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15 December 2016

Project Manager (New Territories West)  
New Territories West Development Office  
Civil Engineering and Development Department

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

**Project Title: Hung Shui Kiu New Development Area  
(Application No. EIA-248/2016)**

I refer to your above application received on 30 June 2016 for approval of an EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 26 August 2016 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 and the comments from the Advisory Council on the Environment (ACE) given to us on 18 November 2016, 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 subject to the conditions at Annex 1, which shall be imposed, together with other relevant requirements, as conditions in the Environmental Permit, if granted, for carrying out the Project. In addition, recommendations from the ACE are contained in Annex 2 for your onward 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 - 203/2016) 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,

A handwritten signature in black ink, appearing to be 'Johnson Wong', with a stylized flourish at the end.

( Johnson WONG )  
Acting Principal Environmental Protection Officer  
for Director of Environmental Protection

Encl.

c.c. (w/encl.)

Secretary of ACE EIA Subcommittee (Attn. : Ms. Dora CHU)

Fax: 2872 0603



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

**Project Title: Hung Shui Kiu New Development Area**

**Reference of the Approved EIA Report in the Register: AEIAR-203/2016**

**Conditions of Approval under Section 8(3) of the EIA Ordinance**

- (1) The project proponent shall ensure adequate land reserve for the provision of power supply and associated infrastructure enabling the establishment of electric vehicle charging facilities to facilitate the use of electric vehicles including, but not limited to, private cars, coaches and buses.
- (2) The project proponent shall conduct detailed assessment of the land contamination of all development sites within the project area, devise and implement remediation action plan to ensure decontamination of the sites. Contaminated soil must not be used for planting and landscaping.

**- END -**

**Environmental Protection Department  
December 2016**



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

**Project Title: Hung Shui Kiu New Development Area**

**Reference of the Approved EIA Report in the Register: AEIAR-203/2016**

**Recommendations from the Advisory Council on the Environment  
for Carrying Out the Project**

**Landscape**

- (1) The project proponent should devise a detailed landscape and planting plan for the Hung Shui Kiu New Development Area (HSK NDA), including setting up of a local stocking nursery, and consult the ACE on the plan.
- (2) The project proponent should consider the use of appropriate tree and plant species that could provide more shading, better noise screening effect and trapping of particulates, especially for road-side planting.

**Ecology**

- (3) The project proponent should keep monitoring the San Sang San Tsuen Egretty and remove invasive climber on bamboo clump of the Egretty from now on until completion of the project.

**Noise**

- (4) The project proponent should consider restricting the use of new distributor roads D2, D4 and D5 by heavy goods vehicles, especially during night time to reduce the traffic noise impact on nearby residential areas.

**Cultural Heritage**

- (5) The project proponent should explore additional functions of the heritage trail to promote heritage conservation and education, to strengthen ecological connectivity to the retention lake, and to enhance place-making and harmony between urban and rural areas.

**Other Environmental Impacts**

- (6) The project proponent should strengthen the connectivity and walkability within acceptable distance between the existing and planned residential areas and the Tin Shui Wai Mass Transit Railway Station.
- (7) The project proponent should exercise better waste management and design the proposed Refuse Collection Points to facilitate waste recovery, recycling, and minimize odour nuisance.
- (8) The project proponent should conduct a detailed study to ascertain whether the proposed District Cooling System could bring about environmental benefits in terms of energy efficiency before taking forward the proposed green initiative.
- (9) The project proponent should set environmental targets for the HSK NDA for achieving



environmental sustainability and climate resilience in terms of green building design and construction, public spaces, carbon footprint and energy reduction, renewable energy generation, waste management, waste separation and recycling, and composting/recycling of food waste for use in community farms and fish culture.

- (10) The project proponent should ensure the sustainability of the development, include in land lease conditions for buildings within this development to achieve a certain rating under BEAM Plus (New Buildings).

- END -

**Environmental Protection Department**  
**December 2016**