

本署檔號
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29 November 2017

MTR Corporation Limited

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

**Project Title: Proposed Comprehensive Residential and
Commercial Development atop Siu Ho Wan Depot
(Application No.: EIA-252/2017)**

I refer to your above application received on 12 May 2017 for approval of an EIA report under Section 6(2) of the EIA Ordinance, our letter of 10 July 2017 advising you to exhibit the EIA report for public inspection in accordance with Section 6(4) of the EIA Ordinance and our letter of 30 October 2017 providing you with a full set of public comments received during the public inspection period together with suggested conditions and recommendations from the Advisory Council on the Environment (ACE) given to us on 19 October 2017 in accordance with Section 8(1) of the EIA Ordinance.

Having considered the public comments, the comments from the ACE, and the further information submitted to us under Section 8(1) of the EIA Ordinance on 3 November 2017, 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. Recommendations from the ACE are contained in Annex 1 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-213/2017) will be placed on the EIA Ordinance Register. The approved EIA report and the conditions of approval will also be placed on the EIA Ordinance website (<http://www.epd.gov.hk/eia/>).

Should you have any queries concerning the above, please contact my colleague Mr. Lawrence NGO at 2835 1751.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Louis P.L. Chan', written in a cursive style.

(Louis P.L. CHAN)

Principal Environmental Protection Officer
for Director of Environmental Protection

**Environmental Impact Assessment (EIA) Ordinance, Cap. 499
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Commercial Development atop Siu Ho Wan Depot**

Reference of the Approved EIA Report in the Register: AEIAR-213/2017

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

- (a) The Project Proponent should examine design concepts and considerations to further alleviate the landscape and visual impact of the residential buildings and podium, such as review of the building layout / design, massing / heights of the buildings, facade / podium treatment, colour schemes, greening measures, etc. with a view to harmonizing with the landscape character of the surrounding area.
- (b) The Project Proponent should enlarge the public areas on the ground floor of the waterfront promenade by reducing the footprint of the Depot in some areas whenever possible, to create more space for public use and enjoyment along the waterfront.
- (c) The Project Proponent should provide facilities to enhance the connectivity, walkability and cycling within the project site and to the adjacent waterfront and nearby Tung Chung New Town Extension; in particular the usability and water-friendly culture of the waterfront by the residents.
- (d) The Project Proponent should set targets for achieving environmental sustainability in the design and construction of buildings, devise measures to minimize the carbon footprint and energy consumption, and ensure the sustainability of the buildings and neighbourhood development by achieving at minimum “Gold” rating (comply or explain) under the BEAM Plus rating system for new buildings, neighbourhood, and building interiors for all public areas, commercial areas and club houses; provide strong justifications in the event that a “Gold” rating cannot be obtained; and include in the Deed of Mutual Covenant terms for conducting BEAM Plus (existing building) assessment with a view to ensuring that the buildings are managed in a sustainable manner after the buildings have been occupied.
- (e) The Project Proponent should explore ways to facilitate the recycling of food waste, such as by capitalizing on the proximity to the committed Organic Resources Recovery Centre.
- (f) The Project Proponent should reduce the generation of and reuse surplus inert construction and demolition (C&D) materials in-situ as far as practicable.
- (g) The Project Proponent should explore the reuse of rain water and grey water in-situ for purposes such as irrigation and toilet flushing.
- (h) The Project Proponent should enhance the environmental design of passenger waiting areas

in the Public Transport Interchange and consider the provision of comfortable passenger waiting areas and more environmentally friendly facilities such as share use of bicycles.

- End -

Environmental Protection Department
November 2017