

CONTENTS

	Page
Front Page	
1. INTRODUCTION	1
1.1 Background	1
2. DESCRIPTION OF PROJECT	2
2.1 Need for the Project.....	2
2.2 Location and Description of the Project.....	2
2.3 Consideration of Alternative Options	4
2.4 Project Implementation and Timetable	5
3. SUMMARY OF THE EIA STUDY	6
3.2 Noise Impact.....	6
3.3 Water Quality Impact	7
3.4 Air Quality Impact	7
3.5 Ecological Impact	8
3.6 Landscape and Visual Impact	9
3.7 Waste Management	11
4. ENVIRONMENTAL MONITORING AND AUDIT	12
5. OVERALL CONCLUSION	12

LIST OF FIGURES

- Figure 1 Site Location Plan
Figure 2 Master Layout Plan

1. INTRODUCTION

1.1 Background

- 1.1.1 The project "Phase III Redevelopment of The Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp (hereinafter referred to as the "Project") is to redevelop the existing Jockey Club Sai Kung Outdoor Training Camp and increase the number of dormitories and canteen capacity in order to meet the increasing public demand. The redevelopment works include the following major components: seven dormitory buildings comprising a total of 19 units on the lower portion of the slope southeast of the existing dormitories; a new canteen block at the centre of the camp comprising a dining hall, a cafeteria, activity rooms and a pick-up/drop-off point for departure and arrival of visitors; two platform decks for outdoor activities; and a new wastewater reuse system.
- 1.1.2 The Project Proponent, the Hong Kong Federation of Youth Groups (HKFYG), will implement the Project.
- 1.1.3 Earthworks and building works partly or wholly within an existing Country Park are classified as a designated project under Item Q.1 of Part I, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499). The reuse of treated sewage effluent from a treatment plant is classified as a designated project under Item F.4 of Part I, Schedule 2 of the Environmental Impact Assessment Ordinance (EIAO) (Cap. 499). The Project, which incorporates these two features, thus falls under the remit of the EIAO.
- 1.1.4 An EIA study has been undertaken to provide information on the nature and extent of environmental impacts arising from the construction of the Project and related activities taking place concurrently and to contribute to decisions on the overall acceptability of the Project.
- 1.1.5 This Executive Summary provides the key findings of the EIA study, including assessment of potential environmental impacts from the construction and operation of the Project and recommendations for mitigation measures for the Project, to comply with the EIAO.

2. DESCRIPTION OF PROJECT

2.1 Need for the Project

2.1.1 The need for the Project has evolved from increasing public demand on recreational and educational facilities and from the popularity of the Camp. The Camp provides the general public, particularly young people, with social, recreation, educational, nature conservation, sports and leisure activities at an affordable cost. This is in line with the functions of the Country Parks, which are “designated for the purposes of nature conservation, countryside recreation and outdoor education” (AFCD 2010). Examples of Camp activities include mangrove planting, observation of wetland features, adventure based training and water sports. In 2009/10, there were 94,752 visitors to the Camp, with 77,355 participants taking part in Camp activities. About 70% of visitors are young people. Other than student and school activities, a variety of group activities are also held at the Camp, including church group retreats, staff development camps for business firms, parent-child activities, and family day camps.

2.1.2 Since the Camp reopened in 2001 after Phase II redevelopment, the demand for the Camp has significantly increased. According to the statistics of Leisure and Cultural Services Department, the Camp’s utilization was the highest among all camp sites in Hong Kong in 2007/08 and 2008/09, when total attendance exceeded 90,000 each year. Yet due to limited capacity, about 500 applications representing more than 45,000 potential attendees were rejected in 2008/9 and 2009/2010.

2.1.3 Despite the high utilization rate, the Camp has remained in harmony with the environment. For example, the colour scheme and height of buildings mix well with the surroundings. The standard of discharged water from on-site sewage treatment plant remains at the required standards stipulated by the Environment Protection Department because of the high operation standards of the sewage treatment plant. A green and ecologically diverse environment is also maintained by sensitive and well planned education tours, observations of code by campers and staff, and additional planting of trees around the Camp and mangrove plants near the existing dormitories. To meet the increasing demand from the public, a Phase III redevelopment has been proposed. The Phase III redevelopment would follow the previous good example and practices to ensure the continued harmonious relationship of the Camp with the environment.

2.2 Location and Description of the Project

2.2.1 The Project Site is located at the southern extremity of Tai Mong Tsai, at the foothill of Cheung Shan and is accessed via Tai Mong Tsai Road. The site lies between the wooded slopes of Cheung Shan and Tai Mong Tsai Road to the northeast, and the channel with a wooded slope at the opposite end of the study area to the southwest. The channel is the estuary of Tai Mong Tsai Stream, which flows to Inner Port Shelter. The Project Site is currently occupied by camp facilities/buildings, landscape amenity areas and vegetated slopes. Tai Mong Tsai village is located more than 270 m north of the site formation boundary. The Project Site location is shown in **Figure 1**. The Master Layout Plan is shown in **Figure 2**. The total footprint of the Project is about 0.65 ha, 0.44ha of which is inside Sai Kung West Country Park.

2.2.2 In terms of zoning, the Project area is covered by the Outline Zoning Plan (OZP)

S/SK-TMT/4 - Tai Mong Tsai & Tsam Chuk Wan. Zones within the Project Site include Recreation and Country Park. Part of the Project would be confined to the existing camp site (Recreation Zone), while the rest would lie within Country Park Zone. The Coastal Protection Area located further upstream of the Project Site would be avoided. After the proposed redevelopment, the camp would continue to provide the aforementioned services to the general public. This supports the functions of the Country Parks, which are “designated for the purposes of nature conservation, countryside recreation and outdoor education” (AFCD 2010). Therefore, no rezoning will be proposed under the Project; and there would be no reduction in the extent of the Sai Kung West Country Park. Within the Country Park boundaries, “all uses and developments require the consent of Country and Marine Parks Authority, and approval from Town Planning Board is not required” (TPB 2010).

Dormitory Buildings

- 2.2.3 The seven 3-storey dormitory buildings, comprising a total of 19 units, will be built on the lower portion of the slope, southeast of the existing dormitories. The seven semi-detached buildings are arranged in 3.5 pairs in a single row to fit into the site context and to minimise the footprint and hence the environmental impact of the Project. Sensitive treatment/design also includes a staggered built form, with building height corresponding to the natural sloping landform, and use of earth-tone non-reflective external finish for the built elements, to be compatible with the existing landscape context while also enhancing visual quality. The footprint of the proposed dormitory buildings is about 628 m². In a similar fashion to Phase II, the new dormitory buildings will serve to accommodate group visitors. The capacity of the whole camp site would be increased to about 460 bed spaces.

Canteen Block

- 2.2.4 To cater for the needs of new visitors, the new canteen block will be located in the heart of the camp with outdoor accesses connecting new and existing portions of the site. The canteen block will comprise a dining hall (capacity 350), a cafeteria, activity rooms, and a pick-up/drop off point at Tai Mong Tsai Road for departure and arrival of visitors. The footprint of the canteen block is approximately 1,785 m². With respect to the existing slope profile, a sensitive approach is taken to minimise visual impact from Tai Mong Tsai Road. The building structure is extended downslope from Tai Mong Tsai Road to the existing swimming pool deck. Environmentally sensitive design features are incorporated, including sun shading screens facing the west façade, minimised openings on loading wall structures on west/ north sides, green roof and timber deck landscape features on the roof deck. Mini-pile foundation and minimal slope cutting are adopted for both construction of the dormitory buildings and the canteen block to minimise the impact to existing earth conditions.

Platform Decks

- 2.2.5 The proposed extension of ground-level open area consists of two parts, i.e. Area A and Area B, both in the form of decking on minipiles. Area A is located at the waterfront between the barbeque site and the existing slipway, and is 210 m² in area. Area B is the area adjacent to the existing slipway, currently separated from the stream channel by the slipway. It will be 370 m² in area. Both platform decks are located outside the Coastal Protection Area. It is estimated that a total of 60 minipiles of 273mm diameter would be required to support the two platform decks.

Sewage Treatment and Wastewater Reuse

2.2.6 The existing sewage treatment plant (STP) collects sewage from the Phase I and II development, including backwash wastewater from the swimming pool, cleaning wastewater and toilet flushing. The existing plant uses a multi-stage Rotating Biological Contactor (RBC) for organic degradation. The average discharge flow of the existing STP for Phases I and II is 35 m³/day, while the proposed future discharge flow for Phase III is about 121 m³/day. To cater for relocation of the canteen and increased sewage generated by additional visitors and to promote water conservation, a new wastewater reuse system is proposed to treat a portion of the canteen wastewater on site for irrigation and flushing purpose. The wastewater reuse system will share the loading of the existing STP and also reduce freshwater consumption within the camp site. The wastewater reuse system will operate in parallel with the STP and will employ membrane bioreactor (MBR) for the core treatment process. The quality of the reclaimed water after being treated by MBR will meet the United States Environmental Protection Agency (USEPA) Guidelines For Water Reuse. A valid discharge license under the Water Pollution Control Ordinance will be obtained from EPD. The license will stipulate the effluent quality that must be achieved before discharge.

2.3 Consideration of Alternative Options

2.3.1 The Project will increase the capacity of the camp site from 236 to about 460 bed spaces and expand the capacity of canteen dining services to serve 350 people. It will also upgrade and expand the facilities for camp activities. The Project has undergone a number of design phases throughout the design development process. The scope has been thoroughly discussed and considerations were taken to address the site, engineering, environmental, and economic concerns. The preferred option was identified by the process through which design options were weighed against the potential environmental impacts. This option has the following merits:

- The canteen block, dormitory buildings and platform deck are proposed to be supported by minipile foundations to minimise excavation and associated environmental impacts. This construction method is proposed for all development options;
- This option is among the options with the smallest number of development zones and no. of dormitory buildings and therefore minimise the footprint and cause least loss of habitats;
- Platform decks are proposed instead of slipway and boathouse so that no reclamation is required;
- Total number of tree loss is further reduced and is the least among all options;
- All individuals of the protected tree species Incense Tree *Aquilaria sinensis* within site formation boundary would be preserved on site or transplanted, while other options would require felling of 1 or more Incense Tree;
- The footprint of the proposed canteen block was shifted from fully within the OZP Country Park Zone to partly within the Recreation Zone and partly within the Country Park zone. It will only encroach upon and therefore require remodeling of part of the existing camp site in the interface section but will substantially reduce the development footprint inside the Country Park and the impact on woodland on both sides of

the camp. Placed in an urbanised/disturbed area amidst the existing camp buildings, the choice of canteen site minimises potential visual impacts;

- Potential visual impact anticipated will also be improved due to reduction in the number of dormitory buildings and a larger visual green gap between the cluster of existing and new dormitories to help and break up the overall continuous building mass when viewed from the sea;
- The layout of the Canteen Block is also adjusted in this option, mainly due to the improvement modification of the pick-up/drop off point to allow vehicles to turn right from Tai Mong Tsai Road southbound. As a result the preferred option can avoid the long detour for vehicles to make U-turn at Pak Tam Chung and reduce the travelling distance for all incoming vehicles visiting the pick-up/drop-off point.

2.4 Project Implementation and Timetable

- 2.4.1 The construction works are proposed to commence in February 2011 and to be completed in 15 months, by April 2012.

3. SUMMARY OF THE EIA STUDY

3.1.1 The EIA Study was conducted in accordance with the EIAO Study Brief No. ESB-215/2010, following the guidelines on assessment methodologies in the Technical Memorandum on Environmental Impact Assessment (EIAO-TM). The major findings of the EIA study are summarised below.

3.2 Noise Impact

3.2.1 Potential noise impacts arising from the construction and operation of the Project have been evaluated.

3.2.2 Noise sensitive receivers (NSRs) identified during construction phase include the nearest village house at Tai Mong Tsai Village (NSR-V) and the existing dormitory (NSR-E). Noise from the use of powered mechanical equipment (PME) constitutes potential construction noise impact. With the more than 270m distance to NSR-V and the limited use of PME due to the small scale of the Project, the maximum predicted cumulative noise level without mitigation (i.e., the predicted worst case noise level) at NSR-V is 73 db(A), which is anticipated to occur during month 10-11 of the construction period and is within the day-time noise criterion of 75dB(A). No night construction will be carried out. Therefore, no adverse construction noise impact is expected. NSR-E are installed with air-conditioners so that the buildings do not rely on openable windows for ventilation. In addition, camp users will be engaged in various activities which take place outside the camp site at day time and will stay at the dormitory at night time when no construction will take place. Therefore, NSR-E will not be affected by construction noise. Good site practices including use of silencers and/or mufflers on construction equipment and use of only well-maintained plant and equipment will be implemented to further minimise construction noise impact.

3.2.3 Noise sensitive receivers identified during operational phase include the nearest village house at Tai Mong Tsai Village (NSR-V) and the existing dormitory (NSR-E) and the proposed new dormitory (NSR-D) of the Project Site. The noise generated from the proposed wastewater reuse system and general road traffic constitutes potential operational noise impact. NSR-D will be installed with air-conditioners so that the buildings do not rely on openable windows for ventilation. In addition, NSR-D will be built on the lower portion of the slope about 40m from Tai Mong Tai Road. The building height will also be below the level of Tai Mong Tsai Road. The slope behind NSR-D will therefore provide some screening effect to the traffic noise. Therefore, with the low traffic flow, distance from road, and screening effect by natural topography, it is anticipated that the traffic noise level at NSR-D will be well within the criterion of 70dB(A). The sole fixed noise source during the operational phase of the Project is the noisy equipment (pump and blower) of the proposed wastewater reuse system. The noisy equipment of the proposed wastewater reuse system will be fully enclosed in a plant room next to the lift shaft under the existing Assembly Hall. The Assembly Hall would provide additional noise shielding effect for the NSRs. NSR-V is more than 270m away from the plant room. Both NSR-E and NSR-D are installed with air-conditioners so that the buildings do not rely on openable windows for ventilation. Therefore, it is anticipated that no operational noise impact from proposed facilities of the development would be generated.

3.3 Water Quality Impact

3.3.1 Potential water quality impacts arising from the construction and operation of the Project have been evaluated.

3.3.2 Water sensitive receivers (WSRs) identified during both the construction and operational phases include nearby Coastal Protection Area (WSR-P), mangrove (WSR-M), corals (WSR-C), fish culture zones (WSR-F), and recreational use (WSR-R). Potential water quality concerns during the construction phase are site runoff and sewage generated by the construction workforce. The proposed platform decks will be elevated reinforced concrete structures supported by minipile foundations. The piles would be installed by drilling, and no dredging is required for construction of foundations or reinforced concrete deck works. Sand bags will be laid along the peripheral of piling works areas to prevent the displaced soil from flowing into sea. The proposed canteen block and dormitories will also be supported by minipiles to minimise earthwork and thus minimise polluted site runoff. With adoption of the above construction methods and procedures and implementation of good site practices for control of construction runoff and handling of sewage from workforce, no adverse construction water quality impact to any WSRs is expected.

3.3.3 Operational water quality impact may arise from additional sewage/wastewater generated due to expansion of facilities. All sewage/wastewater will be treated at the sewage treatment plant or the proposed wastewater reuse system. The discharge quality from both facilities would comply with the requirement specified in the discharge license. The quality of the reclaimed water will meet USEPA Guidelines for Water Reuse. Therefore, no adverse operational water quality impact to the water sensitive receivers is expected. The water quality is further safeguarded by several protective measures, including provision of back-up power in case of power failure, regular monitoring of the both reuse and discharge effluent, and use of the fresh water from city main as an alternative water source for irrigation and flushing in case of breakdown of the wastewater reuse system.

3.4 Air Quality Impact

3.4.1 Potential air quality impacts arising from the construction and operation of the Project have been evaluated.

3.4.2 Air sensitive receivers (ASRs) identified during construction phase include the nearest village house at Tai Mong Tsai Village, which is more than 270m away from the Project Site. Dust generation during site formation, in particular, during excavation or handling and transportation of C&D materials, constitutes potential air quality impact. Considering the distance from the construction site, limited construction activities and equipment to be used, limited amount of C&D materials to be generated, together with the implementation of good site practice stipulated in the Air Pollution Control (Construction Dust) Regulation, the construction dust impact is anticipated to be insignificant. Camp users will be engaged in various activities which take place outside the camp site at day time and will stay at the dormitory at night time when no construction will take place. All existing dormitory buildings are installed with air conditioners and do not rely on openable windows for ventilation. Therefore, the existing dormitory will not be subject to air quality impact during construction phase.

3.4.3 Air sensitive receivers identified during operational phase include the nearest village house at Tai Mong Tsai Village (NSR-V) and the existing dormitory (NSR-E) and the proposed new dormitory (NSR-D) of the Project Site. Potential operational impact may be caused by odour generated from the treated effluent from the proposed wastewater reuse system. Odour is mainly indicated by level of hydrogen sulfide generated under an anaerobic or "septic" condition during the treatment process, while the MBR treats wastewater by aerobic process where air is continuously pumped into the plant. The level of hydrogen sulfide to be produced will be negligible. Moreover, the existing sewage treatment plant is already enclosed in a separate concrete plant room. In addition, Both ASR-E and ASR-D are installed with air conditioners and do not rely on openable windows for ventilation. Therefore, potential odour impact is expected to be minimal with adoption of this plant design.

3.5 Ecological Impact

3.5.1 Habitats recorded within the Study Area included mixed woodland, plantation, tall shrubland, low shrubland, abandoned agricultural land, urbanised/disturbed area, stream, mangrove/sandflat, intertidal hard shores and coastal waters. Species of conservation interest recorded during the ecological field survey within the Study Area included five plant species and sixteen fauna species. Apart from Incense Tree, Brown Fish Owl and Short-nosed Fruit Bat, all species of conservation interest were recorded at localities away from the Project Area.

3.5.2 Potential construction impacts include loss of 0.16 ha of urbanised/disturbed area (existing camp site), 0.18 ha of plantation, 0.31 ha of mixed woodland, 0.01 ha of mangroves and 3.5m² of intertidal habitats. In terms of zoning, about half of the new development would be confined to the existing camp site (Recreation Zone), while the rest would lie within the Country Park boundary. The Coastal Protection Area (CPA) will be avoided.

3.5.3 Impacts to Incense Trees are minimised by adopting the preferred option. Of the 8 nos. of *Aquilaria sinensis* recorded within the site formation boundary, 3 will be retained and 5 will be transplanted. Impacts to the terrestrial fauna species of conservation interest during the construction phase are anticipated to be minor. Short-nosed Fruit Bats roosted in Chinese Fan-Palms outside the construction site and therefore would not be directly impacted. Indirect impacts due to disturbance by noise and dust generated from construction works will be minimised by good site practices including use of silencer and mufflers on construction equipment and well-maintained plants. Short-nosed Fruit Bats are highly mobile and alternative roosting site are available in the Camp. Enhancement measures including planting of Chinese Fan-palm in camp extension are proposed. Impacts to Brown Fish Owl is Insignificant impact anticipated due to the large range of available habitat in Sai Kung, little intertidal habitat affected, no night construction activities and minimal night activities of campers which minimise the impact to the nocturnal feeding habit of the owl. Disturbance to the nesting bird species Blue Whistling Thrush will be minimal as this species is disturbance tolerant, and its nesting site (under an existing dormitory building) would not be affected. Impacts on these wildlife will be further minimised by ensure good site practice, including use of silencer and mufflers on construction equipment, operation of well-maintained plants, no night construction and reinstatement of works area after completion of construction. Enhancement measures would include translocation of large rocks along the intertidal zone as far as possible to restore roosting sites, and

compensation planting of trees on site to provide potential roosting site for the owl.

- 3.5.4 Due to adoption of minipiling method, impacts on intertidal habitats will be only a loss of 3.5 m² intertidal habitat and decking over of 0.01 ha of mangroves and thus are considered minor. Impacts will be further minimised by good site practices and provisions of new intertidal habitats on minipiles upon completion of construction. Mangroves in the estuary, coral communities in the shallow coastal waters, and the fisheries resources in Port Shelter (including Kai Lung Wan FCZ and Tai Tau Chau FCZ, and the coastal waters functioning as spawning grounds, nursery grounds, fish fry production grounds and fishing grounds) will not directly or indirectly affected by the Project due to their adaptability and distances from the Project Site.
- 3.5.5 Loss of mixed woodland and mangroves will be mitigated by compensatory planting. A total area of 160m² at the intertidal zone was planted with *Kandelia droppers* during conservation education activities by campers between March and April 2010 when the droppers were ripe. This can be considered as advance implementation of mangrove compensation. Mangrove planting will be carried out again in March-April 2011. A planting plan will be prepared, and survival and growth of the mangroves will be monitored monthly for the first three months and quarterly thereafter for one year. 0.03 ha of temporary works area on site and 0.8 ha in the vicinity of the site (Lui Ta Shek) within Sai Kung West Country Park would be replanted with native tree and shrub species. Both on-site and off-site tree planting would be implemented by a qualified landscape contractor appointed by the Project proponent. The landscape contract should also cover 2 years of maintenance to ensure survival and growth of the planting during the establishment period.
- 3.5.6 Potential operational impacts would include noise from increased visitors and traffic, sewage discharge, and artificial lighting. With well organised education programmes and activities, up-to-standard sewage treatment and sensitive lighting design including avoiding illumination to the wildlife habitats, the overall potential operational impact is ranked as minimal.
- 3.5.7 With implementation of the above mitigation measures, no unacceptable ecological impacts are anticipated.

3.6 Landscape and Visual Impact

- 3.6.1 The new canteen block and dormitories of the proposed Project will inevitably result in some landscape and visual impacts, particularly to LR1 (Woodland including plantation), LCA3 (Settled Valley Landscape), VSR1 (passengers along Tai Mong Tsai Road), VSR3.4 (Visitors to the water channel between the Project site and Yim Tin Tsai), and VPT3.5 (Visitors at barbecue area 12). These impacts have been minimised through careful consideration of the layout plans for the developments and the incorporation of design mitigation measures such landscape treatment of green roof, vertical greening and screen planting to screen and soften the surface of built structures; staggered built form with building height corresponding to the natural sloping landform to enhance visual quality; sensitive treatment and design to external finishes such as earth-tone non-reflective external finishes for the built element to be compatible with the existing landscape context; and provision of compensatory planting. Incorporation of these mitigation measures will be effective in

reducing the impact from 'substantial' down to 'substantial/moderate' during construction phase and from 'substantial/moderate' to 'moderate/slight' during operational phase.

- 3.6.2 The Project would result in the loss of 232 trees. Compensatory planting will comprise about 150 standard sized trees and 125 tree whips in an attempt to restore the lost greenery and enhance the overall landscape quality. Therefore, the number of trees lost will be compensated in a ratio of greater than 1:1. In addition, 4,000 tree whips shall be planted within the nearby AFCD Country Park area as off-site compensatory planting. A preliminary landscape proposal layout plan of the Project is prepared in the EIA report. A detailed Landscape Plan will be submitted before commencement of planting or landscape works of the Project. The Landscape Plan should be certified by the Environmental Team (ET) Leader and verified by the Independent Environmental Checker (IEC) as conforming to the information, requirements and recommendations set out in the approved EIA Report before submission to the relevant authorities.
- 3.6.3 Overall, the landscape and visual impacts due to the Project are considered to be acceptable with the implementation of the specified mitigation measures.

3.7 Waste Management

- 3.7.1 During construction phase, waste types generated by the construction activities are likely to include about 54m³ site clearance waste, 2,000 m³ C&D material (from minor excavation works), general refuse from the workforce, and minimal volume of chemical waste from the maintenance of construction plant and equipment during construction phase. It is estimated that about 100 m³ excavated soils will be reused onsite (such as in green roof or planting area) and the remaining C&D materials will be delivered to Public Filling Reception Facilities for reuse. The estimated volume of C&D materials to be disposed at landfill is about 700 m³. Construction waste has been minimised through construction of minipiling foundation to minimise slope cutting. Trip ticket system would also be implemented to record the amount of wastes generated. Provided that these wastes are handled, transported and disposed of using approved methods and that the recommended good site practices are strictly followed, adverse environmental impacts is not expected.
- 3.7.2 Domestic waste produced from the Project during its operational phase, including refuse, screening and sludge, will be treated according to the existing disposal regime. Kitchen waste compost machine would also be installed for waste reduction. No adverse environmental impact is anticipated.

4. ENVIRONMENTAL MONITORING AND AUDIT

- 4.1.1 An environmental monitoring and audit (EM&A) programme will be implemented during the construction and operation of the Project to ensure compliance with environmental legislation and standards during Project implementation.

5. OVERALL CONCLUSION

- 5.1.1 This EIA study has identified and assessed potential environmental impacts of the Project, in accordance with the EIA study brief and EIAO-TM guidelines. Overall, the EIA study has concluded that the Project would be environmentally acceptable, in compliance with environmental legislation and standards. With the implementation of environmental control measures during the construction and operation phases, there would be no adverse residual impacts from the Project. This will be checked by a comprehensive environmental monitoring and audit programme.

FIGURES