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10 January 2017

Glory Queen Limited

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

**Project Title: Proposed Low-rise and Low-density Residential Development at
Various Lots and their Adjoining Government Land in D.D. 104, East of Kam
Pok Road, Mai Po, Yuen Long, New Territories
(Application No. EIA-242/2016)**

I refer to your above application received on 24 June 2016 for approval of an EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 19 August 2016 advising you to exhibit the EIA report for public inspection in accordance with Section 6(4) of the EIA Ordinance.

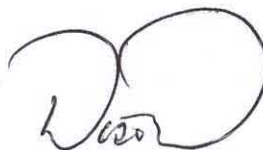
Having considered the public comments received during the public inspection period and the comments from the Advisory Council on the Environment (ACE) given to us on 14 December 2016, I now advise you under Section 8(3) of the EIA Ordinance that the above EIA report as exhibited under Section 7(1) of 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 - 205/2017) 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. Stanley LAU at 2835 1113.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. F. Wong', written in a cursive style.

(C. F. WONG)

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: Proposed Low-rise and Low-density Residential Development at Various Lots and their Adjoining Government Land in D.D. 104, East of Kam Pok Road, Mai Po, Yuen Long, New Territories

Reference of the Approved EIA Report in the Register: AEIAR-205/2017

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

- (1) The project proponent shall devise a detailed drainage plan to ensure no uncontrolled surface discharge into the Ngau Tam Mei Drainage Channel (NTMDC) particularly during the construction stage of the Project; and to submit the plan to the Director of Environmental Protection (DEP) for approval before commencement of construction.
- (2) The project proponent shall devise a detailed operation and emergency response plan for the interim sewage treatment plant (STP) to ensure no net increase in pollution load to the Deep Bay, including ensuring sufficient annual quantity of water extraction from NTMDC for treatment to offset the pollution loads of the effluent arising from the development, and the emergency arrangements during possible breakdown of the operation of the STP; and to submit the plan to the DEP for approval before commencement of operation of the STP.

- END -

**Environmental Protection Department
January 2017**

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

Project Title: Proposed Low-rise and Low-density Residential Development at Various Lots and their Adjoining Government Land in D.D. 104, East of Kam Pok Road, Mai Po, Yuen Long, New Territories

Reference of the Approved EIA Report in the Register: AEIAR-205/2017

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

- (1) The project proponent should review the needs of deploying the 4.5 metres tall noise barrier at detailed design stage, to explore alternatives and consider adopting a less obstructive design to reduce the visual impacts and to minimize the wind channel effect.
- (2) 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, explore the feasibility of renewable energy generation, and provide mechanisms for waste separation and resource recovery.
- (3) The project proponent should consider tree species for landscape planting with a view to enhancing screening effect to the waterbirds at NTMDC.
- (4) The project proponent should conduct detailed assessment of potential land contamination within the project site before commencement of the construction works and implement remediation action plan as appropriate to ensure decontamination of the site.

- END -

**Environmental Protection Department
January 2017**