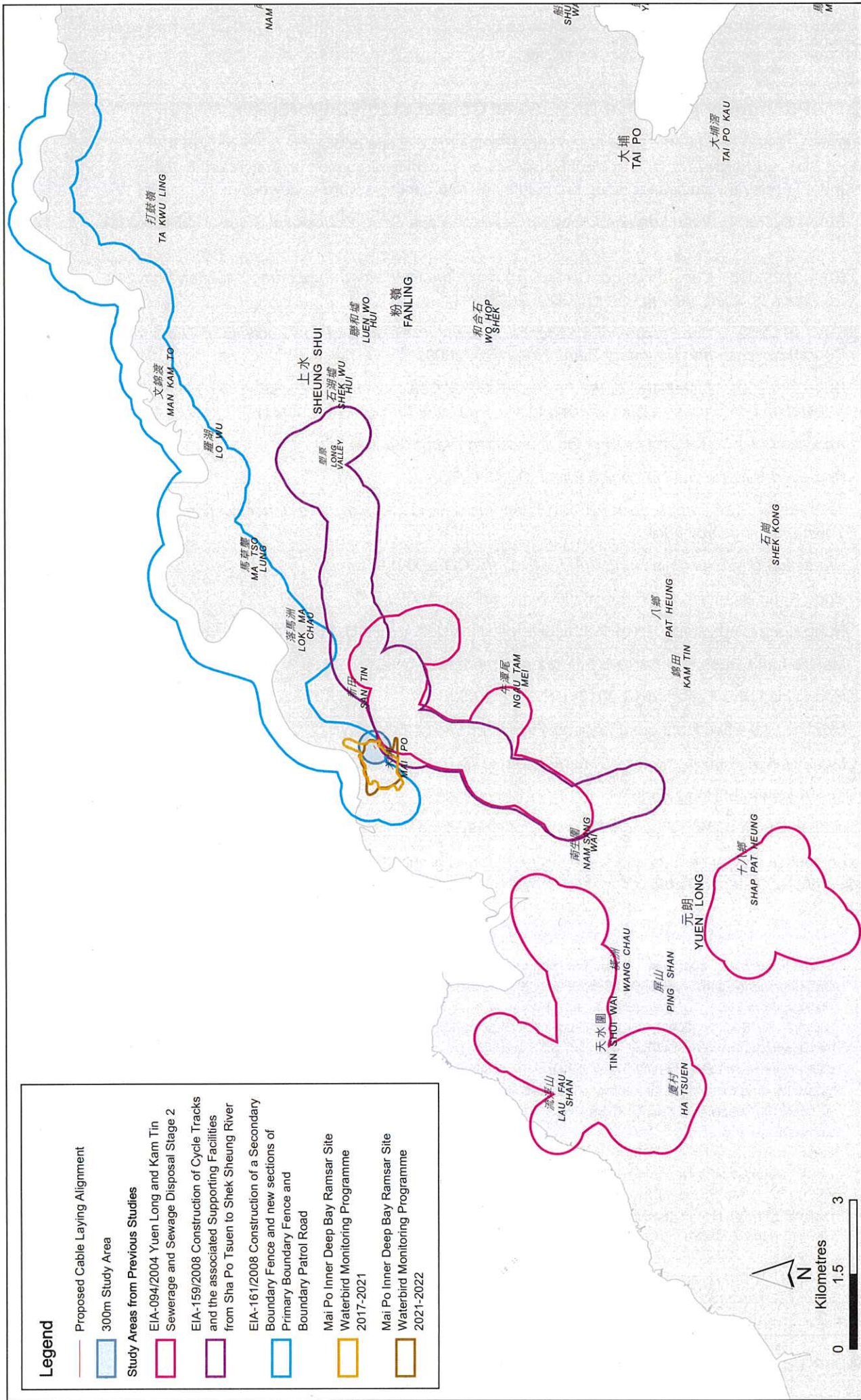


Figure 3.2

Previous Study Areas of Relevant Studies

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.

Table 3.1: Previous Studies Relevant to the Study Area

Study	Survey Period	Flora and Fauna Groups Surveyed
DSD, 2004	Jun 2002 – Jan 2003	Habitat & Vegetation, Mammals, Avifauna, Herpetofauna, Butterfly, Odonates, Aquatic fauna
AFCD, 2007	2002 – 2006	Mammals
CEDD, 2008	Nov 2006 – Apr 2007	Habitat & Vegetation, Avifauna
SS, 2009	Nov 2007 – Oct 2008	Habitat & Vegetation, Mammals, Avifauna, Herpetofauna, Butterfly, Odonates, Aquatic fauna
HKBWS, 2022a	2013 – 2017	Avifauna
HKBWS, 2022b	Apr 2017 – Mar 2022	Avifauna

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

Mammals

Based on the reviewed literature, five (5) mammal species of conservation importance were recorded in the Study Area from previous surveys/ approved EIA studies. A species with highly restricted distribution in Hong Kong namely, Eurasian Otter was recorded within the Mai Po Inner Deep Bay Ramsar Site and nearby region, as such there's a possibility that it may occur within the 300m Study Area. Details of the mammal species of conservation importance is shown in **Table 3.2**.

Table 3.2: Mammal of Conservation Importance Recorded from Previous Studies

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Mammal				
East Asian Porcupine	<i>Hystrix brachyuran</i>	東亞豪豬	Cap. 170, Fellowes: PGC	AFCD, 2007
Eurasian Otter	<i>Lutra lutra</i>	歐亞水獺	Cap. 170, Cap. 586 Fellowes: RC, RLCV(EN), CSMPS (II), IUCN(NT), GSS(LD), CITES(I)	AFCD, 2007
Small Indian Civet	<i>Viverricula indica</i>	小靈貓	Cap. 170, Cap. 586, RLCV(VU), CSMPS (II), CITES(III)	AFCD, 2007

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Small Asian Mongoose	<i>Herpestes javanicus</i>	紅頰獾	Cap. 170, Cap.586, RLCV(VU), CITES(III)	AFCD, 2007
Leopard Cat	<i>Prionailurus bengalensis</i>	豹貓	Cap. 170, Cap. 586, RLCV(VU), CITES(II)	AFCD, 2007

Note:

Conservation Status:

- 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, 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.
- RLCV – Red List of China's Vertebrate (2016): VU = Vulnerable, 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 (2022). NT = Near Threatened
- GSS – International Union for Conservation of Nature Green Status of Species (2023). LD = Largely Depleted
- CITES – Under Appendix (I), Appendix (II) or Appendix (III) of Convention on International Trade in Endangered Species of Wild Flora and Fauna

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 wader species being the dominant species group within the Study Area. A total of sixty (60) avifauna species of conservation importance were recorded in the Study Area and its vicinity from previous surveys/ approved EIA studies (i.e. vicinity of Mai Po San Tsuen). All bird species are protected under the Wild Animals Protection Ordinance (Cap. 170). Details of the avifauna species of conservation importance are shown in **Table 3.3**.

Table 3.3: Avifauna of Conservation Importance Recorded from Previous Studies

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Avifauna				
Lesser Whistling Duck	<i>Dendrocygna javanica</i>	栗樹鴨	RLCV(VU)	HKBWS, 2022b
Northern Shoveler	<i>Spatula clypeata</i>	琵嘴鴨	Fellowes: RC	HKBWS, 2022b
Falcated Duck	<i>Mareca falcata</i>	羅紋鴨	Fellowes: RC, RLCV(NT), IUCN(NT)	HKBWS, 2022b
Eurasian Wigeon	<i>Mareca penelope</i>	赤頸鴨	Fellowes: RC	HKBWS, 2022b
Northern Pintail	<i>Anas acuta</i>	針尾鴨	Fellowes: RC	HKBWS, 2022b
Eurasian Teal	<i>Anas crecca</i>	綠翅鴨	Fellowes: RC	HKBWS, 2022b
Common Pochard	<i>Aythya ferina</i>	紅頭潛鴨	IUCN(VU)	HKBWS, 2022b
Ferruginous Duck	<i>Aythya nyroca</i>	白眼潛鴨	RLCV(NT), IUCN(NT)	HKBWS, 2022b
Tufted Duck	<i>Aythya fuligula</i>	鳳頭潛鴨	Fellowes: LC	HKBWS, 2022b

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Little Grebe	<i>Tachybaptus ruficollis</i>	小鸕鶿	Fellowes: LC	HKBWS, 2022b
Great Crested Grebe	<i>Podiceps cristatus</i>	鳳頭鸕鶿	Fellowes: RC	HKBWS, 2022b
Eurasian Spoonbill	<i>Platalea leucorodia</i>	白琵鷺	Cap.586, Fellowes: LC, RLCV(NT), CITES(II), CSMPS(II)	HKBWS, 2022b
Black-faced Spoonbill	<i>Platalea minor</i>	黑臉琵鷺	Fellowes: PGC, RLCV(EN), IUCN(EN), CSMPS(II)	HKBWS, 2022b
Eurasian Bittern	<i>Botaurus stellaris</i>	大麻鴉	Fellowes: RC	HKBWS, 2022b
Yellow Bittern	<i>Ixobrychus sinensis</i>	黃葦鴉	Fellowes: (LC)	HKBWS, 2022b
Black-crowned Night Heron	<i>Nycticorax nycticorax</i>	夜鷺	Fellowes: (LC)	HKBWS, 2022b
Chinese Pond Heron	<i>Ardeola bacchus</i>	池鷺	Fellowes: PRC (RC)	HKBWS, 2022b
Eastern Cattle Egret	<i>Bubulcus coromandus</i>	牛背鷺	Fellowes: (LC)	HKBWS, 2022b
Grey Heron	<i>Ardea cinerea</i>	蒼鷺	Fellowes: PRC	HKBWS, 2022b
Purple Heron	<i>Ardea purpurea</i>	草鷺	Fellowes: RC	HKBWS, 2022b
Great Egret	<i>Ardea alba</i>	大白鷺	Fellowes: PRC (RC)	HKBWS, 2022b
Intermediate Egret	<i>Ardea intermedia</i>	中白鷺	Fellowes: RC	HKBWS, 2022b
Little Egret	<i>Egretta garzetta</i>	小白鷺	Fellowes: PRC (RC)	HKBWS, 2022b
Great Cormorant	<i>Phalacrocorax carbo</i>	普通鸕鶿	Fellowes: PRC	HKBWS, 2022b
Western Osprey	<i>Pandion haliaetus</i>	鵟	Cap.586, Fellowes: RC, RLCV(NT), CITES(II), CSMPS(II)	HKBWS, 2022b
Black-winged Kite	<i>Elanus caeruleus</i>	黑翅鸢	Cap.586, Fellowes: LC, RLCV(NT), CSMPS(II), CITES(II)	HKBWS, 2022b
Greater Spotted Eagle	<i>Clanga clanga</i>	烏鵂	Cap.586, Fellowes: GC, RLCV(EN), CSMPS(II), IUCN(VU), CITES(II)	HKBWS, 2022b
Eastern Marsh Harrier	<i>Circus spilonotus</i>	白腹鸢	Cap.586, Fellowes: LC, RLCV(NT), CSMPS(II), CITES(II)	HKBWS, 2022a
Black Kite	<i>Milvus migrans</i>	黑鸢	Cap. 586, Fellowes: (RC), CSMPS (II), CITES (II)	HKBWS, 2022b
Eastern Buzzard	<i>Buteo japonicus</i>	普通鵟	Cap.586, CSMPS(II), CITES(II)	HKBWS, 2022b

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Eurasian Coot	<i>Fulica atra</i>	骨頂雞	Fellowes: RC	HKBWS, 2022b
Black-winged Stilt	<i>Himantopus himantopus</i>	黑翅長腳鷸	Fellowes: RC	HKBWS, 2022b
Pied Avocet	<i>Recurvirostra avosetta</i>	反嘴鷸	Fellowes: RC	HKBWS, 2022b
Pacific Golden Plover	<i>Pluvialis fulva</i>	太平洋金斑鵒	Fellowes: LC	HKBWS, 2022b
Little Ringed Plover	<i>Charadrius dubius</i>	金眶鵒	Fellowes: (LC)	HKBWS, 2022b
Kentish Plover	<i>Charadrius alexandrinus</i>	環頸鵒	Fellowes: RC	HKBWS, 2022b
Greater Sand Plover	<i>Charadrius leschenaultii</i>	鐵嘴沙鵒	Fellowes: RC	HKBWS, 2022b
Red Knot	<i>Calidris canutus</i>	紅腹濱鵒	Fellowes: LC, RLCV(VU), IUCN(NT)	HKBWS, 2022b
Curlew Sandpiper	<i>Calidris ferruginea</i>	彎嘴濱鵒	Fellowes: RC, IUCN(NT)	HKBWS, 2022b
Temminck's Stint	<i>Calidris temminckii</i>	青腳濱鵒	Fellowes: LC	HKBWS, 2022b
Long-toed Stint	<i>Calidris subminuta</i>	長趾濱鵒	Fellowes: LC	HKBWS, 2022b
Red-necked Stint	<i>Calidris ruficollis</i>	紅頸濱鵒	Fellowes: LC, IUCN(NT)	HKBWS, 2022b
Pintail/Swinhoe's Snipe	<i>Gallinago stenura/Gallinago megala</i>	-	Fellowes: LC	HKBWS, 2022b
Marsh Sandpiper	<i>Tringa stagnatilis</i>	澤鵒	Fellowes: RC	HKBWS, 2022b
Wood Sandpiper	<i>Tringa glareola</i>	林鵒	Fellowes: LC	HKBWS, 2022b
Common Redshank	<i>Tringa totanus</i>	紅腳鵒	Fellowes: RC	HKBWS, 2022b
Spotted Redshank	<i>Tringa erythropus</i>	鶴鵒	Fellowes: RC	HKBWS, 2022b
Common Greenshank	<i>Tringa nebularia</i>	青腳鵒	Fellowes: RC	HKBWS, 2022b
Oriental Pratincole	<i>Glareola maldivarum</i>	普通燕鵒	Fellowes: LC	HKBWS, 2022b
Black-headed Gull	<i>Chroicocephalus ridibundus</i>	紅嘴鵒	Fellowes: PRC	HKBWS, 2022b
White-throated Kingfisher	<i>Halcyon smyrnensis</i>	白胸翡翠	Fellowes: (LC)	HKBWS, 2022b
Pied Kingfisher	<i>Ceryle rudis</i>	斑魚狗	Fellowes: (LC)	HKBWS, 2022b
Common Kestrel	<i>Falco tinnunculus</i>	紅隼	Cap.586, CSMPS(II), CITES(II)	HKBWS, 2022b

Common Name	Scientific Name	Chinese Name	Conservation Status	Previous Study
Peregrine Falcon	<i>Falco peregrinus</i>	遊隼	Cap.586, Fellowes: (LC), RLCV(NT), CSMPS(II), CITES(I)	HKBWS, 2022b
Collared Crow	<i>Corvus torquatus</i>	白頸鴉	Fellowes: LC, RLCV(NT), IUCN(VU)	HKBWS, 2022b
Zitting Cisticola	<i>Cisticola juncidis</i>	棕扇尾鶯	Fellowes: LC	HKBWS, 2022b
Red-billed Starling	<i>Spodiopsar sericeus</i>	絲光椋鳥	Fellowes: GC	HKBWS, 2022a HKBWS, 2022b
Common Starling	<i>Sturnus vulgaris</i>	紫翅椋鳥	Fellowes: LC	HKBWS, 2022a
Chestnut-eared Bunting	<i>Emberiza fucata</i>	栗耳鴉	Fellowes: LC	HKBWS, 2022a
Yellow-breasted Bunting	<i>Emberiza aureola</i>	黃胸鴉	Fellowes: RC, RLCV(EN), IUCN(CR)	HKBWS, 2022a

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): NT = Near Threatened, VU = Vulnerable, 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 (2022). NT = Near Threatened, VU = Vulnerable, EN = Endangered, CR = Critically Endangered
- CITES – Under Appendix (I), Appendix (II) or Appendix (III) of Convention on International Trade in Endangered Species of Wild Flora and Fauna

Herpetofauna

No herpetofauna species of conservation importance were recorded in the Project Site and its vicinity from previous surveys/ approved EIA studies.

Butterfly and Odonate

No butterfly or odonate species of conservation importance were recorded in the Study Area from previous surveys/ approved EIA studies.

Aquatic Fauna

No aquatic fauna species of conservation importance was recorded within the Study Area from previous surveys/ approved EIA studies.

Fireflies

Bent-winged Firefly *Pteroptyx maipo*, an endemic firefly was first recorded in mangrove habitat in Hong Kong Wetland Park in 2003⁽¹⁴⁾. According to AFCD⁽¹⁵⁾, *Pteroptyx maipo* is the only species

(14) Law, K.M. 2010. "Unique Worldwide: New Species of Firefly Found in Wetland", Hong Kong News, Wen Wei Po, Hong Kong. Accessed at <http://pdf.wenweipo.com/2010/09/23/a14-0923>

(15) Cheng et al. 2020. Habitat Characteristics of Fireflies in Hong Kong. AFCD Newsletter Issue No. 26.

that depends on mangrove ecosystem. While the larvae feed on snails found on the tidal mudflats, the adults inhabit short vegetation in the vicinity. Although mangrove/ mangrove associates are distributed in many coastal areas of Hong Kong, this species is restricted to the landward fringe of the mangrove ecosystem along the shoreline of Deep Bay including Mai Po, Hong Kong Wetland Park and Sheung Pak Nai. The adult flight period of the Bent-winged Firefly is between April and September while their peak breeding season is May, August and September. While *Pteroptyx maipo* was recorded within multiple localities within the Mai Po Inner Deep Bay Ramsar Site (Yiu Vor, 2011)⁽¹⁶⁾ their distribution are mainly restricted to mangrove ecosystems and their fringes as such it is unlikely that it will occur within the 300m Study Area due to a lack of mangrove habitats 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, detailed ecological surveys were required to obtain an updated baseline ecological condition of the Study Area, as described in **Section 5**.

(16) Yiu, V. 2011. A new species of firefly from Hong Kong – *Pteroptyx maipo* Ballantyne, 2011. Insect News (Hong Kong Entomological Society Newsletter), 3, 2-7.

4. VERIFICATION ECOLOGICAL 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 well covered and studies comprehensively by a number of EIA studies, planning application and 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 in the vicinity of Mai Po San Tsuen and Lin Barn Tsuen. Appropriate measures to avoid and minimise the potential ecological impacts caused by the Project on birds are discussed in **Section 7**.

In order to supplement and establish a set of project specific baseline data, a verification survey, including day and night surveys, was carried out in February 2023 with particular focus on habitat and wildlife along and adjacent to the proposed cable route. A summary of the ecological baseline survey methodologies is provided in **Table 4.1** and the ecological baseline survey schedule is provided in **Table 4.2**. Survey transects follow mainly the existing roads (**Figure 4.1** refers), aiming to cover all types of habitats within the Study Area.

Table 4.1: Summary of the Ecological Baseline Survey Methodologies

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 (Annex 1) and any important ecological features identified.	8 February 2023
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 (Annex 3)	
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 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 surveys 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	

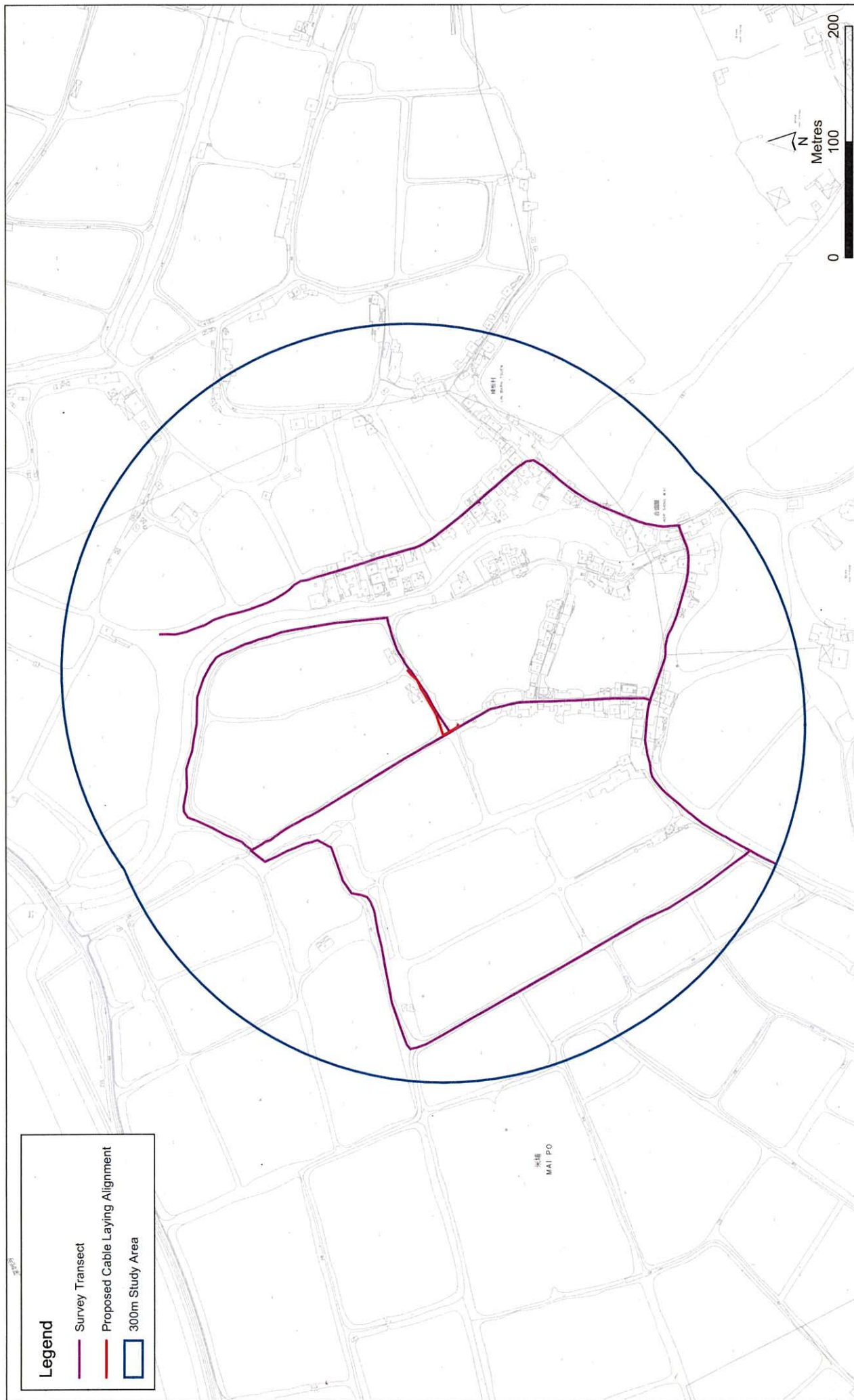


Figure 4.1

Survey Transect

5. EXISTING ECOLOGICAL BASELINE

The Project site is located within Mai Po Inner Deep Bay Ramsar Site, Wetland Conservation Area and Conservation Area. Most built-up areas are concentrated on the eastern end of the Study Area. Three major habitat types have been identified in the Study Area, namely watercourse, pond and village area. Habitats present within the Study Area are shown **Figure 5.1**.

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 seventy-nine (79) flora species were recorded within the Study Area. No flora species of conservation importance were recorded within the Study Area. The list of flora species recorded in the survey is provided in **Annex 2**. The following text elaborates the ecological conditions, flora and fauna recorded at each habitat during the ecological baseline survey.

Table 5.1: Area of Each Habitat Identified in the Study Area

Habitat	Area within Project Site, including works area (m ²)	% of Project Site	Area within Study Area (ha)	% of Study Area
Watercourse	-	-	~0.7	2.2%
Pond	-	-	~22.8	69.8%
Village Area	~191	100%	~9.1	28%
TOTAL	~191	100%	~32.6	100.00%

5.1.1 Habitats within the Study Area

Watercourse

The watercourse within the Study Area is largely natural, with certain sections channelised (approx. 0.7 ha; 910m; 2.2% of the total area), it is connected to ponds within its vicinity and provide drainage to the area. The embankment of the watercourse is observed to be overgrown with wetland and weedy vegetation, which allows for perching and act as a refuge for birds and odonates. As there is no physical boundary between these watercourses and their neighbouring habitats, the vegetation composition of the riparian zone is similar to adjacent areas.

A total of sixteen (16) plant species were recorded in or along watercourse. Common and weedy species such as *Brachiaria mutica* and *Panicum maximum*, wetland herbs including *Commelina diffusa*, *Cyperus malaccensis* and *Phragmites australis* predominate the banks and stream beds of these watercourses. Ruderal shrubs and trees including *Lantana camara*, *Ficus hispida* and *Macaranga tanarius* var. *tomentosa* were also recorded.

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

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. 22.8 ha; 69.8% 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**), two fishponds adjacent to the proposed cable alignment are under active habitat management under the Fishpond Conservation Scheme in Ramsar Site. Active fishponds are maintained with mostly open water and little emergent vegetation. They were occasionally drained to facilitate harvesting of fish or maintenance of ponds. The composition and structure of vegetation is typical of fishponds in the Deep Bay, with simple vegetation structure and low vegetative diversity dominated by grassy vegetation.

A total of thirty-two (32) 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*

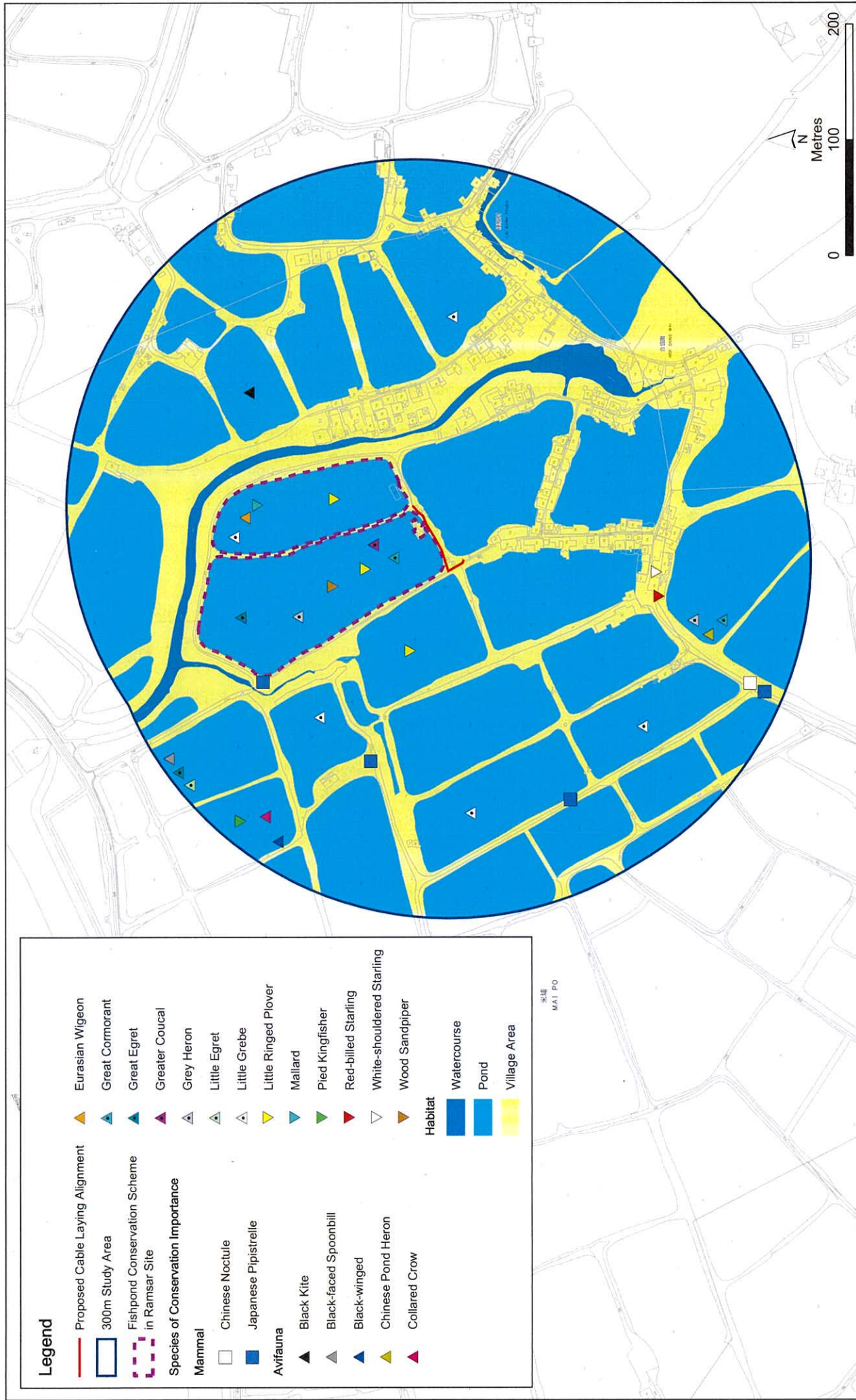


Figure 5.1

Habitat Map and Species of Conservation Importance Recorded in Verification Survey

corymbosa, and *Panicum maximum*, and sometimes fruit trees such as *Morus alba* and *Musa x paradisiaca*. As most of these fishponds are active, the level of human disturbance to this habitat as a result of fishpond management is at least low to moderate. No flora species of conservation importance was recorded.

Village Area

Village Area refers to areas occupied by village houses, and the associated agricultural land, small-scale orchards, access paths to fishponds and main roads close to the villages (**Figure 5.1**).

There are forty-nine (49) 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 *Annona squamosa*, *Artocarpus heterophyllus*, *Carica papaya*, *Dimocarpus longan*, *Litchi chinensis*, *Podocarpus macrophyllus* and *Sansevieria trifasciata*. 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 near Lin Barn Tsuen. The alignment will be along the existing hard paved road as far as possible. 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 access between the village area and associated fishponds. Photographic records of the Project Site are as presented in **Annex 1**.

During the ecological baseline survey nineteen (19) plant species recorded in this habitat (**Annex 2**), no flora species of conservation importance were recorded within the Project Site.

5.2 Terrestrial Wildlife

Wildlife recorded during the ecological surveys described in **Section 5.2.1** to **Section 5.2.5** are presented below. The photo of the recorded species of conservation importance are in **Annex 3**. A full list of fauna species recorded during the ecology surveys for the Project is found in **Annexes 4 – 7**. 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, Japanese Pipistrelle *Pipistrellus abramus* and Chinese Noctule *Nyctalus plancyi*. 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				
Japanese Pipistrelle	<i>Pipistrellus abramus</i>	東亞家蝠	Cap.170	Village Area
Chinese Noctule	<i>Nyctalus plancyi</i>	中華山蝠	Cap.170, Fellowes: PRC (RC)	Village Area

Note:

Conservation Status:

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

Common Name	Scientific Name	Chinese Name	Conservation Status	Recorded Habitat
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- 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.

5.2.2 Avifauna

The survey identified forty (40) bird species. Most of the bird species recorded are common and widespread in Hong Kong. A total of eighteen (18) bird species of conservation importance, namely Eurasian Wigeon *Mareca penelope*, Mallard *Anas platyrhynchos*, Little Grebe *Tachybaptus ruficollis*, Black-faced Spoonbill *Platalea minor*, Chinese Pond Heron *Ardeola bacchus*, Grey Heron *Ardea cinerea*, Great Egret *Ardea alba*, Little Egret *Egretta garzetta*, Great Cormorant *Phalacrocorax carbo*, Black Kite *Milvus migrans*, Black-winged Stilt *Himantopus himantopus*, Little Ringed Plover *Charadrius dubius*, Wood Sandpiper *Tringa glareola*, Greater Coucal *Centropus sinensis*, Pied Kingfisher *Ceryle rudis*, Collared Crow *Corvus torquatus* Red-billed Starling *Spodiopsar sericeus* and White-shouldered Starling *Sturnia sinensis* 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				
Eurasian Wigeon	<i>Mareca penelope</i>	赤頸鴨	Fellowes: RC	Fishpond
Mallard	<i>Anas platyrhynchos</i>	綠頭鴨	Fellowes: RC	Fishpond
Little Grebe	<i>Tachybaptus ruficollis</i>	小鸕鶿	Fellowes: LC	Fishpond
Black-faced Spoonbill	<i>Platalea minor</i>	黑臉琵鷺	Fellowes: PGC, RLCV(EN), IUCN(EN), CSMPS(II)	Fishpond
Chinese Pond Heron	<i>Ardeola bacchus</i>	池鷺	Fellowes: PRC (RC)	Fishpond
Grey Heron	<i>Ardea cinerea</i>	蒼鷺	Fellowes: PRC	Fishpond
Great Egret	<i>Ardea alba</i>	大白鷺	Fellowes: PRC (RC)	Fishpond
Little Egret	<i>Egretta garzetta</i>	小白鷺	Fellowes: PRC (RC)	Fishpond
Great Cormorant	<i>Phalacrocorax carbo</i>	普通鸕鶿	Fellowes: PRC	Fishpond
Black Kite	<i>Milvus migrans</i>	黑鳶	Fellowes: (RC), CSMPS (II), CITES (II), Cap. 586	Fishpond
Black-winged Stilt	<i>Himantopus himantopus</i>	黑翅長腳鸕	Fellowes: RC	Fishpond
Little Ringed Plover	<i>Charadrius dubius</i>	金眶鸕	Fellowes: (LC)	Fishpond

Common Name	Scientific Name	Chinese Name	Conservation Status	Recorded Habitat
Wood Sandpiper	<i>Tringa glareola</i>	林鵲	Fellowes: LC	Fishpond
Greater Coucal	<i>Centropus sinensis</i>	褐翅鴉鵒	CSMPS(II)	Fishpond
Pied Kingfisher	<i>Ceryle rudis</i>	斑魚狗	Fellowes: (LC)	Fishpond
Collared Crow	<i>Corvus torquatus</i>	白頸鴉	Fellowes: LC, RLCV(NT), IUCN(VU)	Fishpond
Red-billed Starling	<i>Spodiopsar sericeus</i>	絲光椋鳥	Fellowes: GC	Village Area
White-shouldered Starling	<i>Sturnia sinensis</i>	灰背椋鳥	Fellowes: (LC)	Village Area

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): NT = Near Threatened, EN = Endangered
- IUCN – International Union for Conservation of Nature Red List of Threatened Species (2022). VU = Vulnerable, EN = Endangered
- CSMPS – China State Major Protection Status: Appendix (I) or Appendix (II)
- CITES – Under Appendix (I), Appendix (II) or Appendix (III) of Convention on International Trade in Endangered Species of Wild Flora and Fauna

5.2.3 Herpetofauna

One (1) herpetofauna species, Common Toad, was recorded during the day and night survey within the Study Area. . No herpetofauna species of conservation importance was recorded within the Study Area.

5.2.4 Butterflies and Odonates

No butterfly or odonate species was recorded during the day and night survey within the Study Area.

5.2.5 Aquatic Fauna

According to AFCD, the main cultivated species for fish ponds in the north-west New Territories include Big-head Carp, Grass Carp, Common Carp and Silver Carp in combination with Tilapia or Grey Mullet⁽¹⁷⁾. One fish species, Big-head Carp, was observed in the pond habitat. No aquatic fauna species of conservation importance was recorded within the Study Area.

(17) Information reviewed from AFCD, https://www.afcd.gov.hk/english/fisheries/fish_aqu/fish_aqu_mpo/fish_aqu_mpo.html

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**.

6.1 Study Area

A total of three major terrestrial habitats have been identified within the Study Area, including watercourse, pond and village area. The ecological importance evaluation of each habitat type within the Study Area is presented in **Table 6.1** to **Table 6.3**.

Table 6.1: Ecological Evaluation of Watercourse

Criteria	Watercourse
Naturalness	Watercourse present in the Study Area are largely natural, with certain sections channelised. Anthropogenic influences were observed.
Size	Approx. 0.7ha, 910m within the Study Area
Diversity	Low in diversity of plant species and structural complexity. Low diversity of fauna species.
Rarity	No flora or fauna species of conservation importance recorded during the surveys.
Re-creatability	Difficult to be re-created for semi-natural watercourse
Fragmentation	Not fragmented.
Ecological Linkage	Ecologically linked to adjacent fishpond habitats.
Potential Value	Act as foraging grounds for a multitude of water bird species. Could be enhanced by reducing pollution to watercourse.
Nursery/ Breeding Ground	No significant nursery or breeding ground recorded.
Age	Unknown
Abundance/ Richness of Wildlife	Low to moderate abundance and richness for fauna species.
Overall Ecological Importance	Low to Moderate

Table 6.2: Ecological Evaluation of Pond

Criteria	Pond
Naturalness	Anthropogenic habitat with high level of human disturbance
Size	Approx. 22.8ha within the Study Area
Diversity	Low diversity of plant species and 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. Avifauna – Eurasian Wigeon, Mallard, Little Grebe, Black-faced Spoonbill, Chinese Pond Heron, Grey Heron, Great Egret, Little Egret, Great Cormorant, Black Kite, Black-winged Stilt, Little Ringed Plover, Wood Sandpiper, Greater Coucal, Pied Kingfisher and Collared Crow
Re-creatability	Re-creatable
Fragmentation	Majority not fragmented, some isolated
Ecological Linkage	Ecologically linked to adjacent ponds.
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	Unknown
Abundance/ Richness of Wildlife	Moderate abundance and richness for terrestrial fauna species, especially birds.
Overall Ecological Importance	Moderate

Table 6.3: Ecological Evaluation of Village Area

Criteria	Village Area
Naturalness	Anthropogenic habitat with high level of human disturbance.
Size	Approx. 9.1ha within the Study Area
Diversity	Low in diversity of plant species, structural complexity, and very 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 Mammals – Chinese Noctule, 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	Various.
Abundance/ Richness of Wildlife	Very low abundance and richness for fauna species.
Overall Ecological Importance	Low

6.2 Project Site

The Project Site, including works area, comprise of approximately 191m² of village area. The abundance and richness of wildlife are very 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 6.1**.

Table 6.1: Ecological Evaluation of Project Site

Criteria	Village Area within Project Site
Naturalness	Anthropogenic habitat with high level of human disturbance.
Size	Approx. 191m ²
Diversity	Low in diversity of plant species, structural complexity, and very 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.

Criteria	Village Area within Project Site
Age	Various.
Abundance/ Richness of Wildlife	Very low abundance and richness for fauna species.
Overall Ecological Importance	Low

7. ECOLOGICAL ASSESSMENT

7.1 Identification 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 Lin Barn Tsuen (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 ponds and watercourses due to construction run-off.

7.2 Assessment 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 Lin Barn Tsuen 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 near Lin Barn Tsuen 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 80m in length, 0.3m in width and 0.55m in depth. The Project's works 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. Only weedy species and orchards (i.e. *Dimocarpus longan*, *Musa x paradisiaca*) 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 191m ² (including works area). No tree removal and pruning will be involved.
Duration	Temporary, the works will be completed (including reinstatement) around 4 weeks

Criteria	Village Area
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 fishponds and watercourses 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. Two fishponds adjacent to the project alignment are observed to be under active habitat management in which duck, ardeid and wader species of conservation concern were recorded (i.e. Eurasian Wigeon, Mallard, Grey Heron, Great Egret, Little Ringed Plover, Wood Sandpiper etc). 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 such as Japanese Pipistrelle, East Asian Porcupine, Eurasian Otter, Small Indian Civet, Small Asian Mongoose and Leopard Cat) 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 are generally not disturbed by frequent human activity, during active operation/ management of the fishponds by fishpond operators. As there would be no night-time works 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**.

7.2.3 Indirect Impact (Pollution) to Adjacent Ponds and Watercourse

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.

7.3 Cumulative 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.

8.1 Avoidance 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.
- The construction period for about three to four weeks, and is recommended to be scheduled out of the wintering season of migratory birds.
- The relevant statutory requirements for the construction activities will be complied with.

8.2 Mitigation 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;
- Tree felling will be avoided during the construction works. Tree protection zone should be established where necessary to minimise damage to trees;
- 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 ponds adjacent to alignment and controlling night-time lighting to reduce potential ecological impact. To fulfil the requirement of excavation permit, lanterns will be provided to comply with *Code of Practice for the Lighting, Signing and Guarding of Road Works*
- 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;

- In the event of rain or at any time when rainstorms are likely to happen, excavated materials and exposed surfaces within the works area should be covered by tarpaulin or by other means to avoid being washed into adjacent ponds and watercourse;
- 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;
- 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 covered fully by the tarpaulin. Accumulation of construction waste and general refuse will not be allowed; and
- Upon completion of the construction works, the works areas will be reinstated.

8.3 Residual 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 (Developed Area)	Very Low	<ul style="list-style-type: none"> Not required 	Very Low
Indirect Disturbances to Surrounding Habitats and Associated Wildlife	Low	<ul style="list-style-type: none"> The construction period will be between three to four weeks, which will avoid the wintering season of migratory birds. 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; 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; and 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 ponds adjacent to alignment and controlling night-time lighting to reduce potential ecological impact. To fulfil the requirement of excavation permit, lanterns will be provided to comply with <i>Code of Practice for the Lighting, Signing and Guarding of Road Works</i> 	Low/ Negligible
Indirect Impact (Pollution) to Adjacent Ponds and Watercourse	Low to Moderate	<ul style="list-style-type: none"> Adopt appropriate measures including controlled wastewater discharge to the nearby water bodies, in accordance with the guidelines stipulated in Environmental Protection Department (EPD)'s <i>Practice Note for Professional Persons on Construction Site Drainage (ProPECC PN1/94)</i> during the construction works to properly control site run-off and drainage and to minimise potential water quality impacts; In the event of rain or at any time when rainstorms are likely to happen, excavated materials and exposed surfaces within the works area should be covered by tarpaulin or by other means; Avoid any damage and disturbance, particularly those caused by filling and illegal dumping to the surrounding natural habitats; 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 	Low/ Negligible

PROPOSED PUBLIC UTILITY INSTALLATION AND ASSOCIATED EXCAVATION AND FILLING OF LAND IN "CONSERVATION AREA" ZONE, GOVERNMENT LAND IN D.D. 101, MAI PO SAN TSUEN, MAI PO, YUEN LONG ECOLOGICAL ASSESSMENT		MITIGATION AND PRECAUTIONARY MEASURES	
Potential Impact	Predicted Significance of Impact in Absence of Mitigation Measures	Proposed Mitigation/ Precautionary Measures	Residual Impact
		exposed site surfaces and construction activities would be provided. The dusty materials and the open stockpiles shall be avoided or covered fully by the tarpaulin. Accumulation of construction waste and general refuse will not be allowed.	
Cumulative Impact	Not anticipated	<ul style="list-style-type: none"> Not required 	Not anticipated

9. SUMMARY OF ECOLOGICAL ASSESSMENT

The main terrestrial ecological resources recorded within the proposed construction works section of the Study Area comprise of watercourse, pond, village area and their associated wildlife, where the Project Sites will be restricted to hard-paved footpath in village area near Lin Barn Tsuen. Majority of the habitat within the Study Area is considered to be anthropogenic with frequent disturbance from commercial fishpond operation. The ecological value of the habitats is considered to be low to moderate for watercourse; moderate for pond and low for village area.

The village area within the Project Site is considered to have a low level of ecological value, given that the habitat nature is anthropogenic with high level of human disturbance. The Project Site support a very 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 significance, and indirect impact (pollution) on adjacent ponds and watercourse 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 only and contractors will be checking the presence of wildlife in open trenches 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.

ANNEXS



Watercourse

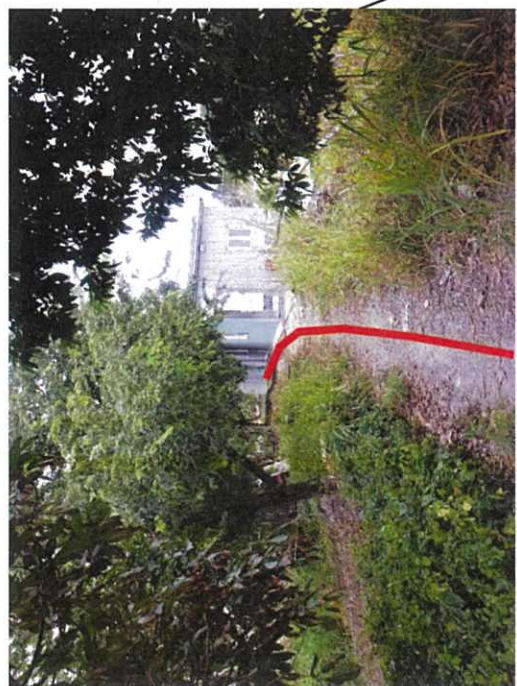


Pond



Village Area

Habitat Photos



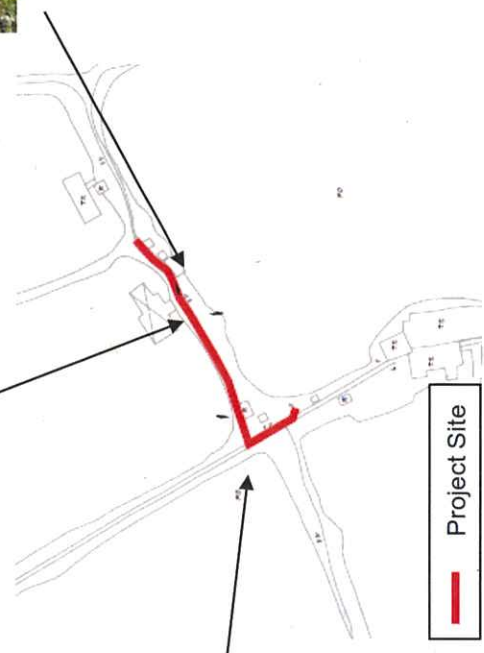
Village Area (Project Site)



Village Area (Project Site)



Village Area (Project Site)



Project Site

Annex 2 Presence of Plant Species Recorded Within the Study Area

Species Name	Chinese Name	Origin ¹	Growth form	Status in Hong Kong ²	Status in Hong Kong ²	Conservation Status ³	Study Area			Project Site
							WC	PO	VA	VA
<i>Phragmites australis</i>	蘆葦	N	Herb	Common			✓	✓		
<i>Podocarpus macrophyllus</i>	羅漢松	N	Tree	Restricted					✓	✓
<i>Portulaca oleraceae</i>	馬齒莧	N	Herb	Common			✓			
<i>Psidium guajava</i>	番石榴	E	Tree	Cultivated					✓	
<i>Scaevola taccada</i>	地皮樹	E	Herb	Cultivated					✓	
<i>Sebania cannabifolia</i>	田菁	E	Herb	Common			✓			
<i>Solanum torquatum</i>	水茄	E	Shrub	Common			✓	✓		
<i>Suaeda australis</i>	南方鹽蓬	N	Herb/Shrub	Common			✓			
<i>Swegium jimbos</i>	鹽蓬	E	Tree	Common					✓	
<i>Tidax procumbens</i>	田字草	E	Herb	Very common					✓	
<i>Tupia argenteifolia</i>	水桐	E	Herb	Rare				✓		
<i>Urena lobata</i>	白鼓丁花, 地鼓花	N/A	#N/A	#N/A					✓	
<i>Veronica angustifolia</i>	南草葉	E	Shrub	-					✓	
<i>Widdia trilobata</i>	三裂地錦	E	Herb	Common					✓	
<i>Wisteria sinensis</i>	紫藤	E	Climber	Cultivated					✓	
TOTAL							16	32	49	19

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:
 - King, 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 - Peridophyta. 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: WC = Watercourse, P = Pond, VA = Village Area



Eurasian Wigeon



Mallard



Little Grebe



Chinese Pond Heron



Grey Heron



Great Egret



Little Egret



Great Cormorant



Black-winged Stilt



Little Ringed Plover



Wood Sandpiper



Red-billed Starling



White-shouldered Starling

Annex 4 Presence of Mammal Species Recorded Within the Study Area

Common Name	Scientific Name	Chinese Name	Conservation Status ¹	Commonness ²	Habitat ³		Project Site
					Study Area	VA	
					PO	VA	VA
Chinese Noctule	<i>Nyctalus plancyi</i>	中華山蝠	Fellowes: PRC (RC); Cap.170	Fairly widely distributed in countryside areas throughout Hong Kong.		1	
Japanese Pipistrelle	<i>Pipistrellus abramus</i>	東亞家蝠	Cap.170	Widely distributed throughout Hong Kong.		1	
TOTAL					0	1	0

Notes:

1. Conservation and Protection Status:

a. Fellowes – Fellowes *et al.* (2002); RC = Regional Concern, PRC = Potential 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.

b. Cap. 170 – Protected under Wild Animals Protection Ordinance

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

3. Habitats: WC = Watercourse, PO = Pond, VA = Village Area

Annex 5 Presence of Avifauna Species Recorded Within the Study Area

Common Name	Scientific Name	Chinese Name	Conservation Status ¹	Distribution in Hong Kong ²	Habitat ³			
					WC	PO	VA	Project Site VA
Eurasian Wigeon	<i>Mareca penelope</i>	赤頸鴨	Fellowes: RC	Winter visitor. Found in Deep Bay area, Tai Lam Chung.		3		
Mallard	<i>Anas platyrhynchos</i>	綠頭鴨	Fellowes: RC	Scarce winter visitor. Found in Deep Bay area, Tai Lam Chung, Hok Tau Reservoirs, Tolo Harbour, Nam Chung, Long Valley, Kam Tin.		7		
Little Grebe	<i>Tachybaptus ruficollis</i>	小鵝	Fellowes: LC	Common resident. Found in Deep Bay area.		4		
Black-faced Spoonbill	<i>Platalea minor</i>	黑臉琵鷺	Fellowes: PGC; RLCV(EN); IUCN(EN); CSMPS(II)	Common winter visitor. Found in Deep Bay area.		6		
Chinese Pond Heron	<i>Ardeola bacchus</i>	池鷺	Fellowes: PRC (RC)	Common resident. Widely distributed in Hong Kong.		1		
Grey Heron	<i>Ardea cinerea</i>	蒼鷺	Fellowes: PRC	Common winter visitor. Found in Deep Bay area, Starling Inlet, Kowloon Park, Cape D'Aguilar.		1		
Great Egret	<i>Ardea alba</i>	大白鷺	Fellowes: PRC (RC)	Common resident, migrant and winter visitor. Widely distributed in Hong Kong.		40		
Little Egret	<i>Egretta garzetta</i>	小白鷺	Fellowes: PRC (RC)	Common resident, migrant and winter visitor. Widely distributed in coastal area throughout Hong Kong.		1		

Annex 5 Presence of Avifauna Species Recorded Within the Study Area

Common Name	Scientific Name	Chinese Name	Conservation Status ¹	Distribution in Hong Kong ²	Habitat ³			
					WC	PO	VA	Project Site VA
Great Cormorant	<i>Phalacrocorax carbo</i>	普通鸕鶿	Fellowes: PRC	Common winter visitor. Widely distributed in coastal areas throughout Hong Kong.		20		
Black Kite	<i>Mitrus migrans</i>	黑鳶	Fellowes: (RC); CITES(II); CSMPS(II); Cap.586	Common resident and winter visitor, widely distributed in Hong Kong		1		
White-breasted Waterhen	<i>Amaurornis phoenicurus</i>	白胸苦惡鳥	-	Common resident. Widely distributed in wetland throughout Hong Kong.		1		
Common Moorhen	<i>Gallinula chloropus</i>	黑水雞	-	Common winter visitor, resident and migrant. Found in Deep Bay area, Shuen Wan, Starling Inlet.	2			
Black-winged Stilt	<i>Himantopus himantopus</i>	黑翅長腳鸕	Fellowes: RC	Common migrant and winter visitor. Found in Deep Bay area, Long Valley, Kam Tin.		1		
Little Ringed Plover	<i>Charadrius dubius</i>	金眶鸕	Fellowes: (LC)	Resident, common winter visitor and passage migrant. Widely distributed in freshwater areas throughout Hong Kong.		10		
Common Sandpiper	<i>Actitis hypoleucos</i>	磯鸕	-	Common passage migrant and winter visitor. Widely distributed in wetland area throughout Hong Kong.		1		

Annex 5 Presence of Avifauna Species Recorded Within the Study Area

Common Name	Scientific Name	Chinese Name	Conservation Status ¹	Distribution in Hong Kong ²	Habitat ³		
					WC	PO	VA
Wood Sandpiper	<i>Tringa glareola</i>	林鷸	Fellowes: LC	Common migrant and winter visitor. Widely distributed in wetland area throughout Hong Kong.		1	
Eurasian Collared Dove	<i>Streptopelia decaocto</i>	灰斑鳩	-	Locally common resident. Found in Mai Po, Tsim Bei Tsui and Fung Lok Wai.			20
Spotted Dove	<i>Spilopelia chinensis</i>	珠頸斑鳩	-	Abundant resident. Widely distributed in Hong Kong.			1
Greater Coucal	<i>Centropus sinensis</i>	褐翅鴉鵒	CSMPS(II)	Common resident. Widely distributed in Hong Kong.		1	
House Swift	<i>Apus nipalensis</i>	小白腰雨燕	-	Abundant spring migrant and common resident. Widely distributed in Hong Kong.		3	5
Pied Kingfisher	<i>Ceryle rudis</i>	斑魚狗	Fellowes: (LC)	Common resident. Widely distributed in lakes and ponds throughout Hong Kong.		1	
Long-tailed Shrike	<i>Lanius schach</i>	棕背伯勞	-	Common resident. Widely distributed in open areas throughout Hong Kong.			1
Collared Crow	<i>Corvus torquatus</i>	白頸鴉	Fellowes: LC; RLCV(NT); IUCN(VU)	Locally common resident. Found in Inner Deep Bay area, Nam Chung, Kei Ling Ha, Tai Mei Tuk, Pok Fu Lam, Chek lap Kok, Shuen Wan, Lam Tsuen.		1	
Red-whiskered Bulbul	<i>Pycnonotus jocosus</i>	紅耳鸲	-	Abundant resident. Widely distributed in Hong Kong.	2	3	

Annex 5 Presence of Avifauna Species Recorded Within the Study Area

Common Name	Scientific Name	Chinese Name	Conservation Status ¹	Distribution in Hong Kong ²	Habitat ³			
					WC	PO	VA	Project Site VA
Dusky Warbler	<i>Phylloscopus fuscatus</i>	褐柳鶯	-	Abundant winter visitor and migrant. Widely distributed in shrubland and waterside vegetation throughout Hong Kong.			1	
Yellow-bellied Prinia	<i>Prinia flaviventris</i>	黃腹鷦鶯	-	Common resident. Widely distributed in Hong Kong.		1		
Common Tailorbird	<i>Orthotomus sutorius</i>	長尾縫葉鶯	-	Common resident. Widely distributed in Hong Kong.			1	
Crested Myna	<i>Acridotheres cristatellus</i>	八哥	-	Abundant resident. Widely distributed in Hong Kong. Locally common resident. Found in Mai Po, Sheung Uk Tsuen, Sheung Shui, Kam Tin, Shek Kong, Ping Shan, Mong Tseng.			2	
Common Myna	<i>Acridotheres tristis</i>	家八哥	-	Abundant winter visitor. Widely distributed in Hong Kong.		15		
Red-billed Starling	<i>Sporopis sericeus</i>	絲光椋鳥	Fellowes: GC	Common resident. Widely distributed in Hong Kong.			4	
Black-collared Starling	<i>Gracupica nigricollis</i>	黑領椋鳥	-	Locally common passage migrant and uncommon winter visitor. Found in Kam Tin, Deep Bay area, Po Toi Island, Long Valley, Victoria Park, Ho Chung, Ma Tso Lung, Mui Wo, Lam Tsuen Valley.			1	
White-shouldered Starling	<i>Sturnia sinensis</i>	灰背椋鳥	Fellowes: (LC)				7	

Annex 5 Presence of Avifauna Species Recorded Within the Study Area

Common Name	Scientific Name	Chinese Name	Conservation Status ¹	Distribution in Hong Kong ²	Habitat ³			
					WC	PO	VA	Project Site VA
Oriental Magpie Robin	<i>Copsychus saularis</i>	鵲鴝	-	Abundant resident. Widely distributed in Hong Kong.			1	
Daurian Redstart	<i>Phoenicurus auroreus</i>	北紅尾鴝	-	Common winter visitor. Widely distributed in Hong Kong.			1	
Stejneger's Stonechat	<i>Saxicola stejnegeri</i>	黑喉石鴝	-	Common passage migrant and winter visitor. Widely distributed in open fields throughout Hong Kong.	1	1		
Eurasian Tree Sparrow	<i>Passer montanus</i>	樹麻雀	-	Abundant resident. Widely distributed in Hong Kong.			7	
Scaly-breasted Munia	<i>Lonchura punctulata</i>	斑文鳥	-	Abundant resident. Widely distributed in Hong Kong.		5		
Eastern Yellow Wagtail	<i>Motacilla tschutschensis</i>	東黃鶺鴒	-	Common passage migrant and winter visitor. Widely distributed in agricultural fields and marsh edges throughout Hong Kong.	3	1		
White Wagtail	<i>Motacilla alba</i>	白鶺鴒	-	Resident, common passage migrant and winter visitor. Widely distributed in Hong Kong.	1	1		

Annex 5 Presence of Avifauna Species Recorded Within the Study Area

Common Name	Scientific Name	Chinese Name	Conservation Status ¹	Distribution in Hong Kong ²	Habitat ³			
					WC	PO	VA	Project Site
Olive-backed Pipit	<i>Anthus hodgsoni</i>	樹鵲	-	Common passage migrant and winter visitor. Widely distributed in Hong Kong.		1		
Black-faced Bunting	<i>Emberiza spodocephala</i>	灰頭鵪	-	Common winter visitor and passage migrant. Widely distributed in Hong Kong.			1	
TOTAL					5	27	14	0

Notes:

1. Conservation and Protection Status:

- 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.
- CITES – Under Appendix (I), Appendix (II) or Appendix (III) of Convention on International Trade in Endangered Species of Wild Flora and Fauna
- CSMPS – China State Major Protection Status: Appendix I/II
- RLCV – Red List of China's Vertebrate (2016): NT = Near Threatened, EN = Endangered
- Cap. 586 – Protected under Protection of Endangered Species of Animals and Plants Ordinance
- IUCN – IUCN (2022): VU = Vulnerable, EN = Endangered
- All birds in Hong Kong are protected under Cap. 170 – Protected under *Wild Animals Protection Ordinance*

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

3. Habitats: WC = Watercourse, PO = Pond, VA = Village Area

Annex 6 Presence of Amphibian Species Recorded Within the Study Area

Common Name	Scientific Name	Chinese Name	Conservation and Protection Status	Rarity in Hong Kong ¹	Distribution in Hong Kong ²	Habitat ³			
						WC	PO	VA	Project Site VA
Asian Common Toad	<i>Duttaphrynus melanostictus</i>	黑眶蟾蜍	-	Least Concern	Widely distributed in Hong Kong.			4	
TOTAL						0	0	1	0

Notes:

1. Rarity as per AFCD. 2009. The Proposed Action Plan for the Conservation of Amphibians in Hong Kong (NCSC 4/09). Annex 1.
2. Distribution as per AFCD database. Available at <https://bih.gov.hk/en/home/index.html>
3. Habitats: WC = Watercourse, PO = Pond, VA = Village Area

Annex 7 Presence of Aquatic Fauna Species Recorded Within the Study Area

Scientific Name	Common Name	Chinese Name	Conservation Status	Habitat ¹			Project Site
				WC	PO	VA	
Freshwater Fish							
<i>Hypophthalmichthys nobilis</i>	Big-head Carp	鱔	-		+++		
TOTAL				0	1	0	0

Notes:

- 1. Habitats: WC = Watercourse, PO = Pond, VA = Village Area
- 2. Relative abundance: +: Scarce, ++: Uncommon, +++: Common, ++++: Abundant



RE: Departmental Comments for s.16 Planning Application A/YL-MP/355(YL-200366)
27/09/2023 10:43
From: [REDACTED]
To: "dlylam@pland.gov.hk" <dlylam@pland.gov.hk>
Cc: [REDACTED]

1 Attachment



The applicant is engaged in the fish farming industry(27-09-2023).pdf

Dear Town planning board,

We send the comment of Application for your perusal.

Best Regards,

Tim Tam
Project Engineer
Pacific Extend Limited
[REDACTED]

The electricity power supply of applicant is engaged in the fish farming industry and he is a fisherman to apply electricity power is used fish farming and support to ecological conservation for wild bird and fishpond .

We clarify that the standard voltage is 380V 300 4 core AL underground cable.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Edison Kwok Ching KWAN/PLAND

寄件者: Tam, Kam Tim [REDACTED]
寄件日期: 2023年12月14日星期四 16:56
收件者: tpbpd/PLAND
副本: Pak Him CHIU/PLAND; YL-TKE; Edison Kwok Ching KWAN/PLAND
主旨: FW: Departmental Comments on Planning Application No. A/YL-MP/355
附件: Method Statement-65 A Mei Po New Village NRYL2020-0636-01.pdf; existing access road.pdf; YL-200636-001.pdf; Re: Departmental Comments on Planning Application No. A/YL-MP/355

類別: Internet Email

Dear sir,

Referring the comment from TD department of Planning Application No. A/YL-MP/355, we provide to more information for clarify that as below question:-

1. Our trench work to carry out 2 weeks and we will 28 trips vehicle to go and out this road
2. To confirm no vehicles with length over 7m will be used under the proposed construction works.
2. The public road via a section of local access which is responsible by District Lands Office not is TD department.

Best Regards,

Tim Tam
Project Engineer
Pacific Extend Limited
[REDACTED]

Method Statement for Trenching and Cable Laying Work

1. Project Details

- Project Ref: YL-200636
- Location: 65A Mei Po New Village San Tin
- Plan Ref: NRYL2020-0636-01
- Description of Work: Trench Excavation for LV & 11kV Cable Laying
- Contractor: Pacific Extend Limited
- Responsible Engineering Person In-Charge: Tam Kam Tim (Tel. 91601739)

2. Safety Precaution

- Qualified lookout men will station at site to alert the pedestrians and workmen.
- Use of Personal Protective Equipment and communication equipment
- All excavator and equipment are licensed and inspected by RPE.
- Site will be properly fenced off with guarding / railing with sufficient flash lights.
- Due signs will be placed to divert the pedestrian and workmen.
- Valid Permit Conditions, Traffic Police Advice will be displayed on the Courtesy Boards on site.
- All workers should possess the valid CITA Safety Training Certificates

3. Excavation (Paving Block)

Dimension of trench are approx. at 12m (L) x 0.45 m (W) x 0.55 m (D) in carriageway. Due care will be taken for preventing damage to drainage utilities underneath. Gathering and reference from relevant utilities drawings and use of cable locator will be undertaken.

Excavation will be thereafter commenced, removal of top soil layer and temporary shoring if necessary.

Obstructions such as other utilities crossing the trench will be protected from damage during operation. Removal, alteration, or diversion of those will be normally avoided. Neither trees, shrubs will be cut nor removed from site without prior approval of relevant Authority.

Trench Shoring for all deep trenches with depth at 1.0 m or more will be boarded on trench walls. 100 x 100 timber and mechanical struts shall be used for wailing purposes.

Trial Hole will be excavated until the existing duct entry exposed. Ducts and conduits for passage of cable will be then cleaned with a mandrel at duct ends for preventing blockage. A 10 mm dia. nylon draw-wire shall be checked inside. An extension of duct with short length of 2 m will be made at existing duct ends via the fabricated

Method Statement for Trenching and Cable Laying Work

duct connector. Duct will be normally filled with Bentonite after cable laid inside.

4. Cable Laying

Cable Laying essentially involves pulling the cables guided by a pre-erected cable ramp / frictionless cable rollers set up along the route from the top of the drum into cable trench with due provision being made for installation around bends through ducts.

5. Backfilling

After cables being laid, they shall be embedded in sifted soil (Smaller than 12.5 mm mesh screen). For 11kV or above, the first 50 mm of 1: 10 cement mixes sifted soil shall be placed and compacted before cable laying and a further laying of sifted soil shall be placed after cable laying. This latter layer shall be hand rammed, watered and consolidated thoroughly to a thickness of 250 mm. Concrete tiles shall be placed on top of the sifted soil directly above the cables. Soft soil without any rock and free from any hard or sharp materials shall be used for the first 150 mm of backfill on top of concrete tiles and shall be hand rammed, watered and consolidated thoroughly. Every 150 mm of backfill thereafter shall be compacted. Cable marker tapes shall be placed on top of the second backfill.

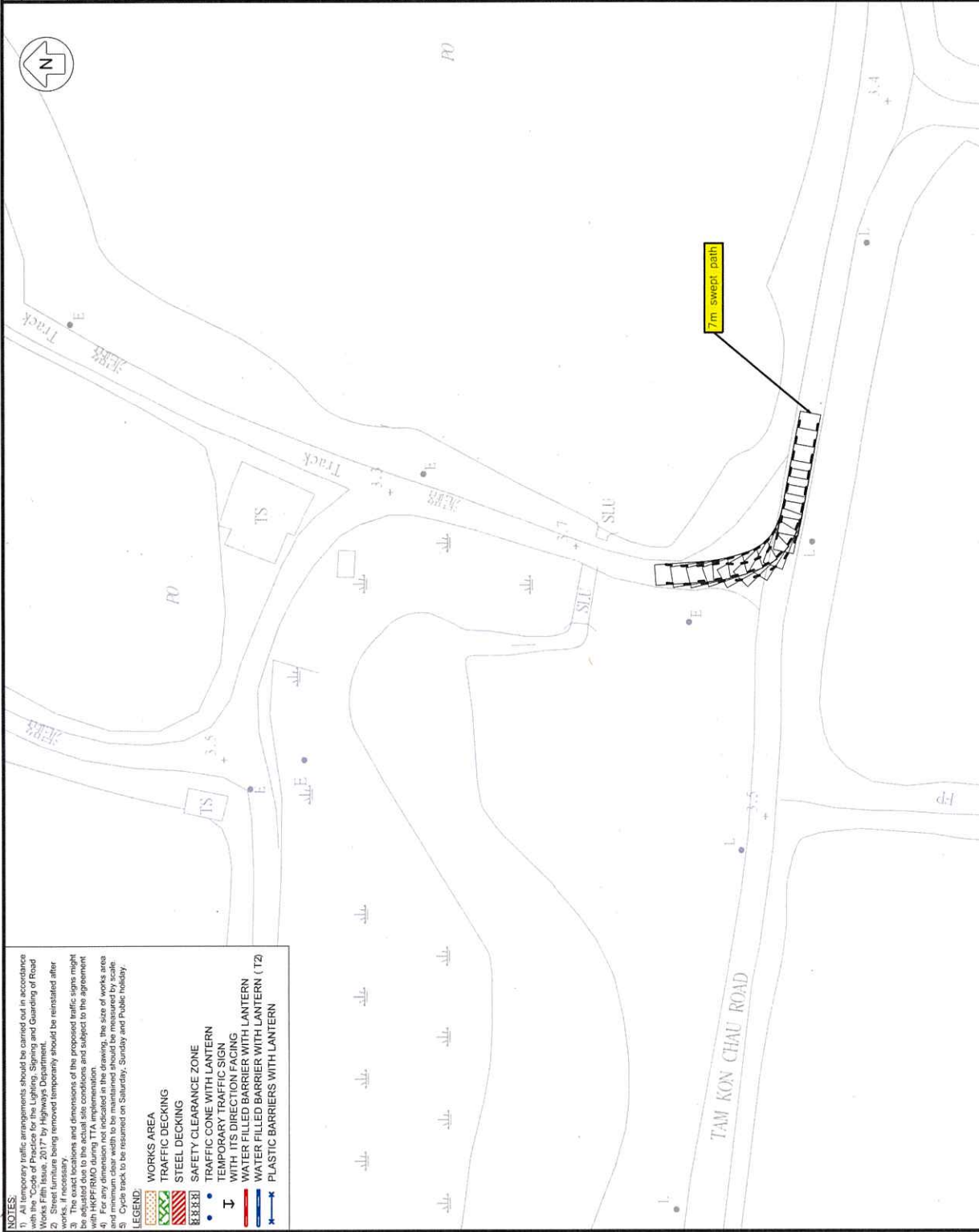
6. Permanent Reinstatement

Reinstatement of Paving block would be carried out in accordance with details specified on the relevant latest standard drawings of Highway Department (see attached HyD documents H1131B)



NOTES:
1. Temporary traffic arrangements should be carried out in accordance with the "Code of Practice for the Laying, Signing and Guarding of Road Works" Fifth Issue, 2017 by Highways Department.
2. Street furniture being removed temporarily should be reinstated after works, if necessary.
3. Dimensions and dimensions of the proposed traffic signs might be adjusted due to the actual site conditions and subject to the agreement with HKPF-RMO during TTA implementation.
4. For any dimension not indicated in the drawing, the size of works area shall be indicated in the drawing.
5. Cycle track to be retained on Saturday, Sunday and Public Holiday.

LEGEND:
WORKS AREA
TRAFFIC DECKING
STEEL CLEARANCE ZONE
SAFETY CONE WITH LANTERN
TEMPORARY TRAFFIC SIGN
WITH ITS DIRECTION FACING
WATER FILLED BARRIER WITH LANTERN (T2)
PLASTIC BARRIERS WITH LANTERN



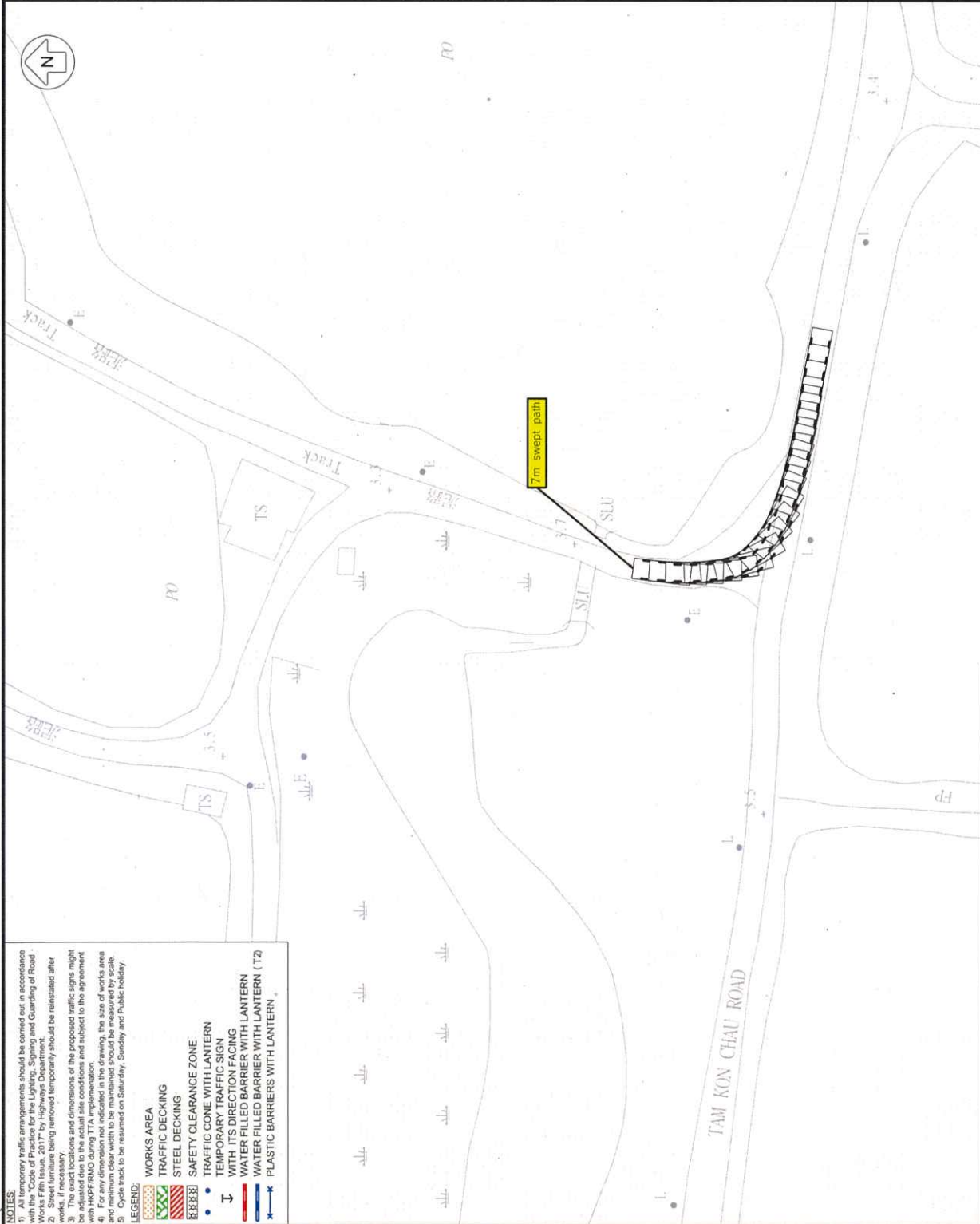
(13) For TD / Police use :
☐ Agreed ☐ Not agreed ☐ Revision required
Comments :
Signature required in GS / XPPM? Yes / No
Signature :
Name: CHAN CHI HANG
Discipline: HKIE (CIVIL DIVISION)
Membership No: MW0299219
Contact No: 65119014

(1) XPM5 Plan ID :	CLP中電
(2) Project Office :	
(3) Contract No : Outline Agreement No: 4600009486 Distribution Cable Trenching and Laying Works in North Region (Yuen Long/Tuen Mun)	
(4) Engineer :	CLP中電
(5) Contractor :	盛賢 Pacific Exterid
(6) Traffic Consultant :	Nolan Consultants Ltd. 諾蘭顧問有限公司
(7) TMLG meeting date :	
(8) Drawing No : YL-200636-01-SP Temporary Traffic Arrangement for Distribution Cable Trenching & Laying Works Tam Kon Chau Road	Loading
Date : Scale : 1:500 (A3) Case : Items :	Designed : Checked : Approved : Date : Date : Date :
Rev :	Amendment : Date :
(9) TTA Particulars :	
(A) Temp. NSR : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> 8-10/17-19 <input type="checkbox"/> 7-19 <input type="checkbox"/> 7-24 <input type="checkbox"/> 24 Net duration : months / weeks / days	
(B) Temp. PIS Closure : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> Metered <input type="checkbox"/> PIS meter nos. : <input type="checkbox"/> Total # Metered : Net duration : months / weeks / days	
(C) Temp. NL/TMRT : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> NL/T Net duration : months / weeks / days	
(D) Temp. Veh. Length prohibition : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> >10 <input type="checkbox"/> >8m <input type="checkbox"/> >7m <input type="checkbox"/> >5m Net duration : months / weeks / days	
(E) Temp. Speed Limit (km/h) : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> 80 <input type="checkbox"/> 70 <input type="checkbox"/> 50 Net duration : months / weeks / days	
(F) Implementation hours / days of week : <input type="checkbox"/> Nil <input type="checkbox"/> 24hrs <input checked="" type="checkbox"/> 10-16 <input type="checkbox"/> 22-06 Days of week : months / weeks / days	
(G) Others / Remarks : Mon - Sat (Except Sat, Sun, PH) <input type="checkbox"/> Loading / unloading would be carried out within parking meter. (Parking fee will be paid)	
(10) Traffic Assessments : <input type="checkbox"/> TTA <input type="checkbox"/> Junction Capacity <input type="checkbox"/> Queue Length <input type="checkbox"/> Swept Path <input type="checkbox"/> Others : Report ref :	
(11) Anticipated Programme : Start : months / weeks / days End : months / weeks / days Duration of works : months / weeks / days	
(12) Remarks : <input type="checkbox"/> For Extension / re-endorsement, reason : <input type="checkbox"/> Last meeting / approval date : Others :	

- NOTES:
- 1) All temporary traffic arrangements should be carried out in accordance with the Code of Practice for the Lighting, Signage and Guarding of Road works.
 - 2) Street furniture being removed temporarily should be reinstated after works, if necessary.
 - 3) The exact locations and dimensions of the proposed traffic signs might vary slightly from those indicated in the drawing, and subject to the agreement with HEPFAMO during TTA implementation.
 - 4) For any dimension not indicated in the drawing, the size of works area and minimum clear width to be maintained should be measured by scale.
 - 5) Cycle track to be resumed on Saturday, Sunday and Public holiday.

LEGEND:

	WORKS AREA
	TRAFFIC DECKING
	STEEL DECKING
	SAFETY CLEARANCE ZONE
	TRAFFIC CONE WITH LANTERN
	TEMPORARY TRAFFIC SIGN
	WITH ITS DIRECTION FACING
	WATER FILLED BARRIER WITH LANTERN (T2)
	WATER FILLED BARRIER WITH LANTERN (T2)
	PLASTIC BARRIERS WITH LANTERN



(13) For TD / Police use:

☐ Agreed ☐ Not agreed ☐ Revision required

Comments:

Signature required in GS / XPPM? Yes / No

Signature: _____

Name: CHAN CHI HANG

Discipline: HKIE (CIVIL DIVISION)

Membership No: MW0299219

Contact No: 65119014

(1) XPPM Plan ID: _____

(2) Project Office: **CLP 中電**

(3) Contract No: Outline Agreement No. 460008486
Distribution Cable Trenching and Laying Works in North Region
(Yuen Long/Tuen Mun)

(4) Engineer: **CLP 中電**

(5) Contractor: **盛賢 Pacific E&C**

(6) Traffic Consultant: **Nolan Consultants Ltd. 諾蘭顧問有限公司**

(7) TMLG meeting date: _____

(8) Drawing No: YL-200836-01-SP1
Temporary Traffic Arrangement
for Distribution Cable Trenching & Laying Works
Tam Kon Chau Road
Scale: 1:500 (A3) Case: Items:

Date: _____

Designed	Drawn	Checked	Approved
Date: _____	Date: _____	Date: _____	Date: _____

Rev _____

(9) TTA Particulars:

(A) Temp. NSR: ☒ Nil ☐ 8-10/17-19 ☐ 7-19 ☐ 7-24 ☐ 24
Net duration: _____ months / weeks / days

(B) Temp. PIS Closure: ☒ Nil ☐ Metered ☐ Non-metered
☐ PIS meter nos. _____
Total # Metered: _____
Net duration: _____ months / weeks / days

(C) Temp. NI/TNRT: ☒ Nil ☐ TMLT ☐ ART
Net duration: _____ months / weeks / days

(D) Temp. Veh. Length prohibition: ☒ Nil ☐ >7m ☐ >5m
☐ >10 ☐ >8m
Net duration: _____ months / weeks / days

(E) Temp. Speed Limit (km/h): ☒ Nil ☐ 60 ☐ 70 ☐ 80
Net duration: _____ months / weeks / days

(F) Implementation hours / days of week: ☒ Nil ☐ 24hrs ☐ 10-16 ☐ 22-05 ☐ Others: _____
Days of week: _____ months / weeks / days

(G) Others / Remarks: Mon-Sat (Except Sat. Sun. PH)
☐ Loading / unloading would be carried out within parking meter.
(Parking fee will be paid)

(10) Traffic Assessments: ☐ TTA ☐ Junction Capacity ☐ Queue Length
☐ Swept Path ☐ Others: _____ Report ref: _____

(11) Anticipated Programme: _____

Start: _____ End: _____ months / weeks / days

(12) Remarks: _____
☐ For Extension / re-endorsement reason: _____
☐ Last meeting / approval date: _____
☐ Others: _____

NOTES

1) All temporary traffic arrangements should be carried out in accordance with the "Code of Practice for the Lighting, Signing and Guarding of Road Works" Fifth Issue, 2017 by Highways Department.

2) Temporary traffic signs should be removed after the completion of the works, if necessary, being removed temporarily should be reinstated after the completion of the works.

3) The exact locations and dimensions of the proposed traffic signs might be adjusted due to the actual site conditions and subject to the agreement with HDP/PRMO during TTA implementation.

4) The size of the works area and minimum clear width to be maintained should be measured by scale.

5) Cycle track to be resumed on Saturday, Sunday and Public holiday.

LEGEND

WORKS AREA

TRAFFIC DECKING

STEEL DECKING

SAFETY CLEARANCE ZONE

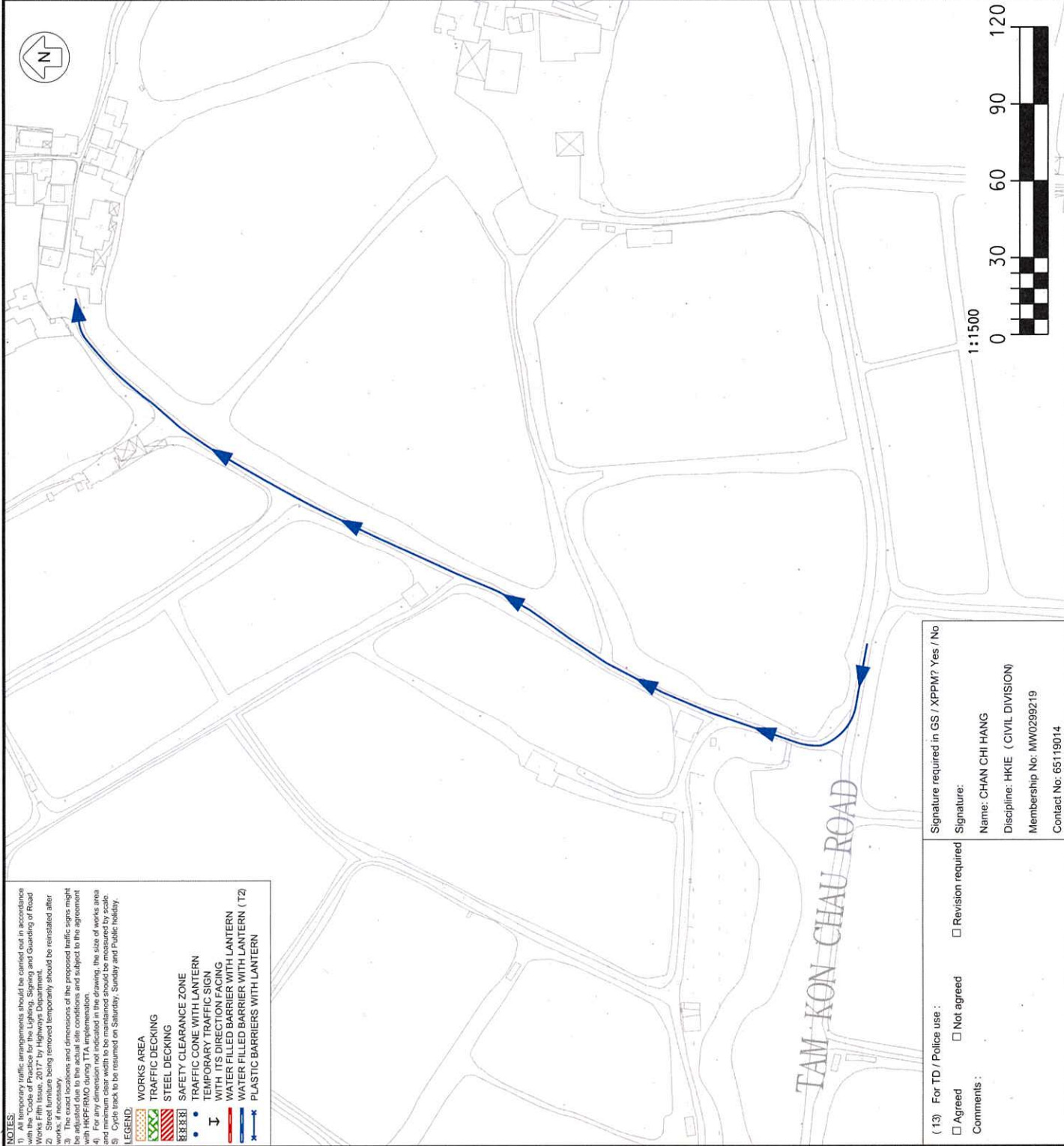
TRAFFIC CONE WITH LANTERN

TEMPORARY TRAFFIC SIGN

WITH ITS DIRECTION FACING

WATER FILLED BARRIER WITH LANTERN

PLASTIC BARRIERS WITH LANTERN



(1) XPM5 Plan ID :	CLP 中電	
(2) Project Office :		
(3) Contract No : Outline Agreement No: 4600008486 Distribution Cable Trenching and Laying Works in North Region (Yuen Long/Tuen Mun)		
(4) Engineer :	CLP 中電	
(5) Contractor :	盛寶 JOEY K. CHOW	
(6) Traffic Consultant :	Nolan Consultants Ltd. 諾蘭顧問有限公司	
(7) TMLG meeting date :		
(8) Drawing No : YL-200636-01-R Temporary Traffic Arrangement for Distribution Cable Trenching & Laying Works Tam Kon Chau Road		
Date : Scale : 1:1500 (A3) Case : Items :		
Designed : Date : Drawn : Date : Checked : Date : Approved : Date :		
Rev	Amendment	Date
(9) TTA Particulars :		
(A) Temp. NSR : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> 8-10/17-19 <input type="checkbox"/> 7-19 <input type="checkbox"/> 7-24 <input type="checkbox"/> 24 Net duration : months / weeks / days		
(B) Temp. P/S Closure : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> Metered <input type="checkbox"/> P/S meter nos. : /Non-metered: <input type="checkbox"/> Total #: Metered: months / weeks / days Net duration : months / weeks / days		
(C) Temp. NL/NRT : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> NRT Net duration : months / weeks / days		
(D) Temp. Veh. Length prohibition : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> >10 <input type="checkbox"/> >8m <input type="checkbox"/> >7m <input type="checkbox"/> >5m Net duration : months / weeks / days		
(E) Temp. Speed Limit (km/h) : <input checked="" type="checkbox"/> Nil <input type="checkbox"/> 60 <input type="checkbox"/> 70 <input type="checkbox"/> 50 Net duration : months / weeks / days		
(F) Implementation hours / days of week : <input type="checkbox"/> Nil <input type="checkbox"/> 24hrs <input checked="" type="checkbox"/> 10-16 <input type="checkbox"/> 22-06 <input type="checkbox"/> Others : Days of week : months / weeks / days		
(G) Others / Remarks : Non-Sat (Except Sat, Sun, PH) <input type="checkbox"/> Loading / unloading would be carried out within parking meter. (Parking fee will be paid)		
(10) Traffic Assessments : <input type="checkbox"/> TIA <input type="checkbox"/> Junction Capacity <input type="checkbox"/> Queue Length <input type="checkbox"/> Swept Path <input type="checkbox"/> Others : Report ref :		
(11) Anticipated Programme : Start : End : months / weeks / days Duration of works : months / weeks / days		
(12) Remarks : <input type="checkbox"/> For Extension / re-endorsement, reason : <input type="checkbox"/> Last meeting / approval date : <input type="checkbox"/> Others :		

(13) For TD / Police use : <input type="checkbox"/> Agreed <input type="checkbox"/> Not agreed <input type="checkbox"/> Revision required	Signature required in GS / XPPM? Yes / No
Comments :	Signature : Name: CHAN CHI HANG Discipline: HKIE (CIVIL DIVISION) Membership No: MW0299219 Contact No: 65119014

To : Town Planning Board,

We are referring to S16 application form (A/YL-MP/355), we revise the form of page 9 item 7 the target completion date: Before Aug 2024, we attached the revised form for your reference.

7. Anticipated Completion Time of the Development Proposal**擬議發展計劃的預計完成時間**

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)

Target Complete Date: Before Aug 2024

8. Vehicular Access Arrangement of the Development Proposal**擬議發展計劃的行車通道安排**

Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是 No 否	<input type="checkbox"/> 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)) <input type="checkbox"/> 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) <input checked="" type="checkbox"/>
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	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示) Private Car Parking Spaces 私家車車位 _____ Motorcycle Parking Spaces 電單車車位 _____ 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) _____ _____ _____
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？	Yes 是 No 否	<input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 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) _____ _____ _____

**Relevant Extracts of Town Planning Board Guidelines for
Application for Development within Deep Bay Area
under Section 16 of the Town Planning Ordinance (TPB PG-No. 12C)**

According to TPB PG-No. 12C, the Site falls within the Wetland Conservation Area (WCA). The land use concept, development guidelines and key assessment criteria are summarised as follows:

- (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 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 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 EcoIAs, 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.

**Similar s.16 Applications in the vicinity of the Site within “CA” Zone on the Approved
Mai Po & Fairview Park Outline Zoning Plan No. S/YL-MP/6 in the Past Five Years**

Approved Applications

No.	Application No.	Use(s)/Development(s)	Date of Consideration (RNTPC/TPB)
1.	A/YL-MP/309	Proposed Public Utility Installation (Public Utility Pipe) and associated Filling and Excavation of Land	15.10.2021 (<i>RNTPC</i>)
2.	A/YL-MP/326	Proposed Public Utility Installation and associated Filling and Excavation of Land	6.5.2022 (<i>RNTPC</i>)

Government Departments' General Comments

1. Land Administration

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

- no adverse comment to the application;
- no permission is given for occupation of Government Land (GL) (about 23.9m² subject to verification) included in the Site. Any occupation of GL without Government's prior approval is not allowed; and
- advisory comments as detailed in **Appendix V**.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- the Site is connected to public road network via a section of local access which is not managed by Transport Department;
- no vehicle is allowed to queue back to or reverse onto/from the subject site at any time during the construction period; and
- advisory comments as detailed in **Appendix V**.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD);

- HyD shall not be responsible for the maintenance of any access connecting the Site and Castle Peak Road – San Tin; and
- advisory comments as detailed in **Appendix V**.

3. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- Based on the aerial photos of Jan 2022, the Site is located in a rural coastal plains landscape character comprising of ponds, temporary structures, village houses and vacant lands. According to the site photos provided by the applicant, the site is a partly hard-paved path with existing trees on both sides. According to the Layout Plan and Cable Trench Drawing, the proposed single cable installation work will be carried out along the existing footpath and no tree is in direct conflict with the proposed works. Significant adverse landscape impact on landscape character and landscape resources arising from the proposed works is not anticipated. She has no objection on the application from landscape planning perspective;

- should the Board approve this application, it is considered not necessary to impose a landscape condition as significant adverse landscape impact arising from the proposed development is not envisaged and the Site has limited space for meaningful landscaping; and
- advisory comments as detailed in **Appendix V**.

4. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- no objection in principle to the planning application from drainage operation and maintenance point of view given that the application only involves laying of power cable; and
- advisory comments as detailed in **Appendix V**.

5. Electricity and Mechanics

Comments of the Director of Electrical and Mechanical Services (DEMS):

- no particular comment on the application from electricity supply safety aspect; and
- advisory comments as detailed in **Appendix V**.

6. Other Departments

The following government departments have no objection to/no adverse comment on the application and their advisory comments, if any, are in **Appendix V**:

- Chief Engineer/Railway Development 2-1, Highways Department (CE/RD2-1, HyD);
- Project Manager (West), Civil Engineering and Development Department (PM(W), CEDD);
- Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO), CEDD);
- Chief Engineer/Construction, Water Supplies Department (CE/C, WSD);
- Director of Fire Services (D of FS);
- Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD);
- Commissioner of Police (C of P); and
- District Officer (Yuen Long) (DO/YL).

Recommended Advisory Clauses

- (a) To note the comments of the Director of Environmental Protection (DEP) that
- during construction phase, mitigation measures will be implemented to handle non-point source and point source pollution and the applicant shall ensure compliance with relevant regulations, best practices and guidelines, such as Water Pollution Control Ordinance (WPCO), ProPECC PN 1/94 “Construction Site Drainage”, etc.; and the works area would be reinstated and there would be any discharge during operation phase;
- (b) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that
- should the planning application be approved, 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(s) will be dealt with by LandsD acting in the capacity of the landlord at our sole discretion, and if they are approved, the approval would be subject to such terms and conditions including amongst others, the payment of fees and charges as may be imposed by LandsD;
- (c) to note the comments of the Commissioner for Transport (C for T) that
- the land status of the local access should be clarified with LandsD by the applicant;
 - the management and maintenance responsibilities of the local access should be clarified with relevant lands and maintenance authorities accordingly; and
 - no vehicle is allowed to queue back to or reverse onto/from public road at any time during the construction period;
- (d) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that
- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (e) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that
- excavation should be carried out away from the Tree Protection Zone and trenching of roots should be avoided. Proper tree preservation measure should be carried out to avoid damage to existing tree during the excavation. It is advised to refer to guideline promulgated by the Development Bureau on Tree Preservation during the Construction; and
 - the applicant is advised that approval of the application does not imply approval of tree works such as pruning, transplanting and felling. The applicant is reminded to seek and approval for any proposed tree works from the maintenance parties and relevant department prior to the commencement of the works;

- (f) to note the comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD) that
- the applicant shall ensure that there will be no adverse drainage impact to the adjoining areas and drainage facilities in the vicinity since the applicant proposes filling and excavation of land on the Site; and
- (g) to note the comments of the Director of Electrical and Mechanical Services (DEMS) that
- in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned application should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.

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A/YL-MP/355 DD 101 Mai Po San Tsuen Conservation CLP
11/09/2023 03:20

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
File Ref:

Dear TPB Members.

332 withdrawn and back with pages of copy and paste from environmental research that do nothing to convince why application should be approved.

On the contrary they support the need for strongest justification for such applications.

Previous objections relevant and upheld.

Mary Mulvihill

From: [REDACTED]
To: tpbpd <tpbpd@pland.gov.hk>
Date: Wednesday, 12 October 2022 2:09 AM CST
Subject: A/YL-MP/332 DD 101 Mai Po San Tsuen Conservation CLP

A/YL-MP/332 CLP

Government Land in D.D. 101, Mai Po San Tsuen

Site area: About 23.9sq.m

Zoning: "Conservation Area"

Applied development: Public Utility Installation / Filling of Land

Dear TPB Members,

Strong objections. There is no indication as to why power supply is required. This is along the periphery of ponds. No development is allowed on such a sensitive conservation area.

CLP SHOULD BE OBLIGED TO STATE IN ITS APPLICATION WHAT IS THE END PURPOSE OF PROVIDING POWER SUPPLY.

It is shocking that the power company in order to flog a few hundred more

units of power and despite it pledges to protect the environment / climate change / blah blah conspires in assisting with the degradation of our conservation zones.

Mary Mulvihill