

本署檔號 (31) in EP2/N6/S3/152 Pt. 2
OUR REF:
來函檔號
YOUR REF:
電話
TEL. NO.: 2835 1868
圖文傳真
FAX NO.: 2591 0558
電子郵件
E-MAIL:
網址
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

15 February 2018

Civil Engineering and Development Department

**Environmental Impact Assessment (EIA) Ordinance, Cap.499
Application for Environmental Permit for DP10**

**Project Title: Housing Sites in Yuen Long South
(Application No. AEP-553/ 2018)**

I refer to your above application received on 19 January 2018 for an environmental permit under Section 10(1) of the EIA Ordinance.

Pursuant to Section 10(5) of the EIA Ordinance, I now issue the attached Environmental Permit (No. EP- 553/ 2018) for your use.

Under Section 15 of the EIA Ordinance, the Environmental Permit will be placed on the EIA Ordinance Register. It will also be placed on the EIA Ordinance 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 EIA Ordinance within 30 days of receipt of this Permit.

Should you have any queries on the above application, please contact my colleague Mr. Stanley C.F. LAU at 2835 1113.

Yours sincerely,

(WONG Wai-man, Raymond)
Principal Environmental Protection Officer
for Director of Environmental Protection

Encl.

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 **Civil Engineering and Development Department** (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**土木工程拓展署**(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-553/2018
Document in the Register: 登記冊上的文件:	(1) Housing Sites in Yuen Long South (Register No. AEIAR-215/2017) -Environmental Impact Assessment Report [Hereinafter referred to as the "EIA Report"] -EIA Executive Summary [Hereinafter referred to as the "EIA Executive Summary"] -Environmental Monitoring and Audit Manual [Hereinafter referred to as the "EM&A Manual"] 元朗南房屋用地 (登記冊編號: AEIAR-215/2017) -環境影響評估報告 [下稱「環評報告」] -環境影響評估報告行政摘要 [下稱「環評行政摘要」] -環境監察及審核手冊 [下稱「環監手冊」]



	<p>(2) The Director's letter of approval of the EIA Report dated 30 November 2017 (Reference: (16) in EP2/N6/S3/152 Pt.2) 署長於 2017 年 11 月 30 日發出批准環評報告的信件 (檔案編號 : (16) in EP2/N6/S3/152 Pt.2)</p> <p>(3) Application for environmental permit submitted by the Permit Holder on 19 January 2018 (Application No. AEP-553/2018) 許可證持有人於 2018 年 1 月 19 日提交的環境許可證申請(申請書編號:AEP- 553/2018)</p>
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15 February 2018
2018 年 2 月 15 日

Date
日期



(WONG Wai-man, Raymond)
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偉民代行)



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 部所提述的指定工程項目的說明:

Title of Designated Project 指定工程項目的名稱	Yuen Long Nullah Revitalisation/Decking along Kung Um Road and Kiu Hing Road for Housing Sites in Yuen Long South. [This designated project is hereinafter referred to as "the Project"] 元朗南房屋用地沿公庵路及僑興路的元朗明渠活化/加建上蓋工程 [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 drainage channel or river training and diversion works less than 300m from the nearest boundary of an existing conservation area 排水道或河流治理與導流工程,而該工程離自然保育區的最近界線少於 300 米。
Location of Designated Project 指定工程項目的地點	Housing Sites in Yuen Long South The location of the Project is shown in Figure 1 of this Permit. 元朗南房屋用地 工程項目的位置載於本許可證圖 1。
Scale and Scope of Designated Project 指定工程項目的規模和範圍	The Project is to partially deck (total length of about 2.2km) and revitalize the Yuen Long Nullah along Kung Um Road and Kiu Hing Road. 工程項目為沿公庵路及僑興路的元朗明渠加建部分上蓋及活化(全長約 2.2 千米)。



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), Noise Control Ordinance (Cap. 400) and Dumping at Sea Ordinance (Cap. 466). 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)、《噪音管制條例》(第 400 章)及《海上傾倒物料條例》(第 466 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一份複本交予工程項目工地的負責人，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 construction 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).

許可證持有人須在建造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，建造及營辦本工程項目。

- 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 approved EIA Report (Register No. AEIAR-215/2017), the application for Environmental Permit (Application No. AEP-553/2018) and other relevant documents in the Register, the information and mitigation measures described in this Permit, mitigation measures to be recommended in the 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的設計、建造及營辦，按照下述資料及措施辦理：環評報告（登記冊編號：AEIAR-215/2017）所說明的資料及各項建議、環境許可證申請文件（申請書編號：AEP-553/2018）；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 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並再向署長重新提交。

- 1.9 All submissions approved by the Director, all submissions deposited without comments by the Director, and 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). All submissions or any variation of the submissions shall be certified by the Environmental Team (ET) Leader and verified by the Independent Environmental Checker (IEC) referred to in Conditions 2.1 and 2.2 below before submitting to the Director under this Permit.

署長批准的所有提交文件、署長沒有給予意見的所有存放文件及根據本許可證規定由署長給予意見修正的所有提交文件，均須詮釋為本許可證 C 部說明的許可證條件的一部分。提交文件如有任何修訂，均須獲署長的書面批准，或符合有關許可證條件訂明的規定。如有不符合提交文件的情況，則可能違反《環境影響評估條例》（第 499 章）的規定。所有提交文件或提交文件的任何修訂本，均須按下文條件第 2.1 及 2.2 項所述由環境小組組長核證及獨立環境查核人核實，然後才按本許可證規定向署長提交。

- 1.10 The Permit Holder shall release all finalised 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 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知道，方法是把有關文件複本存放於環評條例登記冊辦事處、署長指定的任何其他地方、署長指定的任何互聯網網站或採取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 finalised 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評條例登記冊辦事處（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）及便攜式文件格式(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 one 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 construction.

許可證持有人須在建造工程項目展開前，至少提早 1 個月以書面方式把建造工程的施工日期通知署長。建造工程的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，「建造工程的開展」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

Employment of Environmental Monitoring and Audit (EM&A) Personnel

聘用環境監察及審核（環監）人員

- 2.1 An Environmental Team (ET) shall be established by the Permit Holder no later than one month before commencement of construction of the Project. The ET shall not be in any way an associated body of the Contractor or the Independent Environmental Checker (IEC) for the Project. The ET shall be headed by an ET Leader. The ET Leader shall be a person who has at least 7 years of experience in environmental monitoring and auditing (EM&A) or environmental management. The ET and the ET Leader shall be responsible for the



implementation of the EM&A programme in accordance with the EM&A requirements as contained in the updated EM&A Manual deposited under Condition 2.4 of this Permit. The ET Leader shall keep a contemporaneous log-book of each and every instance or circumstance or change of circumstances, which may affect the compliance with the recommendations of the EIA Report (Register No. AEIAR-215/2017) and this Permit. The ET Leader shall notify the IEC within one working day of the occurrence of any such instance or circumstance or change of circumstances. The ET Leader's log-book shall be kept readily available for inspection by all persons assisting in supervision of the implementation of the recommendations of the EIA Report (Register No. AEIAR-215/2017) and this Permit or by the Director or his authorized officers. Failure to maintain records in the log-book, failure to discharge the duties of the ET Leader as defined in the updated EM&A Manual or failure to comply with this Condition would entitle the Director to require the Permit Holder by notice in writing to replace the ET Leader. Failure by the Permit Holder to make replacement or further failure to keep contemporaneous records in the log-book despite the employment of a new ET Leader may render the Permit liable to suspension, cancellation or variation.

在工程項目的建造工程展開前，許可證持有人須至少提早 1 個月成立一個環境小組。環境小組不得與工程項目的承辦商或獨立環境查核人有任何聯繫。環境小組須由一名環境小組組長帶領。環境小組組長須在環境監察及審核（「環監」）或環境管理方面至少有 7 年經驗。環境小組及環境小組組長須按經更新環監手冊內載的環監規定，執行環監計劃，而該環監手冊須按本許可證條件第 2.4 項存放。環境小組組長須保存一本記錄冊，同時記載可能會影響環評報告（登記冊編號：AEIAR-215/2017）的建議及本許可證的符合情況的每宗事件、每種情況或每次情況變化。環境小組組長須在發生任何類似事件、情況或情況變化後 1 個工作天內通知獨立環境查核人。存放環境小組組長的記錄冊的地方，須可供協助督導執行環評報告（登記冊編號：AEIAR-215/2017）的建議及本許可證的所有人士、署長或獲授權人員隨時查閱。環境小組組長如未能在記錄冊保存記錄、未能執行經更新環監手冊所列明的環境小組組長職務或未能符合本條件的規定，署長有權以書面要求許可證持有人撤換環境小組組長。許可證持有人如未能安排人選替補，或在聘用新環境小組組長後仍未能在記錄冊保存同期的記錄，或會導致許可證遭暫時吊銷、取消或更改。

- 2.2 An IEC shall be employed by the Permit Holder no later than one month before commencement of construction of the Project. The IEC shall not be in any way an associated body of the Contractor or the ET for the Project. The IEC shall be a person who has at least 7 years of experience in EM&A or environmental management. The IEC shall be responsible for duties defined in the updated EM&A Manual deposited under Condition 2.4 of this Permit, and shall audit the overall EM&A performance, including the implementation of all environmental mitigation measures, submissions required in the updated EM&A Manual, and any other submissions required under this Permit. In addition, the IEC shall be responsible for verifying the environmental acceptability of permanent and temporary works, relevant design



plans and submissions under this Permit. The IEC shall verify the log-book(s) mentioned in Condition 2.1 of this Permit. The IEC shall notify the Director by fax or email, within one working day of receipt of notification from the ET Leader of each and every occurrence, change of circumstances or non-compliance with the EIA Report (Register No. AEIAR-215/2017) and this Permit, which may affect the monitoring or control of adverse environmental impacts from the Project. In the case where the IEC fails to so notify the Director of the same, fails to discharge the duties of the IEC as defined in the updated EM&A Manual or fails to comply with this Condition, the Director may require the Permit Holder by notice in writing to replace the IEC. Failure to replace the IEC as directed or further failure to so notify the Director despite employment of a new IEC may render the Permit liable to suspension, cancellation or variation. Notification by the Permit Holder is the same as notification by the IEC for the purpose of this Condition.

在工程項目的建造工程展開前，許可證持有人須至少提早 1 個月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或環境小組有任何聯繫。獨立環境查核人須在環監或環境管理方面至少有 7 年經驗。獨立環境查核人須執行按本許可證條件第 2.4 項存放的經更新環監手冊所列明的職務，以及審核整體環監工作的表現，包括實施所有環境緩解措施、提交經更新環監手冊規定的文件，以及提交本許可證所要求的其他文件。此外，獨立環境查核人須核實永久及臨時工程在環境上的可接受程度、相關的設計圖則和根據本許可證提交的文件，並須核實本許可證條件第 2.1 項所述的記錄冊。在每次出現事故、情況變化或不符合環評報告（登記冊編號：AEIAR-215/2017）及本許可證的情況，而可能會妨礙工程項目所造成不良環境影響的監察或控制工作時，獨立環境查核人須在接獲環境小組組長通知後 1 個工作天內以傳真或電郵方式通知署長。獨立環境查核人如未能通知署長有關情況、未能執行經更新環監手冊所列明的獨立環境查核人職務或未能符合本條件的規定，署長可以書面要求許可證持有人撤換獨立環境查核人。如未能按指示撤換獨立環境查核人，或在聘用新獨立環境查核人後仍未能通知署長有關情況，則或會導致許可證遭暫時吊銷、取消或更改。為執行本條件，許可證持有人的通知等同獨立環境查核人的通知。

Management Organization of Main Construction Companies **主要建造公司的管理架構**

- 2.3 The Permit Holder shall, no later than one month before the commencement of construction of the Project, inform the Director in writing the management organization of the main construction companies and/or any form of joint ventures associated with the construction of the Project. The submitted information shall include at least an organization chart, names of responsible persons and their contact details.

許可證持有人在工程項目的建造工程展開前，須至少提早 1 個月把主要建造公司及/或以任何形式與建造工程相關的合營企業的管理架構，以書面通知署長。提交的資料須至少包括一份組織圖、負責人的姓名及聯絡資料。



Submission of Updated Environmental Monitoring and Audit Manual
提交經更新的环境監察及審核手冊

- 2.4 The Permit Holder shall update the EM&A Manual to include the latest EM&A requirements in accordance with the information and recommendations described in the EIA Report and by taking into account any specific site conditions that may be changed before the construction of the Project. The Permit Holder shall, at least 4 weeks before the commencement of construction of the Project, deposit with the Director four hard copies and four electronic copies of the updated EM&A Manual. Before submission to the Director, the updated EM&A Manual shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations described in the EIA Report (Register No. AEIAR-215/2017), and taking into account any specific requirements with respect to the latest site conditions of the Project. All measures recommended in the updated EM&A Manual approved under this Condition shall be fully and properly implemented in accordance with the requirements and time schedule(s) set out in the updated EM&A Manual. The EM&A Manual deposited under this Condition shall hereinafter be referred to as the “updated EM&A Manual”.

許可證持有人須根據環評報告所載的資料及建議，以及通過考慮在工程項目施工前可能會改變的任何具體地盤狀況，更新環監手冊，以加入最新的環監規定。許可證持有人須在工程項目的建造工程展開前，至少提早 4 個星期向署長存放經更新的環監手冊的 4 份硬複本及 4 份電子版本。經更新的環監手冊須由環境小組組長核證及獨立環境查核人核實，證明其符合環評報告（登記冊編號：AEIAR-215/2017）所載的資料及建議，並須考慮到有關工程項目最新地盤狀況的任何具體要求，才可提交署長。根據本條件獲准的經更新環監手冊內的所有建議措施，須按照經更新的環監手冊所載的規定和時間表徹底及妥善執行。根據本條件存放的環監手冊，下文稱為「經更新的環監手冊」。

Submission of Location Plans
提交位置圖

- 2.5 The Permit Holder shall, no later than 2 weeks before the commencement of construction of the Project, deposit four hard copies and one electronic copy of location plan(s) of the Project with a scale of 1:1000 or other appropriate scale as agreed with the Director. The plans shall include the details the works boundaries, works areas, vertical and horizontal alignments of the revitalized/decked Yuen Long Nullah and any other major facilities; and the locations of key environmental mitigation measures.

許可證持有人須在工程項目的建造工程展開前，至少提早 2 個星期存放以 1:1000 的比例或署長同意的其他合適比例繪製的工程項目位置圖的 4 份硬複本及 1 份電子版本。有關圖則須包括工程界線、施工區、活化/加建上蓋後的元朗明渠的垂直及水平線向及任何其他主要設施的詳情；以及主要環境緩解措施的位置。



Submission of Supplementary Contamination Assessment Plan (CAP)
提交補充污染評估計劃書

- 2.6 Detailed assessment of land contamination to the Project site(s) shall be carried out before the commencement of construction of the Project when access to any site with previous industrial use is available. If land contamination is found, remediation actions for decontamination of the Project site(s) and proper disposal of contaminated soil shall be proposed under the supplementary CAP. The Permit Holder shall submit 4 hard copies and 1 electronic copy of the supplementary CAP to the Director for approval. All recommendation(s) in the approved supplementary CAP shall be implemented. No construction works shall be commenced before the approval of the supplementary CAP by the Director.

建造工程展開前，工程項目曾作工業用途的工地可供使用時，須對有關地點重新進行詳細土地污染評估。如發現受污染泥土，許可證持有人須在補充污染評估計劃書內擬備土地除污及適當處理受污染泥土行動。許可證持有人須向署長提交補充污染評估計劃書的4份硬複本及1份電子版本，以供審批。經批准的補充污染評估計劃書內的所有建議，均須實施。在補充污染評估計劃書獲署長批准前，不得展開任何建造工程。

Submission of detailed Landscape and Visual Plan
提交詳細景觀及視覺計劃

- 2.7 The Permit Holder shall, no later than one month before the commencement of construction of the Project, submit 4 hard copies and 1 electronic copy of detailed Landscape and Visual Plan(the Plan) for the revitalization of the Yuen Long Nullah along Kung Um Road/Kiu Hing Road and the conservation of existing watercourses with high ecological values within the Project site to the Director for approval . The formulation of the Plan should engage various stakeholders with a view to introducing special features and spatial articulations along the nullahs and the watercourses with a view to generating a natural outlook and enhancing the ecological functions while preserving the hydraulic performance operation and maintenance of the facilities as well as allocation of adequate space for creating a water-friendly culture and enhancing social economic and environmental sustainability. The Plan shall show the design details, confirmation of the feasibility for proposed planting, locations, implementation programme, maintenance and management schedules, and drawings in the scale of 1:1,000 or other appropriate scale, as agreed with the Director, of the landscape and visual mitigation measures of the Project. Before submission to the Director, the Plan shall be certified by the ET Leader and verified by the IEC as conforming to the relevant information and recommendations, including those described in the EIA Report (Register No. AEIAR-215/2017). If there is any change proposed to the landscape and visual mitigation measures in the approved Plan, the Permit Holder

shall, no later than one month before the implementation of any such change, deposit with the Director 4 hard copies and 1 electronic copy of an update to the Plan. All landscape and visual mitigation measures shall be properly implemented and maintained for the Project in accordance with the deposited Plan. The Permit Holder shall make available additional copies to the Director upon request.

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 個月向署長提交就活化公庵路／僑興路沿路的元朗明渠和保育工程項目工地內具高生態價值的現有水道的詳細景觀及視覺計劃（計劃）的 4 份硬複本及 1 份電子版本，以供審批。制訂計劃時須有不同持份者的參與，以期沿有關明渠及渠道引入特點和空間的銜接點，從而產生自然的景觀，加強生態功能，同時維持有關設施的排水能力、運作及維護，以及分配充足空間營造親水文化，並加強社會、經濟及環境的可持續性。計劃須展示工程項目景觀及視覺影響緩解措施的設計詳情、確認擬議種植的可行性、位置、實施計劃、保養及管理時間表，以及採用 1:1,000 的比例或署長同意的其他合適比例繪畫的圖則。計劃須由環境小組組長核證及獨立環境查核人核實，證明符合相關資料及建議，包括環評報告（登記冊編號：AEIAR-215/2017）所載的資料及建議，然後才提交署長。如對已存放的計劃提出任何景觀及視覺影響緩解措施的更改，許可證持有人須在執行提出的更改之前至少提早 1 個月將更新計劃的 4 份硬複本及 1 份電子版本向署長存放。工程項目的所有景觀及視覺緩解措施須根據存放的計劃妥善執行及維持。如署長要求，許可證持有人須提供額外的複本。

Submission of Egretty Survey Report

提交鷺鳥林調查報告

- 2.8 The Permit Holder shall conduct a survey to ascertain the existence of egretty at Tai Tong. The Permit Holder shall, no later than 3 months before the commencement of construction of the Project, submit 4 hard copies and 1 electronic copy of Egretty Survey Report on the findings of the survey and corresponding recommendations to the Director for approval.

許可證持有人須進行調查，以確定大棠是否有鷺鳥林存在。許可證持有人須在工程項目的建造工程展開前，至少提早 3 個月向署長提交有關調查結果及相應建議的鷺鳥林調查報告的 4 份硬複本及 1 份電子版本，以供審批。

Submission of Noise Mitigation Measures Plan for Egretty

提交鷺鳥林噪音緩解措施計劃

- 2.9 Subject to the findings of the Egretty Survey Report in Condition 2.8 above, the Permit Holder shall, no later than one month before the commencement of construction of the Project, submit 4 hard copies and 1 electronic copy of details Noise Mitigation Measures Plan (the Plan) with a view to minimizing the construction noise impact on the egretty at Tai Tong to the Director for approval. The Plan should include but not limit to details on the deployment



of low noise construction method in the vicinity of the egret, especially during the breeding seasons.

視乎上文條件第 2.8 項的鷺鳥林調查報告的調查結果，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 個月向署長提交就盡量減少建築噪音對大棠鷺鳥林的影響的詳細噪音緩解措施計劃（計劃）的 4 份硬複本及 1 份電子版本，以供審批。計劃須包括但不限於在鷺鳥林，尤其是在其繁殖季節，附近使用低噪音施工方法的詳情。

Submission of Traffic Noise Mitigation Plan

提交交通噪音緩解計劃

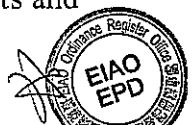
- 2.10 The Permit Holder shall, no later than one month before the commencement of construction of the Project, submit 4 hard copies and 1 electronic copy of Traffic Noise Mitigation Plan (the Plan) to the Director for approval. If there is any change proposed to the traffic noise mitigation measures in the approved Plan, the Permit Holder shall, no later than one month before the implementation of any such change, submit to the Director for approval 4 hard copies and 1 electronic copy of an update to the Plan (the Updated Plan). The Plan or any Updated Plan shall demonstrate that the traffic noise performance requirements set out in the EIA report (Register No.: AEIAR-215/2017) will not be exceeded with the mitigation measures in place. All mitigation measures recommended in the approved Plan or approved Updated Plan shall be fully implemented and properly maintained throughout the operational phase(s) of the Project.

許可證持有人須在工程項目開始建造之前至少提早 1 個月將交通噪音緩解計劃(計劃)的 4 份硬複本及 1 份電子版本，提交署長批准。如對已批准的計劃提出任何交通噪音緩解措施的更改，許可證持有人須在執行提出的更改之前至少提早 1 個月將更新交通噪音緩解計劃(更新計劃)的 4 份硬複本及 1 份電子版本，提交署長批准。計劃及任何更新計劃須證明在實施了緩解措施後，工程項目的交通噪音表現不會超逾在環評報告（登記冊編號：AEIAR-215/2017）上所訂定的規定。在工程項目的營辦期間所有緩解措施須根據已核准的計劃或更新計劃妥善執行及維持。

Submission of Ecological Survey and Mitigation Plan

提交生態調查及緩解計劃

- 2.11 The Permit Holder shall, no later than one month before the commencement of construction of the Project, submit 4 hard copies and 1 electronic copy of Ecological Survey and Mitigation Plan (the Plan) to the Director for approval. If there is any change proposed to the mitigation measures in the approved Plan, the Permit Holder shall, no later than one month before the implementation of any such change, submit 4 hard copies and 1 electronic copy of an update to the Plan (the Updated Plan) to the Director for approval. The Plan or any Updated Plan shall be carried out in accordance with the requirements and



recommendations set out in the EIA report (Register No.: AEIAR-215/2017). All mitigation measures recommended in the approved Plan or approved Updated Plan shall be fully implemented and properly maintained throughout the constructional and operational phases of the Project.

許可證持有人須在工程項目開始建造之前至少提早 1 個月將生態調查及緩解計劃(計劃)的 4 份硬複本及 1 份電子版本, 提交署長批准。如對已批准的計劃提出任何緩解措施的更改, 許可證持有人須在執行提出的更改之前至少提早 1 個月將更新生態調查及緩解計劃(更新計劃)的 4 份硬複本及 1 份電子版本, 提交署長批准。計劃及任何更新計劃須按照環評報告(登記冊編號: AEIAR-215/2017)上所訂定的規定及建議進行。在工程項目的建造及營辦期間所有緩解措施須根據已核准的計劃或更新計劃妥善執行及維持。

3. Environmental Monitoring and Audit (EM&A) Requirements

環境監察及審核(環監)規定

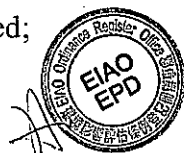
- 3.1 The EM&A programme shall be implemented in accordance with the procedures and requirements in the updated EM&A Manual deposited under Condition 2.4 of this Permit. Any changes to the monitoring and audit requirements shall be justified by the ET leader and verified by the IEC as conforming to the requirements set out in the updated EM&A Manual, and shall seek the prior approval from the Director before implementation.

環監計劃須按本許可證條件第 2.4 項存放的經更新環監手冊所載的程序及規定執行。監察及審核規定如有更改, 須由環境小組組長提出充分理由, 並由獨立環境查核人核實, 證明其符合經更新環監手冊所載的規定, 並須事先獲署長批准才可執行。

- 3.2 Samples, measurements and necessary remedial actions shall be taken in accordance with the requirements of the updated EM&A Manual by:

取樣、測量及所需的補救行動, 均須按照經更新環監手冊所載的規定進行:

- a) conducting baseline environmental monitoring;
進行環境基線監測;
- b) conducting constructional and operational phase impact monitoring;
進行施工及營辦階段影響監測;
- c) carrying out remedial actions described in the Event/Action Plans of the updated EM&A Manual in accordance with the time frame set out in the Event/Action Plans, or as agreed by the Director, in case where specified criteria in the updated EM&A Manual are exceeded;



如超逾經更新環監手冊內指定的標準，則按照經更新環監手冊內的事件／行動計劃所訂明的時限或署長所同意的時限，執行事件／行動計劃所說明的補救行動；

- d) logging and keeping records of the details of (a) to (c) above for all parameters within 3 working days of the collection of data or completion of remedial action(s), for the purpose of preparing and submitting the monthly EM&A Reports and to make available the information for inspection on site.

在收集數據或完成補救行動 3 個工作天內，須記錄及備存上文 (a) 至 (c) 項所有參數的詳情，用作擬備並提交每月環監報告，並備妥有關資料以供在工地查閱。

- 3.3 Four (4) hard copies and 1 electronic copy of the Baseline Monitoring Report shall be submitted to the Director at least 2 weeks before commencement of construction of the Project. The submission shall be certified by the ET Leader and verified by the IEC. Additional copies of the submission shall be made available to the Director upon his request.

在工程項目的建造工程展開前，須至少提早 2 個星期向署長提交基線監測報告的 4 份硬複本及 1 份電子版本。提交的文件須由環境小組組長核證及獨立環境查核人核實。如署長要求，則須提交文件的額外複本。

- 3.4 Four (4) hard copies and 1 electronic copy of monthly EM&A Report shall be submitted to the Director within 2 weeks after the end of the reporting month. The EM&A Reports shall include a summary of all non-compliance of the environmental quality performance limits (i.e. exceedance of Action Level and /or Limit Level). The submissions shall be certified by the ET Leader and verified by the IEC. Additional copies of the submission shall be provided to the Director upon request by the Director.

在規定提交報告的月份結束後 2 個星期內，須向署長提交每月環監報告的 4 份硬複本及 1 份電子版本。環監報告須包括各種不符合環境質素表現規限（即超出行動水平及極限水平）情況的摘要。提交的文件須由環境小組組長核證及獨立環境查核人核實。如署長要求，則須提交文件的額外複本。

- 3.5 All EM&A data submitted under this Permit shall be true, valid and correct.

根據本許可證提交的所有環監數據，均須有效及真實無誤。

4. Electronic Reporting of EM&A Information

環監資料的電子匯報

- 4.1 To facilitate public inspection of the Baseline Monitoring Report and monthly EM&A



Reports via the EIAO Internet Website and at the EIAO Register Office, electronic copies of these Reports 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 as described in Conditions 3.3 and 3.4 above of this Permit. For the HTML version, a content page capable of providing hyperlink to each section and sub-section of these Reports shall be included in the beginning of the document. Hyperlinks to all figures, drawings and tables in these Reports shall be provided in the main text from where the respective references are made. All graphics in these Reports shall be in interlaced GIF format unless otherwise agreed by the Director. The content of the electronic copies of these Reports must be the same as the hard copies.

為方便公眾透過環評條例互聯網網站及在環評條例登記冊辦事處查閱基線監測報告及每月環監報告，以超文本標示語言 (HTML) (第 4.0 或較後版本) 及便攜式文件格式 (PDF) (第 1.3 或較後版本) 製作的報告的電子版本，除非另獲署長同意，須與本許可證條件第 3.3 及 3.4 項所說明的硬複本同時提交。關於 HTML 的版本方面，可與報告各節及小節作出超文本連結的目錄須在文件開端加入。報告內各類圖表須在載有相關資料的正文內作出超文本連結。除非另獲署長同意，報告內所有圖形均須以交錯存取的 GIF 格式制定。報告的電子版本內容，必須與硬複本的內容一致。

- 4.2 The Permit Holder shall, within 6 weeks after commencement of construction of the Project, set up a dedicated Internet web site and notify the Director in writing the Internet address where the environmental monitoring data and project information is to be placed. All environmental monitoring data described in Condition 4.1 above shall be made available to the public via the dedicated Internet web site in the shortest possible time and in any event no later than 2 weeks after the relevant environmental monitoring data are collected or become available, unless otherwise agreed with the Director. All finalized submissions and plans shall be made available to the public via the dedicated Internet web site in the shortest possible time and in any event no later than 2 weeks after the submissions and plans are approved by or deposited with the Director, unless otherwise agreed with the Director.

許可證持有人須在工程項目的建造工程展開後 6 個星期內，設立特定網站存放環境監察數據及工程項目資料，並以書面通知署長互聯網網址所在。除非另獲署長同意，上文條件第 4.1 項說明的所有環境監察數據，均須盡快透過該特定網站供公眾閱覽，在任何情況下均不得遲於有關資料在收集或可供發放後的 2 個星期內上載至該特定網站。除非另獲署長同意，所有提交文件及圖則的定稿，均須盡快透過該特定網站供公眾閱覽，在任何情況下均不得遲於有關提交文件及圖則獲署長批准或向署長存放後的 2 個星期內上載至該特定網站。

- 4.3 The Internet web site as described in Condition 4.2 above shall enable user-friendly public access to the environmental monitoring data and project information including the Project



Profile, EIA report, Environmental Permit(s) and finalized submissions and plans required under this Permit. The Internet web site shall have features capable of:

上文條件第 4.2 項說明的互聯網網站，必須方便用戶使用，讓公眾容易接達環境監察數據及工程項目資料，當中包括工程項目簡介、環評報告、環境許可證及本許可證所規定提交文件及圖則的定稿。互聯網網站須具備部件，提供下述功能：

- a) providing access to all environmental monitoring data of this Project collected since the commencement of construction;
接達建造工程展開後所收集的全部環境監察數據；
- b) providing access to all finalized submissions as required under this Permit;
接達本許可證所規定提交的所有文件定稿；
- c) searching by date;
按日期搜尋；
- d) searching by types of monitoring data; and
按監察數據類別搜尋；以及
- e) hyperlinking to relevant monitoring data after searching
在搜尋後與相關的監察數據作出超文本連結。

or otherwise as agreed by the Director

除非另獲署長同意

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 condition 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環境許可證的條件。許可證持有人須把經修改的許可證替換在建造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 Project may, before he assumes responsibility of the 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、更改或取消環境許可證。遭暫時吊銷、更改或取消的環境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.

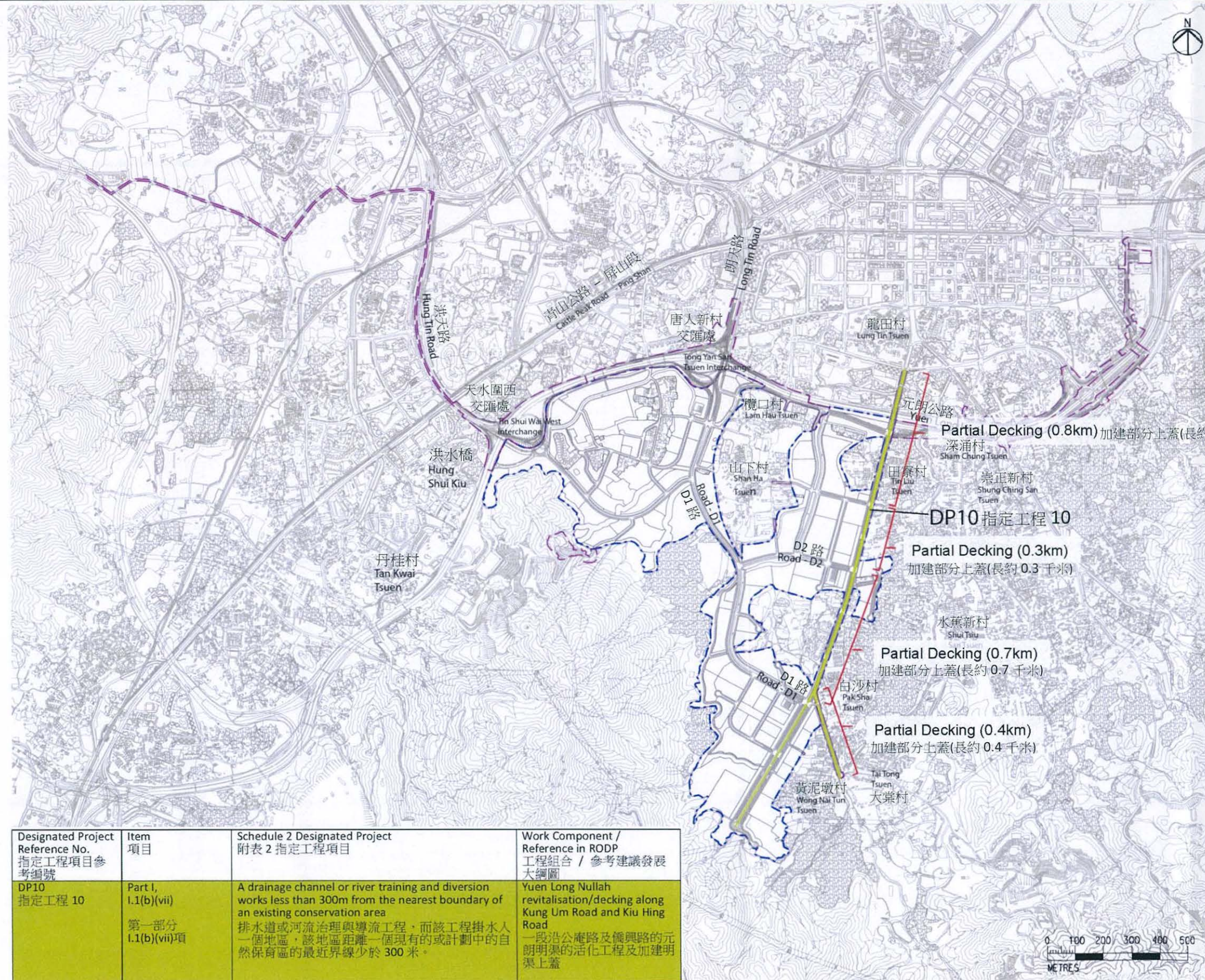
如果本許可證在工程項目建造或營辦期間取消或交回，則在繼續進行工程項目之前，必須先根據環評條例規定取得另一份環境許可證。根據環評條例第 26 (1) 條的規定，任何人在沒有有效環境許可證的情況下建造或營辦環評條例附表 2 第 I 部所列明的指定工程項目，即屬犯罪。



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。

Environmental Permit No. EP-553/2018
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Legend 圖例

- [---] Potential Development Area (PDA) 具發展潛力區
- [---] Works Boundary Outside PDA 具發展潛力區外的施工範圍

Designated Project Reference No. 指定工程項目參考編號	Item 項目	Schedule 2 Designated Project 附表 2 指定工程項目	Work Component / Reference in RODP 工程組合 / 參考建議發展大綱圖
DP10 指定工程 10	Part I, I.1(b)(vii) 第一部分 I.1(b)(vii)項	A drainage channel or river training and diversion works less than 300m from the nearest boundary of an existing conservation area 排水道或河流治理與導流工程，而該工程掛水入一個地區，該地區距離一個現有的或計劃中的自然保育區的最近界線少於 300 米。	Yuen Long Nullah revitalisation/decking along Kung Um Road and Kiu Hing Road 一段沿公庵路及僑興路的元朗明渠的活化工程及加建明渠上蓋



Project Title: Yuen Long Nullah Revitalisation/Decking along Kung Um Road and Kiu Hing Road for Housing Sites in Yuen Long South
 工程項目名稱：元朗南房屋用地沿公庵路及僑興路的元朗明渠活化/加建上蓋工程

Figure 1: Project Location Plan
 圖1：工程項目位置圖

Environmental Permit No. : EP-553/2018
 環境許可證編號 : EP-553/2018

