

本署檔號  
OUR REF: (16) in EP2/K5/F/14  
來函檔號  
YOUR REF:  
電話  
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HOMEPAGE: <http://www.epd.gov.hk>

**Environmental Protection Department  
Branch Office**

28th Floor, Southorn Centre,  
130 Hennessy Road,  
Wan Chai, Hong Kong.



環境保護署分處

香港灣仔  
軒尼詩道  
一百三十號  
修頓中心廿八樓

12<sup>th</sup> March 2015

Hong Kong Housing Authority

**Environmental Impact Assessment Ordinance (EIAO), Cap. 499  
Application for Environmental Permit**

**Project Title: Public Housing Development at Lin Cheung Road Site –  
Temporary Sewage Pumping Station and Associated Sewer Pipes**  
(Application No. AEP-495/2015)

I refer to your above application received on 17 February 2015 for an environmental permit under Section 10(1) of the EIAO.

Pursuant to Section 10(5) of the EIAO, I now issue the attached Environmental Permit (No. EP-495/2015) for your use.

Under Section 15 of the EIAO, the Environmental Permit will be placed on the EIAO Register. It will also be placed on the EIAO website (<http://www.epd.gov.hk/eia/>).

Please note that if you are aggrieved by any of the conditions imposed in this Permit, you may appeal under Section 17 of the EIAO within 30 days of receipt of this Permit.

Should you have any queries on the above application, please contact my colleague Miss Queenie NG at 2835 1129.

Yours sincerely,

(Ken Y. K. WONG)

Principal Environmental Protection Officer  
for Director of Environmental Protection

Encl. EP-495/2015

ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE  
(CHAPTER 499)  
Section 10

環境影響評估條例  
(第499章)  
第10條

ENVIRONMENTAL PERMIT TO CONSTRUCT AND OPERATE  
A DESIGNATED PROJECT  
建造及營辦指定工程項目的環境許可證

PART A (MAIN PERMIT)  
A部 (許可證主要部分)

Pursuant to Section 10 of the Environmental Impact Assessment Ordinance (EIAO), the Director of Environmental Protection (the Director) grants this environmental permit to the **Hong Kong Housing Authority** (hereinafter referred to as the "Permit Holder") to construct and operate the designated project described in Part B subject to the conditions specified in Part C. The issue of this environmental permit is based on the documents, approvals or permissions described below:  
根據《環境影響評估條例》(環評條例) 第10條的規定，環境保護署署長(署長)將本環境許可證批予**香港房屋委員會**(下稱“許可證持有人”)，以建造及營辦B部所說明的指定工程項目，但須遵守C部所列明的條件。本環境許可證是依據下列文件、批准或許可而簽發：

Application No. 申請書編號	AEP-495/2015
Document in the Register 登記冊上文件	(1) Project Profile – Public Housing Development at Lin Cheung Road Site – Temporary Sewage Pumping Station and Associated Sewer Pipes (Register No.: PP-520/2014) 工程項目簡介 – 連翔道地盤公營房屋發展計劃之臨時污水泵房及相關污水管道 (登記冊編號: PP-520/2014)  (2) The Director's letter of permission to apply directly for Environmental Permit dated 5 February 2015 (Ref.: (13) in EP2/K5/F/14) 署長於2015年2月5日發出准許直接申請環境許可證的信件 (檔案編號: (13) in EP2/K5/F/14)  (3) Application for Environmental Permit submitted on 17 February 2015 (Application No.: AEP-495/2015) 於2015年2月17日提交的环境許可證申請 (申請書編號: AEP-495/2015)

12<sup>th</sup> March 2015  
2015年3月12日

Date  
日期

  
(Ken Y. K. WONG)

Principal Environmental Protection Officer  
for Director of Environmental Protection  
環境保護署署長  
(首席環境保護主任黃耀光代行)



**PART B (DESCRIPTION OF DESIGNATED PROJECT)**

**B部 (指定工程項目的說明)**

Hereunder is the description of the designated project mentioned in Part A of this environmental permit (hereinafter referred to as the “Permit”):

下列為本環境許可證(下稱“許可證”)A部所提及的指定工程項目的說明:

Title of Designated Project 指定工程項目的名稱	Public Housing Development at Lin Cheung Road Site – Temporary Sewage Pumping Station and Associated Sewer Pipes [This designated project is hereinafter referred to as “the Project”] 連翔道地盤公營房屋發展計劃之臨時污水泵房及相關污水管道 [本指定工程項目下稱“工程項目”]
Nature of Designated Project 指定工程項目的性質	A sewage pumping station with an installed capacity of more than 2,000 m <sup>3</sup> per day and a boundary of which is less than 150 m from a planned residential area (Item F.3(b)(i) of Part I of Schedule 2 of the EIAO) 污水泵水站，其裝置的泵水能力超過每天 2,000 立方米，且其一條界線距離計劃中的住宅區少於 150 米 (環評條例附表 2 第 I 部的 F.3(b)(i)項)。
Location of Designated Project 指定工程項目的地點	The Project is located at the north-western portion of a reclaimed land which is bounded by Lin Cheung Road, Hing Wah Street West and the Cheung Sha Wan Wholesale Food Market in Cheung Sha Wan. The location of this Project is shown in <u>Figure 1</u> attached to this Permit. 工程項目位於長沙灣的一塊填海土地的西北部，該填海土地被連翔道、興華街西和長沙灣副食品批發市場所圍繞。工程項目的位置見載於本許可證夾附的圖1。
Scale and Scope of Designated Project 指定工程項目的規模和範圍	The Project is to construct and operate a sewage pumping station with an installed capacity (average dry weather flow) of about 3,000 m <sup>3</sup> per day, and associated sewer pipes (approximately 90m including twin rising main and gravity sewer). 工程項目為建造及營辦一座裝置的泵水能力(平均旱季流量)約為3,000立方米的污水泵水站，以及相關污水管道(長約90米，包括雙壓力及引力污水管道)。



## PART C (PERMIT CONDITIONS)

### C部 (許可證條件)

#### 1. General Conditions

##### 一般條件

- 1.1 The Permit Holder and any person working on the Project shall comply with all conditions set out in this Permit. Any non-compliance by any person may constitute a contravention of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499) and may become the subject of appropriate action being taken under the EIAO.  
許可證持有人及任何從事工程項目的人士必須完全符合本許可證載列的全部條件。任何人士如有不符合本許可證的情況，可能違反《環境影響評估條例》(環評條例)(第 499 章)的規定，而當局可根據環評條例採取適當行動。
- 1.2 The Permit Holder shall ensure full compliance with all legislation from time to time in force including, without limitation to, the Air Pollution Control Ordinance (Cap. 311), Waste Disposal Ordinance (Cap. 354), Water Pollution Control Ordinance (Cap. 358) and Noise Control Ordinance (Cap. 400). This Permit does not of itself constitute any ground of defence against any proceedings instituted under any legislation or imply any approval under any legislation.  
許可證持有人須經常確保完全符合現行法例的規定，包括但不限於《空氣污染管制條例》(第 311 章)、《廢物處置條例》(第 354 章)、《水污染管制條例》(第 358 章)及《噪音管制條例》(第 400 章)。本許可證本身不會就根據任何法例提起的法律程序構成任何抗辯理由，或根據任何法例默示任何批准。
- 1.3 The Permit Holder shall make copies of this Permit together with all documents referred to in this Permit and the documents referred to in Part A of the Permit readily available at all times for inspection by the Director or his authorised officers at all sites/offices covered by this Permit. Any reference to the Permit shall include all documents referred to in the Permit and also the relevant documents in the Register.  
許可證持有人須印製本許可證的複本，連同本許可證所述的所有文件及本許可證 A 部所述文件，以供署長或獲授權人員任何時間內在本許可證所涵蓋的所有工地／辦事處查閱。凡提述本許可證，須包括本許可證所述的所有文件及登記冊內的相關文件。
- 1.4 The Permit Holder shall give a copy of this Permit to the person(s) in charge of the site(s) and ensure that such person(s) fully understands all conditions and all requirements incorporated in the Permit. The site(s) refers to site(s) of construction and operation of the Project and shall mean the same hereafter.  
許可證持有人須把本許可證的複本交予有關工地的負責人，並確保這些人士完全明白本許可證的所有條件與規定。工地是指建造及營辦工程項目的工地，下文所提及的工地亦屬同一意思。
- 1.5 The Permit Holder shall display conspicuously a copy of this Permit on the Project site(s) at all vehicular site entrances/exits or at a convenient location for public's information at all times. The Permit Holder shall ensure that the most updated information about the Permit, including any amended Permit, is displayed at such locations. If the Permit Holder surrenders a part or the whole of the Permit, the notice he sends to the Director shall also be displayed at the same locations as the original Permit. The suspended, varied or cancelled Permit shall be removed from display at the Project site(s).  
許可證持有人須在工程項目工地的所有車輛進出口或一處方便地點，顯眼地展示本許可證的複本，以供公眾在任何時間內閱覽。許可證持有人須確保在這些地點展示關於本許可證(包括任何經修訂的許可證)的最新資料。許可證持有人如交回許可證的部分或全部，必須把其送交署長的通知書，在備有原有許可證的各處相同地點展示。遭暫時吊銷、更改或取消的許可證必須從工程項目工地除下，不再展示。



- 1.6 The Permit Holder shall construct and operate the Project in accordance with the project description in Part B of this Permit.  
許可證持有人須依據本許可證 B 部 的工程項目說明，建造及營辦工程項目。
- 1.7 The Permit Holder shall ensure that the Project is designed, constructed and operated in accordance with the information and recommendations described in the Project Profile (Register No. PP-520/2014), the application documents for environmental permits, other relevant documents in the Register, the information and mitigation measures described in this Permit, mitigation measures to be recommended in submissions that shall be deposited with or approved by the Director as a result of permit conditions contained in this Permit, and mitigation measures to be recommended under on-going surveillance and monitoring activities during all stages of the Project. Where recommendations referred to in the documents of the Register are not expressly referred to in this Permit, such recommendations are nevertheless to be implemented unless expressly excluded or impliedly amended in this Permit.  
許可證持有人須確保工程項目按照下述資料設計、建造及營辦：登記冊內的工程項目簡介（登記冊編號：PP-520/2014）所說明的資料及各項建議；環境許可證的申請文件；登記冊內的其他相關文件；本許可證所說明的資料及緩解措施；根據本許可證內載的條件須向署長存放或獲署長批准的提交文件所建議的緩解措施；以及在工程項目各階段進行的持續監察及監測工作所建議的緩解措施。登記冊文件所述建議如沒有在本許可證明確表示，則仍須實施這些建議，除非獲本許可證明確豁除或默示修訂。
- 1.8 All deposited submissions, as required under this Permit, shall be rectified and resubmitted in accordance with the comments, if any, made by the Director within one month of the receipt of the Director's comments or otherwise as specified by the Director.  
所有按本許可證規定提交及存放的文件，須在接獲署長的意見（如有者）後 1 個月內（除非署長另行指定），根據署長的意見加以修正及重新提交。
- 1.9 All submissions approved by the Director, all submissions deposited without comments by the Director, or all submissions rectified in accordance with comments by the Director under this Permit shall be construed as part of the permit conditions described in Part C of this Permit. Any variation of the submissions shall be approved by the Director in writing or as prescribed in the relevant permit conditions. Any non-compliance with the submissions may constitute a contravention of the Environmental Impact Assessment Ordinance (Cap. 499).  
所有提交署長並獲批准的文件、所有提交署長存放而沒有收到署長意見的文件、或根據本許可證提交並已依照署長的意見作出修訂的所有文件，將詮釋為本許可證 C 部 所說的許可證條件的一部分。對提交文件所作的任何修訂，均須獲得署長的書面批准，或符合有關許可證條件所述。凡與所提交的文件有不合的情況，均可能構成違反《環境影響評估條例》（第 499 章）。
- 1.10 The Permit Holder shall release all finalized submissions as required under this Permit, to the public by depositing copies in the Environmental Impact Assessment Ordinance Register Office, or in any other places, or any internet websites as specified by the Director, or by any other means as specified by the Director for public inspection. For this purpose, the Permit Holder shall provide sufficient copies of the submissions.  
許可證持有人須把所有按本許可證規定提交的文件定稿公開給公眾人士知道，方法是把有關文件複本存放於環境影響評估條例登記冊辦事處，或署長指定的任何其他地方，或署長指定的任何互聯網網站，或署長指定的任何方法，以供公眾查閱。因此，許可證持有人須提供足夠數量的複本。
- 1.11 All submissions to the Director required under this Permit shall be delivered either in person or by registered mail to the Environmental Impact Assessment Ordinance Register Office (currently at 27/F, Southorn Centre, 130 Hennessy Road, Wanchai, Hong Kong). Electronic copies of all finalized submissions required under this Permit shall be prepared in Hyper Text



Markup Language (HTML) (version 4.0 or later) and in Portable Document Format (PDF version 1.3 or later), unless otherwise agreed by the Director and shall be submitted at the same time as the hard copies.

本許可證規定向署長提交的所有文件，須親身送交或以掛號方式郵寄至環境影響評估條例登記冊辦事處（現址為：香港灣仔軒尼詩道 130 號修頓中心 27 樓）。所有按本許可證規定提交的文件定稿的電子版本，均須以超文本標示語言（HTML）（第 4.0 或較後版本）和便攜式文件格式（PDF）（第 1.3 或較後版本）製作，除非另獲署長同意，並須與硬複本同時提交。

- 1.12 The Permit Holder shall notify the Director in writing the commencement date of construction of the Project no later than 1 month prior to the commencement of construction of the Project. The Permit Holder shall notify the Director in writing immediately if there is any change of the commencement date of the construction.

許可證持有人須在工程項目的建造工程展開前，至少提早 1 個月以書面方式把施工日期通知署長。施工日期如有任何更改，許可證持有人必須立即以書面方式通知署長。

- 1.13 For the purpose of this Permit, “commencement of construction” does not include works related to site clearance and preparation, or other works as agreed by the Director.

為執行本許可證，「建造工程的展開」不包括有關工地清理和預備工程，或署長同意的其他工程。

## 2. Specific Conditions 特定條件

- 2.1 The Permit Holder shall employ an Independent Environmental Checker (IEC) before the commencement of construction of the Project. The IEC shall not be in any way an associated body of the Contractor for the Project. The IEC shall audit the implementation of all mitigation measures recommended in the Project Profile (Register No. PP-520/2014) and to certify in writing in the monthly audit report full implementation of the mitigation measures during construction of the Project.

在工程項目的建造工程展開前，許可證持有人須聘用一名獨立環境查核人。獨立環境查核人不得與工程項目的承辦商有任何聯繫。獨立查核人須於施工階段審核及在每月的審核報告中以書面認證已執行於工程項目簡介（登記冊編號：PP-520/2014）中建議的所有緩解措施。

- 2.2 To minimize odour impact during operation of the Project, the following mitigation measures shall be implemented:

為盡量減低工程項目營辦期間的氣味影響，須實施以下緩解措施：

- (i) the inlet chamber, screen chambers and wet wells shall be located underground and enclosed by a reinforced concrete structure; and  
入水槽、隔篩槽及濕井須設於地底，並以鋼筋混凝土結構覆蓋；及

- (ii) a deodorizer with a forced ventilation system and an odour removal efficiency of at least 99.5% shall be installed and properly maintained.  
須安裝附有壓力通風系統及具備除臭效率至少達 99.5% 的除臭器，並予以妥善保養維修。

- 2.3 To minimize noise impact during operation of the Project, the pump sets and mechanically raked screens shall be installed inside a reinforced concrete structure with a soundproof door. All exits of the ventilation exhaust fans shall be installed with acoustic louvers.

為盡量減低工程項目營辦期間的噪音影響，泵房的水泵組及機械式隔篩設施均須設置於鋼筋混凝土結構連隔音門的建築物內。所有抽氣扇出口必須附有隔音百葉簾。



- 2.4 To minimize the chance of emergency sewage bypass during operation of the Project, a standby pump, dual power supply and wet wells with a 2-hour storage capacity of average dry weather flow shall be installed and properly maintained. A supervisory control and data acquisition system shall be installed and properly maintained to allow for remote monitoring of the sewage pumping station and to transmit signals to the Stonecutters Island Sewage Treatment Works in case of emergency or operational problems.  
為盡量減低工程項目營辦期間緊急排放污水的機會，泵房須設有一個備用水泵、雙重電力供應及可預留兩小時平均旱季流量的污水貯存濕井，並予以妥善保養維修。亦須裝設遙測監控與數據採集系統，以便泵房一旦有緊急情況或操作出現問題時可作遙遠監控及把信號傳送至昂船洲污水處理廠，並予以妥善保養維修。
- 2.5 To minimize landscape and visual impacts during operation of the Project, roof greening and vertical greening as shown in Figure 2 attached to this Permit shall be implemented and properly maintained.  
為盡量減低工程項目營辦期間對景觀及視覺造成的影響，須如本許可證夾附的圖 2 所示，實施屋頂綠化及垂直綠化，並予以妥善保養。

**Notes:**  
註:

1. This Permit consists of three parts, namely, Part A (Main Permit), Part B (Description of Designated Project) and Part C (Permit Conditions). Any person relying on this Permit should obtain independent legal advice on the legal implications under the EIAO, and the following notes are for general information only.  
本許可證共有 3 部，即 A 部 (許可證主要部分)、B 部 (指定工程項目的說明) 及 C 部 (許可證條件)。任何援引本許可證的人士須就環評條例的法律含意徵詢獨立法律意見，下述註解只供一般參考用。
2. If there is a breach of any conditions of this Permit, the Director or his authorized officer may, with the consent of the Secretary for the Environment, order the cessation of associated work until the remedial action is taken in respect of the resultant environmental damage, and in that case the Permit Holder shall not carry out any associated works without the permission of the Director or his authorized officer.  
如違反本許可證的任何條件，署長或獲授權人員徵得環境局局長的同意後可勒令停止相關工程，直至許可證持有人為所造成的環境損害採取補救行動為止。在此情況下，許可證持有人未經署長或獲授權人員同意，不得進行任何相關工程。
3. The Permit Holder may apply under Section 13 of the EIAO to the Director for a variation of the conditions of this Permit. The Permit Holder shall replace the original permit displayed on the Project site by the amended permit.  
許可證持有人可根據環評條例第 13 條的規定向署長申請更改本許可證的條件。許可證持有人須把經修改的許可證替換在工程項目工地內展示的原有許可證。
4. A person who assumes the responsibility for the whole or a part of the designated project may, before he assumes responsibility of the designated project, apply under Section 12 of the EIAO to the Director for a further environmental permit.  
承擔工程項目整項或部分工程的責任的人，在承擔責任之前，可根據環評條例第 12 條的規定向署長申請新的環境許可證。
5. Under Section 14 of the EIAO, the Director may with the consent of the Secretary for the Environment, suspend, vary or cancel this Permit. The suspended, varied or cancelled Permit shall be removed from display at the Project site.



根據環評條例第 14 條的規定，署長可在環境局局長的同意下暫時吊銷、更改或取消本許可證。遭暫時吊銷、更改或取消的許可證必須從工程項目工地除下，不再展示。

6. If this Permit is cancelled or surrendered during construction or operation of the Project, another environmental permit must be obtained under the EIAO before the Project could be continued. It is an offence under Section 26(1) of the EIAO to construct or operate a designated project listed in Part I of Schedule 2 of the EIAO without a valid environmental permit.

如果本許可證在工程項目建造或營辦期間取消或交回，則在繼續進行工程項目之前，必須先根據環評條例規定取得另一份環境許可證。根據環評條例第 26(1)條的規定，任何人在沒有有效環境許可證的情況下建造或營辦環評條例附表 2 第 I 部所列明的指定工程項目，即屬犯罪。

7. Any person who constructs or operates the Project contrary to the conditions in the Permit, and is convicted of an offence under the EIAO, is liable:

如任何人在違反本許可證的條件下建造或營辦工程項目，根據環評條例，即屬犯罪：

- (i) on a first conviction on indictment to a fine of \$2 million and to imprisonment for 6 months;  
一經循公訴程序首次定罪，可處罰款 200 萬元及監禁 6 個月；
- (ii) on a second or subsequent conviction on indictment to a fine of \$5 million and to imprisonment for 2 years;  
一經循公訴程序第二次或其後每次定罪，可處罰款 500 萬元及監禁 2 年；
- (iii) on a first summary conviction to a fine at level 6 and to imprisonment for 6 months;  
一經循簡易程序首次定罪，可處第 6 級罰款及監禁 6 個月；
- (iv) on a second or subsequent summary conviction to a fine of \$1 million and to imprisonment for 1 year; and  
一經循簡易程序第二次或其後每次定罪，可處罰款 100 萬元及監禁 1 年；及
- (v) in any case where the offence is of a continuing nature, the court or magistrate may impose a fine of \$10,000 for each day on which he is satisfied the offence continued.  
在任何情況下如該罪行屬連續性質，法院或裁判官可就其信納該罪行連續的每一天另處罰款 10,000 元。

8. The Permit Holder may appeal against any condition of this Permit under Section 17 of the EIAO within 30 days of receipt of this Permit.

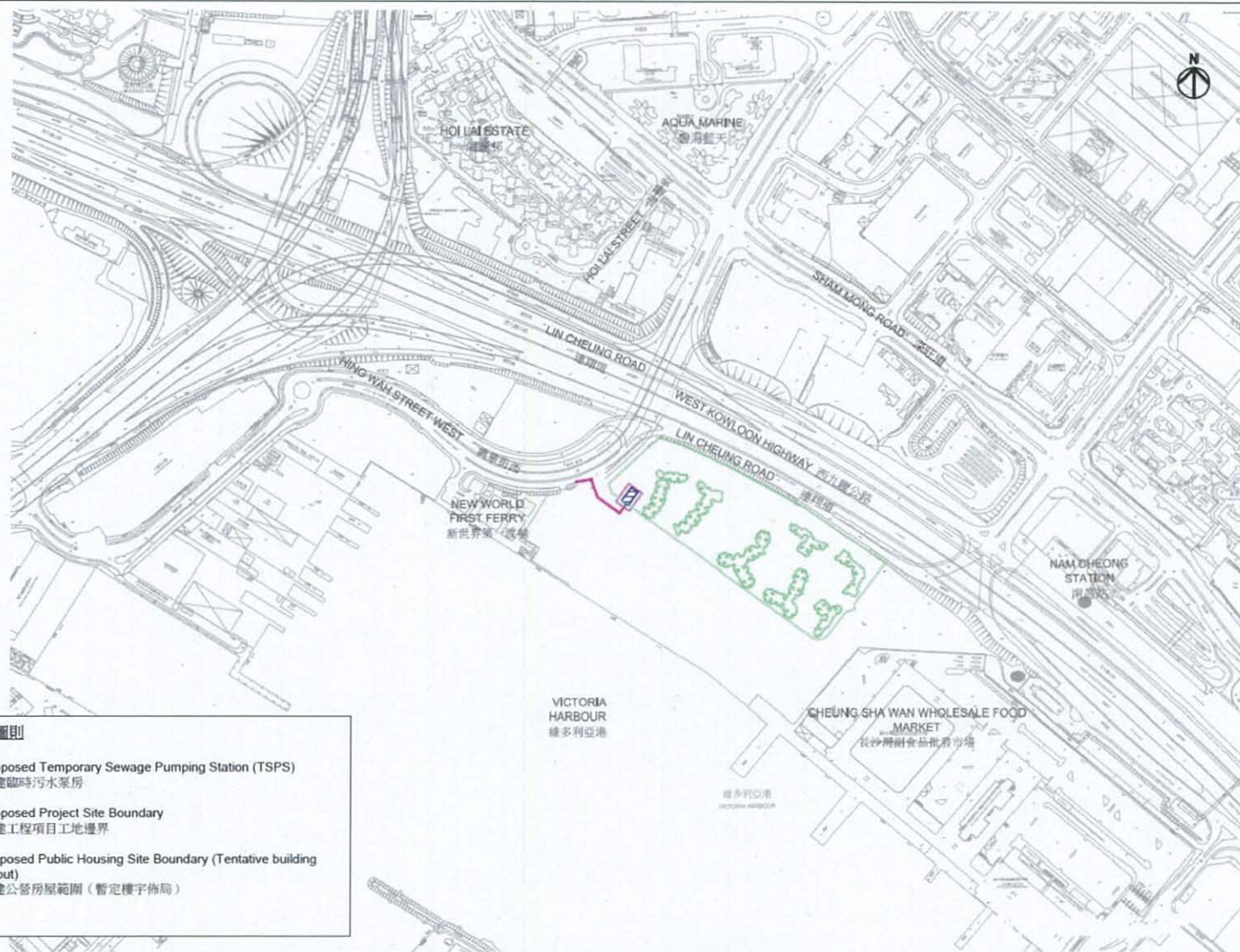
許可證持有人可在接獲本許可證後 30 天內，根據環評條例第 17 條就本許可證的任何條件提出上訴。

9. The Notes are for general reference only and that the Permit Holder should refer to the EIAO for details and seek independent legal advice.



上述註解只供一般參考用，欲知有關詳情，許可證持有人須參閱環評條例及徵詢獨立法律意見。







**Legend 圖則**

-  Proposed Temporary Sewage Pumping Station (TSPS)  
擬建臨時污水泵房
-  Proposed Project Site Boundary  
擬建工程項目工地邊界
-  Proposed Public Housing Site Boundary (Tentative building layout)  
擬建公營房屋範圍 (暫定樓宇佈局)

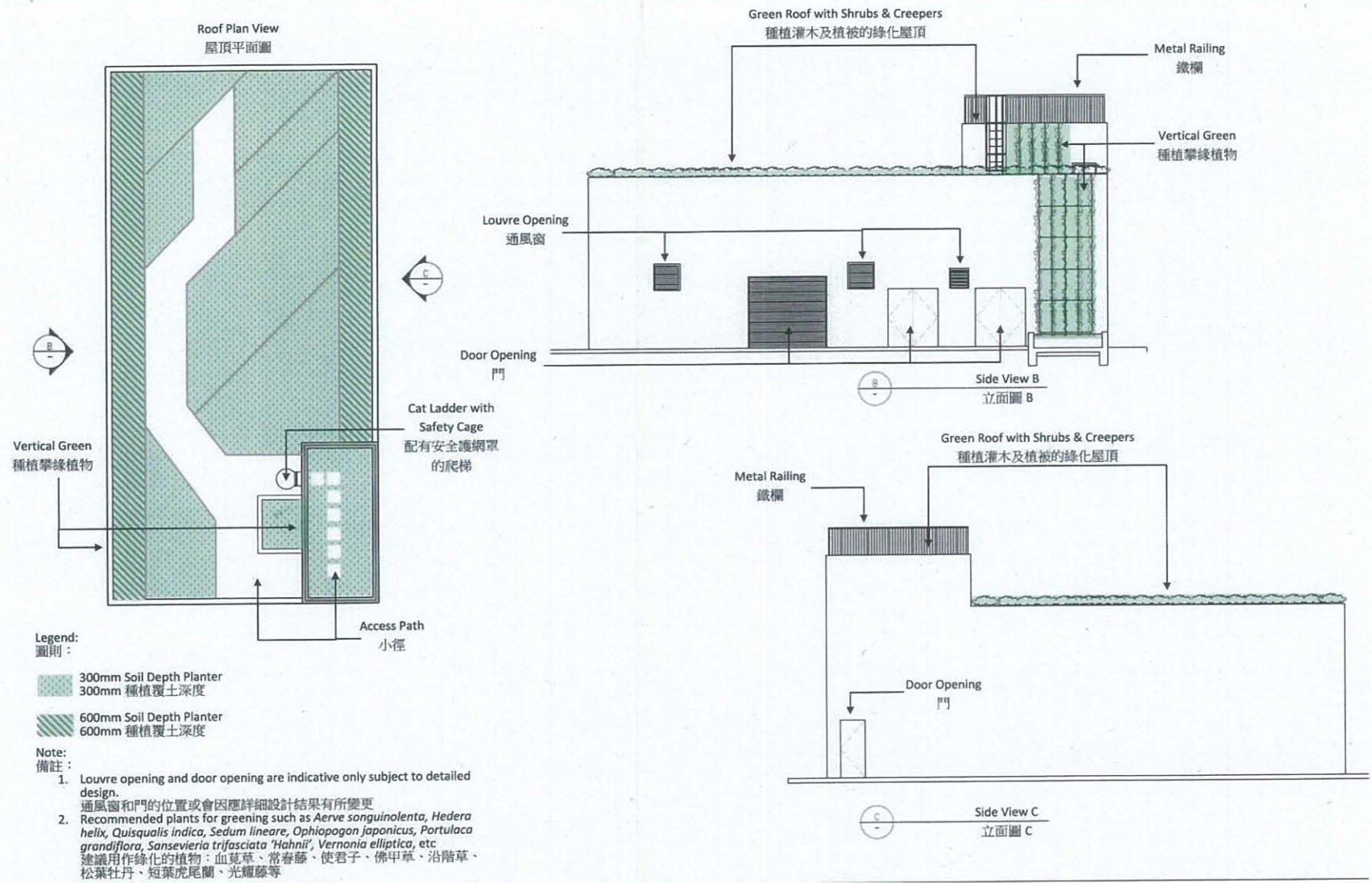
**Project Title – Public Housing Development at Lin Cheung Road Site – Temporary Sewage Pumping Station and Associated Sewer Pipes**

工程項目名稱— 連翔道地盤公營房屋發展計劃之臨時污水泵房及相關污水管道  
 (This figure is prepared based on Figure 1 of Project Profile No. PP-520/2014  
 本圖是根據工程項目簡介編號 PP-520/2014 圖 1 編製)

Environmental Permit No.: EP-495/2015  
 環境許可證編號：EP-495/2015



Figure 1 – Location Plan  
 圖 1 – 位置圖



Project Title – Public Housing Development at Lin Cheung Road Site – Temporary Sewage Pumping Station and Associated Sewer Pipes

工程項目名稱— 連翔道地盤公營房屋發展計劃之臨時污水泵房及相關污水管道  
(This figure is prepared based on Appendix B of Project Profile No. PP-520/2014  
本圖是根據工程項目簡介編號 PP-520/2014 附錄乙編製)

Environmental Permit No.: EP-495/2015  
環境許可證編號: EP-495/2015



Figure 2 – Landscape and Visual Mitigation Measures

圖 2 – 景觀及視覺緩解措施