

Responses to Departmental Comments Received during Circulation for S.16 Application No. A/KTN/104

B/Ds	Date	By Memo or Email	Relevant Comments [Responses in RED]
LCSD	13.05.2024	Email (Priscilla CHAN EO(P)22B / LCSD)	<p>It is noted from the S.16 application that part of the area zoned "O" is required for the site formation works of the Agricultural Use site and interfacing issues should be resolved. CEDD would conduct site formation and provide greening and landscaping works for open space under Kwu Tung North New Development Area Remaining Phase, including the open space along the Sheung Yue River which may be developed into a Riverside Promenade while LCSD has no development programme for the open space concerned at the moment. In this connection, the project team of the Agricultural Use site should contact CEDD's KTN NDA Remaining Phase Team to further discuss the interfacing issues and whether there would be any impact to CEDD's schedule for the greening and landscaping works to the open space.</p> <p>[CEDD: Noted. The project team will coordinate with CEDD's KTN NDA Remaining Phase Team to further discuss the interfacing issues.]</p> <p>Please be reminded that the project team of the Livestock Farm at the site for Agricultural Use shall design a dedicated access for pedestrian and vehicles including Emergency Vehicle Access to suit its future operation and be responsible for the management and maintenance of such access which should be clearly demarcated from the open space areas. Special odour treatment and avoidance of direct mechanical ventilation for exhaust air/louvres towards the Regional Open Space shall be adopted by the developer of the Livestock Farm as far as practicable. CEDD or the project team of the Livestock Farm should reinstate the affected area up to satisfaction of relevant departments as necessary upon completion of the construction works.</p> <p>[AFCD: Referring to the layout plan, the main vehicle access for the livestock farm is Ho Sheung Heung Road, all trucks, private vehicles, and emergency vehicles will enter and exit the livestock farm through Ho Sheung Heung Road. Additionally, the livestock farm provides an enclosed-loop emergency vehicle access for emergency purposes, which complies with FSD regulations. Regarding odour treatment, AFCD has been in close contact with the industry. An air purification system will be installed in the livestock farm to ensure air quality. Furthermore, the exterior walls of the livestock farm will incorporate environmental enhancements, such as green walls, to blend in with the surrounding natural environment as much as possible.]</p>
UD&L, PlanD	14.05.2024	Email	<p>Please justify the subject planning application would not cause adverse visual impact.</p> <p>[CEDD: The subject planning application is for land/pond filling as site formation works at the Application Site. As such, there is no urban design or landscape element involved, and no adverse visual impact is expected.]</p>

UD&L, PlanD	21.05.2024	Memo	<p>Regarding the impacts of the proposed landfilling to existing landscape character and landscape resources, the applicant should clarify and suitably revise the Application Form and the PS taking into account of the comments below to support the application: -</p> <p>(a) Section 9 of the Application Form (i.e. impacts on tree felling) refer paragraph 4.8.1 and states that about 44 trees to be felled and the details are shown in Appendix M of the PS. Paragraph 4.8.1 is not found in the PS and details about tree felling, is not in Appendix M of the PS. As required in the Application Form, measure(s) to minimize the impacts on tree felling as well as the diameter at breast height (DBH) and species of the affected trees (if possible) should be provided.</p> <p>[To clarify, Section 9 of the Application Form (i.e. impacts on tree felling) is referring to <u>paragraph 3.8.1</u> and states that about 44 trees to be felled and the details are shown in <u>Appendix L</u> of the Planning Statement.</p> <p>Please also find the mitigation measures in para. 5.6.1 of Appendix L.]</p> <p>(b) Section 3.8 of the PS states that a landscape review including a tree survey, has been presented in Appendix L. The information on tree survey (i.e. proposed tree felling) is not found. The applicant should provide the following information to support the application.</p> <p>a. Illustrations to show how the extent and depth of proposed filling have been optimized to minimize the impacts to the existing trees; and</p> <p>b. A Site Survey Plan with proposed works and existing trees illustrated with proposed treatments, a tree treatment schedule and date imprinted tree photos</p> <p>[Referring to Appendix F of the Planning statement (i.e., the existing level of the site), the filling works are required to cover the entire site area. Hence, the extent and depth of the proposed filling have been optimized to minimize the impacts on the existing trees. A Site Survey Plan has been included in the Appendix A of the Landscape Review Report.]</p> <p>(c) Appendix L - "Landscape Review' Report"</p> <p>a. Table 5.2</p> <p>KLCA 2, the landscape character of the areas concerned should be rural inland plain landscape and without "Urban Peripheral Village Landscape".</p> <p>[Please be advised that the landscape character KLCA2 in this report adopts the KLCA2 "Rural and Urban Peripheral Village Landscape" as stated in the KTN EIA Report]</p> <p>The sensitivity of the KLCA 4 (Industrial Landscape) is stated as "High". It is unreasonable and should be suitably revised.</p> <p>[Sensitivity of KLCA4 is revised as "Low" accordingly.]</p>
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b. Table 5.3

KLR5, although the dominant species of the existing trees is undesirable (i.e. 80% *Leucaena leucocephala* out of the approximate 239 trees) the magnitude of change should be “Small” instead of “Negligible to Small” taking into account of the scale of trees and vegetation removal

[Magnitude of change for KLR5 is updated as “Small” accordingly.]

KLCA2, the description of the landscape character area (LCA) should be revised and the magnitude of change (i.e. “negligible to small”) should be reviewed taking into count of the site formation works and future livestock farms development in MSB instead of the designated land use.

[Description for KLCA2 and magnitude of change for KLCA2 are updated accordingly]

(d) Figure 6.1 - “Landscape Proposal”

a. According to para 3.8.2, 5 existing trees would be retained. However, only 4 nos. are shown and one of them is outside the Site. To ensure those trees to be retained could be properly protected, trees location and tree protection zone, in particular the *Ficus macrocarpa* (DBH>1 000mm), should be clearly shown.

[Noted and updated accordingly.]

b. Trees and vegetation within the areas zoned “0” should not be affected. The proposed trees (i.e. 10 m in crown spread) and shrubs plantings at those areas should be suitably revised.

[Noted and revised with proposed planting accordingly.]

(e) Appendix M - “Location Plan of Compensatory Trees”, proposed off-site compensatory trees planting is more than 1.5 km, away from the Site at amenity areas (i.e. “OU(A)”) in between Areas 32 and 34 (zoned “R(B)1”) on the approved Kwu Tung North Outline Zoning Plan No. S/KTN/4. It should be demonstrated that the opportunities for compensatory planting within the Site have been thoroughly explored and found not feasible. Besides, the suitability and effects of proposed off-site compensatory trees planting should be assessed and illustrated. With reference to Appendix B - “Indicative Scheme of Multi-storey Livestock Farm”, there should be some greenery areas to be provided within the Site and could be used for compensatory trees planting.

[Please be advised that compensation location for the 44 removed trees area proposed as per approved KTN TPRP (Appendix A to Appendix L).

As advised by AFCD, their animal disease expert and veterinary expert has the following comment:
"The provision of tall trees or other similar features in a livestock farm would potentially attract wild birds, which may carry unknown pathogens and would therefore inevitably increase the risk of transmission of

			<p>various animal diseases to the animals in the farm. Hence, it should be avoided as far as possible in view of animal health."</p> <p>In gist, compensatory planting within the Application Site have been thoroughly explored and found not feasible.]</p> <p>The applicant is advised that approval of the application does not imply approval of tree works, if any, such as pruning, transplanting and felling. Application for any tree works should be submitted direct to relevant authority (ies) for approval.</p> <p>[Noted.]</p>
UD&L, PlanD	04.06.2024	Email	<p>(a) Item (a), para 5.6.1 of Appendix L, "Figure 5.3" referred in the paragraph is not available in the Appendix.</p> <p>[Noted and updated as "Figure 6.1" accordingly.]</p> <p>(b) Relevant information about the approval of the Tree Preservation and Removal Proposal (including compensatory planting proposal by CEDD's Tree Works Vetting Panel) should be included in the Planning Statement.</p> <p>[Noted and Planning Statement has been updated accordingly.]</p> <p>(c) It is noted that (i) most of the existing trees within the areas zoned "O" are proposed to be removed in the approved "KTN TPRP" and (ii) there is no landscaping proposed for the Northern Portion. The landscape proposal vide para 6.2.1 (i.e. "Provision of buffer planting with trees and shrub along the development periphery..." and "Provision of new tree and shrub planting as far as possible within application boundary..." (emphasis added)) does not tally with the drawing. It is suggested to revise the proposal/text to align with the drawing which shows proposed new tree planting along the eastern boundary of the Site.</p> <p>[Noted and updated in para. 6.2.1 accordingly.]</p> <p>(d) Item (e) Appendix M "Location Plan of Compensatory Trees", it is noted that (i) the compensation of the 44 nos. of trees to be removed is in accordance with the "Approved KTN TPRP" (i.e. Approved Agreement No. CE 19/2019 (CE) Development of Kwu Tung North New Development Area, Remaining Phase – Design and Construction: Tree Preservation and Removal Proposal (Final)); and (ii) AFCD advised that provision of tall trees should be avoided in a livestock farm (Presumably, this refers to areas within the boundary of the MSB site because trees planting have been proposed within the application site). It is suggest to include the information concerned into the Planning Statement.</p> <p>[Noted and the Planning Statement has been updated accordingly.]</p>

			<p><u>Advisory Remarks to the Applicant</u></p> <p>(e) Item (b), existing levels within the Site on Appendix F – “Layout Plan of Existing Levels” are noted. According to Table 1 under para 3.1.4 of the Planning Statement, proposed depth of filling for the Northern Portion is 0 - 3.8 m. It is suggested to review if there are any existing trees grown at areas where the filling is 0 m or very gentle and could be retained.</p> <p>[Noted. Detailed tree treatment will be further reviewed as per the approved TPRP separately]</p> <p>(f) Item (d) Figure 6.1 – “Landscape Proposal”, the location and tree protection zone of the Ficus microcarpa (DBH>1000mm) are not provided. Since the TPRP covering the application site has been approved, CEDD is advised to ensure proper protection of the tree from the site formation works and future development.</p> <p>[Please be advised that location and tree protection zone of the tree T72 Ficus microcarpa is indicated in Figure 6.1.]</p> <p>(g) Item (e) Appendix M “Location Plan of Compensatory Trees”, it is noted that (i) the compensation of the 44 nos. of trees to be removed is in accordance with the “Approved KTN TPRP” (i.e. Approved Agreement No. CE 19/2019 (CE) Development of Kwu Tung North New Development Area, Remaining Phase – Design and Construction: Tree Preservation and Removal Proposal (Final)); and (ii) AFCD advised that provision of tall trees should be avoided in a livestock farm (Presumably, this refers to areas within the boundary of the MSB site because trees planting have been proposed within the application site). It is suggest to include the information concerned into the Planning Statement.</p> <p>[Noted and para. 3.8.3 has been added into the Planning Statement accordingly.]</p>
AFCD (Contact Person: Ms. NG Chiu Ue, Chole)	04.06.2024	Email	<p>Specific Comments</p> <p>- S.3.1.3 According to Appendix J, the southern part of the Application Site is a marsh but not a fishpond, please review. [Noted and the Planning Statement has been updated accordingly.]</p> <p>- S.3.4.4 The monthly construction phase monitoring should also cover Ho Sheung Heung Ardeid Night Roost. [Noted and the Planning Statement has been updated accordingly.]</p>

TD (Contact Person: Mr. LAU Chung Ki, Elton)	04.06.2024	Email	<p>Please advise the proposed width of ingress / egress of the subject site. The applicant shall ensure there is no queuing of vehicles outside the subject site.</p> <p>[Please be advised that the width of the ingress / egress of the site during construction stage of the proposed land/pond filling is approximately 10m and to avoid over-congestion of traffic during peak hour, the number of construction vehicles will be restricted and such vehicles will be operated at day-time off-peak [i.e. 10:00 am to 4:00 pm (Mondays to Saturdays)] only. A total volume of construction vehicle of 5 MGv/hr/direction (or 10 pcu/hr/direction) is anticipated.</p> <p>Swept path analysis has been conducted to ensure safe and smooth manoeuvring of construction trucks to the site from HSH Road during construction stage, as shown in Appendix I of the Planning Statement.]</p>
Geotechnical Engineering Office, CEDD (Contact Person: Mr. CHAN Ka Kit)	03.06.2024	Memo	<p>It is noted from the site formation layout plan in the Geotechnical Planning Review Report enclosed in Appendix H that the proposed development (including site formation works) would encroach into existing slopes (i.e. Feature No. 2SE-B/F103 and the western portion of Feature No. 2SE-B/FR106). Part of these slopes would be buried by the proposed fill slopes (i.e. max. 1:4 fall platforms). In addition, it is noted from the site layout plan that the captioned site only covers part of the above mentioned slopes. According to the SIMAR record of Lands Department(LandsD), the responsible parties of Features Nos. 2SE-B/F103 and 2SE-B/FR 106 are LandsD and Drainage Services Department(DSD) respectively. As such, please be advised that comments and permission on the captioned site formation proposal shall be sought from these maintenance departments (i.e. LandsD and DSD)</p> <p>[Noted. Comments and permission regarding the site formation proposal have been sought from the relevant maintenance departments.]</p> <p>Regarding all slopes (i.e. max 1:4 fall platforms) proposed within the application boundary and from slope safety point of view, please request the applicant to submit future slope design submissions associated with the development proposal to the GEO for approval according to ETWB TC(W) No.29/2002.</p> <p>[Noted. Any future slope design submissions related to the development proposal will be provided if required.]</p>
Drainage Services Department	29.05.2024	Email	<p>i) Please be advised that the Stormwater Drainage Manual was recently updated vide its Corrigendum No. 1/2024 and the latest design parameters should be considered in the relevant assessment</p> <p>[Please be advised that a holistic review of the drainage impact assessment on the area would be conducted separately in due course.]</p> <p>ii) Please provide layout plan of the change of sub-catchment setting in the model (paved / unpaved area) to show if appropriate settings in drainage characteristics before and after the development were adopted.</p> <p>[We have reviewed the existing topography and baseline model, which is in Appendix K. The existing pond will become paved area under the development. As both pond and paved area show impermeable characteristics to water, there is no change of drainage characteristics under the development.</p>

			<p>iii) Para. 3.4.10: Please provide relevant assessment to illustrate the impact due to the loss in storage capacity upon the filling of existing pond. Please also advise if such impact may significantly increase the flooding risk of the area and/or otherwise advise any schematic detail if a flood storage facility might be required</p> <p>[Under review, we have noticed that under the prevailing existing scenario, no storage function is assumed as a worse case. Therefore, under both existing and proposed scenario, all surface water will pass through an impermeable surface and discharge to the river. No impact will be caused by the development in this aspect</p> <p>iv) Figure 2 (Sheet No. 60624717/L02/403): Please indicate the spot height of the proposed formation level to substantiate the presented flow path</p> <p>[Drawings have been included in the revised DIA.]</p>
Drainage Services Department	04.06.2024	Email	<p>1. Please indicate the catchment corresponding to the proposed site formation works; [Drawings have been included in the revised DIA.]</p> <p>2. Kindly advise the stability assessment / checking of the retaining wall (i.e. Feature No. 2SE-B/FR106 with level platform and wall length of 15m) and the slope drain; [The 15m long T-shaped retaining wall (Feature No. 2SE-B/FR106) is located approximately 140m away from the Application Site and the affected portion of the feature 2SE-B/FR106 and its slope drain will be demolished by the site formation works. Therefore, stability assessment is required and no checking of the drain is required.]</p> <p>3. Please consider to incorporate the flood warning systems if found to be appropriate; [Noted. Please be advised that no flooding is anticipated within the Application Site.]</p> <p>4. Taking into consideration of the uncertainties of climate change impacts in future, the flood protection measures should be flexible enough to accommodate the possible impacts whatever due to the changes of the sea/water level rise or increase in rainfall as a result of updated findings available from time to time for either the frequency analysis or climate change in the course of works; [Noted. Please be advised that no flooding is anticipated within the Application Site.]</p> <p>5. In addition, the fierce rainstorm event exceeding design standards (like Zhengzhou event in 2021) is not an unimaginable scenario. Conducting sensitivity tests are recommended to make sure a fail-safe design could be achieved; and [Noted. Please be advised that no flooding is anticipated within the Application Site.]</p>

			<p>6. It is noted that a holistic review of the DIA would be conducted from the RtC received on 3.6.2024. Please submit the relevant assessment when available for further review. We will request PlanD to impose planning conditions including submission of DIA and implementation of the drainage proposal and other necessary flood relief mitigation measures identified in the DIA.</p> <p>[Noted.]</p>
Planning Department	05.06.2024	Email	<p>Observations on the Textual Content and Presentation of the Planning Statement.</p> <p>[Noted and the Planning Statement has been updated accordingly.]</p>

Responses to Comments Received from the Public on S.16 Application No. A/KTN/104

Public	Date	By Email or Letter	Relevant Comments [Responses in RED]
Ms. Mary Mulvihill	23.05.2024	Email	<p>1. “No information on how many trees to be chopped down.”</p> <p>[There are 44 trees proposed to be felled. A comprehensive landscape review, which included a detailed tree survey, has been conducted for the proposed land/pond filling. The findings of this landscape review are comprehensively documented in Appendix L of the Planning Statement.]</p> <p>2. “The proposed land filling is up to 6mts and would certainly ensure that the land would be contamination forever”</p> <p>[For the concern regarding the possibility of contamination, an Environmental Assessment and Ecological Impact Assessment (“EA&EcoIA”) has been carried out to examine the potential impacts associated with the proposed land/pond filling. Potential environmental impacts including water quality and ecology have been assessed and addressed. The details are presented in the EA&EcoIA Report in Appendix J of the Planning Statement.]</p> <p>3. “The site is close to the river and therefore there is a strong possibility of contamination from the proposed use.”</p> <p>[Please refer to the details provided by the Agriculture, Fisheries and Conservation Department in Annex A to this document.]</p> <p>4. “Then there is the negative impact on the unfortunate folk, inmates and staff, at the correction facility. The operation would attract heavy vehicles – no details provided – and for sure there would be strong odours and other impacts on their health.”</p> <p>[Please refer to the details provided by the Agriculture, Fisheries and Conservation Department in Annex A to this document.]</p>

The Hong Kong Bird Watching Society	24.05.2024	Letter	<p>1.1 The application site and its surroundings are included as Important Bird and Biodiversity Area (IBA) recognized by the Bird Life International, and are of high conservation importance. Just around 50 meters away, there is a active wet agricultural land cluster, which composes of farmland managed under the Nature Conservation Management Agreement Project supported by the government.</p> <p>1.2 The Ho Sheung Heung egrety is just around 180m away from the application site. We consider the marsh in the site is potential foraging ground for the breeding herons. Moreover, the site is also the critical and important flying corridor for the breeding herons to commute between the egrety and the wetlands to the south. However, the proposed land filling and also the future multi-storey livestock farm development would inevitably destroy the suitable foraging ground, disrupt the flying corridor and greatly deteriorate the habitat quality for the breeding colony. We are concerned the development would have irreversible impacts on the egrety, and may result in abandonment of breeding site in the worst case scenario.</p> <p>[Regarding the proposed land/pond filling works, as per section 3.4.3.1 of the Environmental Assessment and Ecological Impact Assessment Report at Appendix J to the Planning Statement, the surrounding area of the egrety has been subject to existing anthropogenic disturbance including human activities in the brownfield to the immediate south of the egrety, and construction works adjacent to the Application Site. It is expected that the proposed land/pond filling works are unlikely to significantly intensify the existing disturbance to lead to adverse impact on the egrety and its surroundings.</p> <p>Moreover, given that the proposed land/pond filling works of minor scale would be conducted by limited number of powered mechanical equipment of limited heights, the disruption of flight path is anticipated to be minor and unlikely to cause adverse impact. Furthermore, mitigation measures including good site practice such as provision of screening and restrictions on working hours during peak hours of ardeid movement (i.e. early morning and evening) would be implemented to minimize the disturbance on the egrety and flight path.</p> <p>In terms of the potential foraging ground, the marsh / reed habitat within the Application Site potentially be one of the foraging grounds for the breeding ardeids. However, during the recent ecological surveys, only low abundance of ardeids was observed within the captioned marsh / reed habitats. It is unlikely to be a significant foraging habitat for the breeding ardeids. In addition, considering that there are other similar wetland habitats including pond, marsh / reed and watercourses in the surrounding, the potential loss of the concerned marsh / reed is unlikely to significantly impact / reduce the foraging ground for the breeding ardeids.</p> <p>Regarding the future multi-storey livestock farm development, please refer to the details provided by the Agriculture, Fisheries and Conservation Department in Annex B to this document.]</p> <p>1.3 The application site is mainly marshy wetland, which is not only the potential feeding ground for breeding herons, but also the wetland-dependent species like Greater Painted-snipe and also open country species like Yellow Breasted Bunting. Moreover, the site is ecologically connected to the Long Valley, Ho Sheung Heung and Ng Tung River, any wetland habitat loss and superstructure development would potentially undermine the overall ecological connectivity and value of the wetland system. However, the applicant failed to probably assess the impacts on those species and the surrounding connecting habitats.</p>
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			<p>to serve as a buffer to give added protection to the Long Valley Nature Park” under the Approved Kwu Tung North Outline Zoning Plan. As the site is currently marsh and there are active wet agricultural land and farmland under conservation management scheme in the vicinity, we consider the site is of high potential for agricultural and conservation uses. However, the proposed land filling would like to permanent loss in wetland and arable land, which is clearly not in line with the abovementioned planning intention.</p> <p>[The Application Site falls within an area zoned “Agriculture (1)” (“AGR (1)”), “Open Space” (“O”), and area shown as “Road” on the approved Kwu Tung North Outline Zoning Plan No. S/KTN/4 (“KTN OZP”). The future development of the multi-storey livestock farm will only fall within the “AGR (1)” zone where “Agricultural use” is always permitted. Relevant mitigation measures would be implemented to mitigate the impacts, for which the impact of the land filling works are anticipated to be minor as mentioned in sections 3.4.2.1 of the Environmental Assessment and Ecological Impact Assessment Report at Appendix J to the Planning Statement.]</p>
The Conservancy Association	24.05.2024	Letter	<p>1. Not in line with the planning intention of Agriculture (1) (AGR(I)) zone According to the Approved Kwu Tung North Outline Zoning Plan (OZP) No. /KTN/4, the planning intention of AGR(I) zone “A intended primarily to retain and safeguard the agricultural land/farm/fish ponds for agricultural purposes and to serve as a buffer to give added protection to the Long Valley Nature Park”.</p> <p>Section 1.2.8 of the Planning Statement mentions that “It is worth noting that the multi-storey livestock farm development does not form any part of this Section 16 planning application which relates to the proposed land filling only. All information about the multi-storey livestock farm development mentioned in this Planning Statement are indicative, non-binding and subject to change in the detailed design stage”. In this way, we are in grave doubt that the proposed land filling work would lead to genuine farming activities, and can still maintain a buffer for Long Valley Nature Park. We cannot see any details to justify how the planning application can fulfill the planning intention of AGR(I) zone.</p> <p>[The Policy Address 2023 announced that the Environment and Ecology Bureau, in collaboration with the trade, would publish the Blueprint for the Sustainable Development of Agriculture and Fisheries (“the Blueprint”) by the end of 2023. The Blueprint was published in December 2023, of which a target was to embrace the opportunities arising from the development of the Northern Metropolis and encourage all local livestock farms to switch completely to modernised operation in multi-storey buildings with a view to producing quality branded livestock products.]</p> <p>2. Potential adverse ecological impact Despite provision of Ecological Impact Assessment (EcoIA), we are still doubtful that at least some of the potential ecological impacts remain unsolved:</p> <p><u>No assessments on the proposed multi-storey livestock farm</u> While we understand the intention to build an environmental friendly livestock farm,a 6-storey enclosed livestock farm in Hong Kong is new and careful assessment is necessary. We cannot see the any assessments related to the proposed multi-storey livestock farm.</p>

		<p>[Please refer to the details provided by the Agriculture, Fisheries and Conservation Department in Annex B to this document.]</p> <p>From our limited understanding, the proposed livestock farm is permitted use under Column 1 (Agricultural Use). Meanwhile, all earthworks related to agriculture would be exempted under EIAO. In this way, public (or the Government) lacks gate-keeping role in assessing potential environmental impact during construction and operation phase.</p> <p><u>Disruption on flight paths</u> From the general flight path of ardeids with the 300m Assessment Area, at least 3 flight paths (accounting 40% of total flight lines) overlap the subject site (Figure 1). As the site formation work covers the entire site, we worry that such work scale would disrupt flight paths.</p> <p>[Given that the proposed land/pond filling works of minor scale would be conducted by limited number of powered mechanical equipment with limited heights, potential disruption of flight path during construction stage is anticipated to be minor and unlikely to cause adverse impact. Furthermore, mitigation measures including good site practice such as provision of screening and restrictions on working hours during peak hours of ardeid movement (i.e. early morning and evening) would be implemented to minimize the disturbance impact on the egret and flight path during construction stage.</p> <p>Moreover, the formation level of about +7.8mPD of the proposed land/pond filling basically flushes with the level of the adjoining existing road. As such, the completed land/pond filling should not disrupt any flight paths.]</p> <p><u>Bird collision</u> Even though this application only refers to land filling activities, we still wish to mention that bird collision (including nocturnal avian collision) with buildings is not clearly identified and evaluated in the EcolA.</p> <p>[Please refer to the details provided by the Agriculture, Fisheries and Conservation Department in Annex B to this document.]</p> <p><u>No work schedule</u> There is no restrictions on work during migratory bird season (October to March).</p> <p>[As mentioned in section 3.6.1.6 of the Environmental Assessment and Ecological Impact Assessment Report at Appendix J to the Planning Statement, proper scheduling of construction activities would be undertaken to avoid heavily disruptive activities during the dry season which covers migratory season.]</p> <p><u>Under-estimating ecological value of agricultural land</u> Some of the key species under our Management Agreement project in agricultural land in Ho Sheung Heung are not recorded in the EcolA. For example, Wood Sandpiper, Greater Painted Snipe, Yellow-breasted Bunting, etc., were recorded during our management work in agricultural land within the 300m Assessment Area, but it was not included in Appendix 3.3. Particularly, Yellow-breasted Bunting is listed “critically endangered” under IUCN Red List and is of conservation importance.</p>
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		<p>We are doubtful that ranking agricultural land as “moderate” ecological value, under current baseline survey, may under-estimate the ecological value of agricultural land.</p> <p>[The ecological survey findings are presented in Appendix 3.3 to the Environmental Assessment and Ecological Impact Assessment Report at Appendix J to the Planning Statement. These findings have already been circulated to AFCD and other relevant departments without any feedback of adverse comments. Nonetheless, the monitoring reports under the Management Agreement Project for the agricultural land in Ho Sheung Heung have also been reviewed and included in literature review for assessment. Both the above-mentioned survey and monitoring results have been considered in the habitat evaluation to recognize the ecological significance of habitats in Ho Sheung Heung.]</p> <p>3. Potential disturbance on ecological management work in adjacent agricultural land</p> <p><u>Changing hydrology of adjacent agricultural land</u> The proposed ground level after land filling at the application site will be +7.8mPD. While we understand that such arrangement has considered adverse drainage effect due to climate change at the end of the 21st century (Section 3.5.2 of Planning Statement), we can foresee that agricultural land in the south of the site would become low-lying areas and flood risk could be further increased. Despite provision of Drainage Impact Assessment showing the change in flow path before and after the development, it seems that the projection of flow path is confined to the application site only but not adjacent area, particularly agricultural land mentioned above. As those agricultural land is under Nature Conservation Management Agreement project, such arrangement may hamper ecological management work in the area.</p> <p>[The drainage design for the Application Site would be such that, upon completion of the land filling works, stormwater collected within the Application Site will be discharged through the drainage system to a proper discharge point, and no drainage impact will be caused to adjacent lands.]</p> <p><u>Irrigation water</u> We are also very concerned that land filling in the application site would also affect water source for irrigation purpose. Wet agricultural activities such as paddy field, watercress field, lotus/water lily ponds in those agricultural land rely much water during daily operation.</p> <p>We wish to add that CA and Hong Kong Bird Watching Society have jointly worked out Nature Conservation Management Agreement Project in Ho Sheung Heung area for a long period of time. With a development project causing significant environmental impacts near Ho Sheung Heung, it is regret that there are no prior dialogue and discussion with green groups. As the application site is very close to 12 Priority Sites for enhanced conservation and also within Important Bird Area (under Birdlife International), its ecological and conservation importance should not be under-estimated. We would suggest that engaging stakeholders like green groups in early planning stage is necessary.</p> <p>[Noted.]</p>
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Kadoorie Farm & Botanic Garden Corporation	24.05.2024	Letter	<p>2. We are concerned about the potential ecological impacts that would be caused by this project, and we would also like the Board to investigate whether the present Ecological Impact Assessment (EcoIA) can adequately assess the potential ecological impacts and propose sound mitigation measures for all possible/ potential ecological impacts (if needed).</p> <p>3. The northern part of a Priority Site for Enhanced Conservation (hereafter called the Ho Sheung Heung (HSH) site) designated by the Government is located less than 50 m from the current application site, and there is a Management Agreement (MA) project at this HSH site at present, which is also aimed for nature conservation. According to one of the managing parties of this MA, Yellow-breasted Bunting and Greater Painted-snipe could be recorded within the 300-m assessment area of the EcoIA (The Conservancy Association Pers. Comm.). However, these two species of conservation importance were not recorded nor even mentioned in the present EcoIA. We visited the application site this week and we consider the marshy environment at the site can provide a suitable breeding habitat for the Greater Painted-snipe (see the setting of this marsh in Figure 1). In view of the proximity of the HSH site, we consider it is highly possible that the marsh within the application site can also be used by the Greater Painted-snipe (breeding or feeding). The EcoIA, however, does not even mention this bird species, and fails to mention the presence of Yellow-breasted Bunting, which is a Globally Critically Endangered species, at the nearby HSH site.</p> <p>[The specie Greater Painted-snipe was not recorded within the Application Site during the recent ecological surveys nor previous studies. Other recorded wetland-dependent species (e.g. White-throated Kingfisher, Little Egret and Chinese Pond Heron) within the marsh / reed in the Application Site were also in low abundance. Moreover, the concerned marsh / reed has also been subject to existing disturbance such as construction activities in its immediate surrounding. Thus, it is considered that the concerned marsh / reed is unlikely to be a significant feeding ground especially with the presence of other suitable habitats with higher ecological value, e.g. the ponds and agricultural land (including rice field) within the Long Valley Ho Sheung Heung Priority Site to the south of the Application Site.</p> <p>In addition, the concerned marsh / reed is observed to be brackish marsh and subject to tidal influence, and also subject to disturbance including construction works nearby. With the presence of freshwater marsh / wetland nearby, the concerned marsh / reed may not be the most preferable breeding ground for Greater Painted-snipe which favor freshwater swamps.]</p> <p>4. As you would have known, KFBG is conducting a territorial-wide Eurasian Otter survey and in February we observed a suspected secretion by otter on a riverside platform close to the application site (photos in Figure 2; location in Figures 2 & 3; DNA analysis is ongoing). Indeed, the Eurasian Otter would utilise watercourses (e.g., Ng Tung River) as their main movement corridors and there was also a sighting of otter in a fish pond to the southwest of Sandy Ridge (we call this area the Sandy Ridge Wetland Mosaic; Figure 3), which is just on the other side of Ng Tung River (to the northeast of the application site). The present EcoIA, however, does not mention otter, even the 300-m assessment area touching the edge of the Sandy Ridge Wetland Mosaic and well covering Ng Tung River.</p> <p>[The ecological survey conducted under the Environmental Assessment and Ecological Impact Assessment for the Application Site included mammal survey. Camera trap had been set within the Application Site to identify if any mammals, including otter, would utilize the marsh / reed within the site. Nonetheless, no record of mammal,</p>
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		<p>including Eurasian Otter, was recorded by the camera trap. Suspected sign including scats and footprint were also not observed during the ecological surveys. As such, it is expected that the Application Site is unlikely to be a significant habitat for Eurasian Otter.</p> <p>It is understood that the Ng Tung River could be utilized by Eurasian Otter as the potential movement corridor. However, in view of the minor scale and the localized nature of the proposed land/pond filling works, with the implementation of good site practices and appropriate mitigation measures (section 2.5 of the Environmental Assessment and Ecological Impact Assessment Report at Appendix J to the Planning Statement refers), no adverse water quality impact is anticipated to arise from the proposed land/pond filling works. As such, no adverse water quality impact to Ng Tung River is anticipated.]</p> <p>5. Although not precisely reflected in the application title, the present application is intended to provide land for accommodating livestock farms, and as indicated in the drawings attached to this application, a multi-storey building (MSB) may be built for this purpose. In the impact assessment section of the EcoIA, we can see that MSB is mentioned. However, we would like the Board to seriously investigate with relevant parties as to whether the EcoIA has adequately provided any mitigation measures (if needed), or addressed the issues, relating to the potential MSB. We hope the Board can understand that ecological impacts caused by site formation are very different to those caused by a MSB (during both construction and operational phases; e.g., artificial light at night, noise and human disturbance).</p> <p>[Please refer to the details provided by the Agriculture, Fisheries and Conservation Department in Annex B to this document.]</p> <p>6. The application site is adjacent to Ng Tung River. As shown in the aerial photo in Figure 3, there is no high-rise building along the western bank of Ng Tung River in the region at present. Has the EcoIA adequately assessed the potential ecological impacts (e.g., additional light and noise) caused by the potential MSB (e.g., disturbance impacts on the animals utilising the river)? Also, if there is a MSB, would the traffic there increase and would this increase the road-kill effects in the area and if yes, has this been adequately addressed? If the detailed design of the MSB is confirmed at a later stage, would there be another EcoIA to precisely address the potential ecological impacts that would be caused by the confirmed design? If there would not be such a further EcoIA, we urge the Board to seriously consider whether the present one is enough to address all possible/potential ecological issues relating to the project.</p> <p>[Please refer to the details provided by the Agriculture, Fisheries and Conservation Department in Annex B to this document.]</p> <p>7. The Application Site is not large but is undoubtedly located within an ecologically sensitive region (e.g., next to a Priority Site and potential otter movement corridor). The Northern Metropolis Development Strategy (NMDS) report also illustrates the presence of an ecological corridor extending from Deep Bay to Long Valley, which covers the present application site (Figure 4). We urge the Board to seriously consider how necessary it is to select the present application site for the aforementioned purpose. Why can't the application site be located in other areas with less ecological sensitivity? Couldn't more suitable alternative sites be found? Should it be located at another site? Is it the only site which can fulfill the purpose? Is filling a wetland for the aforementioned purpose in line with the National Policy of Ecological Civilisation, which is also a strategic direction of the NMDS?</p>
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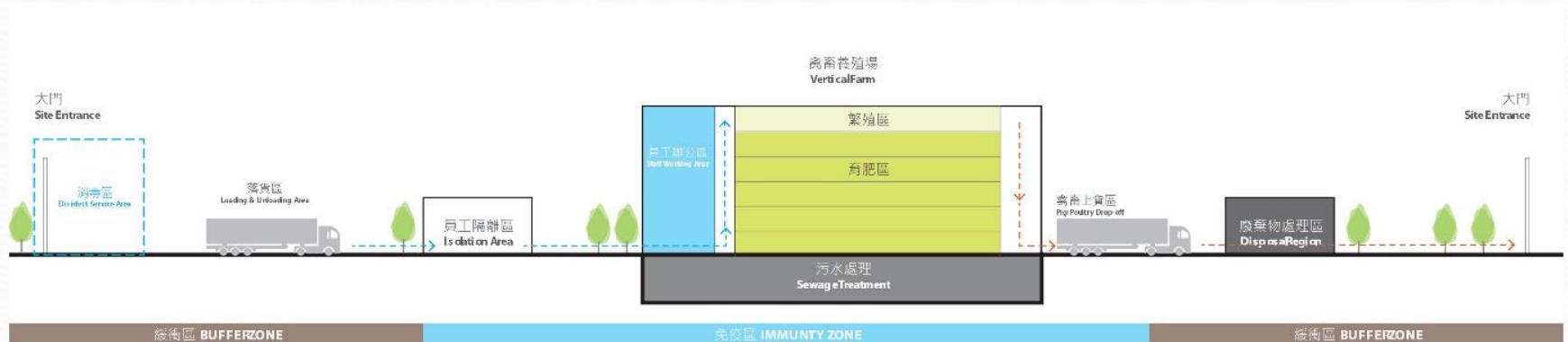
			We urge the Board to seriously consider the above; indeed, it is hard for us to believe that it is the only suitable site that can be used for the aforementioned purpose.
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Annex A

Potential impact from the MSB (including environmental, ecological, and traffic)

Biosecurity and Closed System Management

The multi-storey farm to be constructed will be planned in accordance with the strictest biosecurity measures and will implement a closed system management to ensure disease prevention and control.



Annex A

Potential impact from the MSB (including environmental, ecological, and traffic)

Waste and Effluent Treatment

For the waste generated by the livestock farm, the vertical farm to be constructed will establish a comprehensive collection and treatment system to ensure that all waste meets the required standards and prevents any adverse impact on the environment and public health. Trucks transporting manure or livestock carcasses will be fully covered and must travel on designated and approved routes. Additionally, trucks will undergo thorough cleaning and disinfection after each unloading and before re-entering the farm to maintain the highest standards of hygiene.

Closed-system management is the primary principle for establishing a comprehensive biosecurity management system. The objective is to reduce the risk of disease transmission within the farming facility, thereby improving production efficiency and profitability. By implementing isolation and controlled directional flow, the farm can regulate the movement of vehicles, personnel, supplies, and livestock, ensuring that uninfected animals remain separate from infected or potentially infected animals and contaminated items. The system is installed beneath the cages and can automatically collect the waste produced by the pigs, directing it to a centralized processing area, thus minimizing the scattering and accumulation of manure.

Innovation is another important consideration in project design. For instance, novel feeds and nutritional supplements can be utilized to enhance the growth rate and health of livestock while simultaneously reducing waste output and environmental pollution. Moreover, new environmental control technologies, such as intelligent ventilation and air conditioning systems, as well as automated waste management systems, can be implemented to improve production efficiency and minimize environmental pollution.

Annex A

Potential impact from the MSB (including environmental, ecological, and traffic)

Waste and Effluent Treatment

The collected waste is transported from the farming area to a centralized processing site through conveyors or other transportation equipment. At this site, the manure may undergo compression, composting, or other environmentally friendly treatment methods. The automated manure removal system facilitates the prompt handling of waste, thereby reducing odour and environmental pollution and providing a healthier breeding environment. The system also aids in the more efficient management of manure, reducing the spread of pathogens and improving overall farming hygiene levels.

Trucks transporting waste or animal carcasses should be covered and must adhere to designated and approved routes. Thorough cleaning and disinfection procedures should be conducted on trucks after unloading and before re-entering the farming area.

Annex B

Promoting the use of modern and environmentally friendly multi-storey buildings (MSB) for livestock farming is one of the policy initiatives in the 2022 and 2023 Policy Addresses, and also one of the directions set in the "Blueprint for the Sustainable Development of Agriculture and Fisheries" formulated by the Environment and Ecology Bureau and the industries in 2023.

Upon completion of the land/pond filling works at the Application Site, the site will be handed over to the AFCD. The site will then be made available to an agricultural organisation through an open application process. This will allow the Government to evaluate and select the most suitable organisation to take over the development and operation of the site.

The selected agricultural organisation will be responsible for the construction, operation, and management of an MSB pig farm on the site. It will have to meet the standards set by the government during the construction and operational stages (e.g. building, environmental protection (including ecological impact assessment), and biosecurity standards, etc.). AFCD will closely monitor the design (including bird-friendly features in the design), construction and operational stages of the project.

As the proposed MSB pig farm is located within the Livestock Waste Control Area, the future operator would also require a Livestock Keeping Licence (LKL) under the Public Health (Animals and Birds) (Licensing of Livestock Keeping) Regulation, Chapter 139L. The LKL would also impose the relevant environmental regulations, including those under the Waste Disposal (Livestock Waste) Regulations (Chapter 354A). This will ensure that the future operator meets to the necessary environmental requirements and standards for livestock waste management.

The technical specifications and operational requirements for the MSB pig farm will be set out in the tenancy agreement and license conditions to ensure that the site is used and managed to government standards.