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30 November 2017

Civil Engineering and Development Department

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

Project Title: Housing Sites in Yuen Long South
(Application No. EIA-254/ 2017)

I refer to your application received on 31 May 2017 for approval of the above EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 27 July 2017 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 8 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 subject to the conditions at Annex 1, which may be imposed, together with other relevant requirements, where appropriate, 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 attention and 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 – 215/2017) will be placed on the EIA Ordinance Register. The approved EIA report and 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. Stanley C.F. LAU at 2835 1113.

Yours sincerely,

A handwritten signature in blue ink, consisting of a stylized 'J' followed by 'M.K.' and a long horizontal stroke.

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

Environmental Impact Assessment (EIA) Ordinance, Cap.499
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Project Title: Housing Sites in Yuen Long South

Reference of the Approved EIA Report in the Register: AEIAR-215/2017

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

- (a) The project proponent shall submit a detailed Landscape and Visual Plan (the Plan) for the revitalization of the Yuen Long Nullah along Kung Um Road/ Kiu Hing Road and the conservation of existing watercourses with high ecological values within the project site. The formulation of the Plan should engage various stakeholders with a view to introducing special features and spatial articulations along the nullahs and the watercourses with a view to generating a natural outlook and enhancing the ecological functions while preserving the hydraulic performance operation and maintenance of the facilities as well as allocation of adequate space for creating a water-friendly culture and enhancing social economic and environmental sustainability. The Plan should be submitted to the Director of Environmental Protection (DEP) for approval before commencement of construction of the relevant phase of the project;
- (b) The project proponent shall conduct a survey to ascertain the existence of egretty at Tai Tong. The findings of the survey and corresponding recommendations should be submitted to the DEP for approval before commencement of construction of the relevant phase of the project;
- (c) The project proponent shall subject to item (b) above submit a detailed Noise Mitigation Measures Plan (the Plan) with a view to minimizing the construction noise impact on the egretty at Tai Tong. The Plan should include but not limited to details on the deployment of low noise construction method in the vicinity of the egretty, especially during their breeding season. The Plan should be submitted to the DEP for approval before commencement of construction of the relevant phase of the project;
- (d) The project proponent shall submit a detailed Landscape and Visual Plan (the Plan) of the district distributor roads and the nearby activity nodes with a view to reducing the extent or the negative visual impacts of the noise barriers and/ or enclosures. The Plan should include but not limited to a review to minimizing the spare capacities of the district distributor roads within the project development area; restricting the speed limit for internal roads to 50 kilometres per hour or below; controlling the entry of heavy vehicles into the residential areas; and strengthening residents' accessibility to the public transport interchange system. The Plan should be submitted to the DEP for approval before commencement of construction of the relevant phase of the project; and;
- (e) The project proponent shall submit a detailed Noise Mitigation Measures Plan (the Plan) with a view to minimizing the adverse noise impacts of the district distributor roads to nearby sensitive receivers. The Plan should be submitted to the DEP for approval before commencement of the relevant phase of the project.

- END -

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Recommendations from the Advisory Council on the Environment

The project proponent is recommended to -

- (a) mitigate the environmental, operational and cultural impacts on the agricultural land within the project site, especially during the construction stage, with respect to the flooding risks and impact on the irrigation system resulting from the possible change in hydrology;
- (b) facilitate the integration of the three activity nodes by considering better allocation and design of district open space to enhance the connectivity and accessibility by nearby residents;
- (c) enhance the environmental friendly and sustainability of the buildings and neighbourhood development by achieving at minimum “Gold” rating under the BEAM Plus rating system for new buildings and neighbourhood; and include in the Deed of Mutual Covenant terms and/ or lease documents for conducting BEAM Plus (existing buildings) assessment with a view to ensuring that the buildings, including the multi-storey buildings are managed in a sustainable manner after the buildings have been occupied;
- (d) adopt the urban ecology concept for planting within the project sites;
- (e) develop a plan for integrated solid waste management within the project site including food waste collection, treatment, separation and recycling;
- (f) explore the reuse of rain water and grey water in-situ for purposes such as irrigation and toilet flushing;
- (g) adopt a stepped height profile with building heights diminishing towards the egretty and the major flight lines, and consider early planting of suitable species of trees, bamboo and plants at potential foraging / resting/ nesting sites for ardeids to minimize the impact of construction activities on their livelihood; and
- (h) facilitate better connection between the Tai Lam Country Park and the nearby artificial wetland, while providing a notable entrance of the country park and some popular facilities (e.g. sitting areas, BBQ corner or children playground) at its entrance for residents and visitors.

- END -