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Environmental Protection Department

Branch Office

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環境保護署分處

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19 December 2017

Profit Point Enterprises Limited

Environmental Impact Assessment (EIA) Ordinance, Cap.499
Application for Variation of an Environmental Permit

Project Title: Proposed Comprehensive Development at Wo Shang Wai, Yuen Long
(Application No. VEP-538/2017)

I refer to your above application received on 24 November 2017 for variation of an environmental permit under Section 13(1) of the EIA Ordinance.

Pursuant to Section 13(5) of the EIA Ordinance, we have amended the Environmental Permit (EP-311/2008/D). I attach the Environmental Permit as amended (No. EP-311/2008/E) for your use.

Under Section 15 of the EIA Ordinance, the amended 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 LAU at 2835 1113.

Yours sincerely,

(Raymond W. M. WONG)

Principal Environmental Protection Officer
for Director of Environmental Protection

Encl.

**ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE
(CHAPTER 499)
Section 10 & 13**

**環境影響評估條例
(第 499 章)
第 10 及 13 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 (the Ordinance), the Director of Environmental Protection (the Director) granted the Environmental Permit No. EP-311/2008 to PROFIT POINT ENTERPRISES LIMITED (hereinafter referred to as the “Permit Holder”) on 9 September 2008. Pursuant to Section 13 of the Ordinance, the Director amends the Environmental Permit based on the Application No. VEP-538/2017. The amendments, described below, are incorporated into this Environmental Permit No. EP-311/2008/E. This Environmental Permit as amended is for the construction and operation of the designated project described in Part B of this Permit subject to the conditions specified in and attached to Part C of this Permit. 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(條例)第 10 條的規定，環境保護署署長(署長)於 2008 年 9 月 9 日將環境許可證編號 EP-311/2008 批予盈邦企業有限公司(下稱"許可證持有人")。根據條例第 13 條的規定，署長因應更改環境許可證的申請編號 VEP-538/2017 修訂環境許可證。以下修訂已包含在本環境許可證編號 EP-311/2008/E 內。本經修訂的環境許可證，只適用於建造及營辦本許可證B部所說明的指定工程項目，並須遵守本許可證C部所說明及附載的條件。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	VEP-538/2017
Documents in the Register : 登記冊上的文件:	<p>(1) Proposed Comprehensive Development at Wo Shang Wai, Yuen Long (Register No.: AEIAR-120/2008)</p> <ul style="list-style-type: none"> - Environmental Impact Assessment Report Volumes 1 to 3 (March 2008) [Hereinafter referred to as the “WSW EIA Report”] - EIA Executive Summary (March 2008) [Hereinafter referred to as the “WSW EIA Executive Summary”] - Environmental Monitoring and Audit Manual (March 2008) [Hereinafter referred to as the “WSW EM&A Manual”]

<p>Documents in the Register : 登記冊上的文件:</p>	<p>和生圍綜合發展 (登記冊編號: AEIAR-120/2008)</p> <ul style="list-style-type: none"> - 環境影響評估報告(2008年3月) [下稱「和生圍綜合發展-環評報告」] - 環境影響評估報告行政摘要 (2008年3月) [下稱「和生圍綜合發展-環評摘要」] - 環境監察及審核手冊 (2008年3月) [下稱「和生圍綜合發展-環監手冊」] <p>(2) The Director's letter of approval of the WSW EIA Report dated 31 July 2008 (Reference: (4) in EP2/N6/P/105 Pt III) 署長於 2008 年 7 月 31 日發出批准和生圍綜合發展環評報告的信件 (檔案編號: (4) in EP2/N6/P/105 Pt III)</p> <p>(3) Application documents including all attachments submitted by the Permit Holder on 12 August 2008 (Application No. AEP-311/2008) 申請文件包括許可證持有人於 2008 年 8 月 12 日提交所有附件 (申請書編號: AEP-311/2008)</p> <p>(4) Application for Variation of an Environmental Permit No. VEP-311/2010 and attached documents submitted by the Permit Holder on 26 January 2010 許可證持有人於 2010 年 1 月 26 日提交更改環境許可證申請編號 VEP-311/2010 和附件</p> <p>(5) Application for Variation of an Environmental Permit No. VEP-318/2010 and attached documents submitted by the Permit Holder on 2 July 2010 許可證持有人於 2010 年 7 月 2 日提交更改環境許可證申請編號 VEP-318/2010 和附件</p> <p>(6) Application for Variation of an Environmental Permit No. VEP-379/2012 and attached documents submitted by the Permit Holder on 8 October 2012 許可證持有人於 2012 年 10 月 8 日提交更改環境許可證申請編號 VEP-379/2012 和附件</p> <p>(7) Application for Variation of an Environmental Permit No. VEP-393/2013 and attached documents submitted by the Permit Holder on 22 February 2013 許可證持有人於 2013 年 2 月 22 日提交更改環境許可證申請編號 VEP-393/2013 和附件</p> <p>(8) Application for Variation of an Environmental Permit No. VEP-538/2017 and attached documents submitted by the Permit Holder on 24 November 2017 許可證持有人於 2017 年 11 月 24 日提交更改環境許可證申請編號 VEP-538/2017 和附件</p>
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Application No. 申請書編號	Date of Application 申請日期	List of Amendments Incorporated into this Environmental Permit 已包含在本環境許可證內的修訂項目	Date of Amendment 修訂日期
VEP-311/2010	26 January 2010 2010年1月26日	Amend Figure 3 更改圖3	24 February 2010 2010年2月24日
VEP-318/2010	2 July 2010 2010年7月2日	Amend Figure 2 更改圖2	29 July 2010 2010年7月29日
VEP-379/2012	8 October 2012 2012年10月8日	Amend Conditions 3.8 and 3.10 更改條件3.8和3.10	2 November 2012 2012年11月2日
VEP-393/2013	22 February 2013 2013年2月22日	Amend Part B, Figures 1, 3 – 5 更改B部圖1, 3 – 5 Add Conditions 5.14 & 5.15 in Part C 加入C部的第5.14及5.15項條件	20 March 2013 2013年3月20日
VEP-538/2017	24 November 2017 2017年11月24日	Vary Conditions 5.1, 5.14 and 5.15 in Part C 更改C部的第5.1, 5.14及5.15項 條件 Amend Part C, Figures 2 – 7 更改C部圖2 – 7	19 December 2017 2017年12月19日

19 December 2017
2017年12月19日

Date
日期



(WONG Wai-man Raymond)
Principal Environmental Protection Officer
(Strategic Assessment)
for Director of Environmental Protection
環境保護署署長
首席環境保護主任(策略評估)黃偉民代行



PART B (DESCRIPTIONS OF DESIGNATED PROJECT)**B 部 (指定工程項目的說明)**

Hereunder is description of designated project mentioned in Part A of this environmental permit :

下列為本環境許可證 A 部所提及的指定工程項目的說明:

<p>Title of Designated Projects 指定工程項目的名稱</p>	<p>Proposed Comprehensive Development at Wo Shang Wai [The above designated project is hereinafter referred to as “the Project”] 和生圍綜合發展 [這工程項目下稱 “工程項目”]</p>
<p>Nature of Designated Projects 指定工程項目的性質</p>	<p>Residential development within Deep Bay Buffer Zone 2 后海灣緩衝區 2 內的住宅發展項目。</p>
<p>Location of Designated Projects 指定工程項目地點</p>	<p>The location of the Project is shown in <u>Figure 1</u> attached to this Permit. 工程項目的位置見載於本許可證夾附的圖 1。</p>
<p>Scale and Scope of Designated Project(s) 指定工程項目的規模和範圍</p>	<p>Comprehensive development in a site of about 21 ha comprises of the following: 佔地約21公頃的綜合發展, 當中包括:</p> <p>(a) Residential buildings of 2 and 3 storey units with basement level; 2層及3層高的住宅及地庫;</p> <p>(b) A 4.74 ha wetland restoration area; and 一個4.74公頃的濕地修復區; 以及</p> <p>(c) Associated infrastructure. 相關的基礎設施。</p>



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 Ordinance.

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 Noise Control Ordinance (Cap. 400), Air Pollution Control Ordinance (Cap. 311), Water Pollution Control Ordinance (Cap. 358), Dumping at Sea Ordinance (Cap. 466), and Waste Disposal Ordinance (Cap. 354). 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《噪音管制條例》（第 400 章）；《空氣污染管制條例》（第 311 章）；《水污染管制條例》（第 358 章）；《海上傾倒物料條例》（第 466 章）；以及《廢物處置條例》（第 354 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 EIAO Register Office.

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或



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環評條例登記冊辦事處內的相關文件。

- 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 by 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 1 份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 construction site(s) at all vehicular site entrances/exits or at a convenient location for public 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 construction site(s).

許可證持有人須在有關建造工程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建造工程的工地除下，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 Environmental Impact Assessment Report for the Proposed Comprehensive Development at Wo Shang Wai, Yuen Long (WSW EIA Report), the Executive Summary of the WSW EIA Report (WSW EIA Executive Summary), the Environmental Monitoring and Audit Manual for the Proposed Comprehensive Development at Wo Shang Wai, Yuen Long (WSW EM&A Manual) (Register No. AEIAR-120/2008), other relevant documents in the EIAO Register Office, 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 ongoing surveillance and monitoring activities during all stages of the Project. Where recommendations referred to in the documents of the EIAO Register Office 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：元朗和生圍綜合發展環境影響評估報告（和生圍綜合發展環評報告）、和生圍綜合發展環評報告行政摘要（和生圍綜合發展環評摘要）及元朗和生圍綜合發展環境監察及審核手冊（和生圍綜合發展環監手冊）（登記冊編號：AEIAR-120/208）所說明的資料及建議；環評條例登記冊辦事處內的其他相關文件；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。環評條例登記冊辦事處的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 EIAO (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 respectively 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、以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，則可能違反環評條例（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 finalized submissions, as required under this Permit, to the public by depositing copies in the EIAO 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評條例登記冊辦事處，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，或採取署長指定的任何其他方法，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 EIAO 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）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 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 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 個月以書面方式把工程項目的施工日期通知署長。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 preparations, 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的工程，或署長同意的其他工程。

- 1.14 The Permit Holder shall be fully responsible for the environmental performance not only of its own employees but also of all his contractors and sub-contractors in relation to all activities involved in, or connected with, the Project.

許可證持有人除須對其僱員的環保表現負全責外，並須對其所有承建商及分判商就工程項目所參與或涉及的所有活動負責。

2. Submissions and Measures before Commencement of Construction of the Project

工程項目的建造工程展開前須提交的文件及採取的措施

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 ET shall be established no later than one month before commencement of construction



of the Project. The ET shall be headed by an ET Leader. The ET Leader shall be a person who has at least 7 years' 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 requirements as contained in the WSW EM&A Manual. The ET Leader shall keep a contemporaneous logbook of each and every circumstance or change of circumstances that may affect the findings of WSW EIA Report and each and every non-compliance with the recommendations of the WSW EIA Report or this Permit. This logbook shall be kept readily available for inspection by all persons assisting in supervision of the implementation of the recommendations of the WSW EIA Report and this Permit or by the Director or his authorized officers. Failure to maintain records in the logbook, failure to discharge the duties of the ET Leader as defined in the WSW 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 replace the ET Leader upon notice in writing from the Director, or further failure to keep contemporaneous records in the logbook despite the employment of a new ET Leader, may render the Permit liable to suspension, cancellation or variation. The ET shall not be in any way an associated body of the Contractor or the IEC for the Project.

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和生圍綜合發展環監手冊內載的規定，執行環監計劃。環境小組組長須保存一本記錄冊，同時記載可能會影響和生圍綜合發展環評報告結果的每種情況或每次情況變化，以及每次不符合和生圍綜合發展環評報告建議或本許可證的情況。存放記錄冊的地方，須可供協助督導執行和生圍綜合發展環評報告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、未能執行和生圍綜合發展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在接獲署長書面要求後撤換環境小組組長，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。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。

- 2.2 The Permit Holder shall employ an IEC no later than one month before commencement of construction of the Project. The IEC shall be a person who has at least 7 years' experience in EM&A or environmental management with extensive knowledge on wetland creation and management. The IEC shall be responsible for duties defined in the WSW EM&A Manual and shall audit the overall EM&A programme, including the implementation of all environmental mitigation measures, submissions required in the WSW 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 logbook(s) mentioned in Condition 2.1 of this Permit. The IEC shall notify the Director by fax transmission, within 24 hours of receipt of notification from the ET Leader of each and every change of circumstances or non-compliance with the recommendations of the WSW EIA Report or this Permit, which might affect the monitoring or control of adverse environmental impacts from the Project. In case the IEC fails to so notify the Director of the same, fails to discharge the duties of the IEC as defined in the WSW 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 by the Permit Holder to replace the IEC upon notice in writing from the Director, 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. The IEC shall not be in any way an associated body of the Contractor or the ET for the Project.

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。獨立環境查核人須在環監或環境管理方面至少有 7 年經驗，並在營造及管理濕地方面具廣泛知識。獨立環境查核人須執行和生圍綜合發展環監手冊所列明的職務，以及審核整體環監計劃，包括實施所有環境緩解措施、提交和生圍綜合發展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。在每次出現情況變化或不符合和生圍綜合發展環評報告的建議或本許可證的情況，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 24 小時內以傳真方式通知署長。獨立環境查核人如未能通知署長有關情況，未能執行和生圍綜合發展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。許可證持有人如未能在接獲署長的書面通知後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。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。

3 Submissions and Measures for Construction of the Project

進行工程項目建造工程須提交的文件及採取的措施

Management Organization of Main Construction Companies

主要建造公司的管理架構

- 3.1 The Permit Holder shall, within one month after 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.

許可證持有人須在工程項目的建造工程展開後 1 個月內，把與工程項目有關的主要建造公司及／或任何形式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。

Measures to Mitigate Construction Noise Impacts

建築工程噪音的緩解措施

- 3.2 To minimise the construction noise impacts during the construction of the Project, noise barriers and site hoarding along the site boundary as shown in Figure 2 of this Permit shall be erected. Except for those explicitly specified in Figure 2, the noise barriers and site hoardings shall be built before the commencement of construction works in order to ensure protection to nearby Noise Sensitive Receivers. The noise barriers and site hoardings



should have a surface density of at least 10 kg/m² and have no gaps and openings to avoid noise leakage.

為盡量減低工程項目建造期間產生的建築噪音，許可證持有人須如本許可證圖 2 所示，沿工地界線設置隔音屏障及工地圍板。除圖 2 上明確所指之處外，隔音屏障及工地圍板須在建造工程展開前設置，以確保鄰近噪音感應強的地方受到保護。隔音屏障及工地圍板須至少採用表面密度達每平方米 10 公斤的物料製造，並須確保沒有間隙及缺口，以免泄漏噪音。

Establishment of the Wetland Restoration Area (WRA)

設立濕地修復區

- 3.3 At the commencement of the construction of the Project, the Permit Holder shall construct and create the Wetland Restoration Area (WRA) with an area not less than 4.74 hectares as conforming to the criteria and requirements set out in the Wetland Restoration Plan (WRP) in the WSW EIA Report and the EIA Report. The WRA is shown in Figure 3 of this Permit.

在工程項目的建造工程開展時，許可證持有人須按濕地修復計劃（載於和生圍綜合發展環評報告及環評報告）列明的準則及規定，建造及營造一幅面積不少於 4.74 公頃的濕地修復區。濕地修復區的位置載於本許可證圖 3。

- 3.4 To minimise the duration and the magnitude of the construction impact, the construction of the WRA shall be completed within the first 12 months after the commencement of construction.

為盡量減低建造工程造成的影響的持續時間及程度，濕地修復區的建造工程須在建造工程開展後首 12 個月內完成。

- 3.5 The construction of the WRA shall take place in a single wet season and shall be scheduled to take place between 15 March and 15 November only.

濕地修復區的建造工程須在同一雨季內進行，並只可編排在 3 月 15 日至 11 月 15 日期間進行。



- 3.6 The Permit Holder shall notify the Director the completion of the construction of the WRA. The notification shall contain evidence of completion. The evidence shall be certified by the ET Leader and verified by the IEC.

許可證持有人須在濕地修復區建造工程竣工時通知署長。有關通知須載述工程完成的證據，證據須由環境小組組長核證及獨立環境查核人核實。

- 3.7 No residential units of the site shall commence construction before the acceptance of the notification under condition 3.6 by the Director.

在署長接納許可證持有人根據條件第 3.6 項發出的通知前，工地內住宅單位的建造工程不得展開。

- 3.8 Within 30 months from the commencement of construction, the WRA shall be established as conforming to the requirements set out in the Section 4.4 of the WRP and the WSW EIA Report except the planting of tall trees and shrubs along (i) the noise barriers at the western and north-western boundaries of Phase A and (ii) the site hoardings along the southern boundary of Phase A and B as mentioned in Figure 2. The associated planting of tall trees and shrubs shall be completed before occupation of residential units of the Project. The environmental performance of the WRA shall be reported in the fifth biannual EM&A Report, which is described in Condition 4.6 of this Permit. The report, in particular the environmental performance of the WRA, shall be certified by the ET Leader and verified by the IEC before submitting to the Director.

建造工程展開後 30 個月內，許可證持有人須按濕地修復計劃第 4.4 部及和生圍綜合發展環評報告的規定設立濕地修復區除位於圖 2 上所指 (i) A 期西方及西北方界線上的隔音屏障及 (ii) A 及 B 期南方界線上的工地圍板的樹木及灌木的種植。有關的樹木及灌木的種植須於工程項目的住宅單位入住前完成。許可證持有人須按本許可證條件第 4.6 項所述，每半年提交一次環監報告，並須在第五份環監報告內匯報濕地修復區的環境表現。該報告的內容，尤其是濕地修復區的環境表現，須經環境小組組長核證及獨立環境查核人核實後，才提交署長。



- 3.9 The Permit Holder shall amend the WRP if required by the Director and shall submit the amended WRP under Conditions 1.8 to 1.11 of this Permit.

許可證持有人須在署長的要求下修訂濕地修復計劃，並須根據本許可證條件第 1.8 至 1.11 項的規定提交經修訂的濕地修復計劃。

Measures to Mitigate Ecological Impacts

生態影響緩解措施

- 3.10 To minimise disturbance to adjacent fishponds and waterbirds during the construction of the WRA, visual barriers of not less than 2.4 metre high with colour tone matched with the environment shall be erected around the works area prior to the construction as indicated in Figure 2 of this Permit. Following the completion of reprofiling works in the WRA, the visual barriers shall be replaced with a 1.8m high chain-link fence, and a 3m high site hoarding shall be placed between the WRA and the residential works site during the remaining construction period.

為盡量減低濕地修復區在建造工程期間對附近魚塘和水鳥造成的滋擾，許可證持有人須在建造工程展開前如本許可證圖 2 所示，在工地範圍四周豎設不少於 2.4 米高、色調與四周環境相配的視覺屏障。濕地修復區的修整堤圍工程竣工後，視覺屏障須以 1.8 米高的鐵絲網圍欄代替，而在餘下的建造工程期間，亦須在濕地修復區及住宅工程項目之間豎設 3 米高的圍板。

Measures to Mitigate Landscape and Visual Impacts

景觀及視覺影響緩解措施

- 3.11 To mitigate the landscape and visual impacts arising from the construction of the Project, all measures recommended shall be fully and properly implemented and thereafter maintained during construction phase of the Project in accordance with details as set out in Figure 4 (Figure 11.24B of the WSW EIA Report) of this Permit.

為緩解工程項目的建造工程引起的景觀及視覺影響，許可證持有人須按本許可證圖 4（即和生圍綜合發展環評報告圖 11.24B）列明的詳情，徹底及妥善執行建議的所有措施，並在其後工程項目的建造階段加以維持。



Measures to Mitigate Waste Management Impact***廢物管理影響緩解措施***

- 3.12 No disposal of waste, spoil, soil, excavated materials or materials alike arising from the Project shall be allowed at any locations unless such materials are needed for the ecological mitigation measures required under this Permit or otherwise approved by the Director.

工程項目產生的廢物、棄土、泥土、挖出物料或類似物料，均不得棄置在任何地點，除非有關物料為進行本許可證規定的生態緩解措施的所需物料，或獲署長另行批准。

- 3.13 Excavated materials or materials alike arising from the Project shall be reused in the Project site. No such excavation material and construction waste shall be disposed of anywhere except the Public Filling Facility at Tuen Mun Area 38 and the North East New Territories (NENT) Landfill or other location(s) as agreed with the Director.

因工程項目產生的挖出物料或類似物料，須在工程項目的工地內循環再用。除屯門 38 區的公眾填料設施、新界東北堆填區或署長同意的其他地點外，挖出物料及建築廢物均不得隨處棄置。

Measures to Clean Up Contaminated Land***淨化受污染土地的措施***

- 3.14 Contamination Assessment Report (CAR) and Remediation Assessment Plan (RAP) shall be prepared as recommended in the Contamination Assessment Plan of the WSW EIA Report. The RAP shall be prepared detailing the remediation objectives, technology and programme. Three sets of a combined report of CAR/RAP shall be submitted to the Director for agreement within 2 months after the commencement of construction of the Project. The CAR or combined CAR/RAP submission shall be certified by the ET leader and verified by the IEC as conforming to the information and recommendations contained in the WSW EIA Report. If the CAR findings confirm the existence of land contamination, the recommendations of the agreed combined CAR/RAP report shall be fully and properly implemented to decontaminate the relevant site(s) before the commencement of any construction work that may disturb the ground of the relevant site(s).



許可證持有人須根據和生圍綜合發展環評報告內污染評估計劃的建議，擬備污染評估報告及補救評估計劃。補救評估計劃內須詳述補救措施的目的、採用的技術及計劃內容。許可證持有人須在工程項目的建造工程開展後 2 個月內，向署長提交 3 套污染評估報告／補救評估計劃的綜合報告，以供審批。污染評估報告或污染評估報告／補救評估計劃綜合報告須由環境小組組長核證及獨立環境查核人核實，證明其符合和生圍綜合發展環評報告載述的資料及建議。如污染評估報告的結果證實土地受到污染，許可證持有人須徹底及妥善執行核准的污染評估報告／補救評估計劃綜合報告載述的建議，以在可能會擾亂工地土地的任何建造工程開展前淨化有關工地。

4. Environmental Monitoring and Audit Requirements during Construction of the Project

工程項目建造工程期間須執行的環境監察及審核規定

- 4.1 The EM&A programme shall be implemented as set out in the WSW EM&A Manual. Any changes to the programme shall be justified by the ET leader and verified by the IEC as conforming to the information and requirements contained in the WSW EM&A Manual before depositing to the Director.

許可證持有人須根據和生圍綜合發展環監手冊所載規定，執行環監計劃。計劃如有任何更改，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，證明其符合和生圍綜合發展環監手冊所載資料及規定，然後才提交署長批准。

- 4.2 Samples and measurements shall be taken in accordance with the requirements of the WSW EM&A Manual by:

取樣及測量，均須按照和生圍綜合發展環監手冊所載的規定進行：

- (a) conducting baseline environmental monitoring on ecology, noise, water, landscape and visual resources and air quality;

就生態、噪音、水質、景觀及視覺資源、空氣質素進行環境基線監測；



- (b) conducting impact monitoring on noise, water, air quality and ecology;
就噪音、水質、空氣質素及生態進行影響監測；
- (c) auditing of waste management and landscape works;
審核廢物管理及景觀美化工程；
- (d) remedial actions described in the Event/Action Plans of the WSW EM&A Manual shall be fully and properly carried out in accordance with the time frames set out in the Event/Action Plans, or as agreed by the Director; and
按照和生圍綜合發展環監手冊內的事件／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；以及
- (e) logging and keeping records of 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。

4.3 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。

4.4 Three hard copies and one 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 3 份硬複本及 1 份電子版本。提交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，則須提交額外複本。

4.5 Three hard copies and one 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-compliances (exceedances) of the environmental

quality performance limits (Action and Limit Levels). 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 his request.

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 3 份硬複本及 1 份電子版本。環監報告須包括各種不符合（超出）環境質素表現規限（行動及極限水平）情況的摘要。提交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，則須向署長提交額外複本。

- 4.6 The Permit Holder shall submit reports of the EM&A results on ecological aspects during the construction phase to the EIA Subcommittee of the Advisory Council on the Environment (ACE), EPD and AFCD on a biannual basis. The reports shall be verified by the ET Leader and verified by the IEC before submission.

許可證持有人須每半年向環境諮詢委員會（環諮會）屬下環境影響評估小組委員會、環保署及漁農自然護理署提交報告，載述建造工程期間生態方面的環監結果。有關報告須經環境小組組長核證及獨立環境查核人核實後才提交。

5. Measures for Operation of the Project

營辦工程項目須採取的措施

Implementation and Maintenance of Visual and Landscape Measures

實施及維持視覺及景觀美化措施

- 5.1 To mitigate the visual and landscape impacts arising from the operation of the Project, all mitigation measures shall be fully and properly implemented in accordance with the details as set out in Figure 5 of this Permit or otherwise approved by the Director subject to the submission of a Landscape and Visual Mitigation Plan by the Permit Holder to cater for the final layout of the Development. Landscape and visual mitigation measures as shown in Figure 5 or the approved Landscape and Visual Mitigation Plan shall be properly maintained during the operation of the Project.

為緩解營辦工程項目對視覺及景觀造成的影響，除非許可證持有人提交已反映最終布局及建築設計的景觀及視覺影響緩解計劃，並獲得署長批



准，許可證持有人須按本許可證圖 5 列明的詳情，徹底及妥善執行所有緩解措施。許可證持有人須在工程項目的營辦期間妥善維持本許可證圖 5 或已獲得署長批准的景觀及視覺影響緩解計劃中列明的景觀美化及視覺緩解措施。

Implementation and Monitoring of the effectiveness of the Ecological Mitigation Measures

實施生態緩解措施及監察措施的成效

5.2 All recommended ecological measures described in the WRP contained in the WSW EIA Report shall be properly implemented and maintained during the operation of the Project. 濕地修復計劃（載於和生圍綜合發展環評報告）說明的所有生態緩解措施，均須在工程項目營辦期間妥善實施及維持。

5.3 During the operation of the Project, the Permit Holder shall prepare an annual ecological monitoring report detailing results of abiotic and biotic parameters monitored, the achievement of targets, any exceedances, together with measures taken to resolve exceedances during the previous year. The report shall also include details on any adaptive management measures undertaken for the habitat management of the WRA. The report shall be submitted to the EIA Subcommittee of the Advisory Council on the Environment (ACE), Agriculture, Fisheries and Conservation Department (AFCD) and the Director on an annual basis. The report shall be certified by the ET Leader and verified by the IEC before submission.

在工程項目營辦期間，許可證持有人須按年擬備生態監察報告，詳述上年度監察的生物及非生物參數的結果、達至的目標、任何超出水平的情況及解決超出水平的措施。報告還須包括濕地修復區就生境管理所採取的適應管理措施的詳情。許可證持有人須每年向環境諮詢委員會（環諮會）屬下環境影響評估小組委員會、漁農自然護理署（漁農署）及本署署長提交有關報告。報告須經環境小組組長核證及獨立環境查核人核實後才提交。

5.4 The Permit Holder shall conduct a five-yearly review for the WRP and the implementation programme, which shall include both qualitative and quantitative review of management objectives and targets, together with measures necessary to accomplish any revised

objectives and targets that are set, The review reports for the WRP and the implementation programme shall be submitted to the ACE, AFCD and the Director. The review reports shall be certified by the ET Leader and verified by the IEC before submission.

許可證持有人須就濕地修復計劃及實施方案每五年進行一次檢討，包括管理指標及目標的質量檢討，以及達至修訂後指標及目標所需採取的措施。濕地修復計劃及實施方案的檢討報告須向環諮會、漁農署及本署署長提交。檢討報告須經環境小組組長核證及獨立環境查核人核實後才提交。

- 5.5 The Monitoring Report specified in Condition 5.3 above shall be a public document available to concerned parties, whilst the Five-yearly review reports specified in Condition 5.4 above shall be prepared in consultation with the relevant stakeholders and Government Departments including, but not limited to, AFCD and the Director.

上文條件第 5.3 項所指明的監察報告須為公眾文件，可供有關人士查閱；而擬備上文條件第 5.4 項所指明的五年檢討報告時，須諮詢利益相關者及政府有關部門，包括但不限於漁農自然護理署及本署署長。

Long Term Management of the WRA

濕地修復區的長期管理

- 5.6 The Permit Holder shall be fully responsible for the maintenance and management of the WRA and shall maintain and manage the WRA with adequate funding as conforming to the criteria and requirements as set out in the WRP and the WSW EIA Report.

許可證持有人須全權負責濕地修復區的保養及管理，並須確保有足夠經費，按照濕地修復計劃及和生圍綜合發展環評報告列明的準則及規定，保養及管理濕地修復區。

- 5.7 The Permit Holder shall take sole responsibility for the proper maintenance and management of the WRA until a successor could be found to the satisfaction of and approved by the Director or his agents to take over the WRA.

許可證持有人須獨力承擔妥善保養及管理濕地修復區的責任，直至找到署長滿意並獲署長或其代表批准的繼承人接管濕地修復區為止。



- 5.8 The Permit Holder shall maintain and manage the WRA as a separate unit from the residential portion of the proposed development.
許可證持有人須劃分濕地修復區及建議發展的住宅部分，並作獨立保養及管理。
- 5.9 Prior to the Director's approval of a successor, the Permit Holder shall retain the portion of the Project land demarcated as the WRA and shall be responsible for the maintenance and management of the WRA as conforming to the criteria and requirements as set out in the WRP and the WSW EIA Report.
在署長批准繼承人接管前，許可證持有人須保留工程項目劃作濕地修復區的土地，並須按照濕地修復計劃及和生圍綜合發展環評報告列明的準則及規定，負責保養及管理濕地修復區。
- 5.10 Before the sales of the residential units of the Project, the Permit Holder shall submit to the Director documentary proof of his ownership of the land demarcated for the WRA. The documentary proof should be certified and verified by the ET Leader and IEC. The Permit Holder shall release the submitted documentary proof to the public by depositing a copy in the EIA Register Office and any internet websites as specified by the Director.
在銷售工程項目的住宅單位前，許可證持有人須向署長提交證明文件，證明擁有劃作濕地修復區的土地。證明文件須經由環境小組組長及獨立環境查核人核證及核實。許可證持有人須向公眾公開所提交的證明文件，方法是在環評條例登記冊辦事處及署長指定的任何互聯網網站存放證明文件的複本，以供公眾查閱。
- 5.11 The Permit Holder shall provide information on the WRA in the sales brochures of the residential development to advise potential buyers the arrangement for the maintenance and management of the WRA, in particular, the financial arrangement of the WRA and the responsibilities on the maintenance and management of the WRA.
許可證持有人須在住宅發展項目的售樓說明書提供有關濕地修復區的資料，以告知準買家有關濕地修復區的保養和管理安排，尤其是濕地修復區的財政安排，以及在保養和管理濕地修復區方面須承擔的責任。

其他生態緩解措施

- 5.12 The Permit Holder shall, if required by the Director, implement further measures to compensate for any net loss of ecological functions if the proposed management measures fail to deliver the specified results as stated in the WSW EIA Report.

建議的管理措施如未能達到和生圍綜合發展環評報告所指定的效果而署長有所規定，許可證持有人須採取其他措施，以補償工程項目所造成的生態功能淨損失。

Population Intake

人口遷入

- 5.13 The residential units of the Project shall be occupied only after the sewerage of the Project is connected to and sewage from the Project can be discharged to the government sewerage network.

工程項目須在排污設備接駁至政府的污水收集系統，並確定污水可排放至該系統後，工程項目的住宅單位方可入住。

Implementation of Noise Mitigation Measures

實施噪音緩解措施

- 5.14 To minimise the noise impacts from the Mai Po Ventilation Building during the operation of the Project, noise mitigation measures shall be implemented in accordance with Figure 6 of this Permit, or otherwise approved by the Director subject to the submission of a Noise Mitigation Plan by the Permit Holder to cater for the final layout and design of the Project. Noise Mitigation measures as shown in Figure 6 or the approved Noise Mitigation Plan shall be fully implemented before commencement of operation of the Project and properly maintained throughout the operational phase of the Project.

為盡量減低工程項目營辦期間受到米埔通風大樓的噪音影響，除非許可證持有人提交已反映規劃用途的最終布局及設計的噪音緩解計劃，並獲得署長批准，許可證持有人須如本許可證圖 6 所示設置噪音緩解措施。許可證持有人須於工程項目營辦前實施並於營辦期間妥善維持本許可證圖 6 或已獲得署長批准的噪音緩解計劃中列明的噪音緩解措施。



- 5.15 To minimise the traffic noise impacts during the operation of the Project, noise mitigation measures shall be implemented in accordance with Figure 7 of this Permit, or otherwise approved by the Director subject to the submission of a Noise Mitigation Plan by the Permit Holder to cater for the final layout and design of the Project. Noise Mitigation measures as shown in Figure 7 or the approved Noise Mitigation Plan shall be fully implemented before commencement of operation of the Project and properly maintained throughout the operational phase of the Project.

為盡量減低工程項目營辦期間受到的交通噪音影響，除非許可證持有人提交已反映規劃用途的最終布局及設計的噪音緩解計劃，並獲得署長批准，許可證持有人須如本許可證圖 7 所示設置噪音緩解措施。許可證持有人須於工程項目營辦前實施並於營辦期間妥善維持本許可證圖 7 或已獲得署長批准的噪音緩解計劃中列明的噪音緩解措施。

6. Environmental Monitoring and Audit Requirements during Operation of the Project

工程項目營辦期間須執行的環境監察及審核規定

- 6.1 The EM&A programme during operation of the Project shall be implemented as set out in the WSW EM&A Manual. Any changes to the programme shall be justified by the ET leader and verified by the IEC as conforming to the information and requirements contained in the WSW EM&A Manual before depositing to the Director.

在工程項目營辦期間，許可證持有人須根據和生圍綜合發展環監手冊所載規定，執行環監計劃。計劃如有任何更改，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，證明其符合和生圍綜合發展環監手冊所載資料及規定，然後才提交署長批准。

7. Electronic Reporting of EM&A Information

環監資料的電子匯報

- 7.1 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 hardcopies as

described in Conditions 4.4 and 4.5 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, JPEG or PDF format unless otherwise agreed by the Director. The content of the electronic copies of these Reports must be the same as the hardcopies.

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 4.4 及 4.5 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、JPEG 或 PDF 格式制定。報告的電子版本內容，必須與硬複本的內容一致。

- 7.2 The Permit Holder shall, within six weeks after the 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 7.1 above shall be made available to the public via the abovementioned 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.

許可證持有人須在工程項目建造工程展開後 6 個星期內，設立特定互聯網網站存放環境監察數據及工程項目資料，並以書面通知署長網址所在。上文條件第 7.1 項說明的所有環境監察數據，均須盡快透過上述設立的特定互聯網網站供公眾閱覽，在任何情況下均不得遲於有關環境監察數據收集或可供閱覽後的 2 個星期，除非另獲署長同意。

- 7.3 The Internet web site as described in Condition 7.2 above shall enable user-friendly public

access to the environmental monitoring data and project information including the documents (1) to (5) listed in Part A of this Permit, and this Environmental Permit. The Internet web site shall have features capable of:

上文條件第 7.2 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，當中包括本許可證 A 部列出的文件(1) 至(5) 及本環境許可證。除非另獲署長同意，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;
在建造工程展開後，接達本工程項目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 (noise, water, air quality and ecology); and
按監察數據類別（噪音、水質、空氣質素及生態）搜尋；以及
- (e) hyperlinks 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.

或另獲署長同意。

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 Ordinance, 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 Environmental Impact Assessment Ordinance (the "Ordinance") to the Director for a variation of the conditions of this Permit. The Permit Holder shall replace the original permit displayed on Project site by the amended permit.

許可證持有人可根據《環境影響評估條例》（「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工程項目工地內展示的原有許可證。

4. A person who assumes responsibility for the whole or a part of the Project may, before he assumes responsibility of the Project, apply under Section 12 of the Ordinance 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 Ordinance, 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 construction 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、更改或取消本環境許可證。遭暫時吊銷、更改或取消的環境許可證必須從建造工地除下，不再展示。

6. If this Permit is cancelled or surrendered during construction of the Project, another

environmental permit must be obtained under the Ordinance before the Project could be continued. It is an offence under Section 26(1) of the Ordinance to construct a designated project listed in Part I of Schedule 2 of the Ordinance without a valid environmental permit.

如果本許可證在工程項目的建造期間取消或交回，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 the Project contrary to the conditions in the Permit, and is convicted of an offence under the Ordinance, is liable: -

如任何人在違反本許可證的條件下建造工程項目，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 Ordinance 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 Environmental Impact Assessment Ordinance for details and seek independent legal advice.

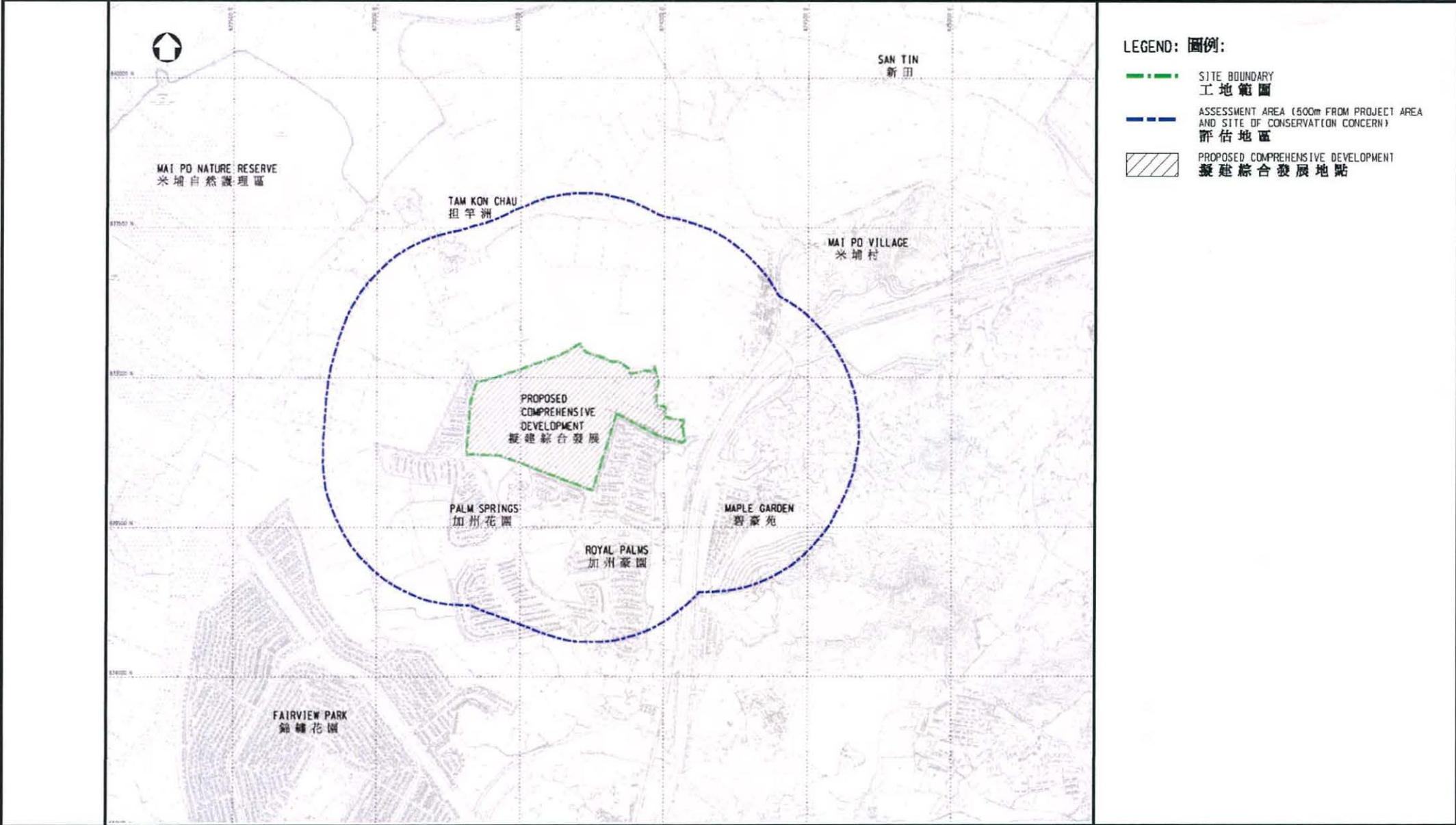
上述註解只供一般參考用，欲知有關詳情，許可證持有人須參閱《環境影響評估條例》及徵詢獨立法律意見。

Environmental Permit No. EP-311/2008/E

環境許可證編號 EP-311/2008/E







Project Title : Proposed Comprehensive Development at Wo Shang Wai, Yuen Long.

工程項目 : 元朗和生圍綜合發展

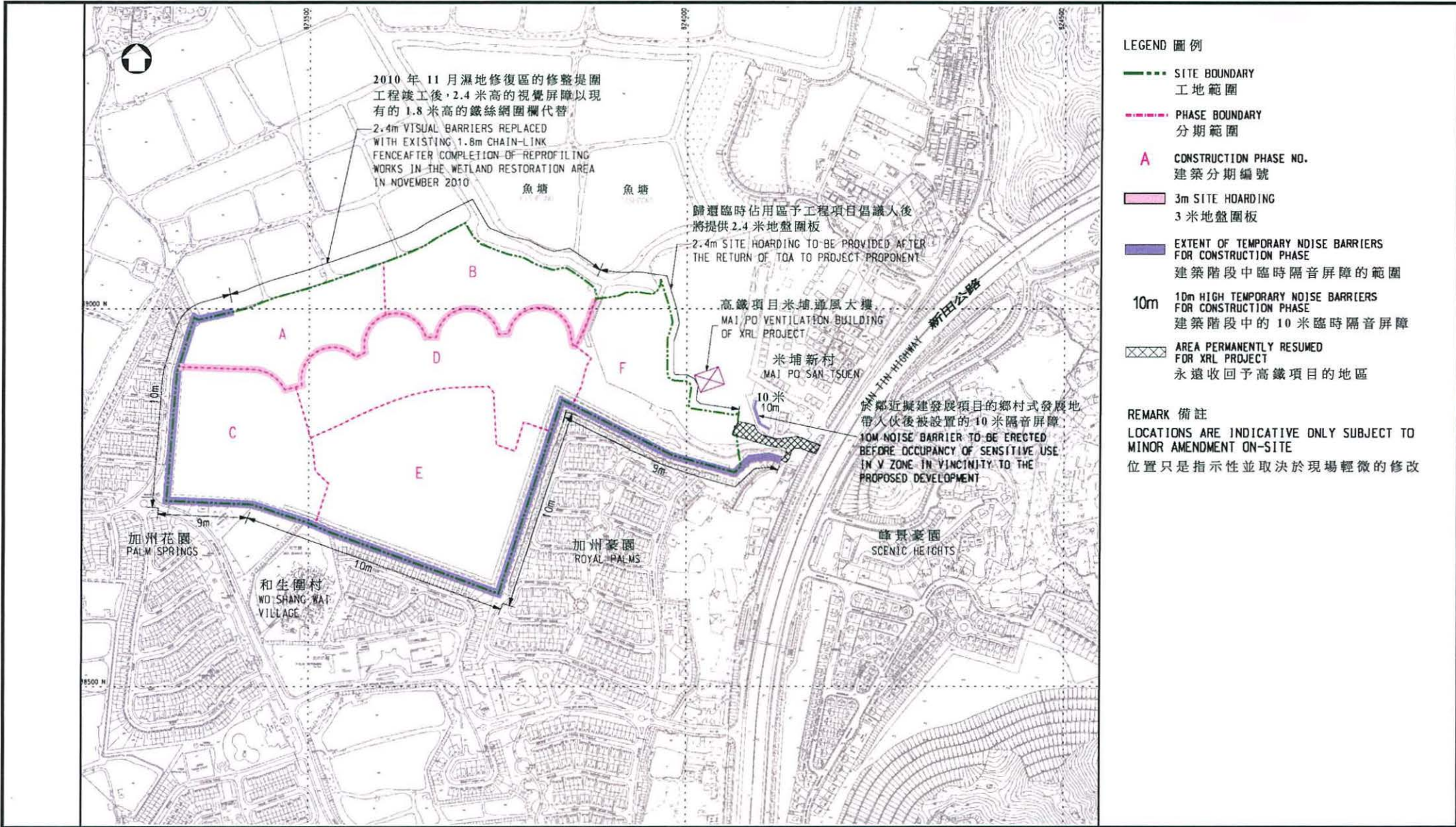
Environmental Permit No.: EP-311/2008/E

環境許可證編號 : EP-311/2008/E

Figure 1 – Location and Assessment Area of the Proposed Development Site

圖 1 - 位置圖





Project Title : Proposed Comprehensive Development at Wo Shang Wai, Yuen Long.

工程項目 : 元朗和生圍綜合發展

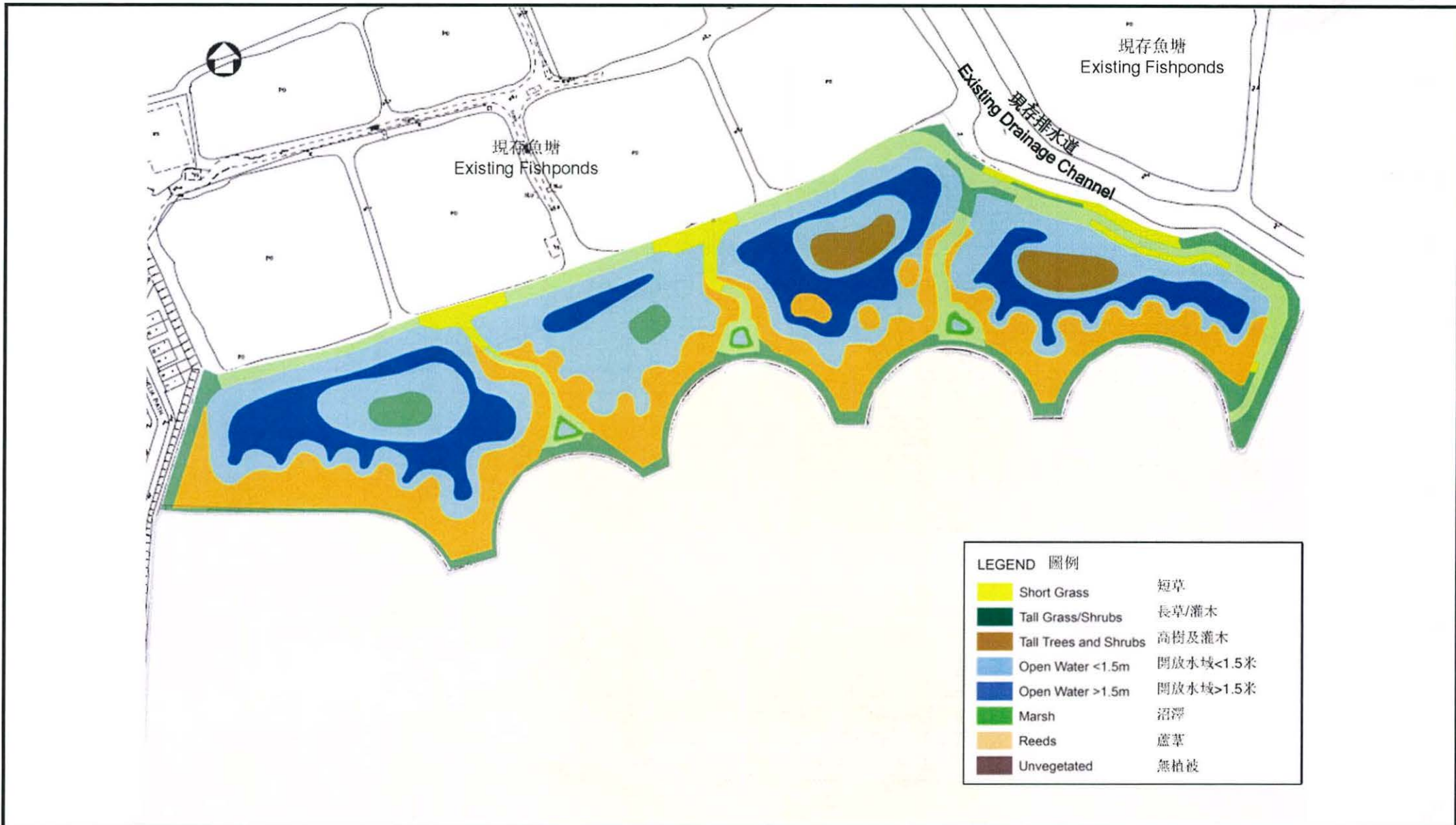
Environmental Permit No.: EP-311/2008/E

環境許可證編號 : EP-311/2008/E

Figure 2 – Minimum Height Required for Proposed Noise Barriers and Site Hoardings

圖 2 – 建議隔音屏障及地盤圍板的起碼高度





Project Title : Proposed Comprehensive Development at Wo Shang Wai, Yuen Long.

工程項目 : 元朗和生圍綜合發展

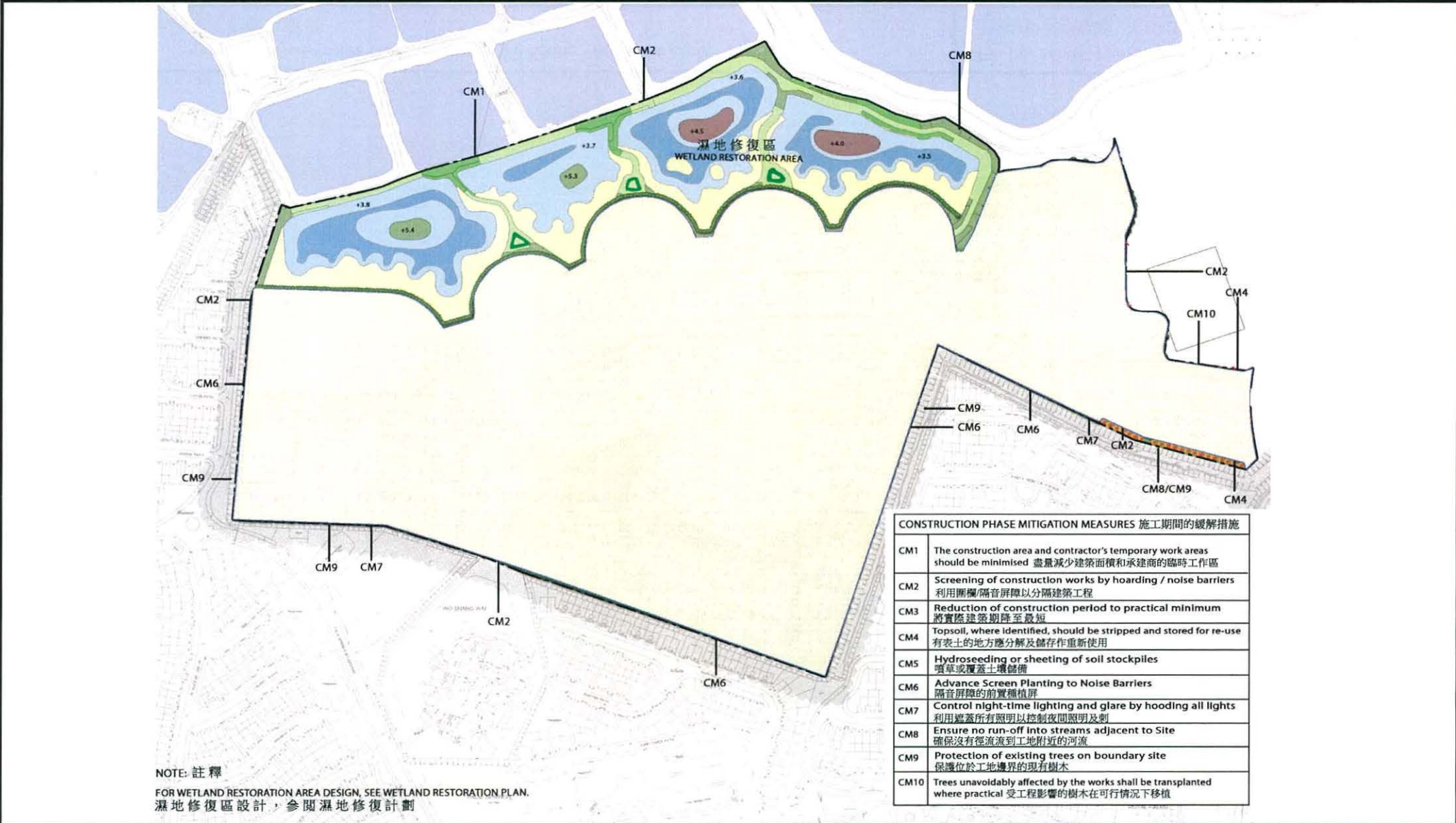
Environmental Permit No.: EP-311/2008/E

環境許可證編號 : EP-311/2008/E

Figure 3 – Proposed Habitat Layout of Wetland Restoration Area

圖 3 – 濕地修復區的建議棲息地佈局





Project Title : Proposed Comprehensive Development at Wo Shang Wai, Yuen Long.

工程項目 : 元朗和生圍綜合發展

Environmental Permit No.: EP-311/2008/E

環境許可證編號 : EP-311/2008/E

Figure 4 – Landscape and Visual Mitigation Measures during Construction Phase

圖 4 – 施工期間的景觀及視覺緩解措施





Project Title : Proposed Comprehensive Development at Wo Shang Wai, Yuen Long.

工程項目 : 元朗和生圍綜合發展

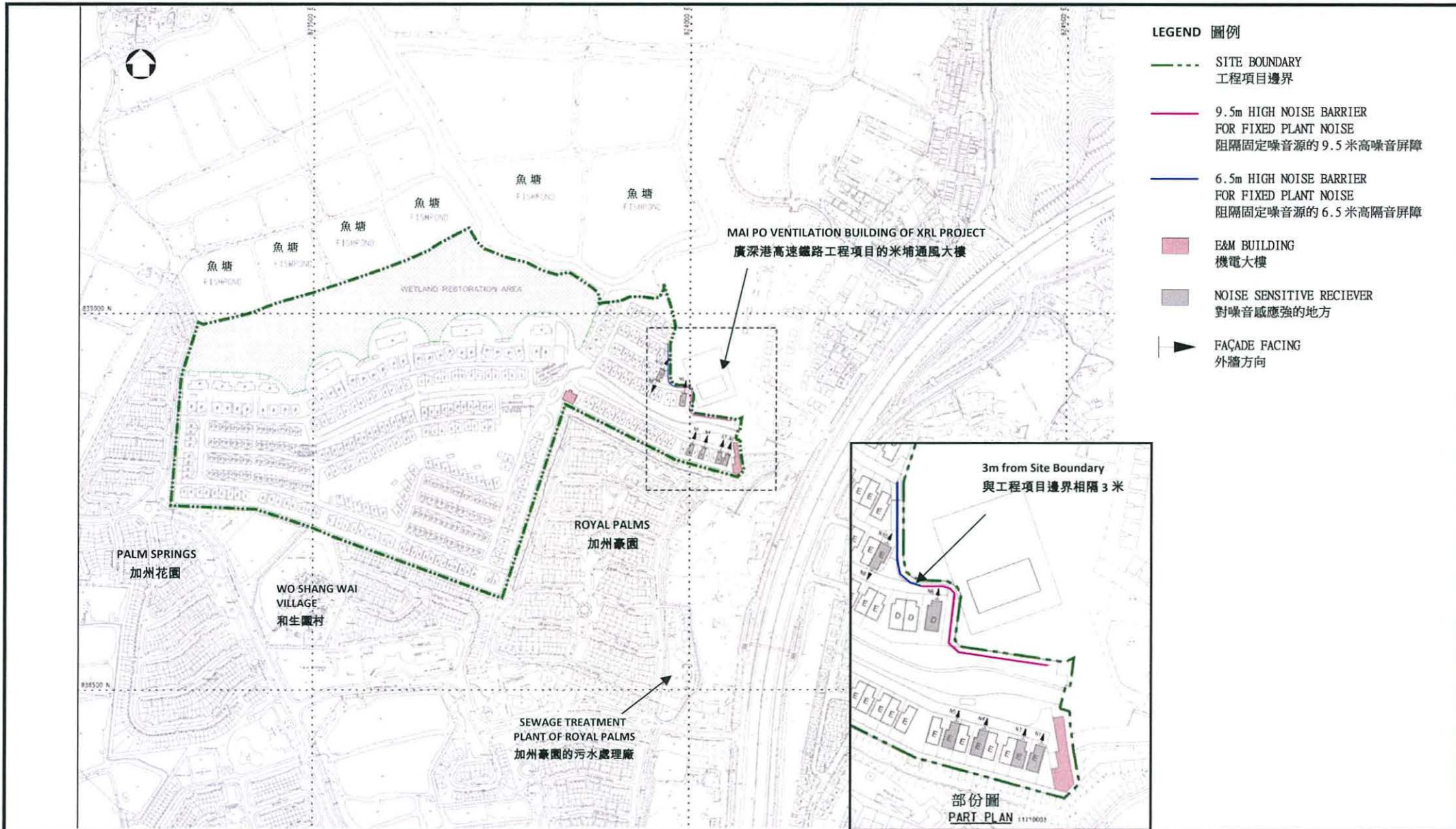
Environmental Permit No.: EP-311/2008/E

環境許可證編號 : EP-311/2008/E

Figure 5 – Landscape and Visual Mitigation Measures during Operation Phase

圖 5 – 運行期間的景觀及視覺緩解措施





Project Title : Proposed Comprehensive Development at Wo Shang Wai, Yuen Long.

工程項目 : 元朗和生圍綜合發展

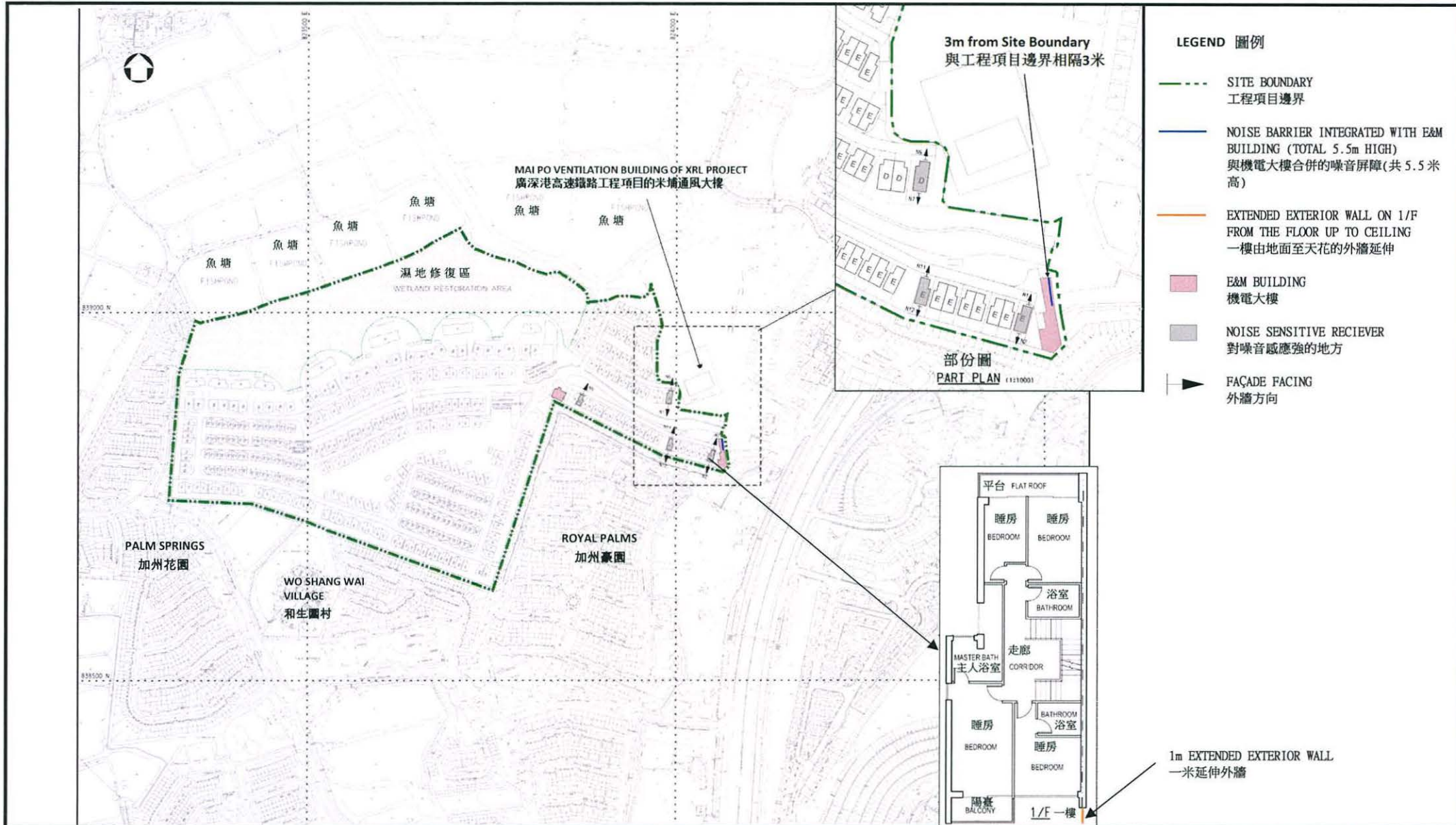
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Figure 6 – Noise Barriers to Minimise Noise Impacts from Mai Po Ventilation Building during Operation

圖 6 – 為盡量減低營辦期間受到的米埔通風大樓噪音影響的隔音屏障





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工程項目 : 元朗和生圍綜合發展

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Figure 7 – Mitigation Measures to Minimise Traffic Noise Impacts during Operation

圖 7 - 為盡量減低營辦期間受到的交通噪音影響的緩解措施



