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Environmental Protection Department

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環境保護署分處

香港灣仔
軒尼詩道
一百三十號
修頓中心廿七樓

9 September 2025

By Registered Post & Fax:

Urban Renewal Authority

Dear ,

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

Project Title: Repair, Maintenance and Revamping of Western Market at Sheung Wan
(Application No. AEP-674/2025)

I refer to your above application received on 15 August 2025 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-674/2025) 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 (<https://www.epd.gov.hk/eia/en/index.html>).

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 Ms. Flora NG at 2835 2319.

Yours sincerely,

(Miss Queenie Y.C. NG)
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)

Fax: 2872 0603

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
A DESIGNATED PROJECT
建造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 **Urban Renewal Authority** (hereinafter referred to as the “Permit Holder”) to construct 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**市區重建局**(下稱“許可證持有人”)以建造**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-674/2025
Document in the Register: 登記冊上的文件：	<p>(1) Project Profile – Repair, Maintenance and Revamping of Western Market at Sheung Wan (Register No. PP-689/2025) 工程項目簡介 – 上環西港城的維修、保養和翻新(登記冊編號：PP-689/2025);</p> <p>(2) The Director’s letter of permission to apply directly for Environmental Permit dated 30 July 2025 (Reference: (12) in EP 2/H3/Q/05) 署長於 2025 年 7 月 30 日發出准許直接申請環境許可證的信件(檔案編號：(12) in EP 2/H3/Q/05)</p> <p>(3) Application for Environmental Permit submitted on 15 August 2025 (Application No. AEP-674/2025) 於 2025 年 8 月 15 日提交的環境許可證申請文件 (申請書編號: AEP-674/2025)</p>

9 September 2025
2025 年 9 月 9 日

Date
日期

(Miss Queenie Y.C. NG)
Principal Environmental Protection Officer
for Director of Environmental Protection
環境保護署署長
(首席環境保護主任吳沅清女士代行)



PART B (DESCRIPTION OF DESIGNATED PROJECT)

B 部 (指定工程項目的說明)

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

下列為本環境許可證 (下稱“許可證”) A 部所提述的指定工程項目的說明:

Title of Designated Project 指定工程項目的名稱	Repair, Maintenance and Revamping of Western Market at Sheung Wan [This designated project is hereafter referred to as “the Project”] 上環西港城的維修、保養和翻新 [本指定工程項目下稱“工程項目”]
Nature of Designated Project 指定工程項目的性質	Building works wholly in a site of cultural heritage (Items Q.1 of Part I of Schedule 2 of the EIAO) 建築工程全部位於文化遺產地點 (環評條例附表 2 第 I 部的 Q.1 項)
Location of Designated Project 指定工程項目的地點	The Project is located at Sheung Wan. The location of the Project is shown in <u>Figure 1</u> of this Permit. 工程項目位於上環。工程項目的位置載於本許可證圖 1。
Scale and Scope of Designated Project 指定工程項目的規模和範圍	The Project includes repair, maintenance and revamping works on the Western Market, including brick walls, roof tiles, general building services and alternation of internal layout. 工程項目包括對西港城的維修、保養和翻新工程，包括磚牆、屋頂瓦片、一般建築設施及內部佈局的改動。



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 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 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 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 the Project shall construct 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，建造工程項目。

- 1.7 The Permit Holder and any person constructing the Project shall ensure that the Project is designed and constructed in accordance with the information and recommendations described in the Project Profile (Register No.: PP-689/2025); the application documents for environmental permits; other relevant document in the Register; the information and mitigation measures described 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工程項目的人士須確保工程項目按照下述資料設計及建造：工程項目簡介(登記冊編號：PP-689/2025)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；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 The Permit Holder shall notify the Director in writing the commencement date of construction of the Project no later than 2 weeks 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 個星期，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。

- 1.9 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。

2. Specific Conditions 特定條件

- 2.1 An Independent Environmental Checker (IEC) shall be employed by the Permit Holder no later than 2 weeks before the commencement of construction of the Project. The IEC shall not be in any way an associated body of the Contractor for the Project. The IEC shall be a person who has at least 7 years of experience in Environmental Monitoring and Auditing or environmental management. The IEC shall be responsible for duties defined in the Project Profile (Register No. PP-689/2025) and



this Permit, including the audit of the implementation of mitigation measures recommended in the Project Profile and required under this Permit.

許可證持有人須在工程項目的建造工程展開前最少 2 個星期聘用一名獨立環境查核人。獨立環境查核人不得與工程項目的承辦商有任何關聯，而該名獨立環境查核人須在環境監察及審核或環境管理方面至少有 7 年經驗。獨立環境查核人須執行工程項目簡介(登記冊編號：PP-689/2025)及本許可證所列明的職責，包括審核工程項目簡介所建議及本許可證規定的緩解措施的實施情況。

- 2.2 All measures described in the Project Profile (Register No. PP-689/2025) submitted with the application (Application No. DIR-314/2025) on 3 July 2025 shall be fully implemented.

在 2025 年 7 月 3 日隨申請書(申請編號：DIR-314/2025)提交的工程項目簡介(登記冊編號：PP-689/2025)所描述的一切措施均須予以徹底執行。

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.



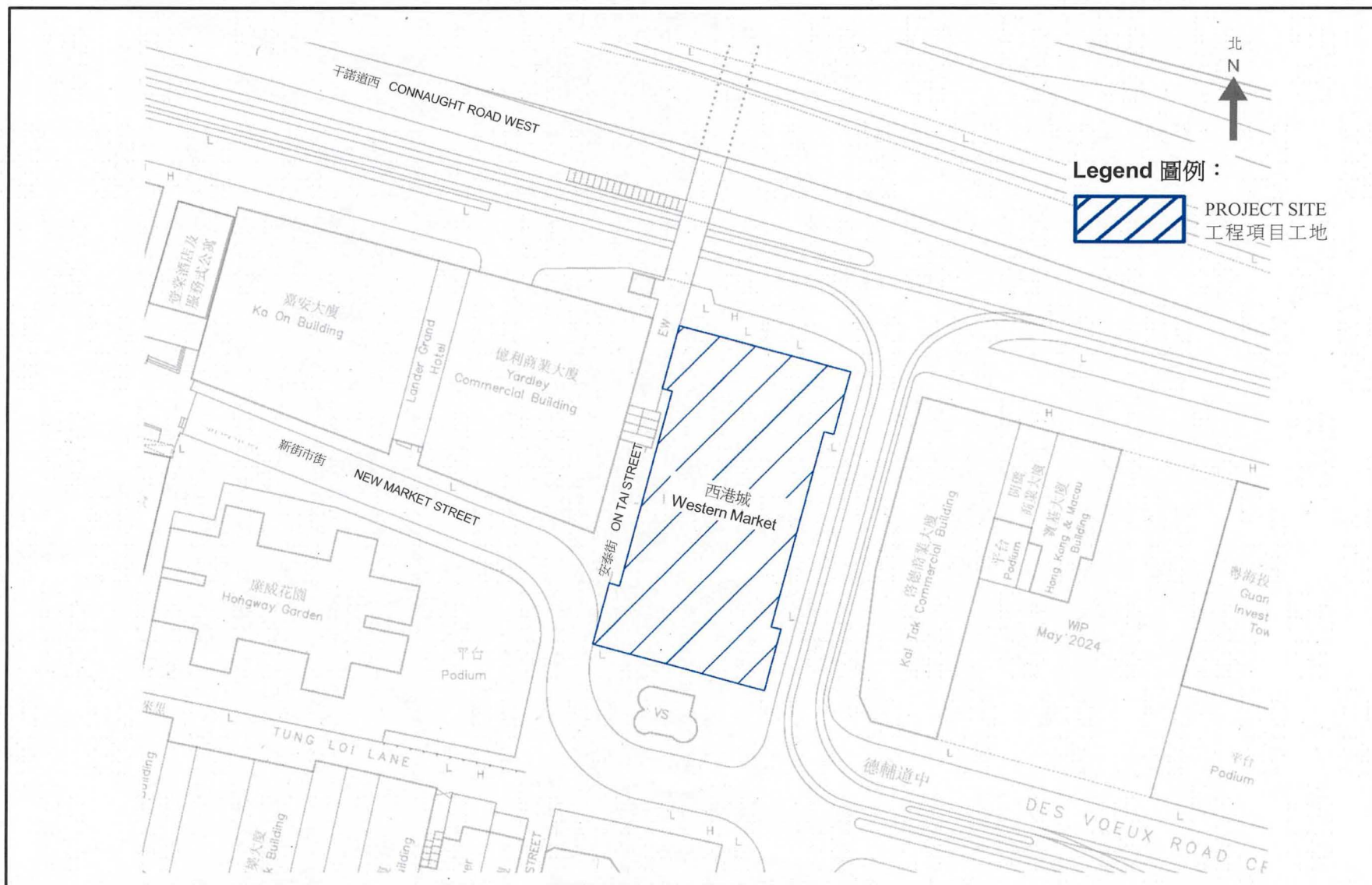
根據環評條例第 14 條的規定，署長可在取得環境及生態局局長的同意下暫時吊銷、更改或取消本許可證。遭暫時吊銷、更改或取消的許可證必須從工程項目工地除下，不再展示。

6. If this Permit is cancelled or surrendered during construction 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 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 1 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 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。





Project Title: Repair, Maintenance and Revamping of Western Market at Sheung Wan
 工程項目名稱：上環西港城的維修、保養和翻新

Environmental Permit No.: EP-674/2025
 環境許可證編號：EP-674/2025

Figure 1: Project Location Plan

圖 1：工程項目位置圖

[This figure is prepared based on Figure 1-1 of the Application for Environmental Permit (Application No. AEP-674/2025)]

[本圖是根據環境許可證申請 (申請書編號：AEP-674/2025) 的圖1-1編制]

