

本署檔號  
OUR REF: EP 2/N6/P/146 Pt.12  
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: accord@epd.gov.hk  
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

17 June 2025

**By Registered Post & Fax 2526 7954**

Nam Sang Wai Development Company, LTD

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

**Project Title : Proposed Comprehensive Development with Wetland Enhancement (CDWE)**  
**at Nam Sang Wai and Lut Chau**  
**(Application No. AEP-655/2024)**

I refer to your above application received on 13 December 2024 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-655/2025) 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. William LUNG at 2835 1129.

Yours sincerely,

(Ms. Clara U)

Principal Environmental Protection Officer  
for Director of Environmental Protection

Encl.

c.c. (w/o encl.)  
ACE EIA Subcommittee Secretariat  
(Attn. : Executive Officer (Cross-Boundary Division)1)

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



Link to Project EIA  
Information  
項目環評資料連結

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 **NAM SANG WAI DEVELOPMENT COMPANY LIMITED** (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**南生圍建業有限公司**(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。本環境許可證的發出，乃以下表所列的文件、批准或許可作為根據：

Application No. 申請書編號	AEP-655/2024
Document in the Register: 登記冊上的文件：	<p>(1) Proposed Comprehensive Development with Wetland Enhancement (CDWE) at Nam Sang Wai and Lut Chau (Register No. AEIAR-266/2025) :</p> <ul style="list-style-type: none"><li>- Environmental Impact Assessment (EIA) Report [Hereafter referred to as “the EIA Report”]</li><li>- Environmental Monitoring and Audit (EM&amp;A) Manual [Hereafter referred to as “the EM&amp;A Manual”]</li><li>- Executive Summary</li></ul> <p>南生圍及甩洲擬建綜合發展及濕地改善項目(登記冊編號：AEIAR-266/2025):</p> <ul style="list-style-type: none"><li>- 環境影響評估報告 [下稱“環評報告”]</li><li>- 環境監察及審核手冊 [下稱“環監手冊”]</li><li>- 行政摘要</li></ul> <p>(2) The Director’s letter of approval of the EIA Report dated 5 June 2025 (Reference: EP2/N6/P/146 pt.12 ) 署長於 2025 年 6 月 5 日發出批准環評報告的信件 (檔案編號：EP2/N6/P/146 pt.12 )</p> <p>(3) Application for Environmental Permit submitted on 13 December 2024 (Application No. AEP-655/2024) 於 2024 年 12 月 13 日提交的环境許可證申請文件 (申請書編號: AEP-655/2024)</p>



17 June 2025  
2025 年 6 月 17 日

Date  
日期



(Ms. Clara U)  
Principal Environmental Protection Officer  
for Director of Environmental Protection  
環境保護署署長  
(首席環境保護主任余錦華代行)





## 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:

<b>Title of Designated Project</b> 指定工程項目的名稱	<p>Proposed Comprehensive Development with Wetland Enhancement (CDWE) at Nam Sang Wai and Lut Chau [This designated project is hereafter referred to as “the Project”]</p> <p>南生圍及甩洲擬建綜合發展及濕地改善項目 [本指定工程項目下稱“工程項目”]</p>
<b>Nature of Designated Project</b> 指定工程項目的性質	<p>A residential or recreational development, other than New Territories exempted houses within Deep Bay Buffer Zone 1 or 2.</p> <p>在后海灣 1 或 2 號緩衝區內的住宅或康樂發展 (新界獲豁免的房屋除外)。</p>
<b>Location of Designated Project</b> 指定工程項目的地點	<p>The Project is located at Nam Sang Wai and Lut Chau. The location of the Project is shown in <u>Figure 1</u> of this Permit. 工程項目位於南生圍及甩洲。工程項目的位置載於本許可證 <u>圖 1</u>。</p>
<b>Scale and Scope of Designated Project</b> 指定工程項目的規模和範圍	<p>The Project includes the construction and operation of the following:</p> <ul style="list-style-type: none"> <li>- Development Site (about 11.6 ha) in the southern portion of Nam Sang Wai (NSW) and ancillary facilities (e.g. clubhouse, commercial centre, car park, sewage pumping station, elderly centre etc.);</li> <li>- Managed Wetland of about 154.4 ha including a Nature Reserve (NR) of about 55.4 ha in Lut Chau (LC) and a Wetland Enhancement Area (WEA) of about 99 ha in NSW;</li> <li>- A Public Park and a Visitor Centre in NSW; and</li> <li>- A connecting bridge providing access to the Development Site from Yuen Long Industrial Estate.</li> </ul> <p>工程項目包括建造及營辦以下項目:</p> <ul style="list-style-type: none"> <li>- 位於南生圍區域南部的發展區域 (約 11.6 公頃) 及附屬設施 (如住宅會所、商業中心、停車場、污水泵站及長者中心等);</li> <li>- 154.4 公頃的受管理濕地, 包括位於甩洲約 55.4 公頃的自然保育區和位於南生圍約 99 公頃的濕地改善區;</li> <li>- 位於南生圍的公眾公園及旅客中心; 及</li> <li>- 一座從元朗工業邨通往發展區域的道路橋</li> </ul>





## 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 constructing or operating 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建造或營辦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 and any person constructing or operating the Project 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.

許可證持有人及任何建造或營辦工程項目的人士須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)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出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 this Permit readily available at all times for inspection by the Director or his authorised officers at all sites covered by this Permit. Any reference to this Permit shall include all documents referred to in this 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 this 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's information at all times. The Permit Holder shall ensure that the most updated information about this Permit, including any amended Permit, is displayed at such locations. If the Permit Holder surrenders a part or the whole of this 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本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地除下，不再展示。

- 1.6 The Permit Holder and any person constructing or operating the Project shall construct and operate the Project in accordance with the project description in Part B of this Permit.

許可證持有人及任何建造或營辦工程項目的人士須依據本許可證 B 部的工程項目說明，建造及營辦工程項目。

- 1.7 The Permit Holder and any person constructing or operating the Project 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-266/2025); the application documents for environmental permits; other relevant document 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 application documents of the Register are not expressly referred to in this Permit, such recommendations are nevertheless to be implemented unless expressly excluded in this Permit or otherwise agreed by the Director.

許可證持有人及任何建造或營辦工程項目的人士須確保工程項目按照下述資料設計、建造及營辦：核准環評報告（登記冊編號：AEIAR-266/2025）所說明的資料及相關建議；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；根據本許可證所載的條件須提交予署長存放或獲署長批准的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。登記冊內的申請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另獲署長同意。

- 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 個月內或署長另行指定的期限內，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 EIAO (Cap. 499). All submissions or any variation of 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 2.4 below before submitting to the Director under this Permit.

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 所說明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，均可能構成違反環評條例 (第 499 章)。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 2.4 項所述的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。為此，許可證持有人須提供足夠數量的複本。

- 1.11 The Permit Holder shall submit and / or deposit all submissions within the time as specified in the Conditions of this Permit. 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.

許可證持有人須在本許可證條件所列明的時間內，提交及/或存放所有文件。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複本，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，電子複本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 2 months 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建造工程展開前最少 2 個月，以書面方式把工程項目建造工程的展開日期通知署長。建造工程的展開日期如有任何更改，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的工程，或署長同意的其他工程。





- 1.14 The Permit Holder shall notify the Director in writing the commencement date of operation of the Project no later than 2 months prior to the commencement of operation of the Project. The Permit Holder shall notify the Director in writing immediately if there is any change of the commencement date of operation.  
許可證持有人須在工程項目開始營辦前最少 2 個月，以書面方式把工程項目開始營辦的日期通知署長。開始營辦的日期如有任何更改，許可證持有人須立即以書面方式通知署長。

2. **Specific Conditions**  
**特定條件**

**Submissions and Employment before Construction of the Project**  
**工程項目施工前須提交的文件及須聘用的人員**

**Employment of Environmental Team (ET)**  
**聘用環境小組**

- 2.1 An ET shall be established by the Permit Holder no later than 3 months before the commencement of construction of the Project. The ET shall not be in any way an associated body of the Contractor or the 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.

許可證持有人須在工程項目建造工程展開前最少 3 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關聯。環境小組須由一名環境小組組長帶領。該名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。

- 2.2 The ET and the ET Leader shall be responsible for duties defined in the EM&A Manual and this Permit, including implementation of the EM&A programme in accordance with the EM&A requirements as contained in the EM&A Manual of the Project; and site inspections to audit the Contractor's site practice and work methodologies with respect to environmental mitigation measures contained in the EM&A Manual of the Project and/or as required under this Permit and to take proactive actions to pre-empt environmental problems. The ET Leader shall be responsible for:

環境小組及環境小組組長須負責執行環監手冊及本許可證所列明的職務，包括按工程項目的環監手冊所載的環監規定執行環監計劃；及進行實地視察，以便就工程項目的環監手冊所載及/或按本許可證規定的環境緩解措施，審核承辦商的工地作業方式及工作方法，並採取積極行動，防止環境問題出現。環境小組組長須負責：

- (i) certifying the environmental acceptability of permanent and temporary works, relevant plans and submissions required in the EM&A Manual and/or under this Permit. Certification(s) shall be documented in the upcoming EM&A monthly report;  
核證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環監手冊及/或本許可證規定提交的文件。核證須記錄於每月環監報告；
- (ii) notifying the IEC within one working day of the occurrence of each and every instance or circumstance or change of circumstances, which may affect the compliance with the recommendations of the approved EIA Report (Register



No. AEIAR-266/2025) and/or this Permit. Notification(s) shall be documented in the upcoming EM&A monthly report; and  
在發生可能會影響工程項目簡介(登記冊編號：AEIAR-266/2025)的建議及/或本許可證的合規情況的每宗事件、每種情況或每次情況變化後 1 個工作天內通知獨立環境查核人。通知須記錄於每月環監報告；以及

- (iii) keeping a contemporaneous log-book of any such instance or circumstance or change of circumstances, which may affect the compliance with the EIA Report (Register No. AEIAR-266/2025) and/or this Permit. The format of the log-book shall be certified and approved by the IEC. The log-book shall be kept readily available for inspection by all persons assisting in supervision of the implementation of the recommendations of the approved EIA Report (Register No. AEIAR-266/2025) and this Permit or by the Director or his authorized officers.

保存一本記錄冊，即時記載可能會影響工程項目簡介(登記冊編號：AEIAR-266/2025)的建議及/或本許可證的合規情況的每宗事件、每種情況或每次情況變化。記錄冊的格式須得到獨立環境查核人的核證和批准。記錄冊須加以保存，以供協助督導執行工程項目簡介(登記冊編號：AEIAR-266/2025)及本許可證的建議的所有人士、署長或獲授權人員隨時查閱。

- 2.3 Failure to maintain records in the log-book, failure to discharge the duties of the ET Leader as defined in the EM&A Manual or failure to comply with Condition 2.2 above 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 this Permit liable to suspension, cancellation or variation.  
環境小組組長如未能在記錄冊保存記錄、未能執行環監手冊所列明的環境小組組長職務或未能符合上文條件第 2.2 項的規定，署長有權藉書面通知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即時記錄，或會導致本許可證遭暫時吊銷、取消或更改。

***Employment of Independent Environmental Checker (IEC)***  
**聘用獨立環境查核人**

- 2.4 An IEC shall be employed by the Permit Holder no later than 3 months before the 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.  
許可證持有人須在工程項目建造工程展開前最少 3 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關聯，而該名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。
- 2.5 The IEC shall be responsible for duties defined in the EM&A Manual and this Permit, including the following:  
獨立環境查核人須負責環監手冊及本許可證所列明的職務，包括以下：

- (i) auditing the overall EM&A performance, including the implementation of all environmental mitigation measures and monitoring activities on site, submissions required in the EM&A Manual, and/or under this Permit. Finding(s) of the audit(s) shall be documented in the upcoming EM&A



monthly report;

審核整體環監工作的表現，包括實施所有環境緩解措施和執行現場的監察工作、提交環監手冊及及／或本許可證所規定的文件。審核結果須記錄於每月環監報告內；

- (ii) verifying the environmental acceptability of permanent and temporary works, relevant design plans and submissions required in the EM&A Manual and under this Permit. Verification(s) shall be documented in the upcoming EM&A monthly report;  
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環監手冊及本許可證規定提交的文件。核實結果須記錄於每月環監報告；
- (iii) verifying the log-book(s) mentioned in Condition 2.2(iii). The IEC shall sign off with a date on the log-book after verification.  
核實條件第 2.2 (iii) 項所述的記錄冊。獨立環境查核人須於核實後在記錄冊上簽署並註明日期；
- (iv) notifying the Director by fax or email, within one working day of receipt of notification from the ET Leader, or identification by the IEC and his team, of each and every change of circumstances or suspected and/or potential non-compliance with the recommendations (such as construction methods, mitigation measures, and environmental standards) of the approved EIA Report (Register No. AEIAR-266/2025), the EM&A Manual and this Permit, which might affect the monitoring or control of adverse environmental impacts arising from the Project. Notification by the Permit Holder is the same as notification by the IEC for the purpose of this Condition;  
在每次出現情況變化或懷疑及／或可能不符合核准環評報告(登記冊編號：AEIAR-266/2025 的建議(例如：施工方法、緩解措施及環境標準)、環監手冊及本許可證的情況，而可能會妨礙對工程項目所造成的不良環境影響作出監察或控制時，獨立環境查核人須在接獲環境小組組長通知或獨立環境查核人及其支援小組確定情況後 1 個工作天內以傳真或電郵方式通知署長。就本項條件而言，許可證持有人的通知等同獨立環境查核人的通知；
- (v) liaising closely with the Director;  
與署長密切聯繫；
- (vi) accompanying the Director in carrying out site inspections and attending meetings when requested;  
按要求陪同署長進行實地視察及出席會議；
- (vii) offering objective and professional advice on environmental issues, when requested, and to respond to questions and enquiries from the Director on the project, the EM&A programme and duties discharged by the IEC, with the support of relevant information, documents and records as appropriate; and  
按要求就環境問題提供客觀及專業意見，並提供合適的相關資料、文件和記錄，以回應署長就工程項目、環監計劃及獨立環境查核人所履行職務提出的問題及查詢；以及
- (viii) allocating adequate resources, including any necessary specialist support, for discharging the duties required in the EM&A Manual and/or this Permit.





分配足夠資源(包括所需的專家支援)，以履行環監手冊及／或本許可證規定的職務。

- 2.6 If the Director considers the IEC fails to discharge the duties of the IEC as defined in the EM&A Manual or in this Permit, 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 this Permit liable to suspension, cancellation or variation.

如署長認為獨立環境查核人未能履行環監手冊或本許可證所列明的獨立環境查核人職務，署長可藉書面通知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，則或會導致本許可證遭暫時吊銷、取消或更改。

***Employment of Qualified Ecologist***  
**聘用合資格的生態學家**

- 2.7 The Permit Holder shall, no later than 3 months before the commencement of construction of the Project, employ Qualified Ecologist to form part of the ET to carry out work relating to ecological aspects including the preparation of submissions of the Conservation Management Plan and the Compensatory Tree Planting Implementation Plan for the Project as required under Conditions 2.14 and 2.18 of this Permit. The Qualified Ecologist shall be a person who has at least 5 years of relevant experience. The qualification and experience of the Qualified Ecologist shall be certified by the ET Leader and verified by the IEC. 許可證持有人須在工程項目的建造工程展開前最少 3 個月，聘用合資格的生態學家 (須具備至少 5 年相關經驗) 作為環境小組成員，以進行生態方面的工作，包括按照本許可證條件第 2.14 及 2.18 項擬備保育管理計劃及樹木補償種植實施計劃。合資格的生態學家的資格及經驗須由環境小組組長核證，並經獨立環境查核人核實。

***Employment of Registered Landscape Architect***  
**聘用註冊園境師**

- 2.8 The Permit Holder shall, no later than 3 months before the commencement of the construction of the Project, appoint a Registered Landscape Architect to form part of the ET to carry out work relating to landscape aspects including the preparation of submissions of the Landscape & Visual Mitigation Plan(s) for the Project as required under Condition 2.17 of this Permit, and to audit the implementation of landscape mitigation measures to ensure compliance with the recommendations of the approved submissions under Condition 2.17 of this Permit and the approved EIA Report (Register No. AEIAR-266/2025). The qualification and experience of the Registered Landscape Architect shall be certified by the ET Leader and verified by the IEC. 許可證持有人須在工程項目的建造工程展開前最少 3 個月，聘用一名註冊園境師作為環境小組成員，以進行景觀方面的工作，包括按照本許可證條件第 2.17 項的規定就工程項目擬備一份 (或多份) 景觀及視覺影響緩解計劃，並審核景觀影響緩解措施的落實情況，確保已遵從本許可證條件第 2.17 項提交的核准文件和核准環評報告 (登記冊編號: AEIAR-266/2025) 載述的建議。註冊園境師的資格及經驗須由環境小組組長核證，並經獨立環境查核人核實。



***Submission of Management Organisation***  
**提交管理架構**

- 2.9 The Permit Holder shall, no later than 1 month before the commencement of construction of the Project, inform the Director in writing with the following information:

許可證持有人須在工程項目建造工程展開前最少 1 個月把以下資料，以書面通知署長：

- (i) the management organization of the main construction companies and/or any form of joint ventures associated with the construction of the Project;  
主要建造公司及／或以任何形式與工程項目建造工程相關的合營企業的管理架構；
- (ii) the management organization of the ET;  
環境小組的管理架構；
- (iii) the management organization of the IEC and his supporting team; and  
獨立環境查核人及其支援小組的管理架構；以及
- (iv) the submitted information shall include at least an organization chart, names of responsible persons and their contact details.  
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。

***Setting up of Environmental Advisory Group (EAG)***  
**設立環境諮詢小組**

- 2.10 The Permit Holder shall, no later than 3 months before the commencement of construction of the project, set up an EAG to advise on the environmental aspects of the construction and establishment of the LCNR and NSW WEA. The membership of the EAG shall comprise stakeholders with an interest or background in environmental and ecological issues. All relevant information of the Project including the progress of construction and operation and environmental monitoring and audit results shall be provided to the EAG. Prior to submission of the membership and terms of reference of the EAG to the Director for approval, the Permit Holder shall consult the Director of Agriculture, Fisheries and Conservation (DAFC).

許可證持有人須在工程項目的建造工程展開前最少 3 個月，設立一個環境諮詢小組，以就屯洲自然保育區及南生圍濕地改善區的建設和成立的环境方面提供建議。環境諮詢小組的成員應包括對環境和生態議題有興趣或背景的分者。工程項目的所有相關資料，包括建造及營辦進度、環境監察及審核結果，均須提供予環境諮詢小組。許可證持有人須徵詢漁農自然護理署(漁護署)署長的意見，然後才提交有關諮詢小組的成員名單和職權範圍供署長批准。

***Submission of Updated EM&A Manual***  
**提交更新的環監手冊**

- 2.11 The Permit Holder shall, no later than 2 months before the commencement of construction of the project, submit 2 hard copies and 2 electronic copies of an updated EM&A Manual to the Director for approval.





許可證持有人須在工程項目的建造工程展開前最少 2 個月，把更新的《環監手冊》的 2 份硬複本及 2 份電子複本，提交署長批准。

***Submission of Environmental Permit (EP) Submission Schedule***  
**提交環境許可證文件提交時間表**

- 2.12 The Permit Holder shall, no later than 2 months before the commencement of construction of the Project, submit an EP Submission Schedule to set out a timeline for EP submissions in this Permit and shall report the progress in fulfilling the submission requirements in the monthly Environmental Monitoring and Audit (EM&A) reports submitted under Condition 3.4 of this Permit. The Permit Holder shall inform the Director no later than 2 weeks before the scheduled submission date of the EP submission in writing in case of any subsequent change(s) to the submitted EP Submission Schedule. The EP Submission Schedule or any subsequent change(s) to the submitted Schedule shall be certified by the Environmental Team (ET) Leader and verified by the Independent Environmental Checker (IEC) referred to in Conditions 2.1 and 2.4 above, before submitting to the Director under this Permit.
- 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 個月，向署長提交環境許可證文件提交時間表以制定本許可證所要求的文件的提交時間，並須在根據本許可證條件第 3.4 項提交的每月環監報告中，匯報文件提交的進度。倘若環境許可證文件提交時間表的內容在提交後有任何更改，許可證持有人須在提交文件的預定提交日期前至少提早 2 個星期，就有關更改以書面通知署長。環境許可證預計文件提交時間表或已提交的時間表其後有任何更改，均須按上文條件第 2.1 及 2.4 項所述的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。

***Submission of Construction Works Schedule***  
**提交建築工程時間表**

- 2.13 The Permit Holder shall, no later than 1 month before the commencement of construction of the Project, submit 3 hard copies and 1 electronic copy of a construction works schedule to the Director for approval. The schedule shall indicate that the construction sequence of the Project has been planned to avoid carrying out noisy activities during wintering season for migratory birds (i.e. between October and April). The schedule shall be certified by ET Leader and verified by the IEC. Prior to submission to the Director, the Permit Holder shall consult the Director of Agriculture, Fisheries and Conservation (DAFC).
- 許可證持有人須在展開工程項目的建造工程前最少 1 個月，把建築工程時間表的 3 份硬複本和 1 份電子複本，提交署長批准。時間表須說明在規劃工程項目的施工順序時，已避免在候鳥越冬高峯期(即 10 月至 4 月期間)附近進行高噪音／滋擾活動。時間表須經環境小組組長核證和獨立環境查核人核實。許可證持有人須徵詢漁農自然護理署(漁護署)署長的意見，然後才提交署長批准。

***Submission of Updated Conservation Management Plan (CMP)***  
**提交更新的保育管理計劃**

- 2.14 The Permit holder shall, no later than 1 month before the commencement of wetland enhancement construction works at LCNR and NSW WEA, submit 2 hard copies and 2 electronic copies of an updated CMP to the Director for approval. The updated CMP shall provide the design and implementation details of enhancement measures and the long-term management of wetlands within the LCNR and NSW WEA.





including associated management and monitoring requirements (e.g. location, frequency and parameters), the implementation schedule, the financial and land arrangement, and the name of the management agent. Prior to submission to the Director, the Permit Holder shall consult the Director of Agriculture, Fisheries and Conservation (DAFC) on the updated CMP.

許可證持有人須在展開厝洲自然保育區及南生圍濕地改善區的濕地改善工程前最少 1 個月，向署長提交更新的保育管理計劃的 2 份硬複本和 2 份電子複本，以供審批。更新的保育管理計劃須提供濕地改善措施的設計和實施細節，以及厝洲自然保育區及南生圍濕地改善區的長遠管理，包括相關的管理及監測與執行的規定（例如地點、頻率及參數）、實施時間表、財務和土地安排，以及管理代理人的名稱。許可證持有人須徵詢漁農自然護理署（漁護署）署長的意見，然後才向署長提交更新的保育管理計劃。

***Submission of Single-aspect Building Design along Shan Pui River***  
**提交山貝河沿岸的單向建築物設計**

- 2.15 The Permit Holder shall, no later than 2 months before the commencement of construction of the Project, deposit with the Director 3 hard copies and 1 electronic copy of the single-aspect building design along Shan Pui River. This is to ensure no windows of the high-rise development along Shan Pui River will face the area of high firefly density near Shan Pui River, minimising light disturbance from the development. Prior to submission to the Director, the Permit Holder shall consult the Director of Agriculture, Fisheries and Conservation (DAFC) on the Single-aspect Building Design along Shan Pui River.

許可證持有人須在工程項目的建造工程展開前最少 2 個月，把山貝河沿岸的單向建築物設計的 3 份硬複本和 1 份電子複本送交署長存放，確保沿山貝河的高層建築物不會設有面向山貝河高螢火蟲密度區域的窗戶，以減少發展項目的光滋擾影響。許可證持有人須徵詢漁農自然護理署（漁護署）署長的意見，然後才向署長提交山貝河沿岸的單向建築物設計。

***Submission of Emergency Response Plan***  
**提交緊急應變計劃**

- 2.16 The Permit Holder shall, no later than 2 months before the commencement of construction of Project, deposit with the Director 3 hard copies and 1 electronic copy of emergency response plan for minimising potential water quality impacts under emergency or severe inclement weather conditions.

許可證持有人須在工程項目的建造工程展開前最少 2 個月，把緊急應變計劃的 3 份硬複本及 1 份電子複本送交署長存放，以盡量減少在緊急情況或惡劣天氣條件下對水質的潛在影響。

***Submission of Landscape and Visual Mitigation Plan***  
**提交景觀及視覺緩解計劃**

- 2.17 The Permit Holder shall, no later than 2 months before the commencement of construction of the corresponding parts of the Project, deposit with the Director 2 hard copies and 2 electronic copies of a Landscape and Visual Mitigation Plan (LVMP). If there is any change to the landscape and visual mitigation measures in the deposited LVMP, the Permit Holder shall, no later than 1 month before the implementation of such change, deposit with the Director 2 hard copies and 2 electronic copies of an updated LVMP with clear indication of the proposed change(s). The LVMP / updated LVMP shall show the design details, locations, implementation programme



maintenance and management schedules, and drawings in the scale of 1:1,000 or other appropriate scale of the landscape and visual mitigation measures of the Project. The LVMP / updated LVMP shall include an implementation schedule in table form to clearly list out the mitigation measures to be implemented, and the implementation party, location, timing, and environmental performance required for implementation of the mitigation measures. The LVMP / updated LVMP shall be prepared by the Registered Landscape Architect appointed under Condition 2.8, certified by the ET Leader and verified by the IEC as conforming to the relevant information and recommendations contained in the approved EIA Report (Register No. AEIAR-266/2025), and provide adequate and relevant justifications to support the change(s). All recommended measures and requirements specified in the LVMP / updated LVMP shall be fully implemented.

許可證持有人須在工程項目相關部分的建造工程展開前最少 2 個月，把景觀及視覺影響緩解計劃的 2 份硬複本及 2 份電子複本送交署長存放。如已存放的計劃所建議的景觀及視覺影響緩解措施有任何更改，許可證持有人須在落實有關更改事項前最少 1 個月，把已更新的景觀及視覺影響緩解計劃的 2 份硬複本及 2 份電子複本送交署長存放，並清楚註明擬更改之處。景觀及視覺影響緩解計劃／已更新的景觀及視覺影響緩解計劃須顯示工程項目的景觀及視覺影響緩解措施的設計詳情、地點、實施計劃、保養及管理時間表，以及採用 1:1 000 比例或其他合適比例繪製的圖則。景觀及視覺影響緩解計劃／已更新的景觀及視覺影響緩解計劃須包括以列表形式列出的實施時間表，清楚列明將會實施的緩解措施、實施者、地點、時間，以及實施緩解措施時須達到的環保成效。景觀及視覺影響緩解計劃／已更新的景觀及視覺影響緩解計劃須由按條件第 2.8 項聘用的註冊園境師擬備，並由環境小組組長核證及獨立環境查核人核實，確定符合核准環評報告(登記冊編號：AEIAR-266/2025)所載的相關資料及建議，以及提供充分的理據說明有合理理由進行更改。景觀及視覺影響緩解計劃／已更新的景觀及視覺影響緩解計劃中建議的所有措施及列明的規定，均須全面予以實施。

#### ***Submission of Compensatory Tree Planting Implementation Plan***

#### ***提交樹木補償種植實施計劃***

- 2.18 The Permit Holder shall, no later than 2 months before commencement of construction of the Project, deposit with the Director 2 hard copies and 2 electronic copies of Compensatory Tree Planting Implementation Plan, with details of the planting objectives, planting numbers and locations, list of tree species to be used and implementation schedule, with the aim to enhance ecological values and urban biodiversity. Native tree species shall be deployed as far as possible, unless the deployment of exotic species would bring ecological enhancements. The implementation schedule shall be in table form to clearly list out the implementation party, location, timing and environmental performance required for implementation of the compensatory tree planting. The Compensatory Tree Planting Implementation Plan shall be prepared with engagement of the Ecologist referred to in Condition 2.7, and 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-266/2025). Prior to submission to the Director, the Permit Holder shall consult the relevant authorities on the Compensatory Tree Planting Implementation Plan.

許可證持有人須在建造工程展開 2 個月之前，把樹木補償種植實施計劃的 2 份硬複本及 2 份電子版本送交署長存放。該樹木補償種植實施計劃須包含栽





種目的、栽種樹木的數量和位置、樹木品種名單及執行時間表，旨在增強生態價值及城市生物多樣性。樹木補償種植須盡可能利用原生樹木品種，除非外來的樹木品種能增強生態價值。執行時間表須以列表形式列出，清楚列明將會實施者、地點、時間及實施樹木補償種植時須達到的環境表現規定。樹木補償種植實施計劃須由條件第 2.7 項提及的生態學家擬備，並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-266/2025）所載的資料及建議。許可證持有人須徵詢有關部門的意見，然後才向署長提交樹木補償種植實施計劃。

***Submission of Construction Noise Management Plan***  
**提交建築噪音管理計劃**

- 2.19 The Permit Holder shall, no later than 2 months before the issuance of the tender invitation of the Project, if any, and before the commencement of construction of the Project, deposit with the Director 2 hard copies and 2 electronic copies of a Construction Noise Management Plan (CNMP). Any CNMP deposited before the issuance of the tender invitation shall be included in the tender document unless otherwise agreed by the Director. If there is any change to the recommended construction noise mitigation measures and/or plant inventory in the CNMP, the Permit Holder shall, no later than 1 month before the implementation of any such change, deposit with the Director 2 hard copies and 2 electronic copies of an updated CNMP. The CNMP / updated CNMP shall contain a quantitative construction noise impact assessment, a list of the quieter construction method(s) and equipment and other noise mitigation measures to be adopted, a proposed construction noise impact monitoring and audit programme, with reference to the latest construction programme, methodology and plant inventory. The CNMP / updated CNMP shall also assess the effectiveness of the recommended construction noise mitigation measures, and include an implementation schedule in table form to list out the construction noise mitigation measures to be implemented as well as the responsible party(ies), location(s), timing(s) and environmental performance(s) required for the implementation of the mitigation measures. The CNMP / updated CNMP shall be prepared and checked by a Certified Noise Modelling Professional as recognized by the Hong Kong Institute of Qualified Environmental Professionals Limited (HKIQEP) or other professional as agreed by the Director. The CNMP / updated CNMP shall be certified by the ET Leader and verified by the IEC, as conforming to the relevant information and recommendations of the approved EIA Report (Register No. AEIAR-266/2025). All mitigation measures recommended and requirements specified in the CNMP / updated CNMP shall be fully implemented.

許可證持有人須在就工程項目的任何部分發出招標文件(如有)前最少 2 個月，以及在該部分的建造工程展開前最少 2 個月，把建築噪音管理計劃的 2 份硬複本及 2 份電子複本送交署長存放。除非另獲署長同意，任何在發出招標文件之前送交署長存放的建築噪音管理計劃均應包含在招標文件中。如建築噪音管理計劃所建議的建築噪音緩解措施及／或設備清單有任何更改，許可證持有人須在落實任何更改事項前最少 1 個月，把已更新的建築噪音管理計劃的 2 份硬複本及 2 份電子複本送交署長存放。建築噪音管理計劃／已更新的建築噪音管理計劃須包含根據最新的施工計劃、方法和設備清單作出的定量建築噪音影響評估、將會採取的較寧靜施工方法和設備及其他噪音緩解措施清單，以及擬議的建築噪音影響監察及審核計劃。建築噪音管理計劃／已更新的建築噪音管理計劃亦須評估建議的建築噪音緩解措施的成效，並包括一份實施時間表，以列表形式列出將會實施的建築噪音緩解措施，以及實施緩解措施的負責方、地點、時間和須達到的環保成效。建築噪音管理計劃／已更





新的建築噪音管理計劃須由香港合資格環保專業人員學會（香港環專會）有限公司認可的合資格噪音模擬專業人員或署長同意的其他專業人員擬備及查核。建築噪音管理計劃／已更新的建築噪音管理計劃須由環境小組組長核證，並經獨立環境查核人核實，確定符合核准環評報告（登記冊編號：AEIAR-266/2025）載列的相關資料及建議。建築噪音管理計劃／已更新的建築噪音管理計劃所有建議的緩解措施及指明的規定，均須全面落實。

***Submission of Fixed Noise Sources Management Plan***  
**提交固定噪音源管理計劃**

- 2.20 The Permit Holder shall, no later than 2 months before the issuance of tender invitation of the corresponding parts of the Project, if any, and before commencement of implementation of the corresponding parts of the Project, deposit with the Director 2 hard copies and 2 electronic copies of a Fixed Noise Sources Management Plan (FNMP). Any FNMP deposited before the issuance of tender invitation shall be included in the tender document unless otherwise agreed by the Director. If there is any change to the specifications of the planned fixed plant, layout design, operation modes, mitigation measures, or any other changes that could have adverse implications on the fixed noise sources impact as concluded in the FNMP, the Permit Holder shall, no later than 1 month before the implementation of any such change, deposit with the Director 2 hard copies and 2 electronic copies of an updated FNMP. The FNMP / updated FNMP shall identify the noise source inventory, assess the effectiveness of fixed noise mitigation measures as recommended in the approved EIA Report (Register No. AEIAR-266/2025), propose a fixed noise source impact monitoring and audit programme and include an implementation schedule in table form to list out the mitigation measures to be implemented, as well as the responsible party, location, timing and environmental performance required for the implementation of the mitigation measures. The FNMP / updated FNMP shall be prepared and checked by a Certified Noise Modelling Professional as recognized by the HKIQEP, or other professional as agreed by the Director. The FNMP / updated FNMP shall be certified by the ET Leader and verified by the IEC, as conforming to the relevant information and recommendations of the approved EIA Report (Register No. AEIAR-266/2025). All mitigation measures recommended and requirements specified in the FNMP / updated FNMP shall be fully implemented.

許可證持有人須在就工程項目相關部分發出招標文件(如有)前最少 2 個月，以及在工程項目相關部分開始營運前最少 2 個月，把固定噪音源管理計劃的 2 份硬複本及 2 份電子複本送交署長存放。除非另獲署長同意，任何在發出招標文件前送交署長存放的固定噪音源管理計劃均須包含在招標文件中。如固定噪音源管理計劃內的規劃固定設備規格、布局設計、運作模式、緩解措施有任何更改，或有任何其他更改會對該計劃推斷的固定噪音源影響產生負面作用，許可證持有人須在落實任何更改事項前最少 1 個月把已更新的固定噪音源管理計劃的 2 份硬複本及 2 份電子複本送交署長存放。固定噪音源管理計劃／已更新的固定噪音源管理計劃須確定噪音源清單，評估核准環評報告（登記冊編號：AEIAR-266/2025）所建議的固定噪音緩解措施的成效，擬議一份固定噪音源影響監察及審核計劃，並包含一份實施時間表，以列表形式列出將會實施的緩解措施，以及實施緩解措施的負責方、地點、時間和須達到的環保成效。固定噪音源管理計劃／已更新的固定噪音源管理計劃須由香港環專會認可的合資格噪音模擬專業人員或署長同意的其他專業人員擬備及查核。固定噪音源管理計劃／已更新的固定噪音源管理計劃須由環境小組組長核證，並經獨立環境查核人核實，確定符合核准環評報告（登記冊編號：AEIAR-266/2025）載列的相關資料及建議。固定噪音源管理計劃／已更新的





固定噪音源管理計劃中建議的所有緩解措施及指明的規定均須全面予以實施。

***Submission of Road Traffic Noise Mitigation Measures Plan***  
**提交交通噪音緩解措施計劃**

- 2.21 The Permit Holder shall, no later than 2 months before the commencement of construction works of the Project, deposit with the Director 2 hard copies and 2 electronic copy of a Road Traffic Noise Mitigation Measures Plan (RTNMMP). The RTNMMP shall review the noise mitigation measures and demonstrate that the road traffic noise performance requirements set out in the EIA Report (Register No. AEIAR-266/2025) will not be exceeded with the mitigation measures in place. If there is any change to the layout design and mitigation measures, or any other changes that could have adverse implications on the road traffic noise impact as concluded in the RTNMMP, the Permit Holder shall, no later than 1 month before the implementation of any such change, deposit with the Director 2 hard copies and 2 electronic copies of an updated RTNMMP. The RTNMMP / updated RTNMMP shall include a proposed road traffic noise impact monitoring and audit programme unless otherwise agreed by the Director, and an implementation schedule in table form to clearly list out the mitigation measures to be implemented, and the implementation party, location, timing, and environmental performance required for implementation of the mitigation measures. The road traffic noise model of RTNMMP / updated RTNMMP shall be prepared and checked by a Certified Noise Modelling Professional as recognized by the HKIQEP or other professional agreed by the Director. The RTNMMP / updated RTNMMP shall be certified by the ET Leader and verified by the IEC as conforming to the findings and recommendations of the EIA Report (Register No. AEIAR-266/2025). Unless otherwise agreed by the Director, all mitigation measures recommended and requirements specified in the RTNMMP / updated RTNMMP shall be fully implemented.

許可證持有人須在工程項目的建造工程展開前最少 2 個月，把道路交通噪音緩解措施計劃的 2 份硬複本及 2 份電子複本送交署長存放。道路交通噪音緩解措施計劃須檢視各項噪音緩解措施，證明在實施緩解措施後，工程項目的道路交通噪音表現不會超逾環評報告（登記冊編號：AEIAR-266/2025）載述的規定。如道路交通噪音緩解措施計劃內的布局設計、緩解措施有任何更改，或有任何其他更改會對該計劃推斷的道路交通噪音影響產生負面作用，許可證持有人須在落實任何更改事項前最少 1 個月把已更新的道路交通噪音緩解措施計劃的 2 份硬複本及 2 份電子複本送交署長存放。道路交通噪音緩解措施計劃／已更新的道路交通噪音緩解措施計劃須包括一份擬議的道路交通噪音影響監察及審核計劃（除非另獲署長同意），以及以列表形式列出的實施時間表，清楚列明將會執行的緩解措施、實施者、地點、時間和實施緩解措施時須達到的環境表現規定。道路交通噪音緩解措施計劃／已更新的道路交通噪音緩解措施計劃內的道路交通噪音模型須由香港環專會認可的合資格噪音模擬專業人員或由署長同意的其它專業人員擬備及查核。道路交通噪音緩解措施計劃／已更新的道路交通噪音緩解措施計劃須由環境小組組長核證，並經獨立環境查核人核實，確定符合環評報告（登記冊編號：AEIAR-266/2025）載列的結果及建議。除非另獲署長同意，道路交通噪音緩解措施計劃／已更新的道路交通噪音緩解措施計劃中建議的所有緩解措施及指明的規定均須全面予以實施。





**Measures to be Implemented during Construction of the Project**  
**工程項目建造期間須實施的措施**

***Establishment of Lut Chau Nature Reserve (LCNR) and Nam Sang Wai Wetland Enhancement Area (NSW WEA)***  
**成立甩洲自然保育區及南生圍濕地改善區**

- 2.22 No construction of the bridge over Shan Pui River shall be allowed prior to the completion of the 12-month establishment of Phase 1A of the proposed Lut Chau Nature Reserve (LCNR) with location as proposed in Figure 4.15 of the EIA Report (Register No. AEIAR-266/2025).  
在完成擬議的甩洲自然保育區第 1A 階段（位置如環評報告（登記冊編號：AEIAR-266/2025）的圖 4.15 所示）的 12 個月成立期前，不得進行橫跨山貝河的橋樑施工。
- 2.23 No construction works at the Development Site, Public Park and Visitor Centre shall be allowed prior to the completion of wetland enhancement works at the proposed Lut Chau Nature Reserve (LCNR) and Nam Sang Wai Wetland Enhancement Area (NSW WEA). The Permit Holder shall, in consultation with the Director of Agriculture, Fisheries and Conservation (DAFC), seek the approval from the Director on the completion of the LCNR and NSW WEA.  
在完成擬議的甩洲自然保育區及南生圍濕地改善區濕地改善工程前，不得在發展區域、公眾公園及旅客中心展開建造工程。許可證持有人須徵詢漁農自然護理署(漁護署)署長的意見，然後才尋求署長批准圓滿完成甩洲自然保育區及南生圍濕地改善區。

***Measures to Mitigate the Ecological Impact***  
**生態影響緩解措施**

- 2.24 No percussive piling shall be conducted. Other piling activities including bore piling shall be restricted between 0900 - 1600 hours from October to April.  
不得進行撞擊式打樁。於每年的十月至四月期間，其他打樁活動，包括鑽孔打樁，須限制於 0900 至 1600 時段進行。
- 2.25 No pier structures of the proposed bridge over Shan Pui River shall be erected within the river's boundary.  
在山貝河上的擬議道路橋不得在山貝河界內設置任何橋墩結構。
- 2.26 All lights should be directed away from firefly habitats to minimise light disturbance to fireflies.  
所有燈光照明指向須遠離螢火蟲棲息地，以減少對螢火蟲的光滋擾影響。

***Waste Management Measures***  
**廢物管理措施**

- 2.27 All dump trucks for waste transportation and disposal under the Project shall be equipped with Global Positioning System (GPS) or equivalent automatic identification system for real time tracking and monitoring of their travel routings and parking locations in order to avoid illegal dumping or landfilling of construction and demolition materials.



工程項目所有用於運送和處置廢物的泥頭車，均須配備全球衛星定位系統或同等的自動識別系統，以實時追蹤及監察泥頭車的行車路線及泊車地點，防止非法棄置或堆填建築和拆卸物料。

**Measures to be Implemented during Operation of the Project**  
**工程項目營辦前須提交的文件**

***Measure to Mitigate Operation Stage Sewage Discharge***  
***營辦階段的排污緩解措施***

- 2.28 Sewage shall be discharged to the public sewerage system throughout the operation stage of the project.  
污水在整個工程項目營辦階段均須排放到公共污水渠系統。

**3 Environmental Monitoring and Audit (EM&A) Requirements**  
**環境監察及審核規定**

- 3.1 The Permit Holder shall implement the EM&A programme in accordance with the procedures and requirements as set out in the EM&A Manual. Any changes to the EM&A requirements or programme or termination of the programme shall be justified by the ET Leader and verified by the IEC as conforming to the information and requirements contained in the EM&A Manual before submission to the Director for approval.  
許可證持有人須按照環監手冊所載的程序及規定執行環監計劃。環監的規定或計劃如有更改或計劃如終止，須由環境小組組長提出理據並由獨立環境查核人核實，證明其符合環監手冊所載的資料及規定，然後才提交署長批准。
- 3.2 The Permit Holder shall take samples, measurements and necessary remedial actions in accordance with the requirements of the EM&A Manual by:  
許可證持有人須按照環監手冊所載的規定，透過以下方法進行取樣、測量及所需的補救行動：
- (i) conducting baseline environmental monitoring;  
進行環境基線監測；
  - (ii) conducting impact monitoring;  
進行影響監測；
  - (iii) carrying out remedial actions described in the Event/Action Plans of the 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 EM&A Manual are exceeded; and  
如超逾環監手冊內指定的標準，則按照環監手冊內的事件／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
  - (iv) logging and keeping records of the details of (i) to (iii) 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(i)至(iii)段所有參數的詳情，用作擬備及提交每月環監報告，並備妥有關資料以供在工地查閱。

- 3.3 The Permit Holder shall submit 1 hard copy and 1 electronic copy of Baseline Monitoring Reports to the Director at least 2 weeks before the commencement of construction of the Project. The submissions shall be certified by the ET Leader and verified by the IEC as having complied with the requirements as set out in the EM&A Manual before submission to the Director. Additional copies of the Baseline Monitoring Reports shall be provided upon request by the Director.  
許可證持有人須在展開工程項目的建造工程前最少 2 個星期向署長提交基線監測報告的 1 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，證明其符合環監手冊所載的規定，然後才提交署長。如署長要求，則須提交基線監測報告的額外複本。
- 3.4 The Permit Holder shall submit 1 hard copy and 1 electronic copy of Monthly EM&A Reports for the construction stage of the Project to the Director, within 10 working days after the end of the reporting month. The monthly EM&A Reports shall include an executive summary of all environmental audit results, together with actions taken in the event of non-compliance (exceedances) of the environmental quality performance limits (Action and Limit Levels), complaints received and emergency events relating to violation of environmental legislation. The submissions shall be certified by the ET Leader and verified by the IEC as having complied with the requirements as set out in the EM&A Manual before submission to the Director. Additional copies of the Monthly EM&A Reports shall be provided upon request by the Director.  
在每個提交報告的月份結束後 10 個工作天內，許可證持有人須向署長提交工程項目建築階段每月環監報告的 1 份硬複本及 1 份電子版本。每月環監報告須包括各項環境審核結果，以及在發生不符合（超出）環境質素表現規限（行動及極限水平）情況時所採取的行動、接獲有關違反環境法例的投訴及發生相關緊急事件的行政摘要。提交的報告須由環境小組組長核證及獨立環境查核人核實，證明其符合環監手冊所載的規定，然後才提交署長。如署長要求，則須向署長提交每月環監報告的額外複本。
- 3.5 All environmental monitoring and audit 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。
- 3.6 To ensure a high degree of transparency regarding the monitoring data and results in view of the public concern about the Project, all environmental monitoring and audit data and results and all submissions and all performance test data and results required by this Permit shall be made available by the Permit Holder to the public through a dedicated website to be set up by the Permit Holder under Condition 4.2 below, in the shortest practicable time and in no event later than 10 working days after such information is available.  
基於公眾對工程項目的關注，為確保監察數據和結果具高透明度，許可證持有人須盡快把各項環境監察及審核數據和結果、本許可證規定的所有提交文件及各項表現測試數據和結果，透過按下文條件第 4.2 項由許可證持有人設立的特定網站供公眾閱覽，在任何情況下均不得遲於這些資料可供閱覽後的 10 個工作天。



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. 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 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，除非另獲署長同意，否則該等報告的電子複本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)擬備，並須與上文條件第 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，須在文件開端加入可與報告各節及小節作出超文本連結的目錄。報告內的正文如有任何相關的參考資料，須建立超連結以連結至報告所載的相關數據和圖表。除非另獲署長同意，否則報告內所有圖像均須以交錯存取的 GIF、JPEG 或 PDF 格式制定。報告的電子複本內容，必須與硬複本的內容一致。

- 4.2 The Permit Holder shall, within 4 weeks after the commencement of construction of the Project, set up a dedicated Internet website 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 abovementioned dedicated Internet website 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 website 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. The Permit Holder shall maintain the dedicated website for public access of the environmental monitoring data and reports throughout the entire construction period and during the first 1-year period of operation of the Project, or otherwise as agreed by the Director.

許可證持有人須在工程項目的建造工程展開後 4 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，均須盡快透過上述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。所有提交文件及圖則定稿，均須盡快透過該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提交文件及圖則獲署長核准或向署長存放後的 2 個星期，除非另獲署長同意。許可證持有人須在工程項目整個施工期內及首 1 年營辦期內，或署長同意的其他期間，維持該特定網站，供公眾接達有關環境監察數據及報告。





- 4.3 The Internet website 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 and Environmental Permit(s). The Internet website 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，環評報告及環境許可證。除非另獲署長同意，互聯網網站須具備部件，提供下述功能：

- (i) 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；
- (ii) searching by date;  
按日期搜尋；
- (iii) searching by types of monitoring data; and  
按監察數據類別搜尋；以及
- (iv) 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.

**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 Environment and Ecology, 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及生態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。許可證持有人須以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 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 Environment and Ecology, 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，署長可在取得環境及生態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 1 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 this Permit, and is convicted of an offence under the EIAO, is liable:
- (i) on a first conviction on indictment to a fine of \$2 million and to imprisonment for 6 months;
  - (ii) on a second or subsequent conviction on indictment to a fine of \$5 million and to imprisonment for 2 years;
  - (iii) on a first summary conviction to a fine at level 6 and to imprisonment for 6 months;
  - (iv) on a second or subsequent summary conviction to a fine of \$1 million and to imprisonment for 1 year; and
  - (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.
- 如任何人在違反本許可證的條件下建造或營辦工程項目，且被裁定觸犯環評條例所訂明的罪行，即屬犯罪：
- (i) 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) 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) 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) 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；以及
  - (v) 在任何情況下如該罪行屬持續性質，法院或裁判官可就其信納該罪行持續的每天另處罰款 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.





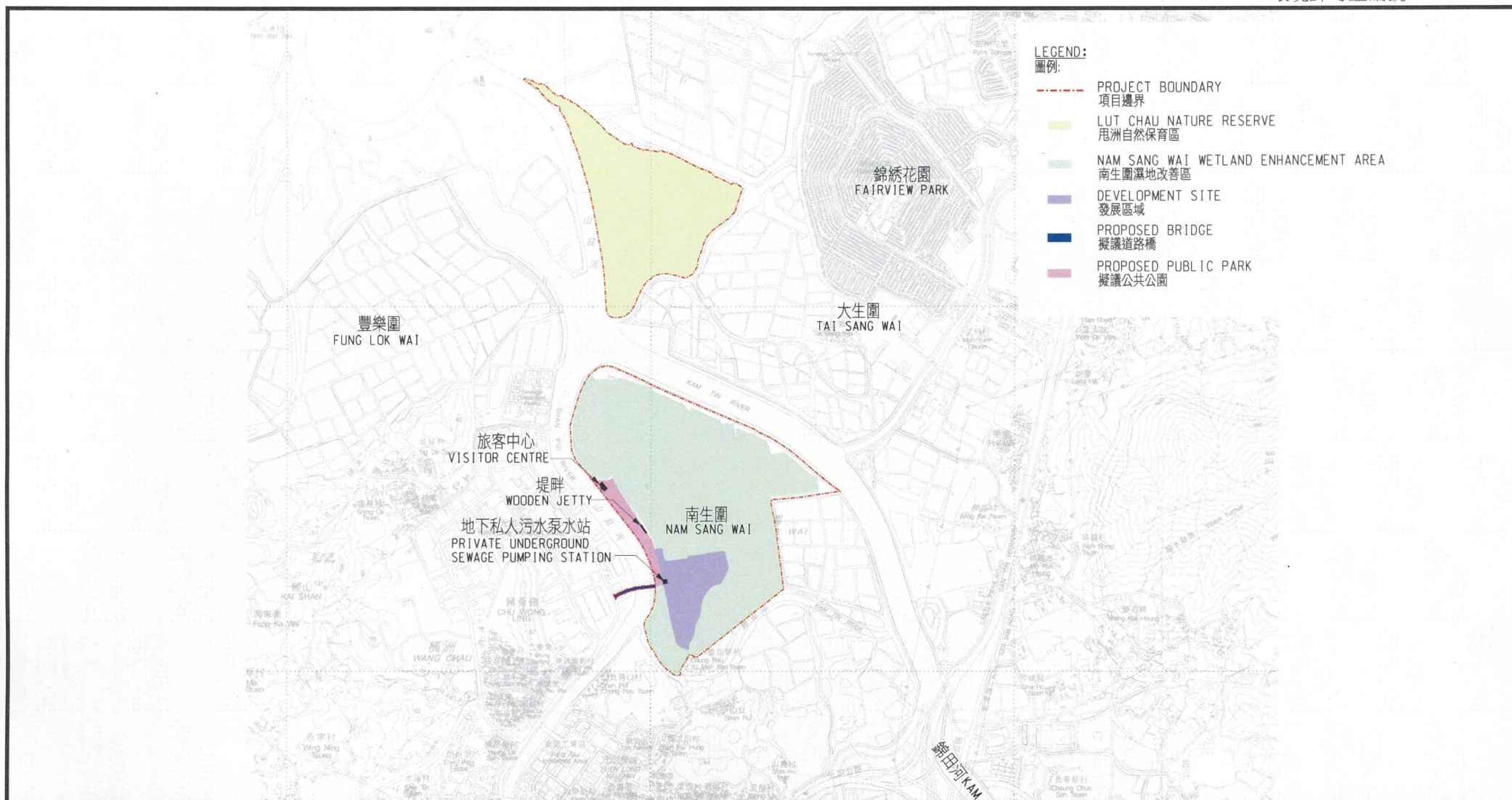
許可證持有人可在接獲本許可證後 30 天內，根據環評條例第 17 條就本許可證的任何條件提出上訴。

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-655/2025**  
**環境許可證編號 EP-655/2025**





**Project Title: Proposed Comprehensive Development with Wetland Enhancement (CDWE)  
at Nam Sang Wai and Lut Chau**

工程項目名稱: 南生圍及坳洲擬建綜合發展及濕地改善項目

**Environmental Permit No.: EP-655/2025**  
環境許可證編號: EP-655/2025

**Figure 1: Project Location Plan**

圖 1: 工程項目位置圖

[This figure was prepared based on Figure 1.1 of the Executive Summary of the Approved EIA Report (Register No.: AEIAR-266/2025)]

[本圖是根據核准環評報告的行政摘要（登記冊編號：AEIAR-266/2025）中的圖 1.1 編制]

