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18 December 2025

By Registered Post and Fax

West Development Office
Civil Engineering and Development Department

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

Project Title: Development at Ngau Tam Mei Area
(Application No. EIA-316/2025)

I refer to your application received on 13 August 2025 for approval of an EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 30 September 2025 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 12 December 2025, 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**.

I would like to highlight the following concerning the EIA report approval conditions:

- (i) According to the EIA Report, detailed design of the proposed wetland compensation site would be included in the Habitat Creation and Management Plan (HCMP) during the detailed design stage. The **Condition (1)** is to require the Project Proponent to provide a detailed HCMP as recommended in the EIA Report to the Director of Environmental Protection (DEP) for approval no later than 3 months before commencement of construction of the Project.

- (ii) In addition, according to the EIA Report, detailed design of the proposed revitalisation works with provision of natural substrates that would encourage colonisation of flora and freshwater fauna in the bottom and banks of the revitalised watercourses would be provided. The **Condition (2)** is to require the Project Proponent to submit an Implementation Plan for Ecological Enhancement Features Design (IPEEFD) for the revitalisation of Ngau Tam Mei Drainage Channel (NTMDC) to the DEP for approval no later than 3 months before the commencement of construction of the Project.
- (iii) In line with the EIA Report, the **Condition (3)** is to establish a well-represented Environmental Committee (EC) which would provide professional and stakeholders' advice on the preparation of the HCMP and IPEEFD, and the effectiveness of implementation of the proposed ecological mitigation / enhancement measures of the Project according to the EIA Report and the approved HCMP and IPEEFD.
- (iv) According to the EIA Report, appropriate mitigation measures would be adopted since the construction phase of the Project, such as use of non-transparent or non-glaring materials on buildings and noise barriers. The **Condition (4)** is to require the Project Proponent to substantiate the proposal by submitting a Bird-friendly Design Guideline for buildings within the Project area to the DEP for approval before commencement of construction of the Project.

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 - 271/2025) 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 (<https://www.epd.gov.hk/eia/en/index.html>).

Should you have any queries concerning the above, please contact my colleague Dr. Karen LEE at 2835 1153.

Yours sincerely,



(Ms. Clara U)

Principal Environmental Protection Officer
for Director of Environmental Protection

Encl.

c.c. (w/o encl.)

ACE EIA Subcommittee Secretariat

(Attn. : Executive Officer(Cross Boundary Division)1)

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

Project Title: Development at Ngau Tam Mei Area

Reference of the Approved EIA Report in the Register: AEIAR-271/2025

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

- (1) The Project Proponent shall submit a detailed Habitat Creation and Management Plan (HCMP) for the wetland compensation area as recommended in the EIA Report to the Director of Environmental Protection (DEP) for approval no later than 3 months before commencement of construction of the Project. The HCMP shall set out design details (including specifications for the target habitats and species), location of wetland compensation, implementation schedule in table form to clearly list out the measures to be implemented, implementation party, implementation programme, environmental performance required for implementation of the measures, management strategy and ecological monitoring and audit requirements of the wetland compensation area. The Project Proponent shall consult the Agriculture, Fisheries and Conservation Department (AFCD) on the HCMP prior to submission to the DEP.
- (2) The Project Proponent shall submit an Implementation Plan for Ecological Enhancement Features Design (IPEEFD) for the revitalisation of Ngau Tam Mei Drainage Channel (NTMDC) to the DEP for approval no later than 3 months before the commencement of construction of the Project. The IPEEFD covers scopes of the ecological enhancement and the development of the open space and riparian zones. Regarding the ecological enhancement, IPEEFD shall i) specify the ecological enhancement features, including ecological engineering, creating meanders, provision of natural substrate that would encourage colonisation of flora and freshwater fauna in the channel bed and banks, and “eco-interface” area along the east of the Project, etc., to be adopted in the Project to enhance its ecological value; ii) include the design of the ecological enhancement features and iii) include the implementation plan. Regarding the development of the open space and riparian zones along NTMDC, IPEEFD shall include the detailed design of these areas. The Project Proponent shall consult relevant government departments (including AFCD, the Drainage Services Department (DSD) and the Planning Department (PlanD)) on the IPEEFD prior to submission to the Director.
- (3) The Project Proponent shall set up an Environmental Committee (EC) with subcommittees no later than 4 months before commencement of construction of the Project. The EC shall advise on the preparation of the HCMP and IPEEFD, and the effectiveness of implementation of the proposed ecological mitigation / enhancement measures of the Project according to the EIA Report and the approved HCMP and IPEEFD. The EC should have a wide representation such as representatives of relevant

government departments (including AFCD and DSD), future land users adjacent to NTMDC (including the university town and the integrated hospital) as well as green groups and academics. The list of members and terms of reference of the EC shall be submitted to the DEP for approval.

- (4) The Project Proponent shall submit a Bird-friendly Design Guideline for buildings and noise barriers within the Project area to the DEP for approval before commencement of construction of the Project. The Guideline should provide measures to minimise threat to birds including window-collision. The Project Proponent shall consult relevant government departments (including AFCD, PlanD and LandsD) on the Guideline prior to submission to the DEP, to ensure that the Guideline shall be incorporated through the relevant administrative process for adoption by future land users.

- END -

Environmental Protection Department
December 2025