

本署檔號  
OUR REF: ( 32 ) in EP2/N6/P/119 Pt.2  
來函檔號  
YOUR REF:  
電 話  
TEL. NO.: 2835 1102  
圖文傳真  
FAX NO : 2591 0558  
電子郵件  
E-MAIL: vicyeung@epd.gov.hk  
網 址  
HOMEPAGE: http://www.epd.gov.hk

**Environmental Protection Department  
Branch Office**  
28th Floor, Southorn Centre,  
130 Hennessy Road,  
Wan Chai, Hong Kong.



**環境保護署分處**  
香港灣仔  
軒尼詩道  
一百三十號  
修頓中心廿八樓

6 July 2015

Deputy General Manager

**Environmental Impact Assessment (EIA) Ordinance, Cap.499  
Application for Approval of EIA Report**

**Project Title:**  
**Comprehensive Development and Wetland Protection near Yau Mei San Tsuen**  
**(Application No. EIA-227/2015)**

I refer to your above application received on 19 January 2015 for approval of an EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 17 March 2015 advising you to exhibit the EIA report for public inspection in accordance with Section 6(4) of the EIA Ordinance.

Having considered the public comments received during the public inspection period, the comments from the Advisory Council on the Environment (ACE) given to us on 9 June 2015, I now advise you under Section 8(3) of the EIA Ordinance that the above EIA report as exhibited under Section 7(1) of the EIA Ordinance is approved.

Your particular attention is drawn to the detailed implementation requirements set out in Annex 1 which will need to be followed up. In addition, recommendations from the ACE are contained in Annex 2 for your action.

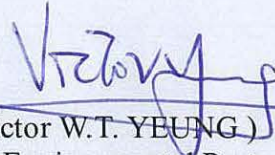
It should be noted that the approval of the EIA report shall not relieve you of the responsibility to comply with other legislation or Government requirements for implementing the Project.

Under Section 15 of the EIA Ordinance, the approved EIA report (Register No. : AEIAR - 189/2015) will be placed on the EIA Ordinance Register. The approved EIA report

will also be placed on the EIA Ordinance website (<http://www.epd.gov.hk/eia/>).

Should you have any queries on the above application, please contact my colleague Mr. Edward LAM at 2835 1113.

Yours sincerely,



( Victor W.T. YEUNG )

Acting Principal Environmental Protection Officer  
for Director of Environmental Protection

Encl.

c.c. (w/encl.)

Secretary of ACE EIA Subcommittee (Attn. : Ms. Evelyn LEUNG)

Fax: 2872 0603

**Environmental Impact Assessment (EIA) Ordinance, Cap.499  
Application for Approval of EIA Report**

**Project Title:  
Comprehensive Development and Wetland Protection near Yau Mei San Tsuen**

**Reference of the Approved EIA Report in the Register: AEIAR-189/2015**

**Detailed Implementation Requirements**

Wetland Restoration Area (WRA)

- (1) The project proponent shall be fully responsible for the design, construction, and long term management and monitoring of the WRA.
- (2) The project proponent shall review the development layout and widen the ecological corridor with a view to maintaining adequate ecological connection between Ngau Tam Mei Drainage Channel and the Deep Bay wetland system.
- (3) The Project Proponent shall, without compromising the ecological function of the WRA, preserve the existing fruit trees within the WRA site as far as practicable.

Barriers, Fencing and Planting

- (4) The project proponent shall make use of trees principally of native species for screen and buffer planting for the operation phase of the project.
- (5) The project proponent shall design the boundary barriers and fencing with the aim to avoid hindrance to wildlife movement between the WRA and the Deep Bay wetland system, for both the construction and operation phases of the project.
- (6) The project proponent shall make best use of moveable noise barriers close to the noise sources of construction activities with a view to minimizing the extent and hence the visual impacts of noise barriers during construction of the project.

Environmental Monitoring and Audit (EM&A) Programme

- (7) The project proponent shall carry out baseline ecological monitoring for target species and other wetland-dependent fauna within the Project Area and Assessment Area as defined in the EIA report, during the 12 months prior to commencement of construction works. The baseline monitoring results should be reported in the Baseline Monitoring Report. Throughout the construction and operation phases of the project, the project proponent shall also carry out ecological monitoring in accordance with the Wetland Restoration Plan with monitoring results reported in the regular EM&A reports. The Baseline Monitoring Report and the regular EM&A reports shall be submitted to DEP and made available to ACE and its members for information.
- (8) The project proponent shall prepare and implement an Emergency Response Plan (ERP) to control water pollution due to site runoff during inclement weather. The plan shall include but not limited to measures of the Best Management Practices as identified in the EIA report and an event and action plan with action and limit levels for water quality monitoring.

Submissions before Commencement of Construction of the Project

- (9) The project proponent shall, in consultation with the Agriculture, Fisheries and Conservation Department (AFCD), update the Wetland Restoration Plan setting out the details of (1), (2), (3), (4), (5) and (7) above for submission to the Director of Environmental Protection (DEP) for approval before commencement of construction works.
- (10) The project proponent shall prepare a Landscape and Visual implementation plan setting out details of (4), (5) and (6) above to DEP for approval before commencement of construction works.
- (11) The project proponent shall submit an updated EM&A Manual setting out details of (8) above to DEP for approval prior to commencement of construction works.

- END -

**Environmental Protection Department**  
**July 2015**

**Environmental Impact Assessment (EIA) Ordinance, Cap.499  
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**Recommendations from the Advisory Council on the Environment**

- (1) The project proponent should consider recycling the treated effluent from the sewage treatment plant for non-potable uses on a long term basis, as well as the possibility of extending the interim sewage treatment facility employing Membrane Bioreactor and Reverse Osmosis technologies into a permanent arrangement on top of the discharge into the public sewer system.
- (2) The project proponent should consider the feasibility of incorporating wet cultivated fields and/or expanding the area of ponds in the Wetland Restoration Area (WRA) design and the best management practices for enhancing the ecological function of the WRA during operation such as draining down the ponds at suitable time intervals. Invasive alien species should be regularly identified and removed from the WRA. Where appropriate, details should be included in the updated Wetland Restoration Plan.
- (3) The project proponent should consider incorporating renewable energy installations and waste reduction measures into the project.

**- END -**

**Environmental Protection Department  
July 2015**