

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

**Reference of the Approved EIA Report in the Register: AEIAR-120/2008**

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

The EIA Report as exhibited under section 7(1) of the Ordinance is approved by the Director of Environmental Protection with the following conditions:

1. The Applicant shall be fully responsible for the construction, creation, enhancement, maintenance and proper management of the Wetland Restoration Area (WRA) and undertakes to 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 of Environmental Protection (Director) or its agents. The Applicant shall maintain and manage the WRA as a separate unit from the residential portion. Prior to the Director's approval of a successor, the Applicant shall retain the portion of the project land demarcated as the WRA.
2. The Applicant shall submit reports of the Environmental Monitoring and Audit results on ecological aspects during the construction phase to the EIA Subcommittee of the Advisory Council on the Environment (ACE) on a bi-monthly basis and those reports during the operation phase on an annual basis.
3. The Applicant shall put in place a five-yearly review programme for the wetland restoration plan and implementation programme, and the review reports should be submitted to the Advisory Council on the Environment, the Environmental Protection Department (EPD) and the Agriculture, Fisheries and Conservation Department.
4. The Applicant shall adopt a trip-ticket system for managing the construction and demolition waste. The trip-ticket system shall be agreed with the Director prior to the commencement of construction of the project.

Environmental Protection Department

July 2008