

Tai Po Golf Club Limited

Proposed Golf Course Development at Tai Po Lot No. 246 Shuen Wan

Proposal of Minimum On-site Time for the Environmental Team (ET) Leader, ET,
Independent Environmental Checker (IEC) and the Supporting Team

Reference: 289499-REP-025-02

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Appendices

Appendix 1.1

Figure 1 of FEP-01/571/2019/A

1. Introduction

1.1 Project Background

- 1.1.1.1 In June 2017, the Chief Executive in Council has agreed in principle to the government proposal to grant a piece of land in Tai Po in exchange for its private land in Sha Lo Tung which has high ecological values. Under the non-in-situ land exchange proposal, the piece of land at the Shuen Wan Restored Landfill in Tai Po will be granted and the Sha Lo Tung site would be considered by government for active conservation management to avoid degradation and damage for long-term public enjoyment. This land exchange proposal is a unique, exceptional and isolated case, adding the idea is technically feasible as the private land ownership is largely unified under one entity and both Sha Lo Tung and the land at the landfill site, which has been planned for golf course development, are located in Tai Po, as shown in Figure 1 of FEP-01/571/2019/A (extracted as **Appendix 1.1**). The non-in-situ land exchange proposal has been completed in July 2022, and the Project Site has been handed over to the Project Proponent (PP).
- 1.1.1.2 The Project is a Designated Project (DP) under Environmental Impact Assessment Ordinance (EIAO), and an Environmental Impact Assessment (EIA) study was conducted in 2017. The *Shuen Wan Golf Course EIA Report* was approved by the Director of Environmental Protection (DEP) on 5 July 2019 (AEIAR-221/2019) (“the approved EIA Report”) with the Environmental Permit (EP, EP-571/2019) issued on 20 September 2019. An application of Further Environmental Permit (FEP) has been made by Tai Po Golf Club Limited (the PP) and FEP was issued on 29 November 2022 (FEP-01/571/2019). Besides, surrender of EP-571/2019 has been applied and approved on 9 December 2022. In addition, an application for variation of EP has been made on 16 May 2023 to amend FEP-01/571/2019, and the amended EP was issued on 6 June 2023 (FEP-01/571/2019/A).
- 1.1.1.3 As stipulated in Condition 2.1 of FEP-01/571/2019/A, the minimum on-site time for the Environmental Team (ET) Leader and ET shall be proposed with justifications, having regard to the potential environmental impacts arising from activities on site at various stages of the Project, for the approval of DEP. Besides, as stipulated in Condition 2.6 of FEP-01/571/2019/A, the minimum on-site time for the Independent Environmental Checker (IEC) and the supporting team shall be proposed with justifications for the approval of DEP.

1.2 Purpose of the Proposal of Minimum On-site Time

- 1.2.1.1 The Proposal of Minimum On-site Time is prepared to comply with Conditions 2.1 and 2.6 of FEP-01/571/2019/A. This Proposal of Minimum On-site Time contains the proposed minimum on-site time for ET Leader, ET, IEC and the supporting team with justifications.

1.3 Structure of the Proposal of Minimum On-site Time

1.3.1.1 The structure of the Proposal of Minimum On-site Time is given below:

- Section 1** Introduces the project background and purposes of this Proposal of Minimum On-site Time.
- Section 2** Describes the proposed minimum on-site time for ET Leader and ET.
- Section 3** Describes the proposed minimum on-site time for IEC and the supporting team
- Section 4** Summarises and concludes the proposal of minimum on-site time.

2. Proposed Minimum On-site Time for the ET Leader and ET

2.1.1.1 In compliance with Condition 2.1 of FEP-01/571/2019/A, ET proposes the initial on-site time of the ET Leader and ET should be a minimum of **8 hours per week** during normal office hours and could be adjusted subject to review in tandem with if any major change to the Contractor's works programme and the potential environmental impact.

Specialist (Ecologist and Registered Landscape Architect)

2.1.1.2 **Ecologist:** Pursuant to Condition 2.4 of the EP, an Ecologist to form part of the ET to carry out work relating to ecological aspects of the Project.

2.1.1.3 **Registered Landscape Architect:** Pursuant to Section 13.5.1.1 of Environmental Monitoring and Audit (EM&A) Manual and Condition 2.5 of the EP, the ET should be supported by Registered Landscape Architect (RLA) who is responsible to carry out work relating to landscape aspects.

2.1.1.4 The justification of the proposed minimum on-site time of the ET Leader and ET is shown in **Table 2.1**.

2.1.1.5 It is deemed that the minimum on-site time is the minimum time of the ET Leader and ET required to perform necessary on-site works to discharge the duties of the ET Leader and ET as stipulated in the related EP and EM&A of the Project.

Additional ET and ET Leader On-site Time

2.1.1.6 The proposed **8 hours per week** on-site time of the ET Leader and ET will serve as a base case. However, additional on-site time may be allocated based on specific circumstances. This includes critical activities, exceedance of monitoring parameters, project related environmental complaint investigation, ad-hoc meeting and other works covered by the duties of ET Leader and ET as stipulated in the EP and EM&A of the project.

2.1.1.7 The proposed minimum on-site time should be subject to review in tandem with if any major change to the Contractor's works programme and the potential environmental impact. Propose changes to the on-site time will be reported in the monthly EM&A reports.

Table 2.1 Justifications for the Proposed Minimum On-site Time of the ETL and ET

| Works to be Carried Out On-site | Purposes | Man-hour per Week | Reference |
|--|--|---|---|
| Environmental Team Leader / Deputy Environmental Team Leader | | | |
| Environmental site inspection | <ul style="list-style-type: none"> To inspect construction activities in order to ensure that appropriate environmental protection and pollution control mitigation measures are properly implemented. Site inspections shall be carried out and led by the ER and attended by the Contractor and ET at least once per week. During the inspection, the following information should be referred to: <ul style="list-style-type: none"> EIA Report and EM&A Manual recommendations on environmental protection and pollution control mitigation measures; ongoing results of the EM&A programme; works progress and programme; individual works methodology proposals (which shall include the proposal on associated pollution control measures); contract specifications on environmental protection; relevant environmental protection and pollution control legislations; and previous site inspection results undertaken by the ET and others. | 3 hours per week | EM&A Manual Section 14.1.1.1 & 14.1.1.3 |
| Keeping and logging records in the log- book | <ul style="list-style-type: none"> To keep a contemporaneous log-book of any such instance or circumstance or change of circumstances. | 1 hour per week | FEP-01/571/2019/A Condition 2.2 (v) |
| Impact monitoring | <ul style="list-style-type: none"> To check the performance of monitoring and to track the varying environmental impact. To carry 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 in case where specified criteria in the EM&A Manual are exceeded. | 2 hours per week | Not Applicable |
| Meeting with the Engineer’s Representative (ER), IEC, and Contractor | <ul style="list-style-type: none"> To discuss with ER, IEC and Contractor any observations that improvement works is required to enhance the overall environmental performance; liaise with Contractor on any environmental noncompliance identified and follow up actions taken. To liaise with the Project Proponent, IEC, RSS and other individuals or parties concerning other environmental issues deemed to be relevant to the construction/ operation process. | 2 hours per week | Not Applicable |
| Monitoring Team | | | |
| Impact monitoring (Air) | <ul style="list-style-type: none"> To carry out impact air quality monitoring at 3 monitoring stations ((DM-1, DM-2, DM-3) at least frequency of 3 times in every 6 days | 9 hours per week or 18 hours per week ⁽¹⁾⁽²⁾⁽³⁾⁽⁶⁾ | EM&A Manual Section 4.8.1.1 |

| Works to be Carried Out On-site | Purposes | Man-hour per Week | Reference |
|-----------------------------------|--|-------------------------------------|-----------------------------|
| Impact monitoring (Noise) | <ul style="list-style-type: none"> To carry out impact noise monitoring at 2 Monitoring Stations (NM-1, NM-2) at 0700- 1900 hours on normal weekdays; per week when construction activities are underway. | 1 hours per week ⁽⁴⁾⁽⁶⁾ | EM&A Manual section 6.7.1.1 |
| Impact monitoring (Water Quality) | <ul style="list-style-type: none"> To carry out impact water quality monitoring at 2 Monitoring Stations (WM-1, WM-2) 3 days per week during construction phase | 12 hours per week ⁽⁵⁾⁽⁶⁾ | EM&A Manual section 7.3.1.1 |

Note:

(1) To fulfil at least frequency of 3 times in every 6 days.

(2) Assumed **3 hours** per monitoring station and total **9 hours** (3 monitoring stations) shall be conducted per week.

(3) Assumed **3 hours** per monitoring station and total **18 hours** (3 monitoring stations x 2 times (e.g Monday and Saturday) shall be conducted per week.

(4) Assumed **30mins** per monitoring station and total **1 hour** (2 monitoring stations) shall be conducted per week.

(5) Assumed **1 hour** per monitoring station and total **12 hours** (2 monitoring stations x 2tides (Mid-Flood & Mid-Ebb) x 3 times (in every 6 days)) shall be conducted per week.

(6) The proposed impact monitoring work hours are based on the monitoring requirement and do not include other variables such as transportation, environmental complaints, or monitoring exceedance.

3. Proposed Minimum On-site Time for IEC and the Supporting Team

3.1.1.1 According to Condition 2.6 of FEP-01/571/2019/A, the minimum on-site time for the IEC and the supporting team shall be proposed with justifications for approval by the EPD. The major works that IEC and the supporting team require to work on-site are considered to be site audit/inspection on the mitigation measures implemented on-site, inspection of ET log-book, audit of environmental monitoring works by the ET. Thus, it is proposed the minimum on-site time for the IEC team is 16 hours/month, with the following breakdown and justifications. It should be noted that the proposed IEC team on-site time will serve as a base case and will be reviewed regularly. In case there are critical activities, exceedance of monitoring parameters, project related environmental complaint, the IEC team will base on the actual site conditions as observed during the routine general site inspection works to determine the necessity of increasing the on-site time.

Table 3.1 Breakdown and Justifications for the Proposed IEC Team Minimum On-site Time

| Works to be Carried Out On-site | Purposes | Average Man-hour Required (hours/month) |
|--|--|--|
| General site inspection | <ul style="list-style-type: none"> To ensure the EIA recommendations and EP requirements are complied with To review the effectiveness of environmental mitigation measures and environmental performance of the Project To identify any environmental deficiency need to be improved To identify any environmental non-compliance | 6 hours * |
| Inspection of on-site ET Logbook | <ul style="list-style-type: none"> To inspect and audit the on-site logbook kept by the ET | 2 hours |
| Audit of Monitoring Works by the ET | <ul style="list-style-type: none"> To check, audit and verify the environmental monitoring equipment, procedures, data and results of the environmental monitoring works carried out by the ET | 4 hours |
| Meeting with ER, ET and Contractor | <ul style="list-style-type: none"> To discuss with ER, ET and Contractor any environmental non-compliance identified and follow up actions required | 2 hours |
| Ad hoc Site inspection | <ul style="list-style-type: none"> Conduct ad hoc site inspection in case of complaint receipt, exceedance of monitoring parameters, etc. | 2 hours * |

* Average of 2 hours for each general/ ad hoc site inspection




4. Conclusion

- 4.1.1.1 Pursuant to Conditions 2.1 and 2.6 of FEP-01/571/2019/A, the minimum on-site time for the ET Leader, ET, IEC and the supporting team has been proposed in this Proposal of Minimum On-site Time with justifications.

Appendix 1.1

Figure 1 of FEP-01/571/2019/A



| Legend 圖例 | |
|---|--|
|  | Project Location 工程項目位置 |
|  | 1.2 ha Core Roosting Area 1.2 公頃核心夜間棲息地 |
|  | <i>Aquilaria sinensis</i> 土沉香 |

| | |
|--------------------------------|---|
| Project Title 工程項目名稱 | Shuen Wan Golf Course 船灣高爾夫球場 |
| Figure 1 圖一 | Project Location and Conceptual Layout Plan 工程項目位置及概念佈局圖 [This figure was prepared based on Figure 2.1 of EIA Report (Register No.: AEIAR-221/2019)] [本圖是根據環境影響評估報告 (登記冊編號: AEIAR-221/2019) 圖 2.1 編制] |

Environmental Permit No.:
環境許可證編號：
FEP-01/571/2019/A

