

**Environmental Impact Assessment Ordinance (Cap. 499)**

**Section 5(7)**

**Environmental Impact Assessment Study Brief No. ESB-0028/1999**

**Project Title: Yau Tong Bay Development –  
Engineering Feasibility Study for the Comprehensive Development at Yau Tong Bay**

**Name of Applicant: Maunsell Consultants Asia Ltd, named "the Applicant" thereafter**

**BACKGROUND**

- 1 An application (No. ESB-0028/1999) for an Environmental Impact Assessment (EIA) study brief under section 5(1) of the Environmental Impact Assessment Ordinance (EIAO) was submitted by the Applicant on 18 January 1999 with a project profile (No. PP-0028/1999).
- 2 The Applicant proposes to conduct an engineering feasibility study for the comprehensive development including provision of services and utilities, driveway, carparks, open space, community facilities, high rise residential tower blocks, office towers, retail space and schools in the project area (see Figure 1). The project falls within schedule 3 of the EIAO, and will require an environmental impact assessment report to be approved under the EIAO. No designated project in the schedule 2 of the EIAO, i.e. reclamation and decommissioning of ship building and repairing facilities, will be involved in this project, as these will be separately dealt with by another EIA Study under an EIA Study Brief No. ESB-0010/1998 issued on 24 September 1998. The project area is about 23.97 hectares, and the population proposed on the site is about 39,000 persons.
- 3 Pursuant to section 5(7)(a) of the EIAO, the Director of Environmental Protection (DEP) issues this EIA study brief to the Applicant to carry out an EIA study.
- 4 The purpose of this EIA study is to provide information on the nature and extent of environmental impacts arising from the construction and operation of the proposed designated projects and related activities taking place concurrently. This information will contribute to decisions by the DEP on:
  - (i) the overall acceptability of any adverse environmental consequences that are likely to arise as a result of the proposed project;
  - (ii) the conditions and requirements for the detailed design, construction and operation of the proposed project to mitigate against adverse environmental consequences

wherever practicable; and

- (iii) the acceptability of residual impacts after the proposed mitigation measures are implemented.

## **OBJECTIVES OF THE EIA STUDY**

The objectives of the EIA study are as follows:

- (i) to describe the proposed project and associated works together with the requirements for carrying out the proposed project;
- (ii) to identify and describe the elements of the community and environment likely to be affected by the proposed project and/or likely to cause adverse impacts to the proposed project, including both the natural and man-made environment;
- (iii) to identify and quantify emission sources and determine the significance of impacts on sensitive receivers and potential affected uses;
- (iv) to describe and identify any potential landscape and visual impacts and determine the significance of impacts on sensitive receivers;
- (v) to propose the provision of infrastructure or mitigation measures so as to minimize pollution, environmental disturbance and nuisance during construction and operation of the project;
- (vi) to identify, predict and evaluate the residual (i.e. after practicable mitigation) environmental impacts and the cumulative effects expected to arise during the construction and operation phases of the project in relation to the sensitive receivers and potential affected uses;
- (vii) to identify, assesses and specify methods, measures and standards, to be included in the detailed design, construction and operation of the project which are necessary to mitigate these environmental impacts and to reduce them to acceptable levels;
- (viii) to investigate the extent of side-effects of proposed mitigation measures that may lead to other forms of impacts;
- (ix) to identify constraints associated with the mitigation measures recommended in the study: and

- (x) to design and specify the environmental monitoring and audit requirements necessary to ensure the implementation and the effectiveness of the environmental protection and pollution control measures adopted.

### **3. DETAILED REQUIREMENTS OF THE EIA STUDY**

- 3.1 The purpose of this study brief is to scope the key issues of the EIA study. The Applicant has to demonstrate in the EIA report that the criteria in the relevant sections of the Technical Memorandum on the Environmental Impact Assessment Process of the Environmental Impact Assessment Ordinance (thereafter refer to as the TM), are fully complied with.

#### The Scope

- 3.2 The scope of this EIA study covers the proposed project mentioned in section 1.2 above.

#### Study Area

- 3.3 The project boundary of the site is shown in Figure 1. The study area for air quality, noise, water quality, landscape and visual impacts are detailed in sections 3.5.1, 3.6.1(i), 3.7.2, 3.10.1 respectively.

#### Technical Requirements

- 3.4 The Applicant shall conduct the EIA study to address all environmental aspects of the activities as described in the scope as set out above, and shall take into account the cumulative environmental impacts arising from the proposed Western Coast Road. The Applicant may refer to the report entitled “Request for Rezoning Yau Tong Bay CDA – Technical Appendices, Further Submission” for reference as some of the technical aspects may be relevant. The EIA study shall include the following technical requirements as specific impacts.

### **3.5 Air Quality Impact**

- 3.5.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing air quality impact as stated in Annexes 4 and 12 of the TM respectively. The evaluation and assessment shall be on the basis that the section of Cha Kwo Ling Road on the northern side of the development will be widened as recommended in the traffic study “Comprehensive Traffic Review for East Kowloon” (CTREK). The Applicant may refer to the report of CTREK for relevant information and traffic data to assess the traffic emission impact from

Cha Kwo Ling Road to the sensitive receivers on the site. The Study Area shall be within 500m from the project boundary.

3.5.2 The Applicant shall follow the requirements of the Air Pollution Control (Construction Dust) Regulation in dust control and subject to section 4 below shall initiate an audit and monitoring programme during the construction stage, if necessary, to ensure construction dust impacts are controlled within the relevant standard as stipulated in Annex 4 of the TM.

3.5.3 The air quality impact assessment shall include the following:

- (i) presentation of background air quality in the study area for the purpose of evaluating the cumulative air quality impacts of the proposed project;
- (ii) description of the topographical and man-made features which may affect the dispersion characteristics of air pollutants within the study area;
- (iii) identification of representative air sensitive receivers and/or potential affected uses;
- (iv) identification of emission characteristics and provision of an emission inventory of the air pollution sources, including the emissions from the industrial uses to the south of the site, the traffic emissions from Cha Kwo Ling Road, Kwo Fai Road, the proposed Western Coast Road and the proposed re-diverted Yau Tong Road, and the odour arising from possible odorous sources such as the planned sewage treatment plant;
- (v) description of the assessment method (whether analytical, numerical or physical) and the associated assumptions, validity of the method and limits of application;
- (vi) analysis of operational activities, their related air quality impact and characterization;
- (vii) assessment and evaluation of the net and cumulative air quality impacts;
- (viii) presentation of the assessment results in the form of summary tables and pollution contours, whenever practicable, for comparison with relevant air quality standards and the examination of the land use implications of these impacts;
- (ix) proposals of effective mitigation measures to reduce the cumulative air pollution impacts and odour impact to established standards;

- (x) The air quality implications of any proposed noise mitigation measures shall be assessed. If noise mitigation measures such as noise canopies, which will affect dispersion of air pollutants, are proposed to mitigate noise impact due to traffic flow, then the Applicant shall also assess the implications of such mitigation measures on air quality impact. If a noise canopy in the form of a total enclosure is proposed, then both 'tunnel' portal emissions and air quality inside the 'tunnel' shall also be addressed; and
- (xi) The report which is submitted to Air Policy Group of EPD shall include all input and output file(s) of the model run(s) in electronic format.

### 3.6 Noise Impact

3.6.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing noise impact as stated in Annexes 5 and 13 of the TM respectively. The evaluation and assessment shall be on the basis that the section of Cha Kwo Ling Road on the northern side of the development will be widened as recommended in the CTREK. The Applicant may refer to the report of CTREK for relevant information and traffic data to assess the traffic noise impact from Cha Kwo Ling Road to the sensitive receivers on the site.

(i) Determination of Study Area

The study area shall include all area within 300m from the project boundary. The study area can be reduced accordingly if the first layer of noise sensitive receivers (NSRs), closer than 300m from the outer project limit, provides acoustic shielding to those receivers located further away. In the later case, the study area shall be agreed with the DEP.

(ii) Provision of Background Information and Existing Noise Levels

The Applicant shall provide all background information relevant to the project, e.g. relevant previous or current studies. Unless involved in the planning standards, e.g. those for planning of fixed noise sources, no existing noise levels are particularly required.

(iii) Identification of Noise Sensitive Receivers

The Applicant shall refer to Annex 13 of the TM when identifying the NSRs. The NSRs shall include all existing NSRs and all planned / committed noise sensitive developments and uses earmarked on the relevant Outline Zoning Plan, Outline Development Plan and Layout Plans (including the proposed housing development on the site East of Eastern Harbour Crossing).

(iv) Provision of an Emission Inventory of the Noise Sources

An inventory of noise sources (construction equipment for construction noise assessment) shall be provided.

(v) Construction Noise Assessment

- (a) The Applicant shall carry out assessment of noise impact from construction (excluding percussive piling) of the project during day time, i.e. 7 a.m. to 7 p.m., on weekdays other than general holidays in accordance with the methodology stipulated in paras 5.3 and 5.4 of Annex 13 of the TM. The criteria in Table 1B of Annex 5 of the TM shall be adopted in the assessment.
- (b) To minimise the construction noise impact, alternative construction methods to replace percussive piling shall be proposed as far as practicable.
- (c) If the unmitigated construction noise levels are found to exceed the relevant criteria, the Applicant shall propose practicable direct mitigation measures (including but not limited to movable barriers, enclosures, quieter alternative methods, re-scheduling and restricting hours of operation of noisy task) to minimise the impact. If the mitigated noise levels still exceed the relevant criteria, the duration of the noise exceedance shall be given.
- (d) In case the Applicant will like to assess whether a Construction Noise Permit (CNP) can be issued or not in the context of programming construction works, reference shall be made to the relevant technical memoranda issued under the Noise Control Ordinance (NCO), i.e. the Technical Memorandum on Noise from Percussive Piling, the Technical Memorandum on Noise from Construction Work other than Percussive Piling, and the Technical Memorandum on Noise from Construction Work in Designated Areas. Where no sound power levels can be found in the Technical Memoranda, reference shall be made to BS 5228 Part I or noise emission levels measured in previous projects in Hong Kong.

However, whether the Noise Control Authority will issue a CNP will depend on the application submitted according to the procedures laid down in the relevant technical memoranda issued under the NCO rather than this assessment exercise. This shall be explicitly stated in the noise chapter and the conclusions and recommendations chapter in the EIA Report.

(vi) Fixed Noise Sources

(a) Assessment of Fixed Source Noise Levels

The Applicant shall calculate the expected noise (including the noise generated from the industrial uses to the south of the site along Ko Fai Road, and the existing and/or the re-provisioned Cha Kwo Ling and Yau Tong Salt Water Pumping Stations) using standard acoustics principles. The Applicant shall calculate the noise levels taking account of correction of tonality, impulsiveness and intermittency in accordance with the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites.

(b) Presentation of Noise Levels

The Applicant shall present the existing and future noise levels in Leq (30 min) at the NSRs at various representative floor levels (in m P.D.) on tables and plans of suitable scale.

A quantitative assessment at the NSRs for the fixed noise source(s) shall be carried out and compared against the criteria set out in Table 1A of Annex 5 of the TM.

(c) Proposals for Noise Mitigation Measures

The Applicant shall propose direct technical remedies within the project limits in all situations where the predicted noise level exceeds the criteria set out in Table 1A of Annex 5 of the TM to protect the affected NSRs.

(vii) Operational Road Traffic Noise Assessment

The Applicant shall assess how the proposed development will be affected by the traffic noise impact from Cha Kwo Ling Road, Ko Fai Road, Lei Yue Mun Road, the proposed Western Coast Road, the proposed re-diverted Yau Tong Road and other roads in the vicinity of the subject site.

(a) Calculation of Noise Levels

The Applicant shall identify appropriate road sections for the purpose of traffic noise impact assessment.

The Applicant shall calculate the expected road traffic noise using methods described in the U.K. Department of Transport's "Calculation of Road Traffic Noise" (1988). Calculations of future road traffic noise shall be based on the peak hour traffic flow in respect of the maximum traffic projection within a 15 years period upon commencement of operation of the

proposed roadwork. The Applicant shall calculate the traffic noise levels in respect of each road section and the overall noise levels from the road sections at the NSRs.

(b) Presentation of Noise Levels

The Applicant shall present the prevailing and future traffic noise levels in L10, (1 hr) at the NSRs at various representative floor levels (in m P.D.) on tables and plans of suitable scale.

Quantitative assessment at the NSRs shall be carried out and compared against the criteria set out in Table 1A of Annex 5 in the TM. The potential noise impact shall be quantified by estimating the total number of dwellings, classrooms and other noise sensitive elements that will be exposed to noise levels exceeding the criteria set in Table 1A of Annex 5 in the TM.

(c) Proposals for Noise Mitigation Measures

After rounding of the predicted noise levels according to the U.K. Department of Transport's "Calculation of Road Traffic Noise" (1988), the Applicant shall propose direct technical remedies in all situations where the predicted traffic noise level exceeds the criteria set in Table 1A of Annex 5 in the TM by 1 dB(A) or more. Specific reasons for not adopting certain direct technical remedies in the design to reduce the traffic noise to a level meeting the criteria in the TM or to maximize the protection for the NSRs as far as possible shall be clearly quantified and laid down. The total number of dwellings, classrooms and other noise sensitive element that will be benefited by the provision of direct technical remedies shall be provided.

The total number of dwellings, classrooms and other noise sensitive elements that will still be exposed to noise above the criteria in the TM with the implementation of all recommended direct technical remedies shall be quantified.

In cases where a number of the NSRs cannot all be protected by the recommended direct technical remedies, the Proponent shall identify and estimate the total number of existing dwellings, classrooms and other noise sensitive elements where there will be residual impacts which shall be addressed by indirect mitigation measures.

(viii) Assessment of Side Effects and Constraints

The Applicant shall identify, assess and propose means to minimize any side effects



and to resolve any potential constraints due to the inclusion of any recommended direct technical remedies.

- (ix) Evaluation of Constraints on Planned Noise Sensitive Developments/Land Uses  
For planned noise sensitive uses which will still be affected even with all practicable direct technical remedies in place, the Applicant shall propose, evaluate and confirm the practicality of additional measures within the planned noise sensitive uses and shall make recommendations on how these noise sensitive uses will be designed for the information of relevant parties.

The Applicant shall take into account the agreed environmental requirements / constraints identified by the study to assess the development potential of the concerned sites which shall be made known to the relevant parties.

### **3.7 Water Quality Impact**

- 3.7.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing water pollution as stated in Annexes 6 and 14 of the TM respectively.
- 3.7.2 The study area for the purpose of water quality impact assessment shall be within 300m from the project boundary, plus any existing and planned stormwater drainage system and the associated water system in the vicinity that may be affected by the development. The Applicant shall also assess the water quality impact on the existing and/or the re-provisioned Cha Kwo Ling and Yau Tong Salt Water Pumping Stations.
- 3.7.3 The Applicant shall identify and analyze all physical, chemical and biological disruption of fresh water, ground water and potential alternation of catchment areas arising during both construction and operation. The assessment impacts shall address the following:
- (i) collection and review of background information on the existing water system(s) and the respective catchment(s), which may be potentially affected by the proposed project both during construction and operation;
  - (ii) characterization of water quality on the surrounding water system(s) and sensitive receivers which may be potentially affected by the proposed project both during construction and operation;
  - (iii) establishment of pertinent water quality objectives, criteria and standards for water system(s) and all sensitive receivers in (ii);

- (iv) evaluation of any impacts due to release of the interstitial water and associated contaminants to water column, if wick drain installation is required to speed up consolidation for site formation;
- (v) identification of any site formation activities such as excavation or filling which will lead to increase in overland erosion potential;
- (vi) prediction and quantification of impacts on the water system(s) and sensitive receivers due to changes identified in (v) above. Possible impacts in particular during construction include changes in sediment erosion (overland), deposition and the potential effects on aquatic organisms due to such changes. The prediction shall take into account and include possible different construction stages or sequences. Cumulative impacts due to other projects shall be identified, predicted and quantified;
- (vii) assessment and evaluation of any potential water quality impacts on the identified water system(s) and sensitive receivers due to sewage arising from the on-site construction workforce. Any effluent generated will require appropriate treatment and disposal;
- (viii) identification, assessment and evaluation of any potential stormwater impacts on the identified water system(s) and sensitive receivers as to reduce the water and sediment quality impacts to within standards, objectives and criteria established in item (iii) above. Best management practices shall be recommended to reduce any potential impacts arising from stormwater runoff during both construction and operation phases; and
- (ix) establishment of an erosion control plan during construction as per the assessments carried out in (vi) above. The erosion control plan shall incorporate details such as locations, sizes and types of best management practices, which will be used to reduce stormwater pollution arising during construction works. These requirements shall be incorporated in the project contract documents together with any other necessary measures outlined in EPD's ProPECC PN 1/94.

### **3.8 Sewerage and Sewage Treatment Implications**

- 3.8.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing impacts on the downstream public sewerage, sewage treatment and disposal facilities as stated in section 6.5 Annex 14 of the TM.

3.8.2 The Applicant shall study and assess the impacts of the pumped sewage discharge on the Strategic Sewage Disposal Scheme (SSDS) and the Central & East Kowloon Sewage Master Plan Review (to be completed in mid-2000). The assessment shall include the following:

- (i) investigate and review the adequacy of the existing sewerage and treatment facilities for absorbing part or all of the sewage discharge from the proposed development;
- (ii) any additional sewage flows from other planned developments to be connected to the Kwun Tong Sewage Treatment Works (including the new housing development / redevelopment projects such as Cha Kwo Ling Housing Site, Site East of Eastern Harbour Crossing Phases 1 to 3, Yau Tong Estate Redevelopment Phases 1 to 5, Lei Yue Mun Estate Phases 1 & 2, Lei Yue Mun Road Sections I & II and Ko Chiu Estate Phases 3 & 5) shall also be assessed;
- (iii) based on the above items (i) and (ii), if the existing sewerage capacities cannot cope with the maximum discharges, the Applicant shall propose an optimal and cost-effective upgrading works to improve the existing sewerage and sewage treatment facilities or to provide new sewerage and sewage treatment facilities to receive and transport the sewage. Computerised analysis techniques such as WALLRUS and HYDROWORKS may be used in the preliminary design; and
- (iv) set out the design, operation and maintenance requirements for any proposed pumping station including electrical and mechanical components to eliminate the problem of septicity incurred in the long rising main(s) during low flows and to facilitate maintenance.

### **3.9 Waste Management Implications**

3.9.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing waste management implications as stated in Annexes 7 and 15 of the TM respectively. The assessment of waste management implications shall cover the following:

- (i) Analysis of Activities and Waste Generation  
The Applicant shall identify the quantity, quality and timing of the waste arising as a result of the construction and operation activities, based on the sequence and duration of these activities.
- (ii) Proposal for Waste Management
  - (a) Prior to considering the disposal options for various types of wastes.

opportunities for reducing waste generation shall be fully evaluated.

- (b) Having taken into account all the opportunities for reducing waste generation, the types and quantities of the wastes required to be disposed of as a consequence shall be estimated and the disposal options for each type of waste described in detail. The disposal method recommended for each type of wastes shall take into account the result of the assessment in section (c) below.
- (c) The impact caused by handling (including labeling, packaging & storage), collection, and disposal of wastes shall be addressed in detail. This assessment shall cover the following areas:
  - (1) potential hazard;
  - (2) air and odour emissions;
  - (3) noise;
  - (4) wastewater discharge; and
  - (5) public transport.

### **3.10 Landscape and Visual Impact**

3.10.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing landscape and visual impact during construction and operational phases as stated in Annexes 10 and 18 of the TM respectively. The Study Area shall be within 500m from the project boundary.

3.10.2 Landscape and visual impact assessment shall cover the following:

- (i) a baseline study to provide a comprehensive and accurate description of the baseline landscape and visual character;
- (ii) a review of the relevant planning and development control framework;
- (iii) impact studies to identify the potential landscape and visual impacts and predict their magnitude and potential significance; and
- (iv) recommendations on mitigation measures and implementation programme.

3.10.3 The Applicant shall describe, appraise and analyse the existing landscape resource and character of the study area. It shall focus particularly on the sensitivity of the landscape

framework and its ability to accommodate change. The Applicant shall identify the degree of compatibility of the proposed project with the existing landscape.

3.10.4 The Applicant shall assess the visual impacts of the proposed project. The assessment shall include the following:

- (i) identification and plotting of visibility contours and visual envelope of the proposed project. The Study Area visual impact assessment shall be defined by the visual envelope of the proposed project.
- (ii) identification of the key groups of sensitive receivers within the visibility contours with regard to views from both ground level and elevated vantage points;
- (iii) description of the visual compatibility of the project with the surroundings, and its obstruction and interference with key views of the adjacent areas; and
- (iv) the severity of visual impacts in terms of distance and number of sensitive receivers shall be identified. The visual impacts of the project with and without mitigation measures shall be assessed.

3.10.5 The Applicant shall review Outline Zoning Plan, Outline Development Plan, Layout Plan, Planning Brief, other plans and studies which may contain guidelines and control on urban design concepts, open space network, designated view corridors, etc that may affect the appreciation of the project. Such reviews will give an insight on the future outlook of the area affected and the ways that the project can be assimilated into the environment. Any conflict with the statutory town plan shall be highlighted and appropriate follow up action shall be recommended.

3.10.6 The Applicant shall recommend mitigation measures to minimize the adverse effects identified above, including the provision of a landscape design. The mitigation measures shall include provision of screen planting, provisioning of amenity areas and open spaces, disposition of building blocks, design of structures, provision of finishes to structures, colour scheme and texture of materials used. Parties shall be identified for the on-going management and maintenance of the proposed mitigation works to ensure their effectiveness throughout the operational phase of the project. A practical programme and funding proposal for the implementation of the recommended measures shall be presented.

3.10.7 Perspective drawings, plans and section/elevation diagrams, photographs on scaled physical models, photo-retouching and photo-montage shall be adopted where appropriate to illustrate the landscape and visual impacts of a project. The Applicant shall record the

technical details in preparing the illustrations which may need to be submitted for verification of the accuracy of the illustrations.

### **3.11 Summary of Key Environmental Outcomes**

3.11.1 The EIA Report shall contain a summary of the key environmental outcomes arising from the EIA study, including the population and environmentally sensitive areas protected, environmentally friendly designs recommended, key environmental problems avoided, compensation areas included and environmental benefits of environmental protection measures recommended.

## **4. ENVIRONMENTAL MONITORING & AUDIT (EM&A) REQUIREMENTS**

4.1 The Applicant shall identify in the EIA study whether there is any need for EM&A and/or environmental management system (EMS) activities during the construction and operation phases of the project and, if affirmative:

- (i) to define the scope of the EM&A requirements for the project in the EIA study; and/or
- (ii) to set out the EMS requirements for the construction and operation of the project to achieve satisfactory environmental performance.

4.2 Subject to the confirmation of the EIA study findings, the Applicant shall comply with the requirements as stipulated in Annex 21 of the TM.

4.3 The Applicant shall prepare a project implementation schedule (in the form of a checklist as shown in Annex 1) containing all the EIA study recommendations and mitigation measures with reference to the implementation programme.

## **5. DURATION OF VALIDITY**

5.1 This EIA study brief is valid for 24 months after the date of issue. If the EIA study does not commence within this period, the Applicant shall apply for another EIA study brief afresh in accordance with section 6 of the EIA Ordinance before the EIA study commences.

## **6. REPORT REQUIREMENTS**

6.1 In preparing the EIA report, the Applicant shall refer to Annex 11 of the TM for the contents of an EIA report. The Applicant shall also refer to Annex 20 of the TM which

stipulates the guidelines for the review of an EIA report.

- 6.2 The Applicant shall supply the Director with the following number of copies of the EIA report and the executive summary:
- (i) 40 copies of the EIA report in English and 80 copies of the executive summary (each bilingual in both English and Chinese) as required under section 6(2) of the EIAO to be supplied at the time of application for approval of the EIA report.
  - (ii) when necessary, addendum to the EIA report and the executive summary submitted in (i) above as required under section 7(1) of the EIAO, to be supplied upon advice by the Director for public inspection.
  - (iii) 20 copies of the EIA report in English and 50 copies of the executive summary (each bilingual in both English and Chinese) with or without Addendum as required under section 7(5) of the EIAO, to be supplied upon advice by the Director for consultation with the Advisory Council on the Environment.
- 6.3 In addition, to facilitate the public inspection of the EIA Report via the EIAO Internet Website, the applicant shall provide electronic copies of both the EIA Report and the Executive Summary Report prepared in HyperText Markup Language (HTML) (version 4.0 or later) and in DynaDoc Format (version 3.0 or later) [for Chinese documents] and in Portable Document Format (PDF version 3.0 or later) [for English documents], unless otherwise agreed by the Director. For the HTML version, a content page capable of providing hyperlink to each section and sub-section of the EIA Report and the Executive Summary Report shall be included in the beginning of the document, and all graphics in the report shall be in interlaced GIF format.
- 6.4 The electronic copies of the EIA report and the Executive Summary shall be submitted to the Director at the time of application for approval of the EIA Report.
- 6.5 When the EIA Report and the Executive Summary are made available for public inspection under s.7(1) of the EIA Ordinance, the content of the electronic copies of the EIA Report and the Executive Summary must be the same as the hard copies and the Director shall be provided with the most updated electronic copies.
- 6.6 To promote environmentally friendly and efficient dissemination of information, for future EM&A reports recommended by the EIA study, both hard copies and electronic copies shall be required and their format shall be agreed by the Director.

## **7. OTHERS PROCEDURAL REQUIREMENTS**

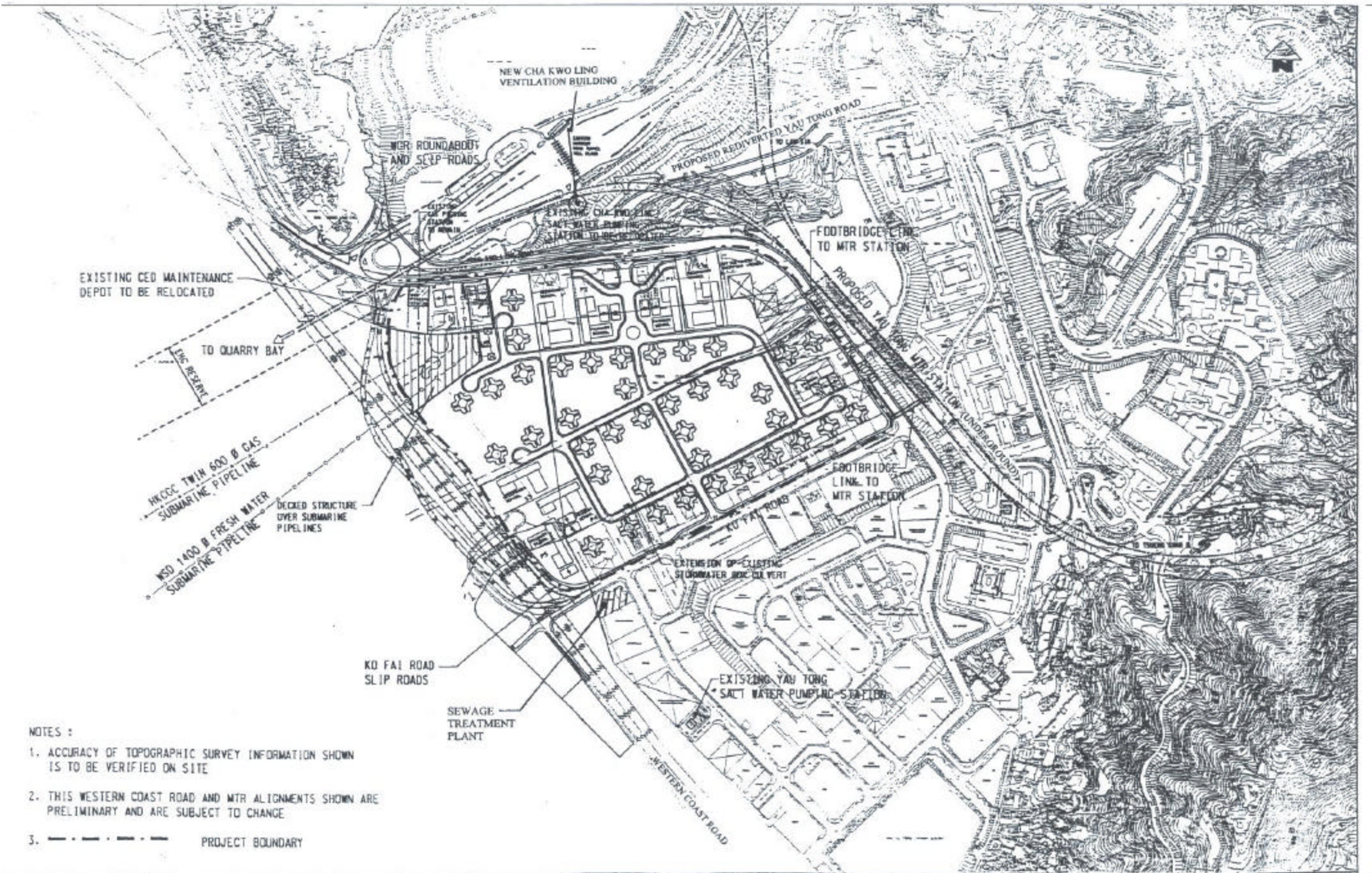
- 7.1 During the EIA study, if there is any change in the name of the Applicant for this EIA study brief, the Applicant mentioned in this study brief must notify the Director immediately.
- 7.2 If there is any key change in the scope of the projects mentioned in section 1 of this EIA study brief and in the Project Profile (No. PP-0028/1999), the Applicant must seek confirmation from the Director in writing on whether or not the scope of issues covered by this EIA study brief can still cover the key changes, and the additional issues, if any, that the EIA study must also address. If the changes to the projects fundamentally alter the key scope of the EIA study brief, the Applicant shall apply to the Director for another EIA study brief afresh.

Environmental Assessment and Noise Division

Environmental Protection Department

February 1999





NOTES :

1. ACCURACY OF TOPOGRAPHIC SURVEY INFORMATION SHOWN IS TO BE VERIFIED ON SITE
2. THIS WESTERN COAST ROAD AND MTR ALIGNMENTS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE
3. - - - - - PROJECT BOUNDARY

**Maunsell**

YAU TONG BAY DEVELOPMENT  
 ENVIRONMENTAL IMPACT ASSESSMENT STUDY  
 LAYOUT PLAN

MAIN WEALTH DEVELOPMENT LIMITED		
Scale	1 : 5000	Doc Ref. 94021/YTKD23.dgn
Date	FEB 99	Figure No. 1

## IMPLEMENTATION SCHEDULE

EIA* Ref.	EM&A Log Ref	Environmental Protection Measures*	Location/Duration of measures/ Timing of completion of measures	Implementation Agent	Implementation Stages**				Relevant Legislation & Guidelines
					Des	C	O	Dec	

\* All recommendations and requirements resulted during the course of EIA/EA Process, including ACE and/or accepted public comment to the proposed project.

\*\* Des=Design, C=Construction, O=Operation, Dec=Decommissioning