

MTR Corporation Limited

**Siu Ho Wan Station and  
Siu Ho Wan Depot Replanning Works**

Monthly EM&A Report

(February 2025)



Verified by: Adi Lee

Position: Independent Environmental Checker


Date: 12 March 2025

MTR Corporation Limited

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Monthly EM&A Report

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Certified by: Edan Li 

Position: Environmental Team Leader

Date: 12 March 2025

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## 1 INTRODUCTION

### 1.1 Background

- 1.1.1 MTR Corporation Limited (MTRCL) had commenced a study to formulate a technically feasible development scheme for the Proposed Comprehensive Residential and Commercial Development atop Siu Ho Wan Depot (hereinafter referred to the “Oyster Bay (OYB) Property Development”) to optimize housing supply. To facilitate the construction of the OYB Property Development, railway related works would be required. The existing Siu Ho Wan Depot (SHD) will undergo replanning works to make room for the phased construction of the OYB Property Development, while maintenance and supporting services to the existing Tung Chung Line (TCL), Airport Express Line (AEL) and Disneyland Resort Line (DRL) should be maintained without causing disruption to the normal operation. A new Oyster Bay (OYB) Station (formerly named as Siu Ho Wan Station (SHO)) has also been proposed along the TCL tracks to meet transport needs of the OYB Property Development and enable building of a sustainable community.
- 1.1.2 The Environmental Impact Assessment (EIA) Report (Register No.: AEIAR-214/2017) for the SHO and SHD Replanning Works (hereafter referred to as the “Project”) was approved on 29 November 2017 under the Environmental Impact Assessment Ordinance (EIAO). Following the approval of the EIA Report, an Environmental Permit (EP) was granted on 22 March 2021 (EP No: EP-588/2021) for the construction and operation of the Project.

### 1.2 Project Programme

- 1.2.1 Four civil construction works contracts of the Project have been awarded since December 2021. The construction of the Project commenced in December 2021. The major works for Works Contracts 1731, 1732 and 1733 have been substantially completed in October 2024, while Works Contract 1701 is expected to complete in 2030. **Table 1.1** summarises the information of the awarded Works Contracts.

**Table 1.1 Summary of Awarded Works Contracts**

Works Contract	Description	Construction Start Date	Contractor	Environmental Team
1701	Oyster Bay Station and Associated Works	April 2024	China State Construction Engineering (HK) Ltd.	Aurecon Hong Kong Ltd.
1731 <sup>[1]</sup>	Trial Piles and Site Formation for Siu Ho Wan Depot Property Development – Phase 1	January 2023	Gammon Construction Ltd.	WSP (Asia) Ltd.
1732 <sup>[1]</sup>	Cable bridges and associated civil works for cable diversion	December 2021	Paul Y – CRCCI JV	Acuity Sustainability Consulting Ltd.
1733 <sup>[1]</sup>	Vehicular Access Bridge, Demolition of Paint Shop and Construction of EV Stabling Tracks	April 2022	Build King Civil Engineering Ltd.	SGS Hong Kong Ltd.

Note:

[1] The construction works for Works Contracts 1731, 1732 and 1733 were substantially completed in October 2024.

### 1.3 Purpose of the Report

- 1.3.1 The EM&A programme for the Project commenced in December 2021. This is the thirty-ninth EM&A Report for the Project which summarises the EM&A works undertaken by the respective Contractor’s ETs during the period from 1 to 28 February 2025.

## 2 ENVIRONMENTAL MONITORING AND AUDIT

### 2.1 EM&A Results

- 2.1.1 The EM&A Report for Works Contract 1701 prepared by the Contractor's ET is provided in **Appendix A**. The EM&A Report provides details of the project information, EM&A requirements, impact monitoring and audit results for the Contract.
- 2.1.2 A summary of the major construction activities undertaken by the Contractor of Works Contract during the reporting period is presented in **Table 2.1**.

**Table 2.1 Summary of Major Construction Activities in the Reporting Period**

Works Contract	Site	Construction Activities
1701	Overall	<ul style="list-style-type: none"> <li>• Trial pit, predrilling and bored pile works</li> <li>• Railway protection fencing installation, precautionary sheet pile, mini pile installation, removal of S1</li> <li>• UU related works, watermain construction, drainage and road work at UFWL</li> <li>• Installation of steel roof, steel erection for PM Office</li> </ul>

- 2.1.3 During the reporting period, impact monitoring for air quality was conducted in accordance with the EM&A Manual. No exceedances of the Action / Limit Level of 1-hour TSP due to the Project construction were recorded. Results of air quality is summarised in **Table 2.2**. Details of the monitoring requirements, locations, equipment and methodology are presented in **Appendix A** of this Report.

**Table 2.2 Summary of 1-Hour TSP Monitoring Results in the Reporting Period**

Monitoring Station ID	Location	TSP Concentration ( $\mu\text{g}/\text{m}^3$ )	Action Level ( $\mu\text{g}/\text{m}^3$ )	Limit Level ( $\mu\text{g}/\text{m}^3$ )	Exceedance due to the Project Construction (Yes/No)
<b>Works Contract 1701</b>					
DM1	Siu Ho Wan Government Maintenance Depot	4 – 39	294.7	500	No

- 2.1.4 No environmental complaints, no notification of summons and no successful prosecutions were recorded in the reporting period. Log for environmental complaints, notification of summons and successful prosecutions is provided in **Table 2.3**.

**Table 2.3 Log for Environmental Complaints, Notification of Summons and Successful Prosecutions for the Reporting Month**

Works Contract	Environmental Complaints	Notification of Summons	Successful Prosecutions
1701	0	0	0

- 2.1.5 Regular site inspections were conducted by the Contractor's ET on a weekly basis and IEC audits on a monthly basis to check the implementation of environmental pollution control and mitigation measures for the Project. No non-conformance was identified in the reporting period.
- 2.1.6 A summary of the major construction activities undertaken by the Contractor of Works Contract in the next three reporting months is presented in **Table 2.4**.

**Table 2.4 Summary of Major Construction Activities in the Next Three Reporting Months**

<b>Works Contract</b>	<b>Site</b>	<b>Construction Activities</b>
1701	Overall	<ul style="list-style-type: none"><li>• UU diversion, Railway protection fencing installation</li><li>• Pre-bored H piles, precautionary sheet pile, bored pile works, predrilling, mini piles installation</li><li>• ELS for OHL and OHL Mast, Steel roof installation, Roof cladding installation, ABWF and BS work</li><li>• OHL construction and track works for UFWL, pipe piles installation and Civil structure</li><li>• PMO construction, including civil structure, ABWF and BS works</li></ul>

### 3 IMPLEMENTATION STATUS ON THE ENVIRONMENTAL PROTECTION REQUIREMENTS

3.1.1 The Contractor has implemented all mitigation measures and requirements as stated in the EIA Report, EM&A Manual and EP (EP No: EP-588/2021). The status of required submissions under the EP as of the reporting period are summarised in **Table 3.1**.

**Table 3.1 Summary of EP Submissions Status**

EP Condition (EP-588/2021)	Submission	Submission date
Condition 1.12	Commencement Date of Construction	11 Jun 2021 (1 <sup>st</sup> submission) 12 Jul 2021 (2 <sup>nd</sup> submission) 12 Aug 2021 (3 <sup>rd</sup> submission)
Condition 2.7	Construction Works Phasing Schedule Proposal	1 Nov 2021 (1 <sup>st</sup> Submission) 20 Dec 2021 (2 <sup>nd</sup> Submission) 29 Dec 2021 (Deposited) 9 October 2023 (1 <sup>st</sup> Submission with updated Phase 1 works) 30 Nov 2023 (Deposited)
Condition 2.8	Environmental Permit Submission Schedule	12 Aug 2021 10 Sep 2021 (Deposited)
Condition 2.9	Management Organization	1 Nov 2021 (1 <sup>st</sup> Submission) 20 Dec 2021 (2 <sup>nd</sup> Submission) 21 Mar 2022 (3 <sup>rd</sup> Submission) 9 Aug 2022 (4 <sup>th</sup> Submission) 16 Nov 2022 (5 <sup>th</sup> Submission) 18 Sep 2023 (6 <sup>th</sup> submission) 22 Jan 2024 (7 <sup>th</sup> Submission)
Condition 2.10	Construction Noise Mitigation Plan	1 Nov 2021 (1 <sup>st</sup> Submission) 20 Dec 2021 (2 <sup>nd</sup> Submission) 28 Dec 2021 (Deposited) 30 Dec 2022 (1 <sup>st</sup> Submission which covered Phase 1 main works) 29 Mar 2023 (2 <sup>nd</sup> Submission which covered Phase 1 main works) 18 May 2023 (3 <sup>rd</sup> Submission which covered Phase 1 main works) 28 Jul 2023 (4 <sup>th</sup> Submission for Phase 1 works) 30 Oct 2023 (5 <sup>th</sup> Submission for Phase 1 works) 6 Dec 2023 (6 <sup>th</sup> Submission for Phase 1 works) 8 Dec 2023 (Deposited) 21 Jun 2024 (7 <sup>th</sup> Submission for Phase 1 works) 14 Feb 2025 (8 <sup>th</sup> Submission for Phase 1 works)
Condition 2.11	Noise Mitigation Plan	31 Mar 2023 (1 <sup>st</sup> submission) 31 Jul 2023 (2 <sup>nd</sup> submission) 20 Oct 2023 (3 <sup>rd</sup> submission) 7 Mar 2024 (4 <sup>th</sup> submission) 18 Mar 2024 (Approved)
Condition 2.13	Waste Management Plan	1 Nov 2021 (1 <sup>st</sup> Submission) 20 Dec 2021 (2 <sup>nd</sup> Submission) 28 Dec 2021 (Deposited) 30 Jun 2023 (1 <sup>st</sup> Submission for Phase 1 work) 1 Aug 2023 (2 <sup>nd</sup> Submission for Phase 1 works)

<b>EP Condition (EP-588/2021)</b>	<b>Submission</b>	<b>Submission date</b>
		31 Aug 2023 (Deposited for Phase 1 works)
Condition 2.15	Landscape and Visual Plan(s)	27 Apr 2023 (1 <sup>st</sup> Submission) 27 Jul 2023 (2 <sup>nd</sup> Submission) 20 Oct 2023 (3 <sup>rd</sup> Submission) 8 Dec 2023 (Approved)
Condition 3.3	Baseline Monitoring Report	1 Nov 2021 16 Nov 2021 (Deposited)
Condition 3.4	Monthly EM&A Report No.38 (January 2025)	Submitted within 10 working days after the end of the reporting month
Condition 4.2	Dedicated Internet Website	12 Jan 2022 25 Jul 2023 (update address) 14 Mar 2024 (update address)

## **Appendix A**

Monthly EM&A Report for February 2025  
Oyster Bay Station and Associated Works Contract 1701