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26 October 2018

Civil Engineering and Development Department

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

Project Title: Lei Yue Mun Waterfront Enhancement Project
(Application No. EIA-258/2018)

I refer to your above application received on 25 May 2018 for approval of an EIA report under Section 6(2) of the EIA Ordinance and our previous letter of 17 July 2018 advising you to exhibit the EIA report for public inspection in accordance with Section 6(4) of the EIA Ordinance.

Having considered the comments from the Advisory Council on the Environment (ACE) given to us on 8 October 2018, 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 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 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 - 219/2018) will be placed on the EIA Ordinance Register. The approved EIA report and this approval letter 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 Miss Queenie NG at 2835 1129.

Yours sincerely,



(Tony W. H. CHEUNG)
Principal Environmental Protection Officer
for Director of Environmental Protection

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

Project Title: Lei Yue Mun Waterfront Enhancement Project

Reference of the Approved EIA Report in the Register: AEIAR-219/2018

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

- (1) The project proponent shall submit a Noise Management Plan (the Plan), which shall include the schedule of the piling and rock excavation works as well as details of the associated mitigation measures and monitoring programme, demonstrating the minimisation of the construction noise arising from the piling and rock excavation works. The Plan shall be submitted to the Director of Environmental Protection (DEP) for approval before commencement of construction of the relevant parts of the project;
- (2) The project proponent shall conduct a baseline survey on the existing coral colonies and associated organisms before preparation of the Coral Translocation Plan (the Plan). The project proponent shall consult the Director of Agriculture, Fisheries and Conservation on the results of the baseline survey and the Plan, which shall include details of the coral translocation methodology, location and suitability of the coral recipient site(s), and the post-translocation monitoring programme, prior to submission to the DEP for approval before implementation of the Plan; and
- (3) The project proponent shall submit a Conceptual Landscape Layout Plan (the Plan) and submit visual impressions showing the layout and configuration of the proposed structures within the project site, including promenade structure, viewing platforms, pier and breakwater, with a view to demonstrating the visual and landscape benefits of the project and how the proposed structures could blend in with the existing surrounding and natural landscape. The project proponent shall consult the Director of Planning on the Plan and the visual impressions prior to submission to the DEP for approval before commencement of detailed design for the relevant phases of the project.

- END -

**Environmental Protection Department
October 2018**

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Project Title: Lei Yue Mun Waterfront Enhancement Project

Reference of the Approved EIA Report in the Register: AEIAR-219/2018

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

- (1) The project proponent is recommended to adopt a smart city concept and set targets for achieving environmental sustainability and low-carbon design of the project, including but not limited to devising measures to achieving a high rating under the BEAM Plus Neighbourhood, using renewable energy such as by installing solar panels, exploring the reuse of rain water and grey water in-situ, considering the use of electric boat and/or ferry and devising a food waste management plan, etc.;
- (2) The project proponent is recommended to develop a waste management plan for the segregation of Construction and Demolition (C&D) materials and dredged sediment to be generated from the project, with a view to re-using C&D materials and dredged sediment in-situ for the project as far as practicable;
- (3) The project proponent is recommended to conduct laboratory test on 2-3 sediment samples to re-confirm the correlation between acid volatile sulphide (AVS) and the odour level of the dredged sediment; and devise a precautionary plan, including but not limited to scheduling of the grab dredging operations after taking into account the wind direction and location of air sensitive receivers, and ensuring that the best practicable measures will be adopted for the grab dredging operations with a view to minimising the potential odour nuisance;
- (4) The project proponent is recommended to devise a schematic layout plan of the external works design with indicative sections to ensure that the final design could enhance visual permeability and landscape quality of the whole project (including the pier and the breakwater), strengthen the connectivity among the lookout points, key view points, and other key features, create an eco-shoreline environment and develop the water-friendly culture in the Lei Yue Mun waterfront area;
- (5) The project proponent is recommended to review the need for further improvement of the sewerage system, with regard to the possible increase in tourist numbers, population size and seafood restaurant business, with a view to improving the sewage handling and hygienic conditions in the project area;
- (6) The project proponent is recommended to review the length and configuration of the pier and the layout of the breakwater with a view to minimising the negative visual and landscape impacts;
- (7) The project proponent is recommended to reflect the local culture and heritage as well as unique features related to Lei Yue Mun in the design of the project, and consider the introduction of iconic features, with a view to increasing the attractiveness of the waterfront area to the local community and tourists; and

- (8) The project proponent is recommended to enhance the walkability and quality of the built environment at the pier, and consider the provision of comfortable passenger waiting areas with covers, while ensuring an aesthetic design and no associated negative visual impacts.

- END -

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October 2018**