

The Refined Scheme

Basic Refinement

In the Refined Scheme for both Full Reclamation and Minimised Reclamation, the proposed schools along the waterfront promenade in the Development Options 1A, 1B, 2A and 2B are relocated to the central part of the development on podium level creating a buffer zone between the residential blocks. This action will allocate more open space along the waterfront for the residential blocks for the associated passive or active recreational facilities. Lower blocks will be placed along the waterfront and height will step up towards the hillside. By rearranging the blocks slightly, the spatial relationship within the development site could be improved and the following advantages could be achieved. The “Refined Scheme for Minimised Reclamation” and “Refined Scheme for Full Reclamation” are shown in Figure 2.5a and 2.5b respectively.

Advantages of Refined Scheme

Improved environment for schools

If the coastal option of Western Coast Road is implemented, the relocation of schools will provide a bigger separation between the schools and the carriageway. As a result, the adverse environmental impacts generated from the proposed Western Coast Road, where it is the critical source for traffic noise, to the student and people working in the schools can be further reduced although the impacts of the original development options have already been proved to be surmountable.

Better use of waterfront

By removing the schools from the waterfront, the developer should be able to create a unique design concept and theme for the entire promenade rather than those conventional fence walls design used by the school. The better promenade design synchronizes with the government’s aim to promote the waterfront development and features.

Better viewing corridors

By removing the schools from waterfront, residential block can be placed nearer to the shoreline and most blocks would have an obstructed view towards the harbour. With the blocks re-arranged, visual corridors could be created within the development to maximize the visual quality of the residential units.

More breezeway

The visual corridor also serves as breezeway along the north-east to south-west direction. With such arrangement, air circulation and micro-climate condition could be enhanced.

Better view from Yau Tong Estate

The disposition of the blocks in the scheme also provides a view corridor for the Yau Tong Estate development.

Environmental Impact Assessment of Refined Scheme

Noise Impact

With the implementation of Refined Scheme for Full Reclamation, the immediate benefit obtained is the reduction of traffic noise impact caused by the Western Coast Road (WCR) to the schools of the development. Results of noise assessment indicate that the relocated schools will be subject to insignificant traffic noise levels of not greater than 60dB(A) and that the residential towers will not be adversely affected due to the adequate setback from the WCR. The intended objection of proposing the Refined Scheme is to demonstrate that the environmental quality of the schools originally proposed at the seafront adjacent to the viaduct of WCR (Costal Option) as shown in the other development schemes can be further improved by relocating them to the center of the development, although the environmental impacts on these schools at their original locations are within the acceptable level. This target of this exercise has been proved to be met. For the scenarios of Refined Scheme with I/R interfacing problem, same mitigation measures as recommended for other development schemes to mitigate the environmental impacts can be applied for the Refined Scheme. Detailed assessment of noise impact for Refined Schemes are presented in *Section 5*.

Air Quality

The critical sources of air quality impact are located along the perimeter of the proposed Yau Tong Bay CDA. The results of air quality impact assessment presented in *Section 4* reveal that air quality at the sensitive receivers along the development perimeter is within the relevant AQOs requirements. By moving the schools into the central part of the development, the air quality of the relocated schools as well as the residential towers will not be adversely affected. Similar assessment results as other development options are expected for Refined Schemes. Furthermore, the I/R interface impact remains as acceptable.

Water Quality Assessment and Waste Management Implications

As the arrangement of building layout would have minimal or even negligible impact to water quality and waste management of the development, it is expected that same assessment result as other development options will be obtained for Refined Schemes.

Sewerage and Sewage Treatment Implications

The development phasing plan and programme for the Refined Scheme is basically the same as the other development options. As the number of population and operation date for each development phase remain unchanged, no additional adverse impact is envisaged if the Refined Scheme is adopted. Only the internal sewerage layout for Yau Tong Bay Development may need to be revised at the detailed design stage to suit the layout of the 'Refined Scheme'.

Visual and Landscape Impact

Apart from the advantages mentioned above, the visual and landscape impact assessments of the two Refined Schemes are described in *Section 9*.