
Appendix G
Ecological Review

S12A PLANNING APPLICATION for Proposed Amendments to the Tung Chung Valley Outline Zoning Plan to Rezone “Residential (Group C)2” Zone to “Residential (Group B)” Zone in Support of Private Residential Development at Various Lots in D.D.1 TC and Adjoining Government Land, Tung Chung, Lantau Island

Ecological Review

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1 INTRODUCTION

- 1.1.1 This Ecological Review is prepared to support a Section 12A Planning Application to rezone a site near the planned Tung Chung West (TCW) MTR Station from “Residential (Group C)2” (“R(C)2”) zone to “Residential (Group B)” (R(B)”) zone. The Application Site covers various lots in D.D. 1 TC and adjoining government land, Tung Chung, Lantau Island, with an area of about 3.38ha. The site falls within the “Planning Area 60” under the Tung Chung Valley OZP No. S/I-TCV/2 and “TCV-1” under the Recommended Outline Development Plan (RODP) of the approved EIA for Tung Chung New Town Extension (TCNTE EIA)¹.
- 1.1.2 According to the approved TCNTE EIA, the Application Site had been identified as suitable for residential development and the ecological impacts of the housing development, as part of the overall TCNTE, had already been identified and fully assessed under the approved EIA with appropriate mitigation measures proposed. These mitigation measures as agreed for the Application Site (i.e., “TCV-1” site) would be implemented according to the requirement of the Environmental Permit (EP) for TCNTE (i.e., EP-519/2016).
- 1.1.3 Another more recently approved EIA for Tung Chung Line Extension (TCLE EIA)² is also relevant to the Application Site as the assessment area / study area of this TCLE EIA and the previously mentioned TCNTE EIA are partially overlapped. There was no significant change in habitat conditions within the Application Site as identified by the two approved EIAs.
- 1.1.4 The current S.12A Planning Application proposes to rezone the subject housing site near the planned TCW MTR Station from “R(C)2” to “R(B)” zone to relax the plot ratio from 1.0 to domestic plot ratio of 2.1 [together with some supporting non-domestic uses (e.g., local retail and transport facility)] and maximum building height of not more than 100mPD (hereinafter refer to “Proposed Changes”) compared to 130mPD – 170mPD permissible for the adjacent public housing sites near Tung Chung Stream. This report is to review the potential ecological impact of the proposed housing development on the subject residential site primarily based on the findings of the approved TCNTE EIA and any other published literature, and to identify and assess the potential ecological impact, if any, due to the Proposed Changes, and to recommend additional mitigation measures as needed.

2 METHODOLOGY

2.1 Application Site and Study Area

- 2.1.1 The Application Site is referred as TCV-1³ under the RODP of the approved TCNTE EIA. It is bounded by Chung Mun Road to the east, a public open space

¹ AEIA-196/2016

² AEIAR – 235/2022

³ Figure 2.5 of the approved TCNTE EIA refers.

to the north (interspersed with various GIC facilities, e.g. Hong Kong Playground Association Tung Chung Outdoor Recreation Camp, 東涌區康樂中心 and Hau Wong Temple, etc.), Tung Chung Stream to the south. The western edge of the Application Site is a 30m-wide buffer area [zoned “Coastal Protection Area” (“CPA”)] between the subject housing site and the Tung Chung River.

2.1.2 In view of the close proximity of the Application Site to the adjacent high-rise, high-density public housing developments and the planned TCW MTR Station, the current planning application is proposed to rezone the site from “R(C)2” to “R(B)” zone to allow more flat supply from this highly accessible planned housing site.

2.1.3 The “Study Area” for this Ecological Review covers the area within 500m from the Application Site boundary and the areas likely to be affected by the proposed development (**Figure 2.1**).

2.2 Literature Review

2.2.1 The following available literature covering the Study Area and its vicinity was reviewed, including but not limited to:

- MTRCL (2022). AEIAR-235/2022. Tung Chung Line Extension (TCLE).
- CEDD (2016). AEIAR-196/2016. Tung Chung New Town Development Extension (TCNTE).
- Outline Zoning Plan.
- Green Power (2023) Ecological Baseline Study of Tung Chung River Catchment (2nd Edition) 2023 Public Version.
- Historical and latest government aerial photos.
- Hong Kong Biodiversity Information Hub (2023).
- Rare and Precious Plant of Hong Kong (AFCD 2003).

2.2.2 Since the Application Site is part of the TCNTE development area, the key documents related to the ecological mitigation measures in the TCNTE EIA relevant to the Application Site are also reviewed:

- EP-519/2016 Condition 2.20 – Habitat Enhancement and Translocation Plan for Amphibian Species of Conservation Importance
- EP-519/2016 Condition 2.21 – Detailed Preservation and/or Translocation Plan for Plant Species of Conservation Importance (Tung Chung West)
- EP-519/2016 Condition 2.22 – Detailed Compensatory Woodland Planting Plan

3 ECOLOGICAL BASELINE

3.1 Literature Review of Baseline Information

3.1.1 **Habitat** – The major habitat within the Application Site is orchard as reported in AEIAR-235/2022 and AEIAR-196/2016 (**Figure 3.1** refers). Small areas of urbanized areas, woodland and plantation were also reported. The orchard habitat was considered as man-made habitat with low diversity of flora and fauna recorded, and the ecological value of orchard was rated as “Low”⁴ in both EIAs. According to available literature, there is neither wetland nor important habitats within the Application Site. The habitat evaluation is provided in the table below for reference.

Table 3.1 Habitat Types within the Application Site as Identified in TCNTE EIA (AEIAR-196/2016)

Habitat Types Reported	Estimated Habitat Size (ha) within the Application Site	Ecological value ⁵
Secondary woodland (mature)	<0.01	Moderate to High
Plantation	0.18	Low
Orchard	2.96	Low
Developed area	0.24	Low
Total area within the Application Site	3.38	

3.1.2 **Recognized sites of conservation importance** – The recognized sites of conservation importance in the proximity of the Study Area include but not limited to the Lantau North Country Park & Extension, “CPA”, and “Conservation Area” (“CA”) under the Approved Tung Chung Valley OZP No. S/I-TCV/2, “CA” under the Approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24 and Ecologically Important Streams (**Figure 3.1**). No recognized site of conservation importance was identified within the Application Site.

3.1.3 **Species of conservation importance** – The species of conservation importance as reported in the AEIAR-235/2022 and AEIAR-196/2016 are reviewed. The ecological survey of AEIAR-235/2022 was conducted between August 2020 and July 2021, and the ecological survey of AEIAR-196/2016 was conducted from May 2012 to March 2013 for 11 months. A wet season updated survey was also performed from June 2013 to August 2013. A further survey was conducted between August 2014 and February 2015. Recorded species of conservation importance within the Application Site include Incense Tree, Romers’s Tree Frog, Little Egret, Common Emerald Dove, Greater Coucal and Tiny Grass Blue. The locations of the recorded species of conservation importance are summarized in **Figure 3.2**.

3.1.4 An ecological survey conducted by Green Power⁶ between 2018 and 2022 had recorded 11 fishes, 6 amphibians, 7 reptiles, 15 odonates and 17 plants species of

⁴ Table 8.11 of AEIAR-235/2022 and Table 9.26 of AEIAR-196/2016 refer.

⁵ Table 9.26 of AEIAR-196/2016 refers.

⁶ Green Power (2023) Ecological Baseline Study of Tung Chung River Catchment (2nd Edition) Public Version.

conservation importance in Tung Chung River Catchment. However, the exact location of the records was not available in the public domain.

3.2 Evaluation of Habitat and Species of Conservation Importance within Application Site

- 3.2.1 The Application Site is composed of mainly orchard habitats (**Figure 3.1** refers), which is man-made in nature with low diversity of flora and fauna. It is considered easy to be recreated and is not functionally linked to habitats of conservation importance. No significant observation of nursery/breeding ground was found within the habitat of the Application Site. The potential value and the abundance/richness of wildlife are considered low. The overall ecological values of orchard and developed area were considered **Low** as reported in both AEIAR-196/2016 and AEIAR-235/2022.
- 3.2.2 The species of conservation importance recorded in the proximity of the Application Site as reported in AEIAR-235/2022 and AEIAR-196/2016 were generally common and widespread in Hong Kong. Greater Coucal is a common resident that widely distributed in Hong Kong and is listed in Class II of the List of Wild Animals under State Priority Conservation. Little Egret is a common resident, migrant and winter visitor that widely distributed in coastal areas throughout Hong Kong. It is considered as Potential Regional Concern by Fellowes *et al.* (2002)⁷. Tiny Grass Blue is a very rare species that is found in Lung Kwu Tan, Fung Yuen, Sha Lo Wan. Common Emerald Dove was recorded within the Application Site in AEIAR-196/2016. This species is scarce but widespread resident in Hong Kong (Carey *et al.*, 2001)⁸.
- 3.2.3 Romer's Tree Frog was recorded within the current Application Site in AEIAR-196/2016. This species distributed in woodlands on Lantau Island, Po Toi, Lamma, Hong Kong Island and some locations in the New Territories. It is locally protected by law Cap. 170. It is listed as Vulnerable in the Red List of China Vertebrates and "Endangered" in the IUCN Red List⁹. According to the approved Habitat Enhancement and Translocation Plan for Amphibian Species of Conservation Importance, which was an EP submission, this species should be captured and translocated by private developers if it was recorded in areas zoned for residential/commercial developments by private developers.

4 REVIEW OF ECOLOGICAL IMPACTS DUE TO PROPOSED CHANGES

⁷ Fellowes, J.R., Lau, M.W.N., Dudgeon, D., Reels, G.T., Ades, G.W.J., Carey, G.J., Chan, B.P.L., Kendrick, R.C., Lee, K.S., Leven, M.R., Wilson, K.D.P. and Yu, Y.T. 2002. Wild animals to watch: Terrestrial and freshwater fauna of conservation concern in Hong Kong. *Memoirs of the Hong Kong Natural History Society* 25: 123-159.

⁸ Carey, G.J., Chalmers, M.L., Diskin, D.A., Kennerley, P.R., Leader, P.J., Leven, M.R., Lewthwaite, R. W., Melville, D.S., Turnbull, M. and Young, L. 2001. The Avifauna of Hong Kong. Hong Kong Bird Watching Society, Hong Kong.

⁹ IUCN Red List – 2022.02 <https://www.iucnredlist.org/search?query=Liuixalus%20romeri&searchType=species>

4.1 General

4.1.1 As shown in the latest proposed Master Layout Plan (refer to the Planning Statement), the proposed development has the following key project elements:

- 9 residential towers, ranging from 6 storeys to 22 storeys over 1 to 3 storey(s) podium
- an underground carpark;
- podiums (commercial facilities / clubhouse / residential lobby / E&M facilities);
- landscape area; and
- covered transport lay-by / ramp / E&M facilities.

4.1.2 It should be noted that the approved TCNTE EIA has already identified and assessed the ecological impacts of the new town development and proposed appropriate mitigation measures accordingly. As the Application Site is part of the RODP (i.e., Site ID is TCV-1), the ecological impacts from the Application Site are deemed to have been fully assessed in the approved TCNTE EIA. A review of the ecological impact assessment of the Application Site with respect to the approved TCNTE EIA is given in Table 5.1.

4.2 Potential Ecological Impacts due to Proposed Changes

4.2.1 The types and significance of direct ecological impacts identified in the approved TCNTE EIA include both temporary and permanent habitat loss. The approved EIA has also assumed that the entire Application Site would be used for development. Hence, given the Proposed Changes i.e., increase in the plot ratio and building height for the subject housing site and rezone the site from “R(C)2” to “R(B)”, the impacts as identified in the approved TCNTE EIA would not be significantly changed. Neither would there be change in stream water quality i.e., runoff from construction works because the current Application would not generate new water pollution sources which had not been identified in the approved EIA. The ecological impacts which deserve specific review include the following. A summary of discussion in this section is given in Table 5.1 for easy reference.

- Construction phase
 - Disturbance impacts from construction activities
- Operational Phase
 - Terrestrial habitat fragmentation
 - Artificial lighting
 - Barrier effect and bird collision

4.2.2 **Disturbance impacts from construction activities** – The Application Site is located near mudflat of high ecological value. Bird species of conservation

importance (e.g., Striated Heron, White-throated Kingfisher) were observed foraging in mudflat¹⁰. The level of construction disturbance was rated as minor to moderate in the approved TCNTE EIA¹¹. Longer effect from construction activities is anticipated as the increased in building height would lead to longer construction period. However, the increase is unlikely to significantly worsen the assessed condition in the approved TCNTE EIA as the type of development remains unchanged. The same set of recommended mitigation measures would apply.

- 4.2.3 **Terrestrial habitat fragmentation** – The approved TCNTE EIA identified that the upper Tung Chung Valley which is more natural is where major animal corridors are located¹². Large areas of non-developed areas in the Tung Chung Valley will remain. A section of Tung Chung River Channel would be revitalized into a more natural form. The linkages in lowland habitats will remain the same as what had been assessed in the approved EIA and will be enhanced by the establishment of the buffer zones along Tung Chung River. Potential impact due to habitat fragmentation was ranked as **minor**. As the proposed development scheme with increased plot ratio will be implemented within the boundary of the housing site “TCV-1” as designated in the EIA, no additional loss of habitat due to the proposed development on the same site is anticipated. The potential impact due to habitat fragmentation remains unchanged. The same set of recommended mitigation measures would apply. The impact due to the proposed changes in plot ratio and land use in this Application would be **negligible**.
- 4.2.4 **Artificial light** – The approved TCNTE EIA identified Collared Scops Owl, Lesser Spiny Frog and Romer’s Tree Frog as key species which might be potentially affected by artificial lighting¹³. These species were either found in streams away from the proposed development areas of TCNTE i.e., Lesser Spiny Frog and Collared Scops Owl or will be translocated before site formation i.e., Romer’s Tree Frog in accordance with the relevant recommendation under the approved TCNTE EIA. Also, given that Romer’s Tree Frog habitat is wooded areas where the light from surrounding areas should be well-shaded by the tree canopies. According to the approved EIA, the potential impact of lightings could be further minimized by the design of lightings in the open space inside the new town development areas (e.g., football field, playground), to direct the light towards target areas only¹⁴. Therefore, the potential impact due to artificial lighting to these faunas is ranked as minor. Compared to the existing “R(C)2” zone, the proposed “R(B)” zone would allow low- to medium-rise residential blocks (ranging from 6 to 22 domestic storeys) which will result in an increase in artificial light sources. However, considering the presence of existing high-rise residential buildings (e.g., Mun Tung Estate) in the immediate proximity, the additional impact of more lighting due to the proposed

¹⁰ Section 9.6.2.3 of AEIAR-196/2016 refers.

¹¹ Section 9.6.2.4 of AEIAR-196/2016 refers.

¹² Section 9.6.4.36 of AEIAR-196/2016 refers.

¹³ Section 9.6.4.40 of AEIAR-196/2016 refers.

¹⁴ Section 9.6.4.41 of AEIAR-196/2016 refers.

increase in building height for the Application Site is anticipated to be **negligible**. No additional mitigation measures are required.

- 4.2.5 **Barrier effect and bird collision** – with reference to the assessment in the approved TCNTE EIA, the overall ecological impact due to barrier effect and bird collision is considered to be insignificant¹⁵. Ardeids and raptors were considered as the main concern due to barrier effect in the approved TCNTE EIA. A low occurrence of raptors was reported in the EIA. Ardeids mostly flew above the Tung Chung Bay and along the downstream of Tung Chung River. Since there was no ardeid flight path identified crossing the Application Site in the approved EIA and that the raptors occurrence was low, barrier effect is minor regardless of the increase in plot ratio and land use. For bird collision, new noise barriers and buildings with glass curtain walls were considered as the main threats in the approved EIA¹⁶. Since there would be neither noise barriers nor extensive glass curtain walls proposed for the current development, the impact would be **negligible**.

5 IMPLEMENTATION OF MITIGATION MEASURES

5.1 Capture Survey of Amphibian Species of Conservation Importance

- 5.1.1 For potential impact to Romer's Tree Frog, capture-and-translocation exercise of amphibian species of conservation importance will be required in TCV-1 according to the approved TCNTE EIA. Proponents of development projects in the private lots within TCV-1 shall be requested to conduct capture-and-translocation exercise prior to the commencement of any site formation works. The requirements of these measures will be stipulated in the explanatory statement of the OZP¹⁷.
- 5.1.2 A Habitat Enhancement and Translocation Plan for Amphibian Species of Conservation Importance had been submitted and approved under EP condition Clause 2.20 of EP-519/2016. A total of three receptor sites were recommended for Romer's Tree Frog in the Plan (**Figure 5.1** refers). Capture and translocation exercise shall be conducted between March and November prior to site formation. Frogs within the Application Site shall be located by active searching in addition to acoustic search. The qualified ecologist(s) shall prepare a Translocation Report. The Translocation Report shall be submitted within 1 calendar month after the completion of the Capture-and-translocation exercise to the Project Manager, ET, IEC and subsequently submitted to AFCD and EPD. The translocation exercise for the current Application Site would follow the methodology described in this Plan accordingly. Monitoring surveys will be conducted for the translocated amphibians. The effectiveness of the translocation programme will be assessed through surveys

¹⁵ Sections 9.6.4.42 – 9.6.4.51 refer.

¹⁶ Section 9.6.4.43 refers.

¹⁷ Section 9.8.3.6 of AEIAR-196/2016 refers.

in breeding habitats and determine whether breeding occurs. Evidence of breeding will include calling males, findings of eggs and tadpoles. At least three surveys will be conducted in each release site after the translocation. Surveys will be carried out during the breeding seasons of Romer's Tree Frog (March to September)¹⁸.

5.2 Transplantation of Flora Species of Conservation Importance

5.2.1 Incense Tree which is one of the target flora species to be preserved/translocated were identified within the Application Site in the approved TCNTE EIA. According to the mitigation recommendation of that EIA, priority should be given to on-site preservation, especially for large sized individuals, and followed by transplantation, which is more feasible for small-sized individuals/seedlings. Apart from area of public works, this measure will also be required in TCV-1. The future Project Proponent of private lots shall be requested to conduct preservation and/or transplantation of plant species of conservation importance prior to site formation.

5.2.2 A Detailed Preservation and/or Translocation Plan for Plant Species of Conservation Importance (Tung Chung West) had been submitted and approved under EP condition Clause 2.21 of EP-519/2016. The Plan sets out the methodology of necessary surveys including pre-translocation surveys, criteria for translocation, considerations for choosing suitable receptor sites. It also sets out the requirement of post-translocation monitoring i.e., the monitoring will be after translocation for two years and throughout the construction period (for in-situ preserved individuals). The frequency will be monthly for the first year, and then quarterly for the second year as the monitoring frequency can be reduced after the 1st year stabilization.

5.3 Compensation Woodland Planting

5.3.1 A Detailed Compensatory Woodland Planting Plan under the EP condition Clause 2.22 of EP-512/2016 had been submitted and approved. With reference to the Plan, three locations were considered suitable location for compensatory planting (**Figure 5.2** refers) for the woodland loss due to the entire TCNTE development (5.72 ha woodland loss and 0.2 ha fung shui woodland loss). The total area of the planting areas is about 11ha. According to the Plan, the planting, establishment works, post-planting monitoring and maintenance and canopy cover measurement would be done by Contractors appointed by the CEDD or the CEDD. Compensatory woodland planting has been completed in May 2022 for TCW¹⁹ and Sep 2022 for TCE²⁰ by government contractor(s). Monitoring of the planting has been commenced by government consultants.

¹⁸ Section 9.11.13 of AEIAR-196/2016 refers.

¹⁹ Table 1.4 in Mott (2023) Agreement No. CE 64/2020 (EP) ET for TCNTE (West) – D&C Monthly EM&A Report for Dec 2022.

²⁰ Table 1.3 in ERM (2022) Agreement No. CE 60/2017 (EP) ET for TCNTE (East) – D&C Monthly EM&A Report for Dec 2022.

Table 5.1 Review of Ecological Impact Assessment of the approved TCNTE EIA – with Relevance to the Application

Types of impacts anticipated for the current Application	Significance of impacts as assessed in TCNTE EIA	Any change in impact assessment due to the Proposed Changes	Mitigation measures suggested in TCNTE EIA	Implementation of Mitigation Measures suggested in TCNTE EIA	Relevant section(s) in TCNTE EIA
<i>Construction phase</i>					
Habitat loss (with habitats identified in AEIAR-196/2016) Quantity/ha: - Developed area: 0.24 - Orchard: 2.96 - Plantation: 0.18 - Secondary woodland: <0.01 Total=3.38ha	Insignificant (for developed area and abandoned agricultural land “dry”); minor to moderate (for orchard); low (for plantation); moderate (for secondary woodland)	The Proposed Changes would neither affect the extent nor significance of habitat loss, therefore no change.	Capture survey and translocation of Romer’s Tree Frog to a designated receptor site ²¹	By the Project Proponent	Table 9.29b-c, Table 9.30a; S.9.6.1.7 – 9.6.1.8 and S.9.6.1.27
			Compensatory woodland planting at a designated planting site	By relevant government department(s)	
			Compensatory woodland planting will include fruit tree species	By relevant government department(s)	
			Plant species of conservation importance affected should be retained as far as possible or transplanted ²²	By the Project Proponent ²³	
Disturbance during construction	Minor to moderate (for TCW ²⁴)	Insignificant increase.	Good site practice, hoarding and fence wall	By the Project Proponent	Table 9.30a; S.9.6.2.1 – 9.6.2.4
<i>Operational phase</i>					
Permanent habitat loss	Refer to <i>habitat loss</i> above	Refer to <i>habitat loss</i> above	Refer to <i>habitat loss</i> above	Refer to <i>habitat loss</i> above	Refer to <i>habitat loss</i> above
Fragmentation	Minor	Negligible. Linkages in lowland habitats will remain the same.	Not required.	-	Table 9.30a; S.9.6.4.36
Artificial lights	Minor	Insignificant. Increase theoretically but would not affect the target sensitive wildlife.	Not required.	-	Table 9.30a; S.9.6.4.37 – 9.6.4.41 refer.
Barrier effect and bird collision	Insignificant	Negligible. No ardeid flight path identified. No noise barriers nor extensive glass curtain walls proposed.	Not required.	-	Table 9.30a; S.9.6.4.42 – 9.6.4.50 refer.

²¹ Refer to the approved Habitat Enhancement and Translocation Plan for Amphibian Species of Conservation Importance for Tung Chung New Town Extension (West) (EP No. EP-519/2016)

²² A reserved area within the current Application Site would be provided as the receptor site for directly impacted plant species of conservation importance within the Application Site.

²³ According to the approved Detailed Preservation and/or Translocation Plan for Plant Species of Conservation Importance for Tung Chung New Town Extension (West) (EP No. EP-519/2016), the preservation/transplantation exercise within TCV-1 would be done by private developer in future.

²⁴ TCW refers to Tung Chung West.

6 CONCLUSION

- 6.1.1 Information on the ecological baseline conditions of the Application Site was collected through literature review, and they were integrated into the present report to support the Application.
- 6.1.2 The ecological impacts of the Tung Chung New Town Extension Development Project have been assessed in the approved TCNTE EIA AEIAR-196/2016. The ecological impact assessment was reviewed to study the implication on ecological impacts of rezoning an area from “R(C)2” to “R(B)” zone on the approved Tung Chung Valley OZP No. S/I-TCV/2 with maximum plot ratio of 2.32 and maximum building height restriction of not more than 100mPD in the current Application Site. The review shows that there is no significant change in terms of construction phase and operational phase ecological impacts from what had been identified and assessed in the approved TCNTE EIA. The mitigation measures suggested in the approved TCNTE EIA would be applicable to the current development and would be implemented according to the requirement of the approved EIA and relevant EP Conditions. No additional mitigation measures are required.

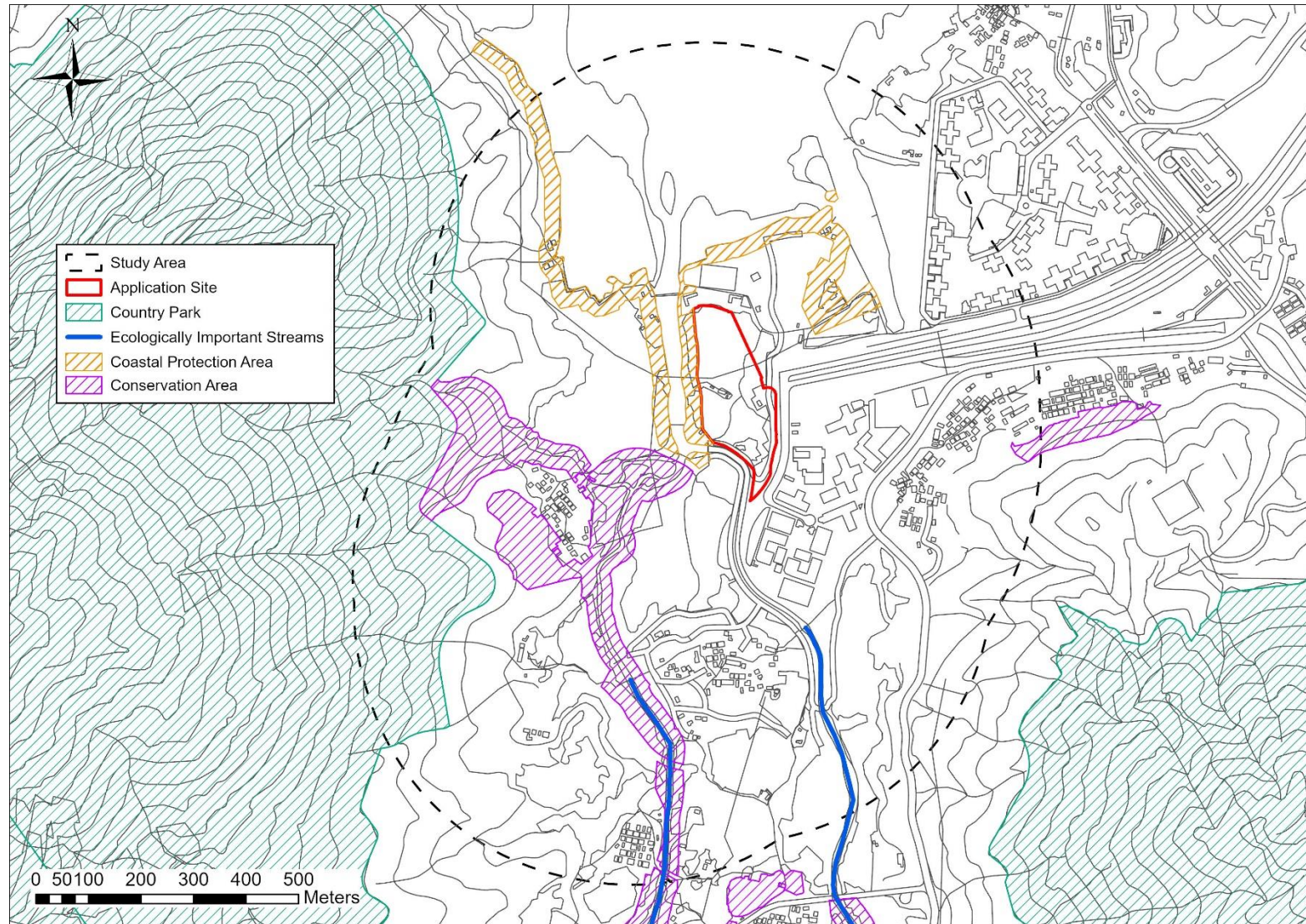


Figure 2.1 The Application Site, 500m Study Area and the Recognized Sites of Conservation Importance

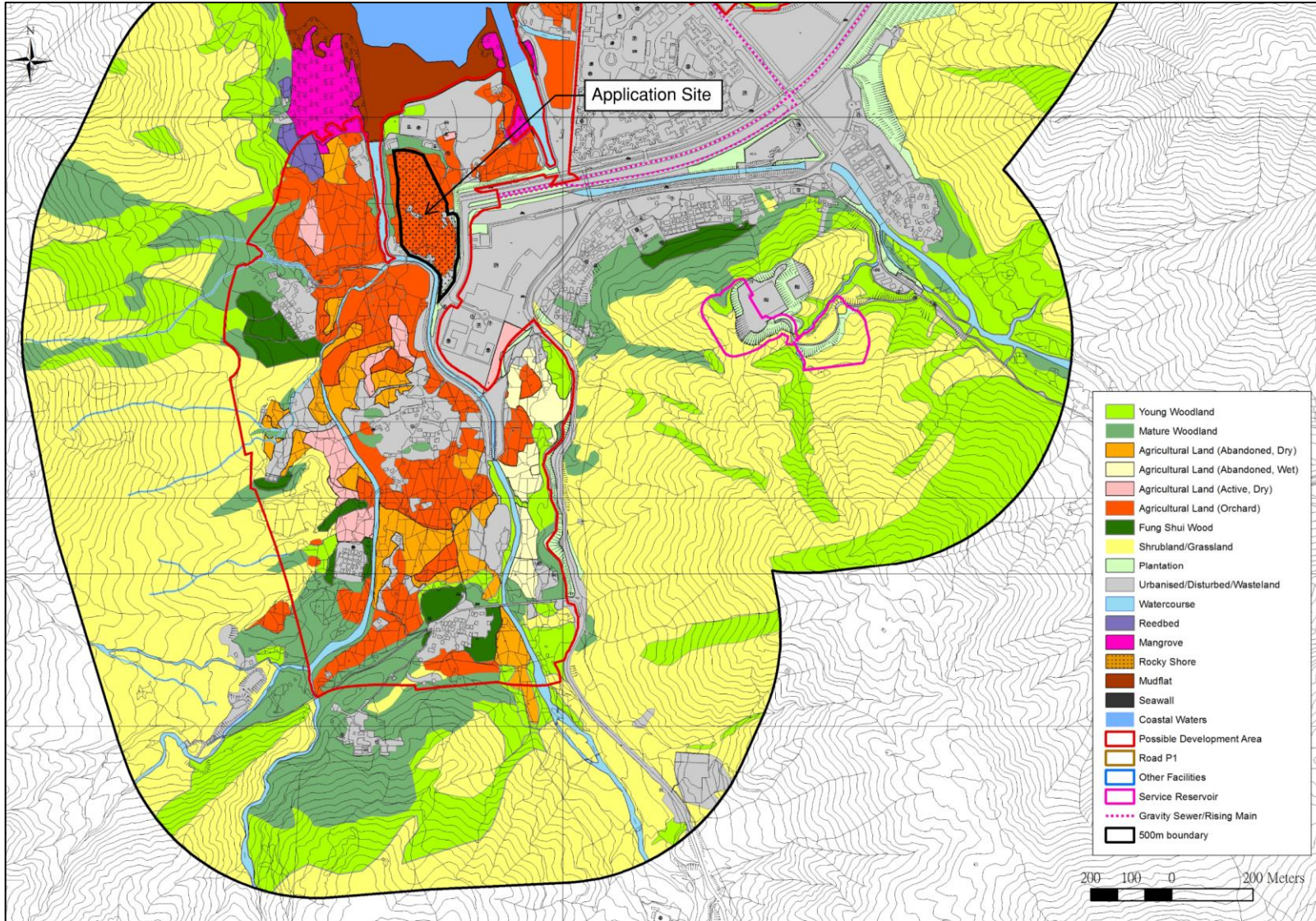


Figure 3.1 Application Site overlaid on the Habitat Map in the Approved TCNTE EIA

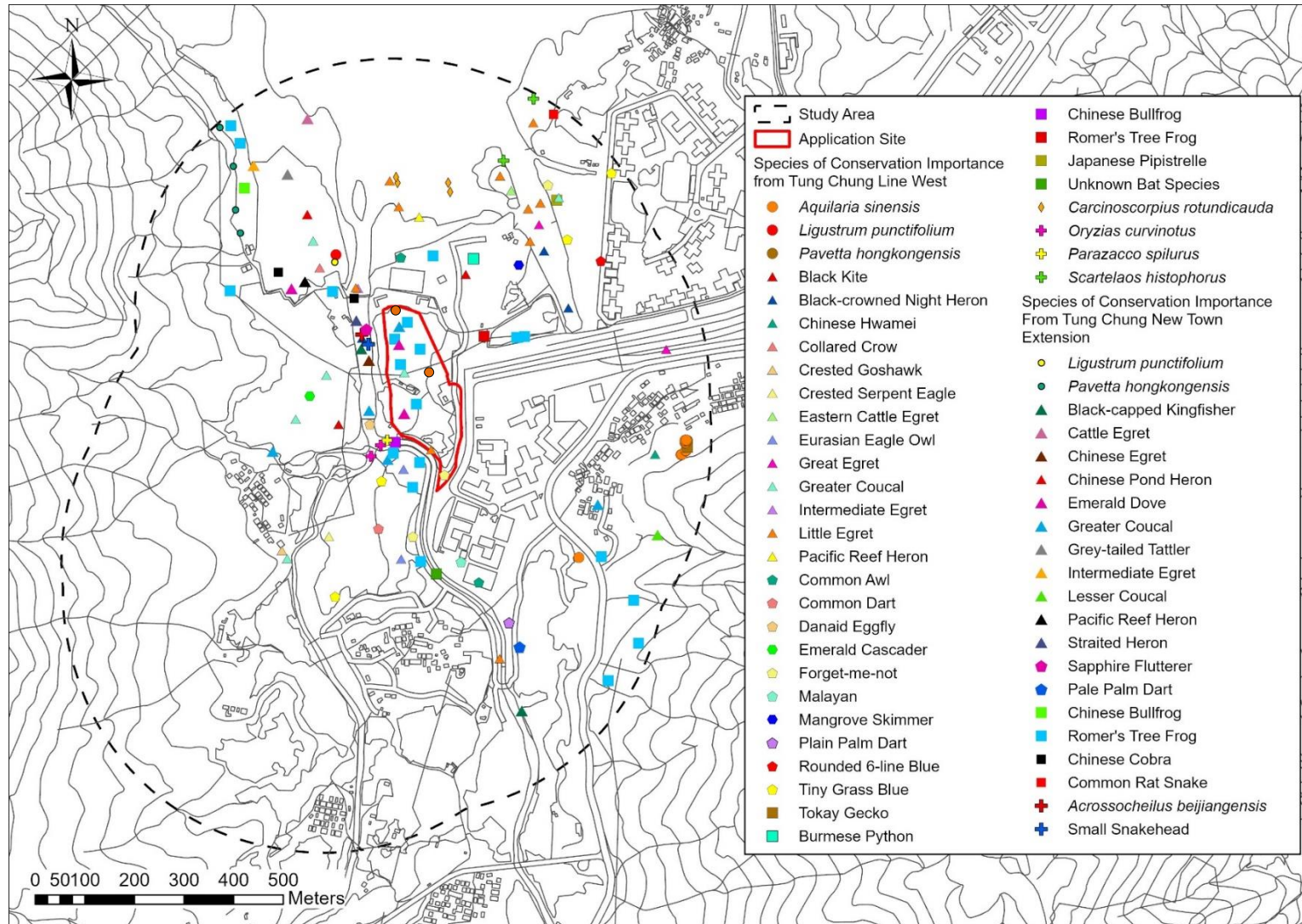


Figure 3.2 The Species of Conservation Importance Recorded in EIA Studies within the Study Area of the Current Application

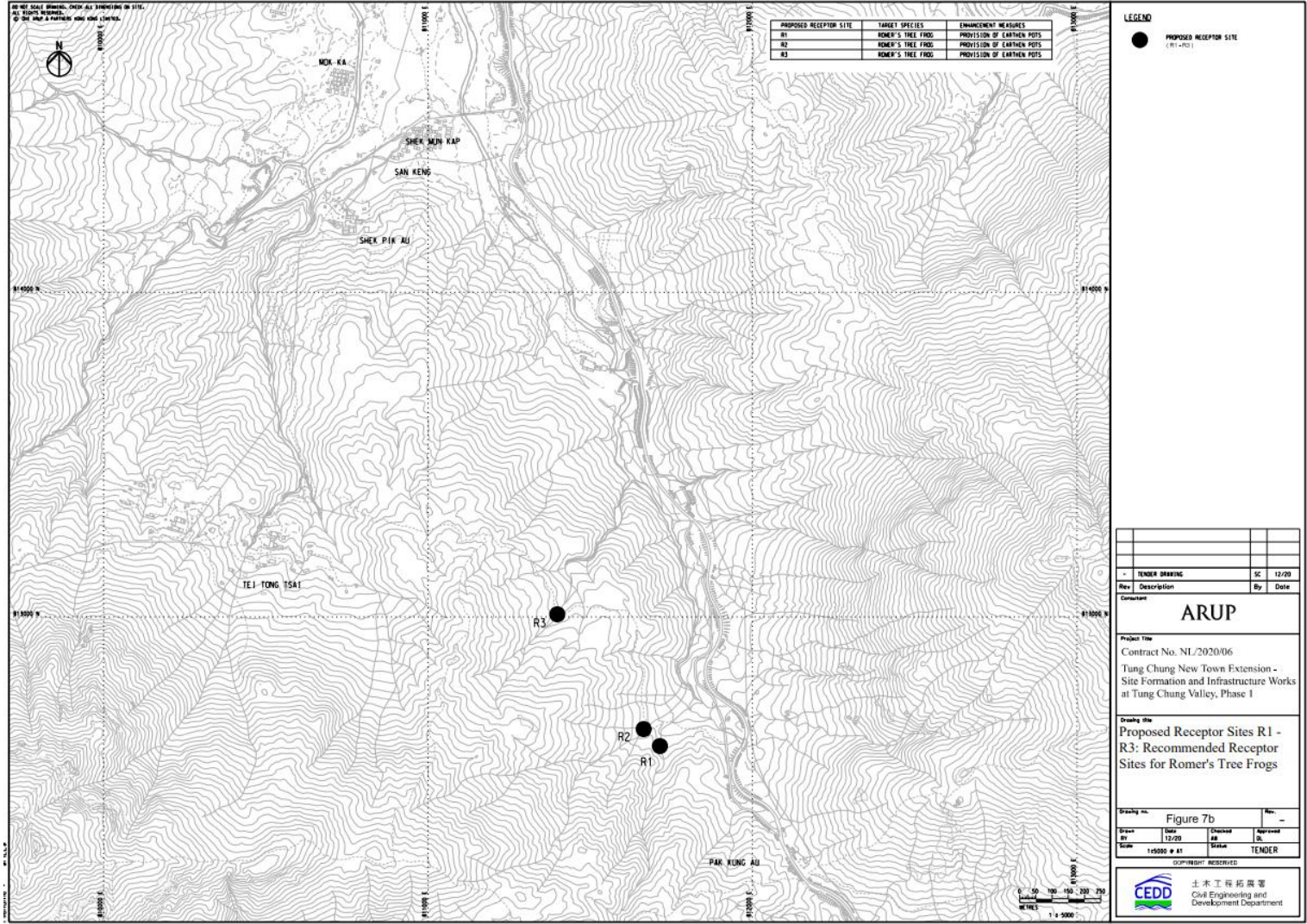


Figure 5.1 Receptor Sites R1-R3 for Romer's Tree Frogs Extracted from the Habitat Enhancement and Translocation Plan for Amphibian Species of Conservation Importance

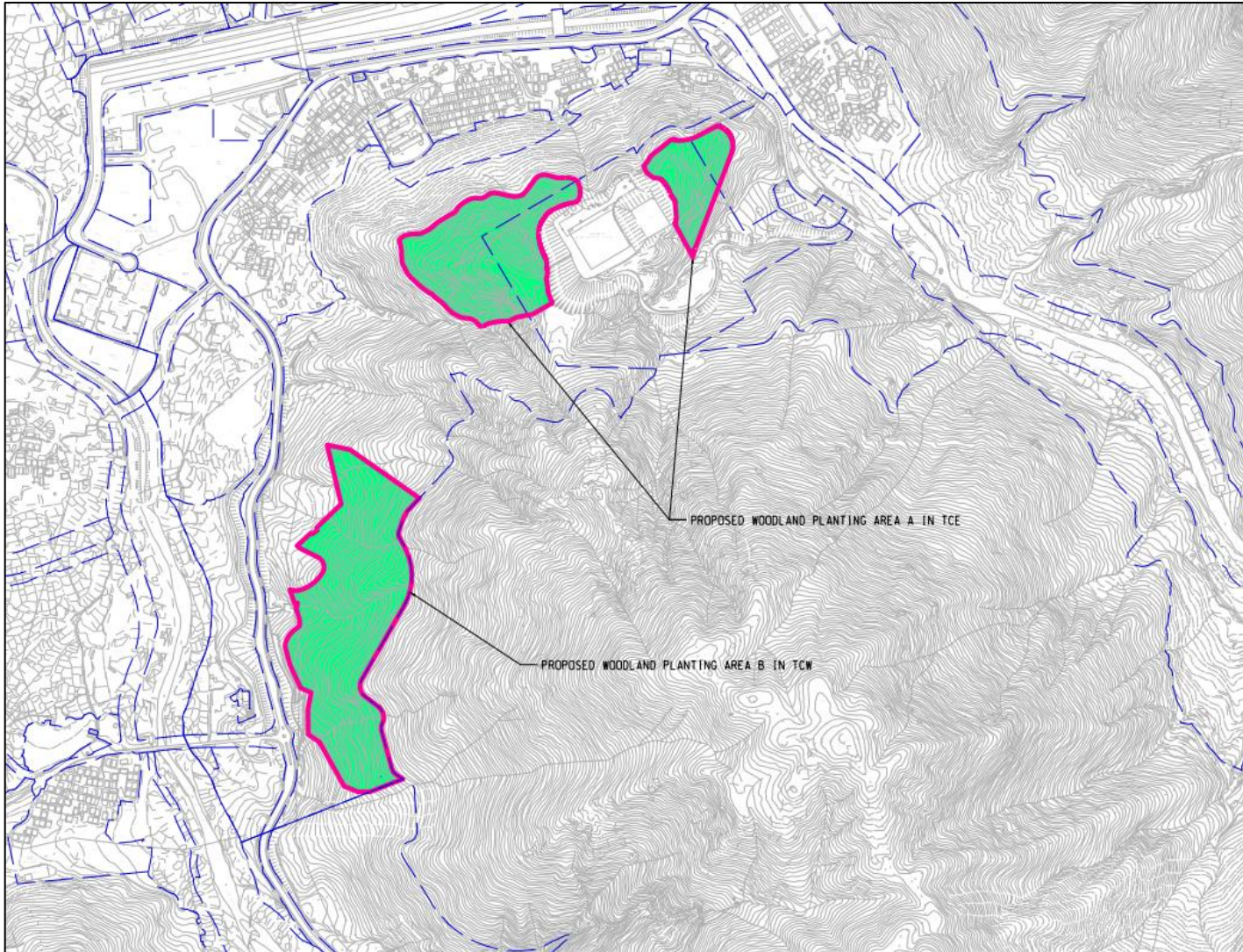


Figure 5.2 Woodland Planting Location for TCNTE Development Extracted from the Approved Detailed Compensatory Woodland Planting Plan