

Appendix 8.9 – Justification for Off-site Woodland Compensation

EIAO-TM Annex 16		Justification
Clause 5.4.3	From an ecological point of view, mitigation measures for ecological impact shall preferably be carried out on-site, and well in advance of the works rather than off-site, and after the completion of works.	<ul style="list-style-type: none"> • Limited space within the RODP; • Discrete areas of district open space and local open space have been assigned among the development parcels; • Comprehensive woodland compensation within RODP is not preferred as the discrete planting areas will lose the function of connectivity and compatibility • Off-site mitigation measure is the only solution to compensate for the loss of hillside secondary woodland.
Clause 5.4.4	Where off-site mitigation measures are involved, they shall be considered along with other alternatives e.g. change of site, layout, etc., including modifying or abandoning the project.	<p>YLS development aims to:</p> <ul style="list-style-type: none"> • Address the demand for land for housing; • Optimize the use of degraded brownfield sites; • Release their development potential in meeting the territory’s medium to long-term housing needs; • Improve existing degraded environment; • Ascertain the feasibility for public and private housing developments and other uses with supporting infrastructure and community facilities. <p>It is necessary to include all identified areas (including the affected woodland area) within PDA hence to</p> <ul style="list-style-type: none"> • Improve the overall living environment of YLS and adjacent areas by consolidation of the existing brownfield uses; • Provide opportunities to enhance existing drainage facilities such as revitalization of nullahs; • Provide new facilities for promotion of blue-green infrastructure, and • Review and preserve existing natural and landscape features. <p>As such, other alternatives for the YLS development are considered not feasible.</p>
Clause 5.4.5	<p>a) All possible design measures and all practicable on-site ecological mitigation measures shall be fully investigated in the EIA study and exhausted to minimise the loss or the damage caused by the project to the ecological habitats or species;</p> <p>b) With the on-site ecological mitigation measures in place, the residual impacts on ecological habitats or species shall be defined, quantified and evaluated</p>	<p>The RODP has preserved all woodland patches of significant sizes in the PDA and avoided encroachment upon the mature woodland behind Shan Ha Tsuen through adoption of separation road junctions located away from the preserved woodlands (Sections 8.6.2 and 8.9.1.1 of EIA Report refer).</p> <p>Due to the limited space within PDA, no on-site mitigation measures for loss of ~2.42ha of hillside woodland (which is considered of moderate significance) can be implemented (Section 8.6.6.1 of EIA Report refers).</p>

	according to the methods and criteria laid down in this annex and Annex 8. Before off-site ecological mitigation measures are to be adopted, the EIA study needs to confirm that it is necessary to mitigate the residual ecological impacts based on ecological considerations set out in this Annex and Annex 8, and that such residual impacts arise from the Project in question;	
c)	If the residual ecological impacts require mitigation and all practicable on-site ecological mitigation measures have been exhausted, off-site ecological mitigation measures shall be provided.	The ecological impact resulting from loss of ~2.42ha hillside woodland is considered of moderate severity and will require off-site compensation as on-site compensation is considered not practicable.
d)	The off-site mitigation measures shall be on a "like for like" basis, to the extent that this is practicable. That is to say, any compensatory measures to be adopted for mitigating the residual ecological impacts must be directly related to the habitats or species to be protected. Either the same kind of species or habitats of the same size shall be compensated, or the project proponent shall demonstrate that the same kind of ecological function and capacity can be achieved through the measures to compensate for the ecological impacts. For example, the loss of a natural woodland shall be compensated by the replanting of native trees to form a woodland of a similar size where possible	Loss of hillside secondary woodlands is to be compensated by woodland planting of at least 1:1 in terms of area ratio in the adjacent hillside area to the west of the PDA (Section 8.6.6.2 of EIA Report refers). The proposed compensation is considered as a "like-for-like" measure.
e)	the off-site ecological mitigation measures shall only be implemented within the boundaries of Hong Kong, and must be technically feasible and practicable;	Yes. The proposed compensation woodland will be provided in an adjacent hillside area to the west of PDA and within the boundaries of Hong Kong. The proposal is considered technically feasible and practicable.
f)	the extent of such mitigation measures shall be limited to what is necessary to mitigate the residual ecological impacts arising from the project; and	Yes. It is proposed to compensate for woodland loss through woodland mix planting of at least 1:1 in terms of area.
g)	any proposed off-site mitigation measures shall not require further EIA study for their implementation. Their feasibility, constraints, reliability, design and method of construction, time scale, monitoring, management and maintenance shall be confirmed during the EIA study.	The proposed woodland compensation site located within Conservation Area (CA) of government land has been reviewed and agreed with relevant authorities. Planting work within CA is not considered as a Designated Project under EIAO.