

Appendix 1.1 Checklist for EIA Study Brief, Annexes 11 and 20 of EIAO-TM

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
1	BACKGROUND	
1.1	An application (No. ESB-291/2015) for an Environmental Impact Assessment (EIA) study brief under section 5(1)(a) of the Environmental Impact Assessment Ordinance (EIAO) was submitted by the captioned Applicant on 30 November 2015 with a project profile (No. PP-531/2015) (the Project Profile).	The process of the study brief application is described in Section 1.3 of the EIA Report.
1.2	Hung Shui Kiu (HSK) was identified in the "Planning and Development Study on North West New Territories" Study (NWNT Study), spanning from 1997 to 2003, as a potential New Development Area to accommodate a population of 160,000 and provide about 48,000 jobs on full development. Various land uses, including residential, government, institution or community, education, recreation, business use, open spaces, port back-up, green belt, etc., were proposed for Hung Shui Kiu New Development Area.	Noted
1.3	The NWNT Study identified 450 hectares for the Hung Shui Kiu New Development Area. The Application for EIA Study Brief (Application No. ESB-190/2008) lodged on 2 May 2008 and the EIA Study Brief (No. ESB-190/2008) issued on 13 June 2008 was based on this project area. There were substantial changes in planning circumstances and public aspiration since completion of the NWNT Study in 2003. To allow flexibility in layout planning to accommodate the new demand for various land uses and associated infrastructures, the boundary of the Hung Shui Kiu New Development Area was expanded to 790 hectares. A subsequent Application for EIA Study Brief (Application No. ESB-221/2011) was submitted on 25 January 2011 and an EIA Study Brief (No. ESB-221/2011) was issued on 7 March 2011.	The process of the study brief application is described in Section 1.3 of the EIA Report.
1.4	The Applicant further refined the boundary of the NDA after taking into account views and opinions from stakeholders, green groups, local communities, etc. through a series of community engagement exercises. In parallel to the community engagement process, the planning, designs and engineering assessments of the Project have also been progressing and evolving to address various constraints and development needs as well as the comments collated in community engagement exercises. Additional associated infrastructure is also required to support the new town development. As a result of the above changes, the total area of the HSK NDA is reduced to 714 ha. The Applicant has now applied for a fresh EIA study brief to cater for these changes.	Reference to refinements made to the boundary are presented in Section 1.3.2 and 2.1.2. The process of the study brief application is described in Section 1.3 of the EIA Report.
1.5	Refinements made to the boundary of the HSK NDA and major additional infrastructure required are listed below. (i) The existing developments to the southeast of Castle Peak Road are excluded from the HSK NDA. At present, these areas are characterised by existing clustered villages, private developments and education/Government facilities. Limited land is available for further major development in this area. (ii) The existing Tin Shui Wai river channel and Tin Ying Road on the east are included in the HSK NDA to regenerate the river channel and the riverside promenades. This would enhance street vibrancy and connectivity between Tin Shui Wai and the HSK NDA. (iii) The existing Kong Sham Western Highway is included in the HSK NDA for the construction of a new primary distributor underneath it to enhance the north-south traffic movement within the HSK NDA. (iv) The area to the west of Kong Sham Western Highway is included in the HSK NDA for general industrial development. This would help to redistribute industrial activities to free up land at central location within the HSK NDA. (v) Fresh water and flushing water service reservoirs would be constructed at the north-western and south-eastern sides of the HSK NDA with proposed reuse of treated sewage effluent.	Reference to refinements made to the boundary are presented in Section 1.3.2 and 2.1.2.
1.6	The Hung Shui Kiu New Development Area is located in the Tuen Mun – Yuen Long Corridor, bounded by Tin Shui Wai Drainage Channel, Tin Ying Road, Kiu Hung Road on the east; Castle Peak Road on the south; Lau Fau Shan Road, Deep Bay Road and hill slopes on the north; and Kong Sham Western Highway and the adjacent land on the west. Fresh water and flushing water service reservoirs are proposed to be constructed at the north-western and south-eastern sides of the Hung Shui Kiu New Development Area. The location of the Hung Shui Kiu New Development Area is shown in Figure 1.	The location of the project is described in Section 2.1.1 and illustrated in Figure 1.1.
1.7	The Applicant plans to conduct a planning and engineering feasibility study for the Hung Shui Kiu New Development Area (hereinafter referred as "the Study"). In the Study, the Applicant will revisit the findings and recommendations of the NWNT Study, taking into account the latest changes in circumstances and public aspiration, with the aims (i) to confirm the feasibility of the proposed developments to meet the long-term housing, social, economic and environmental needs; and (ii) to prepare recommended outline development plans (RODPs) and preliminary engineering design for the proposed developments.	Noted.
1.8	The Project is a designated project by virtue of Item 1 of Schedule 3 of the EIAO, which specifies that "Engineering feasibility study of urban development projects with a study area covering more than 20 ha or involving a total population of more than 100 000".	Designated projects which are potentially relevant to the project are presented in Section 1.5 and described in Section 2.4.42 – 2.4.63.

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1.9	The Project also comprises the following designated projects by virtue of items A.1, A.2, A.8, F.3 and F.4 of Schedule 2, Part I of the EIAO besides any that may be identified in the course of the Study : (i) Primary distributor roads and district distributor roads [Item A.1]; (ii) Proposed railway station for serving the HSK NDA [Item A.2]; (iii) Road bridges of more than 100m in length between abutments [Item A.8]; (iv) Construction of Sewage Pumping Stations [Item F.3]; and (v) An activity for the reuse of treated sewage effluent [Item F.4].	
1.10	Pursuant to section 5(7)(a) of the EIAO, the Director of Environmental Protection (the Director) issues this Environmental Impact Assessment (EIA) study brief to the Applicant to carry out an EIA study.	The process of the study brief application is described in Section 1.3 of the EIA Report. The EIA has been accrued out in accordance with the study brief and compliance is demonstrated below.
1.11	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 Project and associated works that take place concurrently, the constraints imposed by the existing/planned/committed developments in the Hung Shui Kiu New Development Area and land use zonings shown on the relevant Outline Zoning Plans (OZPs), including the latest Ha Tsuen OZP, Ping Shan OZP, Lau Fau Shan & Tsim Bei Tsui OZP, Tin Shui Wai OZP, Tong Yan San Tsuen OZP, and Lam Tei and Yick Yuen OZP. This information will contribute to decisions by the Director on : (i) the overall acceptability of any adverse environmental consequences that are likely to arise as a result of the Project and associated works; (ii) the conditions and requirements for the detailed design, construction and operation of the Project to mitigate against adverse environmental consequences wherever practicable; (iii) the acceptability of residual impacts after the proposed mitigation measures are implemented; and (iv) the requirements and mitigation measures to be incorporated in the Recommended Outline Development Plans formulated under this Study.	Noted.
2	OBJECTIVES OF THE EIA STUDY	The objectives of the EIA Study Brief are presented in Section 1.5.5 - 1.5.6.
2.1	The objectives of the EIA study are as follows : (i) to describe the Project and associated works together with the requirements and environmental benefits for carrying out the Project and associated works; (ii) to identify and describe the elements of the community and environment likely to be affected by the Project and associated works and/or likely to cause adverse impacts to the Project, including both the natural and man-made environment and the associated environmental constraints; 3 Hung Shui Kiu New Development Area EIA Study Brief No. ESB-291/2015 January 2016 (iii) to provide information on the consideration of alternatives to avoid or minimise the potential adverse environmental impacts on sensitive receivers and sensitive uses in the Project site and adjacent areas that may be subject to (i) the adverse environmental impacts of the Project and associated works and/or (ii) the adverse impacts of the existing/committed/ planned developments in the Project site and adjacent areas, in particular the Kong Sham Western Highway, Yuen Long Highway, West Rail and Light Rail projects including associated committed/planned infrastructure provisions (such as West Rail Hung Shui Kiu Station) and improvement/ expansion schemes, if any; the proposed Tuen Mun Western Bypass; and developments proposed under "The Study on Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas"; to compare the environmental benefits and dis-benefits of each of different options; to provide justifications and set out constraints for selecting the preferred option(s) and to describe the part that environmental factors played in the selection; (iv) to identify and assess air quality impact, noise impact, water quality impact, waste management implications, sewerage impact assessment, ecological impact, fisheries (v) impact, impact on sites of cultural heritage, and landscape and visual impact; quantify emission sources and determine the significance of impacts on sensitive receivers and potential affected uses; (vi) to identify and quantify any potential losses or damage to flora, fauna, natural habitats and to propose measures to mitigate these impacts as necessary; (vii) to provide tree and vegetation survey information in accordance with the EIAO Guidance Note No. 6/2010. The tree treatment proposal shall include plans showing the locations of trees retained/transplanted/felled and recipient locations for the trees identified for transplant or compensation;	

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	(viii) to identify any negative impacts on sites of cultural heritage and to propose measures to mitigate these impacts; (ix) to identify the negative impacts and propose measures for avoidance or the provision of infrastructure or mitigation measures to minimise pollution, environmental disturbance and nuisance during construction and operation of the Project and associated works; (x) to investigate the feasibility, practicability, effectiveness and implications of the proposed impact avoidance and/or mitigation measures; (xi) to identify, predict and evaluate the residual (i.e. after avoidance or practicable mitigation) environmental impacts and the cumulative effects expected to arise during the construction and operation phases of the Project and associated works in relation to the sensitive receivers and potential affected uses; (xii) to identify, assess and specify methods, measures and standards to be included in the detailed design, construction and operation of the Project and associated works which are necessary to mitigate these residual environmental impacts and cumulative effects and reduce them to the acceptable levels; (xiii) to investigate the extent of the secondary environmental impacts that may arise 4 Hung Shui Kiu New Development Area EIA Study Brief No. ESB-291/2015 January 2016 from the proposed mitigation measures and to identify constraints associated with the mitigation measures recommended in the EIA study, as well as provision of any necessary modification; (xiv) to identify individual project(s) proposed under the Study which constitutes designated projects under Schedule 2 of the EIA Ordinance; to specify the proposed Schedule 2 designated project(s) that would apply for environmental permits with reference to this EIA report and designated project(s) that would be subject to further EIA study; and for the latter to identify the outstanding issues that need to be addressed in the EIA study; and (xv) to design and specify the environmental monitoring and audit requirements; (xvi) to identify any additional studies necessary to implement the mitigation measures of monitoring and proposals recommended in the EIA report.	
3	DETAILED REQUIREMENTS OF THE EIA STUDY	
3.1	The Purpose	
3.1.1	The purpose of this study brief is to set out the purposes and objectives of the EIA study, the scope of environmental issues which shall be addressed, the requirements that the EIA study shall need to fulfill, and the necessary procedural and reporting requirements. The Applicant shall demonstrate in the EIA report whether the criteria in the relevant sections of the Technical Memorandum on Environmental Impact Assessment Process (hereinafter referred to as “the TM”) are fully complied with.	Noted.
3.2	The Scope	
3.2.1	The scope of this EIA study shall cover the Project scope set out in the Project Profile (No. PP-531/2015) and highlighted in sections 1.3 to 1.9 above, and all developments proposed in the course of the Study, including any works associated with the Project. The EIA study shall cover the combined impacts of the entire Project and associated works and the cumulative impacts of the existing, committed and planned developments in the vicinity of the Project and associated works sites in accordance with section 3.4 of the TM.	Noted.
3.2.2	The EIA study shall address the likely key issues described below together with any other key issues identified during the course of the EIA study : (i) the objective comparison of the environmental benefits and dis-benefits of different development scenarios with or without the Project with a view to derive a preferred option and Recommended Outline Development Plans (RODPs) and Recommended Layout Plans (RLPs) for the Hung Shui Kiu New Development Area that would avoid the adverse environmental impact and land use conflicts to the practicable maximum extent. Particular attention shall be given to the acceptability of the overall environmental performance of the Project and associated works at all stages of implementation and cumulative 5 Hung Shui Kiu New Development Area EIA Study Brief No. ESB-291/2015 January 2016 effects due to interfacing planned, committed and planned projects in the vicinity of the Project; (ii) the potential air quality impact arising from the construction and operation of the Project and associated works; and the air quality impacts on air sensitive uses in the assessment area due to air pollutant emission sources identified according to section 3.4.4.3(iii) of this study brief; (iii) the potential noise impact during construction and operation of the Project from fixed noise sources, in particular the port back-up, storage and workshop sites, road traffic, rail traffic, and helicopter and heliport traffic on noise sensitive receivers identified according to section 3.4.5.2 (iii) of this study brief; consideration should be given to adoption of alternative alignment and design such as tunnel or suppress design for the new roads under the Project in order to minimise the noise impact on identified sensitive receivers and the use of mitigation measures such as noise barriers; (iv) the potential water quality impact caused by the Project and associated works, in particular	(i) Different development scenarios are presented in Section 2.10. (ii) The air quality assessment is presented in Chapter 3. (iii) The noise impact assessment is presented in Chapter 4.

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	<p>(a) non-domestic and domestic sewage discharge from the Project and associated works;</p> <p>(b) discharge from stormwater drainage system to the nearby watercourses and channels;</p> <p>(c) any discharge during construction and operation of the Project and associated works that would cause increases in pollution loadings in nearby watercourses and subsequent to Deep Bay and North Western Waters; and</p> <p>(d) the contaminated surface run-off from industrial land uses, which may cause increase of pollution at the Inner and/or Outer Deep Bay.</p> <p>(v) the sewerage and sewage treatment implications to cope with discharges from population and any development from the Project, taking into account the capacity requirements for the existing, committed and planned developments in the vicinity of the Project;</p> <p>(vi) the potential land contamination due to the historical and proposed land uses which have potential to cause or have caused land contamination such as vehicle repair workshops, metal scrap yards, oil/chemical storage sites, electrical appliances storage sites, etc.;</p> <p>(vii) the potential ecological impacts on terrestrial and aquatic habitats and associated wildlife arising from the construction and operation of the Project and associated works;</p> <p>(viii) the potential fisheries impacts, in particular the aquaculture activities, arising from the construction and operation of the Project and associated works; 6 Hung Shui Kiu New Development Area EIA Study Brief No. ESB-291/2015 January 2016</p> <p>(ix) the potential landscape and visual impacts caused by construction and operation of the Project and associated works on sensitive receivers in the vicinity, such as those visually sensitive receivers at Fung Kong Tsuen, Hong Mei Tsuen, Sik Kong Wai, Sha Chau Lei, Sheung Cheung Wai, Hang Tau Tsuen, Hang Mei Tsuen, Tong Fong Tsuen, Ping Shan San Tsuen, Imperial Villas I, Imperial Villas II, Welsen Garden, Ping Wu Garden, Ping Wu Villas, Tak Ying Garden, The Sherwood, Botania Villa, Fuk Hang Tsuen, Tsing Chuen Wai, Tuen Tsz Wai, Yonking Garden, Oaklands Court, Lam Tei Tsuen, Tuen Mun San Tsuen, Nai Wai, Sun Fung Wai, Tsoi Yuen Tsuen, Chung Uk Tsuen, Bauhinia Garden, Wo Ping San Tsuen, Tin Wah Estate, Tin Shui Estate, Tin Oi Court, Locwood Court, Tin Shing Court, Flower Villa, Deep Bay Grove, Uptown, The Woodside, The Woodsville, Treasure Court, Symphony Garden, Meadowlands, Osmanthus Garden, Fui Sha Wai, etc.;</p> <p>(x) the potential impacts due to construction and operation of the Project and associated works on the Declared Monuments, Graded Historic Buildings and Sites of Archaeological Interest within the Project site and its proximity set out in Appendix A.</p> <p>(xi) the potential cumulative environmental impacts of the Project and associated works, through interaction or in combination with other existing, committed and planned developments in the vicinity of the Project and associated works, and that those impacts may have a bearing on the environmental acceptability of the Project. The impact of likely concurrent projects, including Upgrading and Expansion of San Wai Sewage Treatment Works and Expansion of Ha Tsuen Pumping Station; Widening of Tin Ha Road and Tan Kwai Tsuen Road; Water Supply to Hung Shui Kiu New Development Area; Salt Water Supply for North West New Territories; Replacement and Rehabilitation of Watermains; Yuen Long and Kam Tin Sewerage and Sewage Disposal Stage 2 and Stage 3; Drainage Improvement in Northern New Territories; Tuen Mun Western Bypass; developments proposed under The Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas; Engineering Study Review for Site Formation and Infrastructure Works at San Hing Road, Tuen Mun - Investigation (and its Additional Services); Engineering Study for Site Formation and Infrastructural Works at Hong Po Road – Feasibility Study; Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas; Proposed Incinerators for Sludge Treatment and Municipal Wastes in North West New Territories; Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation; Site Formation and Infrastructural Works for the Development at Tan Kwai Tsuen, Yuen Long – Feasibility Study; Site Formation and Infrastructural Works for the Development at Long Bin, Yuen Long, Feasibility Study; etc., shall be taken account of in the assessments.</p>	<p>(iv) The water quality impact assessment is presented in Chapter 5.</p> <p>(v) The sewerage and sewage treatment implications assessment is presented in Chapter 6.</p> <p>(vi) The land contamination assessment is presented in Chapter 8.</p> <p>(vii) The ecological assessment is presented in Chapter 9.</p> <p>(viii) The fisheries impact assessment is presented in Chapter 10.</p> <p>(ix) The landscape and visual impact assessment is presented in Chapter 11.</p> <p>(x) The cultural heritage impact assessment is presented in Chapter 12.</p> <p>(xi) Cumulative impact assessment is presented in individual chapters (Chapters 3-12) and summarised in Section 2.12 and Table 2.19.</p>
3.3	Consideration of Project Boundary, Alternative Options and Construction Methods	
	Purpose and Objective of the Project	
3.3.1	The Applicant shall provide information on the purpose and objectives of the Project and describe the scenarios with and without the Project.	<p>The Need for the Project is presented in Section 2.2.</p> <p>The Planning Principles behind the development of the Project are described in Section 2.8.</p> <p>The scenario without the project is presented in Section 2.10.1 – 2.10.2.</p>
	<u>Consideration of Project Boundary</u>	
3.3.2	The Applicant should avoid the ecologically sensitive receivers in consolidating the boundary of the Hung Shui Kiu New Development Area (HSK NDA). Any extension of the western boundary, which may encroach upon the ecological sensitive wetlands (e.g. fish ponds) to the north west of the NDA, should be avoided.	Avoidance of ecologically sensitive receivers along the western boundary are presented in Section 2.10.

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	<u>Consideration of Different Development Options</u>	
3.3.3	In formulating the preferred option and Recommended Outline Development Plans for Hung Shui Kiu New Development Area, the Applicant shall take into account the environmental performance of any preliminary options and the relevant findings of reports of relevance to the Project, including the “Planning and Development Study on North West New Territories” Report; “The Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas”; “Ping Ha Road Improvement – Remaining Works”; “Widening of Tin Ha Road and Tan Kwai Tsuen Road”; the EIA reports of “Deep Bay Link” (Register No.: AEIAR-064/2002); “Shenzhen Western Corridor” (Register No.: AEIAR-067/2002); “Essential Public Infrastructure Works associated with West Rail Stations in Yuen Long Tin Shui Wai and Tuen Mun Centre” (Register No.: AEIAR-12/1999); “Essential Public Infrastructure Works with West Rail Stations (the Eastern Access Road)” (Register No.:AEIAR-025/1999); “Widening of Yuen Long Highway between Lam Tei and Shap Pat Heung Interchange” (Register No.:AEIAR-059/2002); “Upgrading and Expansion of San Wai Sewage Treatment Works and Expansion of Ha Tsuen Pumping Station” (Register No.:AEIAR-072/2003); “Sludge Treatment Facilities” (Register No.: AEIAR-129/2009); “Yuen Long and Kam Tin Sewerage and Sewage Disposal Stage 2” (Register No.:AEIAR-078/2004); “Development of the Integrated Waste Management Facilities Phase 1” (Register No.:AEIAR-163/2012) and as well as “Tuen Mun Western Bypass”; “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation and “Refurbishment and Modification of North West New Territories Refuse Transfer Station – Feasibility Study”, if findings of these EIA Reports are available in the course of this EIA Study. A comparison of the environmental benefits and dis-benefits of possible development options, in respect of land use, road alignment, built form, design, construction method, sequence of works and staged implementation, shall be made with a view to recommending a preferred option which would avoid/minimise adverse environmental impacts to the maximum practicable extent. The EIA report shall describe adequately the part that environmental factors played in arriving at the preferred option.	Alternative development options are presented in Section 2.10.
3.4	Technical Requirements	
3.4.1	The Applicant shall conduct the EIA study to address all environmental aspects of the activities as described in the scope as set out above. The assessment shall be based on the best and latest information available during the course of the EIA study	The EIA study has addressed all environmental aspects of the activities as described in the scope as set out above. The assessment has been based on best and latest information available during the course of the EIA study.
3.4.2	The Applicant shall include in the EIA report details of the construction programme and methodologies. The Applicant shall clearly state in the EIA report the time frame and work programmes of the Project and associated works and other concurrent projects, and assess the cumulative environmental impacts from the Project and associated works with all interacting projects, including staged implementation of the Project and associated works.	The construction programme is presented in Section 2.11 and Appendix 2.5.
3.4.3	The EIA study shall include the following technical requirements on specific impacts.	Noted.
3.4.4	Air Quality Impact	
3.4.4.1	The Applicant shall follow the criteria and guidelines for evaluating and assessing air quality impact as stated in section 1 of Annex 4 and Annex 12 of the TM respectively.	The criteria and guidelines for evaluating and assessing air quality impact is described in Section 3.2 of the EIA Report.
3.4.4.2	The Applicant shall assess the air pollutant concentrations with reference to relevant sections of the guidelines given in Appendix B, or other methodology as agreed by the Director. The Applicant shall also note that the PATH (Pollutants in the Atmosphere and their Transport over Hong Kong) 2016 model may be used for estimating the cumulative background air quality by taking into account the major air emission sources in Hong Kong and nearby regions.	The assessment approach and methodology for air quality impact assessment is presented in Section 3.6 – 3.8 of the EIA Report.
3.4.4.3	The air quality impact assessment shall include the following : (i) Determination of Assessment Area The area for air quality impact assessment shall generally be defined by a distance of 500 metres from the boundaries of the Project and associated works area, with consideration to be extended to include major emission sources that may have bearing on the environmental acceptability of the Project and associated works. The assessment shall include the existing, committed and planned sensitive receivers within the assessment area. The assessment shall be based on the best information available at the time of assessment. (ii) Background and Analysis of Activities a. Provide background information relating to air quality issues relevant to the Project, including the existing odour sources leading to the prevailing odour strength that has the potential to adversely affect the proposed developments and associated works, description of the types of activities of the Project and associated works that may affect air quality during both construction and operational stages. b. Giving an account, where appropriate, of the consideration/measures that had been taken into consideration in the	(i) The assessment area is presented in 3.4, 3.6 – 3.8 of the EIA Report. (ii) a. The background information relating to air pollutant emission sources are presented in Section 3.5 – 3.8 of the EIA Report. b. The consideration/measures of the Project are presented in Section 3.6 - 3.8 and 3.10 of

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	<p>planning of the Project and associated works to abate the air pollution impact. The Applicant shall consider alternative construction methods/ phasing programmes and alternative modes of operation to minimise the air quality and odour impacts during construction and operation stages.</p> <p>c. Presentation of background air quality levels in the assessment area for the purpose of evaluating cumulative air quality impacts during construction and operation stages of the Project and associated works. If PATH 2016 is used to estimate the background air quality, details for the estimation of the emission sources to be adopted in the model runs should be clearly presented.</p> <p>(iii) Identification of Air Sensitive Receivers (ASRs) and Examination of Emission / Dispersion Characteristics</p> <p>a. Identification and description of existing, committed and planned ASRs that would likely be affected by the Project and associated works, both on-site and off-site, including those earmarked on the relevant Outline Zoning Plans, Outline Development Plans, Layout Plans and other relevant published land use plans. The Applicant shall select the assessment points of the identified ASRs that represent the worst impact point of these ASRs. A map clearly showing the locations and descriptions such as names of buildings, uses and heights of the selected assessment points shall be included. The separation distances of these ASRs from the nearest emission sources shall also be given. For phased development, the Applicant should review the development programme, and where appropriate, to include occupiers of early phases as construction impact ASRs if they may be affected by works of later phases.</p> <p>b. Provide a list of air pollutant emission sources, including any nearby emission sources which are likely to have impact related to the Project and associated works based on the analysis of the construction and operation activities in section 3.4.4.3(ii) above. Examples of construction stage emission sources include stock piling, blasting, concrete batching, material handling and vehicular movements on unpaved haul roads on site, etc. Examples of operation stage emission sources include chimneys, exhaust emissions from open roads, tunnel portals and vent shafts, odour emissions from sewage treatment works, sewage pumping stations and refuse transfer stations, etc. Confirmation regarding the validity of the assumptions adopted and the magnitude of the activities (e.g. volume of construction material handled, traffic mix and volume on a road etc.) shall be obtained from the relevant government departments/authorities and documented. The Applicant shall identify chimneys and obtain relevant chimney emission data in the assessment area by carrying out a survey, for assessing the cumulative air quality impact during operation stage. The Applicant shall ensure and confirm that the chimney emission data used in their assessment are validated and updated by their own survey. If there are any errors subsequently found in their chimney emission data used, the Applicant shall be fully responsible and the submission might be invalidated.</p> <p>c. The emissions from any associated works of the Project, and from any concurrent projects, identified as relevant during the course of the EIA study, shall be taken into account as contributing towards the overall cumulative air quality impact. The impacts at the existing, committed and planned air sensitive receivers within the assessment area shall be assessed, based on the best information available at the time of assessment.</p> <p>(iv) Construction Phase Air Quality Impact</p> <p>a. The Applicant shall follow the requirements stipulated under the Air Pollution Control (Construction Dust) Regulation to ensure that construction dust impacts are controlled within the relevant standards as stipulated in section 1 of Annex 4 of the TM.</p> <p>b. If the Applicant anticipates that the Project and associated works will give rise to significant construction dust impacts likely to exceed the recommended limits in the TM at the ASRs despite the incorporation of the dust control measures, a quantitative assessment should be carried out to evaluate the construction dust impact at the identified ASRs. The Applicant shall follow the methodology set out in section 3.4.4.3(vi) below when carrying out the quantitative assessment.</p> <p>c. A monitoring and audit programme for the construction phase of the Project and associated works shall be devised to verify the effectiveness of the proposed control measures so as to ensure proper control of fugitive dust emission.</p> <p>(v) Operational Phase Air Quality Impact</p> <p>a. If the Applicant anticipates that the Project and associated works will give rise to significant air quality impacts likely to exceed the recommended limits in the TM at the ASRs despite the incorporation of proposed mitigation measures, the Applicant shall calculate the expected air pollutant concentrations at the identified ASRs based on an assumed reasonably worst-case scenario under normal operating conditions. The evaluation shall be based on the strength of the emission sources identified in section 3.4.4.3(iii) above. The Applicant shall follow section 3.4.4.3(vi) below when carrying out the quantitative assessment.</p> <p>b. The air quality impacts from future road traffic shall be calculated based on the highest emission strength from road vehicles upon operation of the proposed road until 15 years after commissioning of the proposed comprehensive development. The Applicant shall demonstrate that the selected year of assessment represents the highest emission scenario given the combination of vehicular emission factors and traffic flow for the selected year. The Applicant</p>	<p>the EIA Report. Consideration on alternative construction methods/ phasing programmes are presented in Section 2.10 of the EIA Report.</p> <p>c. The background air quality levels is presented in Section 3.3 of the EIA Report.</p> <p>(iii) a. The information for air sensitive receivers are presented in Section 3.4 and Figure 3.2, 3.3 of the EIA Report.</p> <p>b. The list of air pollutant emission sources are presented in Section 3.5 – 3.8 of the EIA Report.</p> <p>c. The emissions from any associated works of the Project and any concurrent projects are presented in Section 3.5 – 3.8 of the EIA Report.</p> <p>(iv) a. The criteria and guidelines for evaluating and assessing construction dust impact is presented in Section 3.2 of the EIA Report.</p> <p>b. The construction dust impact assessment is presented in Section 3.5, 3.6 and 3.9 – 3.11 of the EIA Report.</p> <p>c. The monitoring and audit programme is presented in Section 3.12 of the EIA Report and the EM&A Manual.</p> <p>(v) a. The consideration/measures of the Project are presented in Section 3.7 - 3.8 and 3.10 of the EIA Report.</p> <p>b. The assessment approach and methodology for operational air quality impact assessment is presented in Section 3.7 of the EIA Report.</p>

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	<p>shall propose the Fleet Average Emission Factors used in the assessment. If necessary, the Fleet Average Emission Factors shall be determined by a motor vehicle emission model such as EMFAC-HK version 3 model and documented in the EIA report. The traffic flow data and assumptions such as the exhaust technology fractions, vehicle age/population distribution, traffic forecast and speed fractions, that are used in the assessment shall be presented in the form of both summary table(s) and graph(s).</p> <p>c. If vehicular tunnels and/or full enclosures are to be proposed in the Study, it is the responsibility of the Applicant to ensure that the air quality inside these proposed structures shall comply with EPD's "Practice Note on Control of Air Pollution in Vehicle Tunnels". When assessing air quality impact due to emissions from tunnels/full enclosures, the Applicant shall ensure prior agreement with the relevant tunnel ventilation design engineer over the amount and the types/kinds of pollutants emitted from these tunnel/full enclosures; and such assumptions shall be clearly and properly documented in the EIA report.</p> <p>(vi) Quantitative Assessment Methodology</p> <p>a. The Applicant shall conduct the quantitative assessment with reference to relevant sections of the modelling guidelines stated in section 3.4.4.2 of this study brief or any other methodology as agreed with the Director. Detailed calculation of the pollutant emission rates for input to the model and a map showing all road links shall be presented in the EIA report. The Applicant must ensure consistency between the text description and the model files at every stage of submissions for review. In case of doubt, prior agreement between the Applicant and the Director on specific modelling details shall be sought.</p> <p>b. The Applicant shall identify the key/representative air pollutant parameters (types of pollutants and the averaging time concentrations) to be evaluated and provide explanation for selecting such parameters for assessing the impact from the Project and associated works.</p> <p>c. The Applicant shall calculate the overall cumulative air quality impact at the ASRs identified under section 3.4.4.3(iii) above and compare these results against the criteria set out in section 1 of Annex 4 of the TM. The predicted air quality impacts (both unmitigated and mitigated) shall be presented in the form of summary table(s) and pollution contours, to be evaluated against the relevant air quality standards and on any effect they may have on the land use implications. Plans of a suitable scale should be used to present pollution contours to allow buffer distance requirements to be determined properly.</p> <p>d. If there is any direct technical noise remedy recommended in the Study, its air quality implications shall be assessed. For instance, if barriers that may affect dispersion of air pollutants are proposed, then the implications of such remedies on air quality impact shall be assessed. If tunnel or noise enclosures are proposed, then portal emissions of the tunnel/enclosed road sections and air quality inside the tunnel/enclosed road sections shall also be addressed. The Applicant shall highlight clearly the locations and types of agreed noise mitigating measures (where applicable), be they barriers, tunnel/road enclosure and their portals, and affected ASRs, on the contour maps for easy reference.</p> <p>(vii) Mitigation Measures for Non-compliance Where the predicted air quality impact exceeds the criteria set in section 1 of Annex 4 in the TM, the Applicant shall propose remedies and mitigating measures to reduce the air quality impact on the identified ASRs. These measures and any constraints on future land use planning shall be agreed with the relevant government departments/authorities and be clearly documented in the EIA report. The Applicant shall demonstrate quantitatively that the resultant impacts after incorporation of the proposed mitigating measures will comply with the criteria stipulated in section 1 of Annex 4 in the TM.</p> <p>(viii) Submission of Model Files The input and output file(s) of model run(s) including those files for generating the pollution contours and emission calculations work sheets shall be submitted to the Director in an electronic format together with submission of the EIA report.</p>	<p>c. The assessment approach and methodology for operational air quality impact assessment is presented in Section 3.7 of the EIA Report.</p> <p>(vi) a. The assessment approach and methodology for operational air quality impact assessment is presented in Section 3.7 of the EIA Report.</p> <p>b. The list of air pollutant emission sources are presented in Section 3.5 and 3.7 of the EIA Report.</p> <p>c. The prediction and evaluation of environmental impacts are presented on Section 3.9 of the EIA Report.</p> <p>d. The prediction and evaluation of environmental impacts are presented on Section 3.9 of the EIA Report.</p> <p>(vii) The recommended mitigation measures of the Project are presented in Section 3.10 of the EIA Report.</p> <p>(viii) To be included in the Final Submission of the EIA Report.</p>
3.4.5	Noise Impact	
3.4.5.1	The Applicant shall follow the criteria and guidelines as stated in Annexes 5 and 13 of the TM respectively for evaluating and assessing both the construction and operational noise impacts arising from the Project and associated works.	The criteria and guidelines for evaluating and assessing air quality impact is described in Section 4.2 of the EIA Report.
3.4.5.2	The noise impact assessment shall include the following : (i) Determination of Assessment Area The area for noise impact assessment shall generally include all areas within 300m from the boundaries of the Project and associated works. The assessment area could be reduced accordingly if the first layer of noise sensitive receivers (NSRs), closer than 300m from the boundaries of the Project and associated works, provides acoustic shielding to those receivers at further distance behind and the Applicant shall document the reasons in the EIA report. The assessment area shall be expanded to include NSRs at distance greater than 300m from the	The noise assessment area is presented in Section 4.4, 4.5, 4.6 and 4.9 of the EIA Report.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>boundaries of the Project and associated works which are noise sensitive if they may be affected by the construction and operation of the Project and associated works.</p> <p>(ii) Provision of Background Information and Existing Noise Levels</p> <p>a. The Applicant shall provide all background information relevant to the Project, including relevant previous or current studies. Unless required for determining the planning standards, such as those for planning of fixed noise sources, no existing noise levels are required except that set out below.</p> <p>(iii) Identification of Noise Sensitive Receivers</p> <p>a. The Applicant shall refer to Annex 13 of the TM when identifying the NSRs. The NSRs shall include all existing NSRs and all committed and planned noise sensitive developments and uses earmarked the Outline Zoning Plans, Layout Plans and other relevant published land use plans, including any alternative development proposal(s) identified or recommended in the course of the Study. The photographs of all existing NSRs shall be appended to the EIA report.</p> <p>b. The Applicant shall select assessment points to represent all identified NSRs for carrying out quantitative noise assessment described below. A map showing the location and description such as name of building, use, and floor of each and every selected assessment point shall be given. For planned noise sensitive land uses without committed site layouts, the Applicant shall use the relevant planning parameters to work out representative site layouts for the operational noise assessment purpose. However, such assumptions together with any constraints identified, such as setback of building, building orientation, extended podium, shall be agreed with the relevant responsible parties including Planning Department and Lands Department in accordance with section 6.3 of Annex 13 of the TM.</p> <p>(iv) Provision of an Emission Inventory of the Noise Sources</p> <p>a. The Applicant shall provide an inventory of noise sources including representative construction equipment for construction noise assessment such as for tunneling and other construction works, and traffic flow/fixed plant equipment, as appropriate, for operational noise assessment. Confirmation on the validity of the inventory shall be obtained from the relevant government departments/authorities and documented.</p> <p>(v) Construction Noise Assessment</p> <p>a. The assessment shall cover the cumulative noise impacts due to construction of the Project and associated works and any other relevant concurrent projects identified during the course of the Study.</p> <p>b. The Applicant shall carry out assessment of noise impact from construction (excluding percussive piling) of the Project and associated works 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 sections 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.</p> <p>c. To minimise the construction noise impact, alternative construction methods to replace percussive piling shall be proposed as far as practicable. In case blasting work is involved, it should be carried out, as far as practicable, outside the sensitive hours of 7 p.m. to 7 a.m. on Monday to Saturday and any time on a general holiday, including Sunday. For blasting that must be carried out during the above-mentioned sensitive hours, the noise impact associated with the removal of debris and rocks should be fully assessed and adequate mitigation measures should be recommended to reduce the noise impact as appropriate.</p> <p>d. If tunneling work is involved, noise impact (including air-borne noise and ground-borne noise) associated with the operation of powered mechanical equipment, in particular tunnel boring machine or equivalent, and shall be assessed. If tunnel boring machine is used and it is likely that ground-borne noise will affect NSRs, the assessment criteria and methodology/model for ground-borne noise shall be considered in accordance with section 4.4.2(c) of the TM and documented in the EIA report.</p> <p>e. If the unmitigated construction noise levels are found exceeding the relevant criteria, the Applicant shall propose practicable direct mitigation measures (including 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.</p> <p>f. The Applicant shall formulate a reasonable construction programme as far as practicable such that no work will be required in the restricted hours as defined under the Noise Control Ordinance (NCO). In case the Applicant needs to evaluate whether construction works in restricted hours as defined under the NCO are feasible or not in the context of programming construction works, reference should be made to the relevant technical memoranda issued under the NCO. Regardless of the results of the construction noise impact assessment for restricted hours, the Noise Control Authority will process the Construction Noise Permit (CNP) application, if necessary, based on the NCO, the relevant technical memoranda issued under the NCO, and the contemporary conditions/situations. This aspect should be explicitly stated in the noise chapter and the conclusions and recommendations chapter in the EIA report.</p> <p>(vi) Operational Noise Assessment</p>	<p>The background information and existing noise levels are described in Section 4.2 and 4.3 of the EIA Report.</p> <p>The noise sensitive receivers are presented in Section 4.2 of the EIA Report.</p> <p>The location and description of noise sensitive receivers are presented in Section 4.2 and Figures 4.2.1 – 4.2.47 of the EIA Report.</p> <p>The noise sources are presented in Section 4.5 of the EIA Report.</p> <p>The construction noise assessment is presented in Section 4.6 of the EIA Report.</p> <p>The construction noise assessment is presented in Section 4.6 of the EIA Report.</p> <p>The construction noise assessment and alternative construction methods are presented in Section 4.6 and Section 2.10 of the EIA Report.</p> <p>The construction noise assessment is presented in Section 4.6 of the EIA Report.</p> <p>The construction noise assessment is presented in Section 4.6 of the EIA Report.</p>

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>a. Road Traffic Noise</p> <p>i. Calculation of Noise Levels The Applicant shall analyse the scope of the proposed road alignment(s) to identify appropriate new and existing road sections for the purpose of traffic noise impact assessment. In determining whether the traffic noise impact due to road improvement project/works is considered significant, detailed information with respect to factors including at least the change of nature of road, change of alignment and change of traffic capacity or traffic composition, and change of traffic flow pattern in the associated road networks, shall be assessed. Figures showing extents of new/altered roads, existing roads and the associated road networks shall be provided in the EIA report. 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 traffic noise levels in respect of each road section and the overall noise levels from combined road sections (both new and existing) at NSRs. The EIA report shall contain sample calculations and input parameters for 10 assessment points as requested by the Director. The Applicant shall prepare and provide drawings (i.e. road-plots of the traffic noise model) of appropriate scale to show the road segments, topographic barriers, and assessment points of sensitive receivers input into the traffic noise model. The Applicant shall provide input data sets of traffic noise prediction model adopted in the EIA study for the following scenarios :</p> <ol style="list-style-type: none"> (1) unmitigated scenario after completion of modification at the design year; (2) mitigated scenario after modification work at the design year; and (3) prevailing scenario for indirect technical remedies eligibility assessment. <p>The data shall be in electronic text file (ASCII format) containing road segments, barriers and noise sensitive receivers information. CD-ROM(s) containing the above data shall be attached in the EIA report.</p> <p>ii. Presentation of Noise Levels The Applicant shall present the prevailing and future traffic noise levels in L10 (1hour) at the NSRs at various representative floor levels (in mPD) on tables and plans of suitable scale. A quantitative assessment at the NSRs for the proposed road alignments shall be carried out and compared against the criteria set out in Table 1A of Annex 5 of the TM. The potential noise impact of the Project and associated works 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 of the TM.</p> <p>iii. 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 of the TM by 1 dB(A) or more. The direct mitigation measures listed under section 6.1 of Annex 13 of the TM, including the option of alternative land use arrangement, shall be thoroughly explored and evaluated with a view to reducing the noise level at the NSRs concerned to the level meeting the relevant noise criteria. The feasibility, practicability, programming and effectiveness of the recommended mitigation measures shall be assessed in accordance with section 4.4.2(k) of the TM. 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 maximise the protection for the NSRs as far as possible should 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 should be provided. In order to clearly present the extents/locations of the recommended noise mitigation measures, plans prepared from 1:1,000 or 1:2,000 survey maps showing the mitigation measures (e.g. enclosures/barriers, low noise road surfacing, etc.) shall be included in the EIA report. The total number of dwellings, classrooms and other noise sensitive elements that will still be exposed to noise above the criteria with the implementation of all recommended direct technical remedies shall be quantified. The Applicant shall provide in the EIA report the information of the recommended noise mitigation measures (such as barrier types, nominal dimensions at different cross-sections, extents/locations, lengths, mPD levels of barriers) in electronic format. In case where a number of the NSRs cannot all be protected by the recommended direct technical</p>	<p>The construction noise assessment is presented in Section 4.6 of the EIA Report.</p> <p>The road traffic noise assessment is presented in Section 4.7 of the EIA Report.</p> <p>The road traffic noise assessment is presented in Section 4.7 of the EIA Report.</p> <p>The road traffic noise assessment is presented in Section 4.7 of the EIA Report.</p>

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>remedies, the Applicant shall identify and estimate the total number of existing dwellings, classrooms and other noise sensitive elements which may qualify for indirect technical remedies, the associated costs and any implications for such implementation. For the purpose of determining the eligibility of the affected premises for indirect technical remedies, reference shall be made to the following set of three criteria :</p> <ol style="list-style-type: none"> (1) the predicted overall noise level from the road project together with other traffic noise in the vicinity must be above a specified noise level (e.g. 70 dB(A) for domestic premises and 65 dB(A) for education institutions, all in L10(1hr)); (2) the predicted overall noise level is at least 1.0 dB(A) more than the prevailing traffic noise level, i.e. the total traffic noise level existing before the works to construct the road were commenced; and (3) the contribution to the increase in the predicted overall noise level from the new road must be at least 1.0 dB(A). <p>b. Rail Noise Assessment</p> <ol style="list-style-type: none"> i. The Applicant shall assess the airborne noise impacts, if applicable, from any proposed, planned and existing railways (including the West Rail and the Light Rail), including the worst case scenario, normal, abnormal, transient and emergency operations. ii. For operational airborne noise, the criteria shall be the relevant noise levels contained in Table 1A in Annex 5 in the TM. The assessment methodology shall be documented in the EIA report for consideration in accordance with the TM. iii. In assessing the noise level, the Applicant shall allow for deterioration in rail and rolling stock condition from brand new to an operating level and shall address the reasonable and worst case scenarios, taking into account any other planned noise sources. The Applicant shall present the noise levels in Leq(30min), Leq(24 hr) and Lmax during the day and at night at the NSRs at various representative floor levels (in mPD) on tables and plans of suitable scale. The potential noise impact on existing and planned NSRs shall be quantified by estimating the total number of dwellings and/or classrooms and other sensitive elements that will be exposed to levels exceeding the relevant planning criteria and statutory limits. The assessment shall also cover cumulative noise impact from the existing and planned railways. iv. Based on the above noise assessment result, the Applicant shall define the constraints including assumed configuration of the railway (e.g. underground, viaduct or at grade), and make recommendations for noise amelioration/direct mitigation measures for any existing or planned NSR which would be subject to predicted cumulative noise level in excess of the relevant planning criteria and statutory limits in the appropriate design year. <p>c. Fixed Noise Sources</p> <ol style="list-style-type: none"> i. Assessment of Fixed Source Noise Levels The Applicant shall identify any fixed noise sources within the assessment area, including but not limited to any permanent and temporary industrial noise source(s), ventilation system(s) of building(s) and/or tunnel(s), port back-up, storage and workshop site(s), open storage site(s), vehicle repair workshop(s), public transport interchange(s), water pumping station(s), electrical substation(s), bus terminus, railway facilities such as station(s), ventilation building(s) and depot(s), sewage treatment plant(s), sewage pumping station(s), open car/lorry park(s), refuse transfer station(s), concrete batching plant(s), construction material handling facilities, fire station(s), or ambulance depot(s). The Applicant shall calculate the expected noise using standard acoustics principles. Calculations for the expected noise shall be based on assumed plant inventories and utilisation schedule for the worst case scenario. The Applicant shall calculate the noise levels taking into account 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. The cumulative impacts due to the fixed noise sources of the proposed developments and other existing noise sources shall also be assessed. ii. 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 mP.D.) on tables and plans of suitable scale. A quantitative assessment at the NSRs for the existing, committed and planned fixed noise source(s) shall be carried out and compared against the criteria set out in Table 1A of Annex 5 of the TM. For noise matters not fully enlisted in Table 1A of Annex 5 of the TM, the criteria and assessment methodology shall be considered in accordance with section 4.4.2(c) of the TM and documented in the EIA report. 	<p>The rail noise assessment is presented in Section 4.8 of the EIA Report.</p> <p>The rail noise assessment is presented in Section 4.8 of the EIA Report.</p> <p>The rail noise assessment is presented in Section 4.8 of the EIA Report.</p> <p>The rail noise assessment is presented in Section 4.8 of the EIA Report.</p> <p>The fixed plant noise assessment is presented in Section 4.9 of the EIA Report.</p> <p>The fixed plant noise assessment is presented in Section 4.9 of the EIA Report.</p>

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>iii. 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.</p> <p>d. Helicopter Noise Impact</p> <p>i. The Applicant shall carry out assessment of the noise impacts arising from the operation of the existing/new helicopter pad(s) and related off site facilities with respect to the criteria set in Table 1A of Annex 5 of the TM. The impact shall cover helicopter operation at the helicopter pad(s) and during its approach and departure from the helicopter pad(s). Where applicable, noise contours should be provided to facilitate appreciation of the extent of the potential noise impacts. The Applicant shall evaluate the reasonable worst-case scenarios in terms of flight types, flight paths, flight frequency and flight hours. For noise matters not fully listed in Table 1A of Annex 5 of the TM, the criteria and assessment methodology shall be considered in accordance with section 4.4.2(c) of the TM and documented in the EIA report.</p> <p>ii. The Applicant shall propose direct mitigation measures in all situations where the noise level exceedance are predicted following the principle of section 6 of Annex 13 of the TM such as alternative land use arrangement. The total number of noise sensitive receivers that will benefit from and be protected by the provision of direct mitigation measures should be provided. The total number of other noise sensitive receivers that will still be exposed to noise above the criteria with the implementation of all recommended direct mitigation measures shall be quantified.</p> <p>(vii) Assessment of Side Effects and Constraints The Applicant shall identify, assess and propose means to minimise any side effects and to resolve any potential constraints due to the inclusion of any recommended direct technical remedies.</p> <p>(viii) 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 agreed environmental requirements/ constraints identified in the Study to assess the development potential of concerned sites, which shall be made known to the relevant parties.</p> <p>(ix) Consideration of Mitigation Measures In accordance with section 6 of Annex 13 of the TM, where the predicted noise impacts exceed the applicable noise criteria, direct mitigation measures as shown below shall be considered and evaluated in an appropriate manner :</p> <p>a. alternative land use arrangement b. alternative siting c. screening by noise tolerant buildings d. setback of buildings e. decking over f. extended podium g. building orientation h. treatment of source i. alternative alignment j. noise barrier/enclosure k. special building design l. architectural features/balcony m. open-textured road surfacing</p>	<p>The fixed plant noise assessment is presented in Section 4.9 of the EIA Report.</p> <p>The helicopter noise impact is presented in Section 4.10 of the EIA Report.</p> <p>The helicopter noise impact is presented in Section 4.10 of the EIA Report.</p> <p>The road traffic noise assessment is presented in Section 4.7 of the EIA Report.</p> <p>The evaluation of Constraints on planned noise sensitive development are presented in Section 4.7 of the EIA Report.</p> <p>Consideration of mitigation measures are presented in Section 4.6 – 4.9 of the EIA Report.</p>
3.4.6	Water Quality Impact	
3.4.6.1	The Applicant shall follow the criteria and guidelines for evaluating and assessing water pollution as set out in Annexes 6 and 14 of the TM respectively.	The criteria and guidelines for evaluating and assessing water pollution as set out in Annexes 6 and 14 of the EIAO-TM are described in Section 5.2.
3.4.6.2	The area for this water quality impact assessment shall include all areas within and 300m beyond the boundary of the scope of EIA study as described in section 3.2.1 above; and shall cover Deep Bay and North Western Water Control Zones as designated under the Water Pollution Control Ordinance (WPCO Cap. 358). The assessment area should be extended to include other areas such as stream courses and associated water system(s), existing and planned drainage system if they are found being impacted during the course of the EIA study and have a bearing on the environmental acceptability of the Project.	The assessment area of water quality impact assessment covers areas within 300 m from the Project boundary, and covers relevant water sensitive receivers (WSRs) that have a bearing on the environmental acceptability of the Project within the Deep Bay and North Western WCZ as discussed in Section 5.3 and also shown in Figure 5.1 and Figure 5.4

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
3.4.6.3	The water quality impact assessment shall cover the following but not limited to major areas of concern : (i) Construction and operational impacts due to the Project and associated works; (ii) Potential impact for ingress of pollutants to Deep Bay inland waters from storm water drainage system and surface runoff; (iii) Potential for increased risk of flooding resulting from hydrological changes.	The potential water quality impacts during construction and operational phases of the Project and associated works had been described in Sections 5.10 and 5.11. Potential impact for ingress of pollutants to Deep Bay inland waters from storm water drainage system and surface runoff is addressed in Sections 5.11.33 to 5.11.39. Potential for increased risk of flooding resulting from hydrological changes is addressed in Sections 5.11.43 to 5.11.44.
3.4.6.4	The Applicant shall identify and analyse physical, chemical and biological disruptions of marine and/or inland water, coastal water, natural stream course, existing and new drainage system(s) arising from the construction and operation of the Project.	The identified water sensitive receivers and the baseline condition are described in Sections 5.3 - 5.8.
3.4.6.5	The Applicant shall address water quality impacts due to the construction and operational stages of the Project. Essentially, the assessment shall address the following : (i) Collect and review background information on the affected existing, committed and planned water system(s), their respective catchment(s) and sensitive receivers which might be affected by the Project and associated works; (ii) Characterise water quality of the water system(s), their respective catchment and sensitive receivers which might be affected by the Project and associated works based on the existing best available information or through appropriate site survey and tests as appropriate. (iii) Identify and analyse physical, chemical and biological disruptions of marine and/or inland water, coastal water, and the existing, committed and planned drainage system arising from the Project and associated works. In particular, the assessment shall evaluate the extent of potential impact from the Project and associated works to the existing drainage regime in the Tin Shui Wai nullah and Inner Deep Bay; (iv) Identify and analyse relevant existing and planned future activities, beneficial uses and sensitive receivers related to the water system(s). The Applicant shall refer to, inter alia, those developments and uses specified in the relevant Outline Zoning Plans, Layout Plans and other relevant published land uses (v) Identify pertinent water quality objectives and establish other appropriate water quality criteria or standards for the water system(s) and all the sensitive receivers identified in the above sections; (vi) Identify any alteration of water courses, natural streams/ponds, wetland, drainage systems, change of flow regimes, change of ground water levels, change of catchment types or areas; (vii) Report on the adequacy of the existing sewerage and sewage treatment facilities for the handling, treatment and disposal of wastewater arising from the Project and associated works as required in section 3.4.7 of this study brief; (viii) Subject to the assessment findings and recommendations from the Sewerage and Sewage Treatment Implications under section 3.4.7 of this study brief, the Applicants shall identify and quantify the water quality impacts due to such findings and recommendations. The water quality concerns could include, but not limited to, possible sewage overflow or emergency bypass due to capacity constraints of the sewerage system, emergencies arising from the Project and associated works; (ix) Identify and quantify existing and likely future water pollution sources including point discharges and non-point sources to surface water runoff. An emission inventory on the quantities and characteristics of these existing and likely future pollution sources in the assessment area shall also be provided. Field investigation and laboratory test, as appropriate, shall be conducted to fill relevant information gaps; (x) Predict and quantify the impacts on the identified water systems and sensitive receivers due to sewage derived from the implementation of the Project and associated works, including the cumulative impacts to Deep Bay and North Western Water Control Zones. All effluent generated shall require appropriate collection, treatment and disposal to ensure that there is no net increase in pollution load to Deep Bay; (xi) Possible impacts include change in hydrology, flow regime, and water quality due to such changes. The prediction shall also take into account and include likely different construction stages or sequences, and different operational stage; (xii) Assess the cumulative impacts due to other related concurrent and planned projects, activities or pollution sources along the identified water system(s) and sensitive receivers that may have a bearing on the environmental acceptability of the Project; (xiii) Propose effective infrastructure upgrading or provision, water pollution prevention and mitigation measures to be implemented during the construction and operational stages so as to reduce the water quality impacts to within the acceptable levels of standards. No net increase of pollution load to Deep Bay should be ensured. Requirements to be incorporated in the project contract document shall also be proposed; (xiv) Analyse the provision and adequacy of the existing, committed and planned future facilities to reduce pollution arising from the storm water drainage system and surface water runoff during construction and operation of the Project and associated works; establish a storm water pollution control plan to minimise the potential water quality impact. The plan shall incorporate details such as locations, sizes and types of measures/installations and the best management practices; and (xv) Evaluate and quantify residual impacts on the affected water system(s) and the sensitive receivers with regard to the appropriate water quality criteria, standards or guidelines.	(i) The background information on existing, committed and planned water sensitive receivers are collected and provided in Sections 5.3 – 5.4 (ii) Characterisation of water quality of the affected water systems based on existing best available information and site survey and tests is described in Sections 5.5 – 5.8. (iii) The potential impacts on the affected water system during construction and operational phases of the Project are assessed in Sections 5.10 – 5.11. Changes on the existing flow drainage regime in the Tin Shui Wai Nullah and Inner Deep bay are assessed in Sections 5.11.46 – 5.11.47. (iv) Existing and planned future activities, beneficial uses and sensitive receivers of the affected water system are presented in Sections 5.3. (v) Water quality objectives and criteria are provided in Section 5.2. (vi) Alteration of water bodies and changes are discussed in Sections 5.10.15 -5.10.35. Change of flow regimes is addressed in Section 5.11.48. Change of groundwater level is discussed in Section 5.11.49 (vii) Adequacy of existing sewerage and sewage treatment facilities are addressed in Section 6. (viii) Water quality impact assessment based on findings and recommendation from the Sewerage and Sewage Treatment Implications are provided in Sections 5.11.1 - 5.11.32. (ix) The existing and likely future pollution sources are quantified in Table 5.16, 5.17 and Table 5.21. (x) Water quality impact due to sewage loading to Deep Bay and North Western WCZ are discussed in Sections 5.11.1 - 5.11.12. No net increase in pollution loading to Deep Bay would be resulted from the Project as indicated in Table 5.17. A separate Schedule 2 EIA will be carried out to provide detailed assessment due to the discharges from the new HSK STW proposed under this Project for normal plant operation and emergency situations. (xi) The potential impact on hydrology, flow regime and water quality are assessed in Sections 5.10 and 5.11. (xii) Cumulative impacts are discussed in Section 5.12. (xiii) Water pollution prevention and mitigation measures recommended during the construction and operational phases are provided in Section 5.13 – 5.14. 'No net increase in the pollution loading to Deep Bay would be resulted as indicated in Table 5.17 and Table 5.27. (xiv) Provision of storm water control measures, best stormwater management practices and storm water pollution control plan is stated in Sections 5.14.4 to 5.14.14. (xv) The evaluation of residual impact is described in 5.15.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
3.4.7	Sewerage and Sewage Treatment Implications	
3.4.7.1	The Applicant shall follow the criteria and guidelines for evaluating and assessing impacts on the public sewerage, sewage treatment and disposal facilities as stated in section 6.5 in Annex 14 of the TM.	
3.4.7.2	<p>The Applicant shall study and assess the impacts of the sewage discharge from the Project and associated works on the sewerage system of the Hung Shui Kiu New Development Area and the NWNT Area. The assessment shall include the following :</p> <ul style="list-style-type: none"> (i) investigate and review the existing, committed and planned sewerage networks and sewage treatment and disposal facilities in NWNT area; (ii) assess the sewerage system of the Project, including sewage treatment and disposal facilities, taking into account the projected flows and loads from the Project and associated works; (iii) assess the impact of the Project and associated works on the existing, committed and planned sewerage system and sewage treatment and disposal facilities in NWNT area; (iv) prepare a Sewerage Master Plan for the Project using the latest version of the computerised analysis technique “INFOWORKS” or equivalent computer software agreed by the Director; (v) identify sewerage upgrading works required for the NWNT area sewerage network, sewage treatment and disposal facilities, taking account of the following projects, namely “Upgrading and Expansion of San Wai Sewage Treatment Works and Expansion of Ha Tsuen Pumping Station” and “Yuen Long and Kam Tin Sewerage and Sewage Disposal”; (vi) recommend interim upgrading of sewage treatment and disposal facilities and sewerage network as appropriate and prepare programme and cost estimates for such interim works; and (vii) recommend permanent upgrading to the sewage treatment and disposal facilities and sewerage network and develop a prioritised programme for implementation and prepare cost estimates. 	<p>The review on the existing sewerage facilities are presented in Section 6.3; The review on impact on the existing sewerage facilities are presented in Section 6.5 -6.6. The hydraulic assessment with “INFOWORKS” and assumptions are presented in Section 6.4. The proposed sewage facilities, implementation programme and interim arrangements of the proposed facilities for the Project are presented in Section 6.6 and 6.7.</p>
3.4.8	Waste Management Implications	
3.4.8.1	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 criteria and guidelines for evaluating and assessing waste management implications are described in Section 7.2 of the EIA Report.
3.4.8.2	<p>The assessment of waste management implications shall cover the following :</p> <ul style="list-style-type: none"> (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 of the Project and associated works, based on the sequence and duration of these activities. The Applicant shall adopt the design, the general layout, the construction methods and the programme to minimise the generation of public fill/inert C&D materials and maximise the use of public fill/inert C&D materials for other construction works. (ii) Proposal for Waste Management <ul style="list-style-type: none"> a. Prior to considering the disposal options for various types of wastes, opportunities for reducing waste generation, on-site or off-site re-use and recycling shall be fully evaluated. Measures which can be taken in the planning and design stages (e.g. by modifying the design approach) and in the construction stage for maximising waste reduction shall be separately considered. b. After considering the opportunities for reducing waste generation and maximising re-use, 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 shall be described in detail. The disposal method recommended for each type of waste shall take into account the result of the assessment in (c) below. c. The impact caused by handling (including stockpiling, labelling, packaging and storage), collection, and reuse/disposal of wastes shall be addressed in detail and appropriate mitigation measures shall be proposed. This assessment shall cover the following areas : <ul style="list-style-type: none"> • potential hazard; • air and odour emissions; • noise; • wastewater discharge; and • public transport. (iii) Dredging, Filling and Dumping <ul style="list-style-type: none"> a. The Applicant shall identify and estimate dredging/excavation, dredged/excavated sediment/mud transportation and disposal activities and requirements. Potential dumping ground to be involved shall also be identified. Appropriate field investigation, sampling and chemical and biological laboratory tests to characterise the sediment/mud concerned shall be conducted. The ranges of parameters to be analysed; the number, type and methods of sampling; 	<ul style="list-style-type: none"> (i) The quantity, quality and timing of the waste arising as a result of the construction activities of the Project and associated works are included in Sections 7.5.1 to 7.5.31 of the EIA Report, whereas the quantity, quality and timing of the waste arising as a result of the operation activities of the Project associated works are included in Sections 7.5.32 to 7.5.50 of the EIA Report. (ii) Proposal for Waste Management <ul style="list-style-type: none"> a. Opportunities for reducing waste generation, on-site or off-site re-use and recycling during the construction phase of the Project are included in Sections 7.5.6, 7.5.9, 7.5.20, 7.5.24, 7.5.27 and 7.5.30 of the EIA Report, whereas opportunities for reducing waste generation, on-site or off-site re-use and recycling during the operation phase of the Project are included in Sections 7.5.40 to 7.5.44, 7.5.46 and 7.5.49 of the EIA Report. b. The types and quantities of the wastes required to be disposed of during the construction phase of the Project and the disposal options for each type of waste are included in Sections 7.5.6, 7.5.9, 7.5.20, 7.5.24, 7.5.27 and 7.5.30 of the EIA Report, whereas the types and quantities of the wastes required to be disposed of during the operation phase of the Project and the disposal options for each type of waste are included in Sections 7.5.40 to 7.5.44, 7.5.46 and 7.5.49 of the EIA Report. c. The impact caused by handling (including stockpiling, labelling, packaging and storage), collection, and reuse/disposal of wastes during the construction phase of the Project are included in Sections 7.5.11 to 7.5.31 of the EIA Report, whereas the impact caused by handling (including stockpiling, labelling, packaging and storage), collection, and reuse/disposal of wastes during the operation phase of the Project are included in Sections 7.5.40 to 7.5.51 of the EIA Report. (iii) Dredging, Filling and Dumping <ul style="list-style-type: none"> a. Assessment of any dredged/excavated sediment/mud during the construction phase of the Project is included in Section 7.5.25 of the EIA Report. <p>The practical dredging/excavation method to minimise dredging/excavation and dumping requirements is included in Section 7.5.26 of the EIA Report.</p>

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>sample preservation; chemical and biological laboratory test methods to be used shall be agreed with the Director (with reference to Section 4.4.2(c) of the TM) prior to the commencement of the tests and document in the EIA report for consideration. The categories of sediment/mud which are to be disposed of in accordance with the Dumping at Sea Ordinance (DASO) shall be identified by both chemical and biological tests and their quantities shall be estimated. If the presence of contamination of sediment/mud which requires special treatment/disposal is confirmed, the Applicant shall identify the most appropriate treatment and/or disposal arrangement and demonstrate its viability in consultation with relevant authorities.</p> <p>b. The Applicant shall identify and evaluate the practical dredging/excavation methods to minimise dredging/excavation and dumping requirements based on the criterion that existing sediment/mud shall be left in place and not to be disturbed as far as possible.</p>	
3.4.9	Land Contamination Impact	
3.4.9.1	<p>If any contaminated land uses as stated in Sections 3.1 and 3.2 of Annex 19 in the TM is identified, the Applicant shall carry out the land contamination assessment as detailed from sub-section (i) to (vi) below and propose measures to avoid disposal :</p> <p>(i) The Applicant shall follow the guidelines for evaluating and assessing potential land contamination issues as stated in Sections 3.1 and 3.2 of Annex 19 of the TM.</p> <p>(ii) The Applicant shall identify potential land contamination site(s) within the Project area (Figure 1 refers) and, if any, within the boundaries of associated areas (e.g. work areas) of the Project.</p> <p>(iii) The Applicant shall provide a clear and detailed account of the present land use (including description of the activities, chemicals and hazardous substances handled with clear indication of their storage and location, by reference to a site layout plan) and a complete past land use history, in chronological order, in relation to possible land contamination (including accident records, change of land use(s) and the like).</p> <p>(iv) During the course of the EIA study, the Applicant shall submit a Contamination Assessment Plan (CAP) to the Director for endorsement prior to conducting an actual contamination impact assessment of the land or site(s). The CAP shall include proposals with details on representative sampling and analysis required to determine the nature and the extent of the contamination of the relevant land or site(s). Alternatively, the Applicant may refer to other previously agreed and still relevant and valid CAP(s) for the concerned site(s).</p> <p>(v) Based on the endorsed CAP, the Applicant shall conduct a land contamination impact assessment and submit a Contamination Assessment Report (CAR) to the Director for endorsement. If land contamination is confirmed, a Remedial Action Plan (RAP) to formulate viable remedial measures with supporting documents, such as agreement by the relevant facilities management authorities, shall be submitted to the Director for approval. The Applicant shall then clean up the contaminated land or site(s) according to the approved RAP, and a Remediation Report (RR) to demonstrate adequate clean-up should be prepared and submitted to the Director for endorsement prior to the commencement of any development or redevelopment works within the site. The CAP, CAR, RAP shall be documented in the EIA report.</p> <p>(vi) If there are potential contaminated sites which are inaccessible for conducting sampling and analysis during the course of the EIA study, e.g. due to site access problem, the Applicant's CAP shall include :</p> <p>a. a review of the available information;</p> <p>b. an initial contamination evaluation of these sites and possible remediation methods;</p> <p>c. a confirmation of whether the contamination problem at these sites would be surmountable;</p> <p>d. a sampling and analysis proposal which shall aim at determining the nature and the extent of the contamination of these sites; and</p> <p>e. where appropriate, a schedule of submission of revised or supplementary CAP, CAR, RAP and RR as soon as these sites become accessible.</p>	<p>(i) Section 8.2.1 provides the legislations, standards and guidelines used for the land contamination assessment (FIA).</p> <p>(ii) Sections 8.5 and 8.6 and Appendix 8.1 (CAP) present the potentially contaminated sites in the Project area and associated works area (i.e. Tan Kwan Tsuen Service Reservoir)</p> <p>(iii) Section 8.6 and Appendix 8.1 (CAP) present a clear and detailed account of the present land use (including description of the activities, chemicals and hazardous substances handled with clear indication of their storage and location, by reference to a site layout plan) and a complete past land use history, in chronological order, in relation to possible land contamination (including accident records, change of land use(s) and the like).</p> <p>(iv) CAP, which includes proposals with details on representative sampling and analysis required to determine the nature and the extent of the contamination of the relevant land or site(s), is attached in Appendix 8.1 of the EIA.</p> <p>(v) The majority of the potentially contaminated sites were inaccessible for site walkover at the time of reporting to assess the site conditions. For sites there are accessible for site walkover, permissions could not be obtained from the site operators to carry out the SI works. Further works, including site re-appraisal, SI works as well as submission of supplementary CAP(s), CAR(s) and RAP(s) for EPD's approval are recommended to be carried out after the sites are handed over to PP for development.</p> <p>(vi) Review of the available information Section 8.3.2 presents the available information which has been reviewed in the land contamination assessment.</p> <p>An initial contamination evaluation of these sites and possible remediation methods Section 8.6 and Appendix 8.1 provide the initial contamination evaluation of the potentially contaminated sites and possible remediation methods.</p> <p>A confirmation of whether the contamination problem at these sites would be surmountable Section 8.8 presents the confirmation of whether the contamination problem at the sites would be surmountable.</p> <p>A sampling and analysis proposal which shall aim at determining the nature and the extent of the contamination of these sites Section 8.7 provides the sampling and analysis proposal and the nature of the contamination of the sites and section 8.8 discusses the extent of the contamination of the sites.</p> <p>A schedule of submission of revised or supplementary CAP, CAR, RAP and RR as soon as these sites become accessible. Section 8.9 provides the schedule of submission as soon as the sites become accessible for detail site walkover and site investigation.</p>
3.4.10	Ecological Impact	
3.4.10.1	The Applicant shall follow the criteria and guidelines for evaluating and assessing ecological impact as stated in Annexes 8 and 16 of the TM respectively.	The criteria and guidelines for evaluating and assessing ecological impact stated in Annexes 8 and 16 of the EIAO-TM have been followed as stated in Section 9.2.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
3.4.10.2	The assessment area for the purpose of terrestrial ecological assessment shall include all areas within 500 metres from the site boundaries of the proposed land based works areas or the area likely to be impacted by the Project and associated works. For aquatic ecology, the assessment area shall be the same as the water impact assessment or the area likely to be impacted by the Project and the associated works.	Sections 9.3.1 and 9.3.2 stated the assessment area for the terrestrial ecological assessment included areas within 500 metres from the Project boundary. For aquatic ecology, the assessment area was the same as the water impact assessment.
3.4.10.3	In the ecological impact assessment, the Applicant shall examine the flora, fauna and other components of the ecological habitats within the assessment area. The aim shall be to protect, maintain or rehabilitate the natural environment. In particular, the Project and associated works shall avoid impacts on recognised sites of conservation importance and other ecologically sensitive areas. The assessment shall identify and quantify as far as possible the potential ecological impacts arising from the construction and operation of the Project and associated works.	<p>Ecological surveys stated in Sections 9.3.9 - 9.3.24 covered flora and fauna within the assessment area had been conducted in the objectives to protect, maintain or rehabilitate the natural environment.</p> <p>As stated in Section 9.7.2, under the Revised RODP, recognised sites of conservation importance / other ecologically sensitive areas had been excluded from the Project boundary under the "Green Belt" and "Village Type Development" zoning.</p> <p>The potential ecological impacts arising from the construction and operation of the Project had been identified and quantified in Section 9.5.</p>
3.4.10.4	<p>The assessment shall include the following major tasks :</p> <ul style="list-style-type: none"> (i) review the findings of relevant studies/surveys, including but not limited to, the NWNT Study completed in year 2003, and collate the available information on the ecological characters of the assessment area (including the ecological survey conducted as part of the NWNT Study) ; (ii) evaluate the information collected and identify any information gap relating to the assessment of potential ecological impacts to the aquatic and terrestrial environment; and determine whether ecological surveys are required to fill in any identified information gap for the purpose of establishing a comprehensive and updated ecological profile in accordance with section 3.4.10.4(iv) below. (iii) carry out necessary field surveys as specified under section 3.4.10.4(ii) of this study brief, the duration of which shall be at least 6 months covering both the wet and dry seasons and investigations to verify the information collected, fill in the information gaps identified and fulfill the objectives of the EIA study; (iv) establish an ecological profile of the assessment area based on data of relevant previous studies/surveys and results of any additional ecological field surveys, and describe the characteristics of each habitat found. Major information to be provided shall include : <ul style="list-style-type: none"> (a) description of the physical environment; (b) (b) habitat maps of suitable scale (1:1000 to 1:5000) showing the types and locations of habitats in the assessment area; (c) ecological characteristics of each habitat type such as size, vegetation type, species present, dominant species found, species richness and abundance, community structure, seasonal patterns, inter-dependence of the habitats and species, and presence of any features of ecological importance ; (d) representative colour photographs of each habitat type and any important ecological features identified; and (e) species found that are rare, endangered and/or listed under local legislation, international conventions for conservation of wildlife/ habitats or Red Data Books; (v) investigate and describe the existing wildlife uses of the various habitats with special attention to those wildlife groups and habitats with conservation interests, including but not limited to : <ul style="list-style-type: none"> (a) birds, in particular egrettries; (b) wetlands such as the mitigation wetland provided under the Deep Bay Link project (now named as Kong Sham Western Highway), the wetland habitats at Ngau Hom Shek, pond, natural stream, drainage channel, wet agricultural land and marsh within the Project Site; (c) woodlands at Ngau Hom Shek, Yuen Tau Shan and the hillside southeast of Yuen Long Highway; and (d) any other habitats or wildlife groups identified as having special conservation interests by this EIA study. (vi) describe all recognised sites of conservation importance in the assessment area and its vicinity and assess whether these sites will be affected by the Project and associated works; (vii) using suitable methodology to identify and quantify as far as possible any direct, indirect, on-site, off-site, primary, secondary and cumulative ecological impacts on the wildlife groups and habitats, reduction of species abundance/richness, loss of feeding grounds, reduction of ecological carrying capacity, habitat fragmentation; and in particular the following : <ul style="list-style-type: none"> (a) habitat loss and disturbance such as increase in noise, dust, water pollution, effluent discharges, traffic and human activities and other deterioration of environmental quality to ecologically sensitive areas and wildlife during the construction and operation of the Project; (b) direct loss of semi-natural/natural streams for river training works, if any; 	<ul style="list-style-type: none"> (i) Relevant studies / surveys results, including the NWNT Study completed in year 2003, had been reviewed and collated in Sections 9.4.1 - 9.4.32. (ii) Ecological surveys as stated in Table 9.1 had been conducted to fill in the identified information gap for the purpose of establishing a comprehensive and updated ecological profile in accordance with section 3.4.10.4(iv) in EIA Study Brief. (iii) As stated in Section 9.3, a twelve-month programme of ecological field surveys (covering both dry and wet seasons) was undertaken and additional surveys / site verification were conducted to verify and updated information collected. (iv) (a) The description of the physical environment had been provided in Sections 9.4.33 - 9.4.70. (b) Habitat map Figures 9.3A - 9.3N of suitable scale (1:5000) had been provided. (c) Ecological characteristics of each habitat type had been provided in Sections 9.4.33 - 9.4.70. (d) Representative colour photographs of each habitat type and any important ecological features had been provided in Appendix 9.1. (e) Species of conservation importance had been described in Sections 9.4.51 - 9.4.53, 9.4.73-9.7.74, 9.4.83, 9.4.93, 9.4.95, 9.4.101, 9.4.107 and Appendix 9.3. (v) (a) Avifauna and the three egrettries within the assessment area had been described in Sections 9.4.72 - 9.4.82. (b) The description of mitigation ponds, fishponds, storm water and recreational ponds, natural watercourses, modified watercourse, wet agricultural areas and marshes had been provided in Sections 9.4.41 and 9.4.54 - 9.4.68. (c) The description of woodlands and shrublands at Ngau Hom Shek, Yuen Tau Shan and southeast of Yuen Long Highway had been provided in Sections 9.4.44 - 9.4.52. (d) Other habitats or wildlife groups (e.g. mangroves, mudflat/coastal water body, horseshoe carbs) had been identified and described in Sections 9.4.69 - 9.4.70 and 9.4.106 - 9.4.107. (vi) The potential ecological impacts to the recognised sites of conservation importance had been provided in Sections 9.5.4 - 9.5.5, 9.5.31 - 9.5.32, 9.5.47 and 9.5.49 - 9.5.50. (vii) (a) The direct impact (habitat loss) and indirect impacts (noise, air, dust, water pollution, effluent discharges, traffic and human activities) had been provided Section 9.5. (b) The direct loss of natural streams had been provided in Section 9.5.12. (c) The impact on birds due to collision to transparent or semi-transparent or reflective noise barriers and building facades had been provided in Section 9.5.47. The impact of disturbances to breeding and foraging ardeids flight lines had been provided in Sections 9.5.33 and 9.5.48. (d) The evaluation of fragmentation impact had been provided in Section 9.5.50. (e) The cumulative impacts aroused from total wooded area lost and concurrent projects had been provided in Sections 9.5.11 and 9.6, respectively. (viii) Section 9.7.2 had provided avoidance measures adopted under the consideration of best practical alternative design, construction method and/or programme. (ix) Section 9.5.60 and Tables 9.29 - 9.43 had evaluated the significance and acceptability of the ecological impacts identified using well-defined criteria as stated in EIAO-TM. (x) Practicable mitigation measures had been included in Section 9.7.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>(c) impacts on birds due to collision to transparent or semi-transparent or reflective noise barriers and building facades as well as disturbances to flight lines between breeding and foraging grounds by tall buildings;</p> <p>(d) fragmentation of habitats on ecologically sensitive areas; and</p> <p>(e) cumulative impacts on habitats and associated wildlife on ecologically sensitive areas.</p> <p>(viii) demonstrate that the ecological impacts due to construction and operation of the Project and associated works are avoided to the maximum practicable extent by consideration of best practical alternative design, construction method and/or programme (such as modification of layout, different alignment, use of tunnels or suppress road and/or other construction methods);</p> <p>(ix) evaluate the significance and acceptability of the ecological impacts identified using well-defined criteria;</p> <p>(x) recommend practicable mitigation measures to avoid, minimise and/or compensate for the adverse ecological impacts identified;</p> <p>(xi) evaluate the feasibility and effectiveness of the recommended mitigation measures and define the scope, type, location, implementation arrangement, subsequent management and maintenance of such measures;</p> <p>(xii) determine and quantify as far as possible the residual ecological impacts after implementation of the proposed mitigation measures;</p> <p>(xiii) evaluate the severity and acceptability of the residual ecological impacts using well-defined criteria; and</p> <p>(xiv) review the need for and recommend any ecological monitoring programme required.</p>	<p>(xi) The feasibility and effectiveness of the recommended mitigation measures, the scope, type, location, implementation arrangement, subsequent management and maintenance of such measures had been provided in Section 9.7.</p> <p>(xii) Residual ecological impacts had been evaluated and provided in Section 9.10.</p> <p>(xiii) The severity and acceptability of residual ecological impacts using well-defined criteria had been evaluated and provided in Section 9.10.</p> <p>(xiv) The required ecological monitoring programme identified had been provided in Section 9.11.</p>
3.4.11	Fisheries Impact	
3.4.11.1	The Applicant shall follow the criteria and guidelines for evaluating and assessing fisheries impact as stated in Annexes 9 and 17 of the TM.	Section 10.2.1 provides the legislations, standards and guidelines used for the fisheries impact assessment (FIA).
3.4.11.2	The area for fisheries impact assessment shall include all areas within 500m from the boundaries of the Project and associated works and any areas likely to be impacted by the proposed developments. Special attention shall be given to the potential impacts on aquaculture activities in the assessment area and the loss of fish ponds.	Section 10.3.1 describes the extent of the assessment area of the FIA and justifications for this assessment area. Figure 10.1 and 10.2 present the assessment area.
3.4.11.3	The assessment shall cover any potential impact on culture fisheries during the construction and operation of the Project and associated works.	Baseline on culture fisheries are provided in section 10.4.1 to 10.4.11. Potential impacts to culture fisheries are provided in section 10.5.1 to 10.5.4 and Table 10.3.
3.4.11.4	Existing information regarding the assessment area shall be reviewed. Based on the review results, the study shall identify data gap and determine if there is any need for field surveys. If field surveys are considered necessary, the study shall recommend appropriate methodology, duration and timing for the field surveys.	Information gaps were identified based on the findings from literature review provided in Section 10.4.1 to 10.4.11. Section 10.3.4 provides the details on the site visits undertaken for the FIA.
3.4.11.5	<p>The fisheries impact assessment shall include the following :</p> <p>(i) description of the physical environmental background;</p> <p>(ii) description and quantification of the existing culture fisheries activities;</p> <p>(iii) description and quantification of the existing fisheries resources (e.g. major fisheries products and stocks);</p> <p>(iv) identification of parameters (e.g. water quality parameters) and areas that are important to fisheries and will be affected;</p> <p>(v) identification and quantification of any direct/indirect and on-site/off-site impacts to fisheries, such as permanent resumption and temporary occupation of fish ponds as well as deterioration of water quality of fish ponds, oyster culture areas and their surrounding water bodies;</p> <p>(vi) evaluation of impacts and making proposals for any practical alternatives or mitigation measures with details on justification, description of scope and programme, feasibility as well as manpower and financial implications including those related to subsequent management and maintenance requirements of the proposals; and</p> <p>(vii) review the need for monitoring during the construction and operation phases of the Project and associated works and, if necessary, propose a monitoring and audit programme.</p>	<p>Background information on the environmental conditions are described in Section 10.4.</p> <p>Sections 10.4.1 to 10.4.10 and Table 10.1 provides quantitative information on the baseline pond culture fisheries.</p> <p>Sections 10.4.16 to 10.4.25 and Table 10.2 provides quantitative information on the baseline capture fisheries.</p> <p>Section 10.4.23 provides information on location of important fisheries resources.</p> <p>The direct/indirect on-site/off-site impacts to fisheries are provided in Section 10.5 and Tables 10.3 and 10.4.</p> <p>Mitigation measures with details on justifications are provided in Section 10.7.</p> <p>The need for monitoring is discussed in Section 10.10.3.</p>
3.4.12	Landscape and Visual Impact	
3.4.12.1	The Applicant shall follow the criteria and guidelines as stated in Annexes 10 and 18 of the TM and EIAO Guidance Note No. 8/2010 on "Preparation of Landscape and Visual Impact Assessment under the Environmental Impact Assessment Ordinance" for evaluating and assessing landscape and visual impacts of the Project and associated works, such as noise barriers, during both constructional and operational stages. The assessment shall take into account all existing, committed and planned land uses and sensitive receivers.	<p>Section 11.3 provides the environmental legislation, policies, plans, standards and criteria used for the landscape and visual impact assessment (LVIA).</p> <p>Existing uses are shown in figure 11.0.</p> <p>Committed and planned uses are listed in table 11.1.</p> <p>Sensitive receivers are accounted for in table 11.11.</p>
3.4.12.2	The area for the landscape impact assessment shall include all areas within 500 metres from the boundary of the Project area and associated works. The area for the visual impact assessment shall be defined by the visual envelope from the Project and associated	Figure 11.1 identifies the visual envelope and 500m boundary offset.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	works. The defined visual envelope must be shown on a plan.	
3.4.12.3	In the landscape impact assessment, the Applicant shall describe, appraise, analyse and evaluate the existing and planned landscape resources and character within the assessment area. Annotated oblique aerial photographs and plans of suitable scale showing the baseline landscape resources and landscape character areas, and mapping of impact assessment shall be extensively used to present the findings of impact assessment. A broad brush tree and vegetation survey shall be carried out and the impacts on existing trees and vegetation shall be addressed. Summary of tree and vegetation survey information shall be included in the EIA report. The assessment shall be particularly focused on the sensitivity of the landscape framework and its ability to accommodate change. The Applicant shall identify the degree of compatibility of the Project and associated works with the existing and planned landscape settings. The landscape impact assessment shall quantify the potential landscape impacts as far as possible, so as to illustrate the significance of such impacts arising from the Project and associated works. Clear mapping of the landscape resources, landscape character areas and landscape impact is required.	Section 11.8 and 11.9 provides descriptions of the existing landscape resources and character areas. Figures 11.1a – 11.1p provide detail plans showing the baseline landscape resources. Figures 11.5a – 11.5p provide detail plans showing the impacts to landscape resources. Table 11.3 provides information on baseline landscape resources. Figure 11.3 provides a plan showing the landscape character areas. Section 11.8.29 – 11.8.32 provides information on the broad brush tree survey. Table 11.7 details the landscape impact assessment for each landscape resource.
3.4.12.4	The Applicant shall assess the visual impacts of the proposed developments and associated works. Clear illustrations including mapping of visual impact is required. The assessment shall include the following : (i) Identification and plotting of visual envelope of the New Development Area and associated works; (ii) Identification of the key groups of sensitive receivers within the visual envelope with regard to views from ground level, sea level and elevated vantage points; (iii) Description of the visual compatibility of the Project and associated works with the surrounding and the planned setting, and their obstruction and interference with the key views of the adjacent areas; (iv) Description of the severity of visual impacts in terms of nature, distance and number of sensitive receivers. The visual impact of the Project and associated works with and without mitigation measures shall be assessed. (v) Clear evaluations and explanations with supportive arguments of factors considered in arriving the significance thresholds of visual impact.	(i) Figure 11.7 identifies the visual envelope (ii) Figures 11.8 – 11.11 identify the key groups of sensitive receivers (iii) Table 11.12 identifies the visual compatibility of the project for each visually sensitive receiver. (iv) Section 11.12.14 describes the visual impact with and without mitigation (v) Section 11.12.16 – 11.12.17 describe residual impacts. Section 11.15.36 – 11.15.40 evaluate and explain the factors in arriving at significance thresholds.
3.4.12.6	The Applicant shall evaluate the merits of preservation in totality, in parts or total destruction of existing landscape and the establishment of a new landscape character area. In addition, alternative alignment, design and construction methods that would avoid or reduce the identified landscape and visual impacts shall be evaluated for comparison before adopting other mitigation or compensatory measures to alleviate the impacts. The mitigation measures proposed shall not only be concerned with damage reduction but shall also include consideration of potential enhancement of existing landscape and visual quality. The Applicant shall recommend mitigation measures to minimise the adverse effects identified above, including provision of a landscape design.	Section 11.5 provides detail on the merits for the proposed planning and urban design framework in avoid and reducing the identified impacts. Section 11.10 describes the landscape and visual mitigation measures in construction and operation phases. Table 11.8 and 11.9 details the individual mitigation measures.
3.4.12.7	The mitigation measures shall include preservation of vegetation and natural coastline, transplanting of trees, provision of screen planting, re-vegetation of disturbed land, woodland restoration, compensatory planting, provisioning/ re-provisioning of amenity areas and open spaces, minimisation of noise barriers, design of structures, provision of finishes to structures, colour scheme and texture of material used and any measures to mitigate the impact on existing, committed and planned land uses. Parties shall be identified for the on-going management and maintenance of the proposed mitigation works to ensure their effectiveness throughout the operation phase of the proposed developments and associated works. A practical programme and funding proposal for the implementation of the recommended measures shall be provided.	Table 11.8 and 11.9 details the individual mitigation measures with relevant funding, implementation, management, and maintenance agencies.
3.4.12.8	Annotated illustration materials such as coloured perspective drawings, plans and section/elevation diagrams, oblique aerial photographs, photographs taken at vantage points, and computer-generated photomontage shall be adopted to fully illustrate the landscape and visual impacts of the Project and associated works to the satisfaction of the Director. In particular, the landscape and visual impacts of the Project with and without mitigation measures from representative viewpoints, particularly from views of the most severely affected visually sensitive receivers (i.e. worst case scenarios) to be agreed by the Director, shall also be properly illustrated in existing and planned setting at four stages (existing condition, Day 1 with no mitigation measures, Day 1 with mitigation measures and Year 10 with mitigation measures) by computer-generated photomontage so as to demonstrate the effectiveness of the proposed mitigation measures. Computer graphics shall be compatible with Microstation DGN file format. The Applicant shall record the technical details such as system set-up, software, data files and function in preparing the illustration, which may need to be submitted for verification of the accuracy of the illustrations.	Figures 11.12a – 11.17b provide photomontage perspectives with and without mitigation measures. Figures 11.6a – 11.6o provide coloured plans for mitigation measures. Computer graphics are in CAD format and are convertible / compatible with Microstation. Technical details in relation to illustrations is recorded and may be provided if requested.
3.4.13	Impact on Cultural Heritage	
3.4.13.1	The Applicant shall follow the criteria and guidelines for evaluating and assessing the cultural heritage impacts as stated in Annexes 10 and 19 of the TM respectively and the Guidance Notes on Assessment of Impact on sites of Cultural Heritage in Environmental Impact Assessment Studies (available on the EIAO web site at http://www.epd.gov.hk/eia/english/guid/index5.html).	Noted.
3.4.13.2	The assessment area shall be 100 metres from the boundary of the Project and associated works. The cultural heritage impact assessment shall include archaeological impact assessment and built heritage impact assessment.	The assessment area and assessment scope of archaeology and built heritage are presented at Sections 12.2 and 12.3.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>(i) Archaeological Impact Assessment The Applicant shall engage qualified archaeologist(s) to review the archaeological potential of the Project and associated works taking the results of previous archaeological investigations and other background of the site into account. In case the existing information is inadequate or where the Project or associated works has not been adequately studied before, the archaeologist(s) shall conduct the investigations to assemble data. The archaeologists shall obtain licences from the Antiquities Authority prior to commence of archaeological field investigations. Details of the archaeological impact assessment shall be submitted to the Antiquities Authority and the Director prior to the commencement of the assessment for consideration in accordance with section 4.4.2(c) of the TM. Based on existing and collected data, the Applicant shall evaluate whether the proposed development(s) associated with the Project and associated works is (are) acceptable from archaeological preservation point of view. In case adverse impact on archaeological resources cannot be avoided, appropriate mitigation measures should be designed. The Applicant shall draw necessary reference to relevant sections of the Guidelines for Cultural Heritage Impact Assessment at Appendix C.</p> <p>(ii) Built Heritage Assessment The Applicant shall conduct a built heritage impact assessment (BHIA), taking the results of previous BHIA and other background of the site into account, to identify known and unknown heritage items within the assessment area that may be affected by the Project and its associated works to assess the direct and indirect impacts on heritage items. Due consideration should be given to the built heritage aspect in the early planning stage. Opportunity should be given throughout this EIA study so that the identified built heritage could be well integrated into future development. The possible impact on the built heritage items identified by the previous BHIA should be avoided / minimised. Appropriate mitigation measures should be recommended in the BHIA. The Application shall draw necessary reference to relevant sections of the Guidelines for cultural Heritage Impact Assessment at Appendix C.</p>	
3.5	Environmental Monitoring and Audit (EM&A) Requirements	
3.5.1	The Applicant shall identify and justify in the EIA study whether there is any need for EM&A activities during the construction and operation phases of the Project and associated works and, if affirmative, to define the scope of the EM&A requirements for the Project and associated works in the EIA study.	The need for EM&A activities is summarised in Chapter 13 and further details are presented in the stand-alone EM&A Manual.
3.5.2	Subject to the confirmation of the EIA study findings, the Applicant shall comply with the requirements as stipulated in Annex 21 of the TM.	The content of Annex 21 of the TM-EIAO have been complied with.
3.5.3	The Applicant shall prepare a Project Implementation Schedule (in the form of a checklist as shown in Appendix D) containing all the EIA study recommendations and mitigation measures with reference to the Project and associated works implementation programme. A stand-alone implementation schedule shall be prepared for each of the individual Schedule 2 designated projects as described in sections 1.9 and 2.1(xiii) of this study brief.	The Project Implementation Schedule is presented in Appendix 13.1 of the EIA Report and Appendix 2.2 of the EM&A Manual.
3.6	Presentation of Summary Information	
3.6.1	<p>Summary of Environmental Outcomes</p> <p>The EIA report shall contain a summary of the key environmental outcomes arising from the EIA study, including estimated population protected from various environmental impacts, environmentally sensitive areas protected, environmentally friendly options considered and incorporated in the preferred option, environmental design recommended, key environmental problems avoided, compensation areas included and the environmental benefits of environmental protection measures recommended.</p>	The Summary of Environmental Outcomes is presented in Chapter 14 of the EIA Report.
3.6.2	<p>Summary of Environmental Impacts</p> <p>To facilitate effective retrieval of pertinent key information, the EIA report shall contain a summary table of environmental impacts showing the assessment points, results of impact predictions, relevant standards or criteria, extents of exceedances predicted, impact avoidance measures considered, mitigation measures proposed and residual impacts (after mitigation). This summary shall cover each individual impact and shall also form an essential part of the executive summary of the EIA report.</p>	A summary table of environmental impacts is presented in Appendix 15.2.
3.6.3	<p>Document of Key Assessment Assumptions, Limitation of Assessment Methodologies and relate Prior Agreement(s) with the Director</p> <p>The EIA report shall contain a summary including the assessment methodologies and key assessment assumptions adopted in this EIA study, the limitations of these assessment(s) methodologies/assumptions, if any, plus relevant prior agreement(s) with the Director or other Authorities on individual environmental media assessment components. The proposed use of any alternative assessment tool(s) or assumption(s) have to be justified by the Applicant, with supporting documents based on cogent, scientific and objectively derived reason(s) before seeking the Director's agreement. The supporting documents shall be provided in the EIA report.</p>	A summary including the assessment methodologies and key assessment assumptions adopted in this EIA study is presented in Appendix 15.1.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
3.6.4	Documentation of Public Concerns. The EIA report shall contain a summary of the main concerns of the general public, special interest groups and the relevant statutory or advisory bodies received and identified by the Applicant during the course of the EIA study, and describe how the relevant concerns have been taken into account.	A summary of the main concerns of the general public, special interest groups and the relevant statutory or advisory bodies received and identified by the Applicant during the course of the EIA study, and how the relevant concerns have been taken into account in presented in Section 2.7.
4	Duration of Validity	
4.1	The Applicant shall notify the Director of the commencement of the EIA study. If the EIA study does not commence within 36 months after the date of issue of this EIA study brief, the Applicant shall apply to the Director for a fresh EIA study brief before commencement of the EIA study.	Noted.
5	Report Requirements	
5.1	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 review of an EIA report. The Applicant shall accompany with the submission of the EIA report provide a summary, pointing out where in the EIA report the respective requirements of this EIA Study Brief and TM (in particular Annexes 11 and 20) have been addressed and fulfilled.	Noted.
5.2	The Applicant shall supply the Director with hard and electronic copies of the EIA report and the executive summary in accordance with the requirements given in Appendix E of this EIA study brief. The Applicant shall, upon request, make additional copies of the above documents available to the public, subject to payment by the interested parties of full costs of printing.	Noted.
6	Other Procedural Requirements	
6.1	If there is any change in the name of Applicant for this EIA study brief during the course of the EIA study, the Applicant must notify the Director immediately.	Noted.
6.2	If there is any key change in the scope of the Project mentioned in sections 1.3 to 1.9 of this EIA study brief and in Project Profile (No. PP-531/2015), 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 Project fundamentally alter the key scope of the EIA study brief, the Applicant shall apply to the Director for a fresh EIA study brief.	Noted.
7	List of Appendices	
7.1	This EIA study brief includes the following appendices : Appendix A – List of Declared Monuments, Graded Historic Buildings and Sites of Archaeological Interest Appendix B – Air Quality Modelling Guidelines Appendix C – Guidelines for Cultural Heritage Impact Assessment Appendix D – Project Implementation Schedule Appendix E – Requirements of EIA Report Documents	Noted.
Appendix A	<p>Declared Monuments and Graded Historic Buildings Situated within Project Boundary</p> <ul style="list-style-type: none"> ➤ Yeung Hau Kung Temple, Tung Tau Tsuen, Ha Tsuen (Declared Monument) ➤ Tang Ancestral Hall, Ha Tsuen (Declared Monument) ➤ Gate Tower, Ha Tsuen Shi (Grade 2) ➤ Kwan Tai Temple, Ha Tsuen Shi (Grade 2) ➤ Shi Wang Study Hall, Ha Tsuen (Grade 3) ➤ Entrance Gate of Shek Po Wai, Shek Po Tsuen, Ha Tsuen (Grade 3) ➤ Shrine, Tin Sam Tsuen, Hung Shui Kiu (Grade 3) ➤ Nos. 76-77 Hung Uk Tsuen, Ping Shan (Grade 3) <p>Declared Monuments and Graded Historic Buildings Situated outside Project Boundary and may be Affected by the Project</p> <ul style="list-style-type: none"> ➤ Yu Kiu Ancestral Hall, Ping Shan (Declared Monument) ➤ Tang Ancestral Hall, Ping Shan (Declared Monument) ➤ Yan Tun Kong Study Hall (Declared Monument) ➤ Tsui Sing Lau Pagoda (Declared Monument) ➤ Tat Tak Communal Hall (Declared Monument) ➤ Kun Ting Study Hall, Hang Mei Tsuen, Ping Shan (Grade 1) ➤ Ching Shu Hin, Nos. 104 & 109 Hang Mei Tsuen, Ping Shan (Grade 1) ➤ Entrance Hall, Shut Hing Study Hall, Tong Fong Tsuen, Ping Shan (Grade 1) ➤ Sing Hin Kung Study Hall, Hang Mei Tsuen, Ping Shan (Grade 2) ➤ Nos. 89 & 124 Hang Tau Tsuen, Ping Shan (Grade 2) ➤ No.64 Hang Mei Tsuen, Ping Shan (Grade 2) 	The inventory of declared monument, graded historic building, nil graded built heritage and site of archaeological interest and archaeological potential areas are presented in Sections 12.5 to 12.7.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<ul style="list-style-type: none"> ➤ Hung Shing Temple, Hang Mei Tsuen, Ping Shan (Grade 2) ➤ Old Ping Shan Police Station (Grade 2) ➤ Yeung Hau Temple, Sheung Cheung Wai (Grade 3) ➤ No. 99 Hang Tau Tsuen, Ping Shan (Grade 3) ➤ No. 37 Hang Mei Tsuen, Ping Shan (Grade 3) ➤ No. 66 Hang Mei Tsuen, Ping Shan (Grade 3) ➤ No. 148 Hang Mei Tsuen, Ping Shan (Grade 3) ➤ Yeuk Hui Study Hall, No. 95 Hang Mei Tsuen, Ping Shan (Grade 3) ➤ Yeung Hau Temple, Sheung Cheung Wai, Ping Shan (Grade 3) ➤ Wong Yun Wai Ancestral Hall (Grade 3) ➤ Chi Hong Po Jai (Grade 3) ➤ Entrance Gate, Sha Kong Wai (Grade 3) ➤ Entrance Gate, Sun Fung Wai, Nam Tei (Grade 3) ➤ Chung Ancestral Hall, Chung Uk Tsuen, Tuen Mun (Grade 3) <p>Sites of Archaeological Interest Situated within Project Boundary</p> <ul style="list-style-type: none"> ➤ Tung Tau Tsuen ➤ Tseung Kong Wai ➤ Ngau Hom Shek (partial) ➤ Hang Hau Tsuen (partial) ➤ Sha Kong Miu (North) (partial) <p>Sites of Archaeological Interest Situated outside Project Boundary</p> <ul style="list-style-type: none"> ➤ Lau Fau Shan ➤ Ngau Hom Sha ➤ Fu Tei Ha ➤ Sheung Cheung Wai ➤ Fu Tei Au ➤ Tsing Chuen Wai ➤ Tuen Tsz Wai ➤ Sha Kong Miu (South) ➤ Nai Wai Kiln 	
Appendix B	<p>Air Quality Modelling Guidelines</p> <p>[The information contained in this Appendix is meant to assist the Applicant in performing the air quality assessment. The Applicant must exercise professional judgement in applying this general information.]</p>	-
	<p>The air quality modelling guidelines shall include the following guidelines as published on the website of the Environmental Protection Department (http://www.epd.gov.hk/epd/english/environmentinhk/air/guide_ref/guide_aqa_model.html):</p> <ul style="list-style-type: none"> (i) Guidelines on Choice of Models and Model Parameters; (ii) Guidelines on Assessing the 'Total' Air Quality Impact (Revised); (iii) Guidelines on the Use of Alternative Computer Models in Air Quality Assessment (Revised); (iv) Guidelines on the Estimation of PM2.5 for Air Quality Assessment in Hong Kong; and (v) Guidelines on the Estimation of 10-minute Average SO2 Concentration for Air Quality Assessment in Hong Kong. 	Noted.
Appendix C	<p>Guidelines for Cultural Heritage Impact Assessment (as at January 2012)</p>	
	<p>Introduction</p> <p>The purpose of the guidelines is to assist the understanding of the requirements in assessing impact on archaeological and built heritage. The guidelines which will be revised by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department from time to time, where appropriate, and when required should be followed in the interest of professional practice. A comprehensive Cultural Heritage Impact Assessment (CHIA) includes a baseline study, an impact assessment study associated with the appropriate mitigation measures proposed and to be implemented by project proponents.</p> <ul style="list-style-type: none"> (1) Baseline Study <ul style="list-style-type: none"> 1.1 A baseline study shall be conducted: <ul style="list-style-type: none"> a. to compile a comprehensive inventory of heritage sites within the proposed project area, which include: <ul style="list-style-type: none"> i. all recorded sites of archaeological interest (both terrestrial and marine); 	<p>The Guidelines for Cultural Heritage Impact Assessment are adopted in the assessment and methodology is described in Sections 12.2 and 12.3. Related mitigation measures are refer to this Guidelines in Sections 12.8 and 12.9.</p>

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<ul style="list-style-type: none"> ii. all declared monuments; iii. all proposed monuments; iv. all buildings/ structures/ sites graded or proposed to be graded by the Antiquities Advisory Board (AAB); v. Government historic sites identified by AMO; vi. buildings/ structures/ sites of high architectural / historical significance and interest which are not included in items (i) to (v) above; and vii. cultural landscapes include places associated with historic event, activity, or person or exhibiting other cultural or aesthetic values, such as sacred religious sites, battlefields, a setting for buildings or structures of architectural or archaeological importance, historic field patterns, clan graves, old tracks, fung shui woodlands and ponds, and etc. <p>a. to identify the direct and indirect impacts on the heritage sites at the planning stage in order to avoid causing any negative effects. The impacts include the direct loss, destruction or disturbance of an element of cultural heritage, impact on its settings or impinging on its character through inappropriate sitting or design, potential damage to the physical fabric of archaeological remains and historic buildings/ structures/ sites through air pollution, change of ground water level, vibration, ecological damage, new recreation or other daily needs to be caused by the new development. The impacts listed are merely to illustrate the range of potential impacts and not intended to be exhaustive.</p> <p>1.2 The baseline study shall also include a desk-top research and a field evaluation.</p> <p>1.3 Desk-top Research</p> <p>1.3.1 Desk-top research should be conducted to analyse, collect and collate the best available information. It shall include (if applicable) but not limited to:</p> <ul style="list-style-type: none"> a. List of declared and proposed monuments protected by the Antiquities and Monuments Ordinance (Chapter 53). b. Graded and proposed graded historic buildings/ structures/ sites. c. Government historic sites identified by AMO. d. Lists and archives kept in the Reference Library of AMO including sites of archaeological interest, declared monuments, proposed monuments and recorded historic buildings/ structures/ sites identified by AMO. e. Publications on local historical, architectural, anthropological, archaeological and other cultural studies, such as, Journals of the Royal Asiatic Society (Hong Kong Branch), Journals of the Hong Kong Archaeological Society, AMO Monograph Series and so forth. f. Other unpublished papers, records, archival and historical documents through public libraries, archives, and the tertiary institutions, such as the Hong Kong Collection and libraries of the Department of Architecture of the University of Hong Kong and the Chinese University of Hong Kong, Public Records Office, photographic library of the Information Services Department and so forth. g. Any other unpublished archaeological investigation and excavation reports kept by AMO. h. Relevant information from AMO's website. i. Historical documents in the Public Records Office, the Land Registry, District Lands Office, District Office and the Hong Kong Museum of History and so forth. j. Cartographic and pictorial documents. Old and recent maps and aerial photos searched in the Map and Aerial Photo Library of the Lands Department. k. Existing geological and topographic information (for archaeological desk-top research). l. Discussion with local informants. <p>1.4 Field Evaluation</p> <p>1.4.1 General</p> <p>The potential value of the project area with regard the cultural heritage could be established easily where the area is well-documented. However, it does not mean that the area is devoid of interest if it lacks information. In these instances, site inspections and consultations with appropriate individuals or organisations should be conducted by those with expertise in local heritage to clarify the situation.</p> <p>1.4.2 Field survey on historic buildings/ structures/ sites</p> <ul style="list-style-type: none"> a. Field scan of all the historic buildings/ structures/ sites within the project area. b. Photographic recording of each historic building/ structure/ site including the exterior (the elevations of all faces of the building premises, the roof, close up for the special architectural details) and the interior (special architectural details), if possible, as well as the surroundings, the associated cultural landscape features and the associated intangible cultural heritage (if any) of each historic building/ structure/ site. c. Interview with local elders and other informants on local historical, architectural, anthropological and other cultural information related to the historic buildings/ structures/ sites. 	

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>d. Historical and architectural appraisal of the historic buildings/ structures/ sites, their associated cultural landscape and intangible cultural elements.</p> <p>1.4.3 Archaeological Survey</p> <p>a. Appropriate methods for pricing and valuation of the archaeological survey, including by means of a Bill of Quantities or a Schedule of Rates should be adopted when appropriate in preparing specifications and relevant documents for calling tenders to carry out the archaeological survey. The specifications and relevant documents should be sent to AMO for agreement prior to calling tenders to conduct the archaeological survey.</p> <p>b. For archaeologists involved in contract archaeological works, they should adhere to recognised standards for professional practice and ethical conduct in undertaking commissioned archaeological works under contracts. They should make themselves fully understand recognised principles and guidelines regarding contract archaeological works, such as those of the Institute for Archaeologists, European Associations of Archaeologists and in Mainland China.</p> <p>c. A licence shall be obtained from the Antiquities Authority for conducting archaeological field work. It takes at least two months to process an application.</p> <p>d. An archaeological brief/proposal, as an outline framework of the proposed archaeological works, should be prepared. The brief/proposal should clearly state the project and archaeological background, address necessary archaeological works required, elaborate the strategy and methodology adopted, including what particular research question(s) will be resolved, how the archaeological data will be collected and recorded, how the evidence will be analysed and interpreted and how the archaeological finds and results will be organised and made available. Effective field techniques including method and sampling details are required to be demonstrated clearly in the brief/proposal. Monitoring arrangement, reporting, contingency plan for field and post-excavation works and archive deposition (including finds, field and laboratory records, etc.) should also be addressed in the brief/proposal. The brief/proposal should be submitted to AMO for agreement prior to applying for a licence. Prior site visit to the project site before the submission of the brief/proposal is required so as to ascertain the feasibility of the proposed strategy and methodology as well as the availability of the proposed locations for auger survey and test pitting.</p> <p>e. The following methods of archaeological survey (but not limited to) should be applied to assess the archaeological potential of the project area:</p> <ul style="list-style-type: none"> (i) Definition of areas of natural land undisturbed in the recent past. (ii) Field scan of the natural land undisturbed in the recent past in detail with special attention paid to areas of exposed soil which were searched for artifacts. (iii) Conduct systematic auger survey and test pitting. The data collected from auger survey and test pitting should be able to establish the (iv) Excavation of test pits to establish the vertical sequence of cultural materials. The hand digging of 1 x 1 m or 1.5 x 1.5 m test pits to determine the presence or absence of deeper archaeological deposits and their cultural history. (v) The quantity and location of auger holes and test pits should be agreed with AMO prior to applying for a licence. Additional auger holes and test pits may be required to ascertain and demarcate the extent of archaeological deposits and remains. (vi) A qualified land surveyor should be engaged to record reduced levels and coordinates as well as set base points and reference lines in the course of the field survey. (vii) All archaeological works should be properly completed and recorded to agreed standards. <p>f. Archaeologists should adhere to all the agreed professional and ethical standards for archaeological works, such as the standards and guidelines of the Institute for Archaeologists, English Heritage, European Associations of Archaeologists, Society for American Archaeology and in Mainland China.</p> <p>g. A Marine Archaeological Investigation (MAI) following Guidelines for MAI may be required for projects involving disturbance of seabed.</p> <p>1.4.4 If the field evaluation identifies any additional heritage sites within the study area which are of potential historic or archaeological importance/interest and not recorded by AMO, the findings should be reported to AMO as soon as possible.</p> <p>1.5 The Report of Baseline Study</p> <p>1.5.1 The study report should unequivocally include all the direct and concrete evidence to show that the process of the above desk-top and field survey has been satisfactorily completed. This should take the form of a detailed inventory of the heritage sites supported by full description of their significance. The description should contain detailed geographical, historical, archaeological, architectural, anthropological, ethnographic and other relevant data supplemented with illustrations below and photographic and cartographic records, if required.</p>	

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>1.5.2 A master layout plan showing all the identified archaeological and built heritage sites within the study area should be provided in the report. All the identified heritage sites should be properly numbered with their locations indicated on the master layout plan.</p> <p>1.5.3 Historic Buildings/ Structures/ Sites</p> <p>a. A map in 1:1000 scale showing the boundary of each historic item.</p> <p>b. Photographic records of each historic item.</p> <p>c. Detailed recording form of each historic item including its construction year, previous and present uses, architectural characteristics, as well as legends, historic persons and events, cultural landscape features and cultural activities associated with the structure.</p> <p>d. A cross-referenced checklist including the reference number of each historic item, their photo and drawing reference, as well as the page number of the detailed recording form of each identified historic item for easy cross-checking of individual records.</p> <p>1.5.4 Sites of Archaeological Interest</p> <p>a. A map showing the boundary of each site of archaeological interest as supported and delineated by field walking, augering and test-pitting.</p> <p>b. Drawing of stratigraphic section of test-pits excavated which shows the cultural sequence of a site.</p> <p>c. Reduced levels, coordinates, base points and reference lines should be clearly defined and certified by a qualified land surveyor.</p> <p>d. <i>Guidelines for Archaeological Reports</i> should be followed (Annex 1).</p> <p>1.5.5 A full bibliography and the source of information consulted should be provided to assist the evaluation of the quality of the evidence, including the title of the relevant material, its author(s), publisher, publication place and date. To facilitate verification of the accuracy, AMO will reserve the right to examine the full details of the research materials collected under the baseline study.</p> <p>1.6 Finds and Archives</p> <p>1.6.1 Archaeological finds and archives should be handled following Guidelines for Handling of Archaeological Finds and Archives (Annex 2).</p> <p>1.7 Safety Issue</p> <p>1.7.1 During the course of the CHIA Study, all participants shall comply with all Ordinances, Regulations and By-laws which may be relevant or applicable in safety aspect in connection with the carrying out of the CHIA Study, such as site safety, insurance for personal injuries, death and property damage as well as personal safety apparatuses, etc.</p> <p>1.7.2 A Risk Assessment for the fieldwork shall be carried out with full consideration to all relevant Ordinances, Regulations and By-laws.</p> <p>Information Disclosure</p> <p>1.7.3 For releasing any information on the CHIA Study, the archaeologist/expert involved should strictly comply with the terms and conditions set in the contract/agreement and avoid conflict of interest.</p> <p>(2) Impact Assessment Study</p> <p>2.1 Identification of impact on heritage</p> <p>2.1.1 The impact assessment study must be undertaken to identify the impacts on the heritage sites which will be affected by the proposed development subject to the result of desktop research and field evaluation. The prediction of impacts and an evaluation of their significance must be undertaken by expert(s) in local heritage.</p> <p>2.1.2 During the assessment, both the direct impacts such as loss or damage of important features as well as indirect impacts should be clearly stated, such as adverse visual impact on heritage sites, landscape change to the associated cultural landscape features of the heritage sites, temporary change of access to the heritage sites during the work period, change of ground level or water level which may affect the preservation of the archaeological and built heritage in- situ during the implementation stage of the project.</p> <p>2.1.3 The evaluation of cultural heritage impact assessment maybe classified into five levels of significance based on type and extent of the effects concluded in the CHIA study:</p> <p>a. Beneficial impact: the impact is beneficial if the project will enhance the preservation of the heritage site(s) such as improving the flooding problem of the historic building after the sewerage project of the area;</p> <p>b. Acceptable impact: if the assessment indicates that there will be no significant effects on the heritage site(s);</p> <p>c. Acceptable impact with mitigation measures: if there will be some adverse effects, but these can be eliminated, reduced or offset to a large extent by specific measures, such as conduct a follow-up Conservation Proposal or Conservation Management Plan for the affected heritage site(s) before</p>	<p>Preparation of Archaeological Survey Report is followed the requirements of Guidelines for Archaeological Reports.</p>

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>commencement of work in order to avoid any inappropriate and unnecessary interventions to the building;</p> <p>d. Unacceptable impact: if the adverse effects are considered to be too excessive and are unable to mitigate practically;</p> <p>e. Undetermined impact: if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.</p> <p>2.1.4 Preservation in totality must be taken as the first priority as it will be a beneficial impact and will enhance the cultural and socio-economical environment if suitable measures to integrate the heritage site into the proposed project are carried out.</p> <p>2.1.5 If, due to site constraints and other factors, only preservation in part is possible, this must be fully justified with alternative proposals or layout designs which confirm the impracticability of total preservation.</p> <p>2.1.6 Total destruction must be taken as the very last resort in all cases and shall only be recommended with a meticulous and careful analysis balancing the interest of preserving local heritage as against that of the community as a whole. Assessment of impacts on heritage sites shall also take full account of, and follow where appropriate, paragraph 4.3.1(c), item 2 of Annex 10, items 2.6 to 2.9 of Annex 19 and other relevant parts of the Technical Memorandum on Environmental Impact Assessment (EIA) Process (Technical Memorandum).</p> <p>2.2 Mitigation Measures</p> <p>2.2.1 It is always a good practice to recognise the heritage site early in the planning stage and site selection process, and to avoid it, i.e. preserve it in-situ, or leaving a buffer zone around the site with full justifications demonstrating the best practice of heritage conservation.</p> <p>2.2.2 Mitigation is not only concerned with minimising adverse impact on the heritage site but also should give consideration of potential enhancement if possible (such as to improve the access to the heritage site or enhance the landscape and visual quality of the heritage site).</p> <p>2.2.3 Mitigation measures shall not be recommended or taken as de facto means to avoid preservation of heritage sites. They must be proved beyond all possibilities to be the only practical course of action. Heritage sites are to be in favour of preservation unless it can be demonstrated that there is a need for a particular development which is of paramount importance and outweighs the significance of a heritage site.</p> <p>2.2.4 If avoidance of the heritage site is not possible, amelioration can be achieved by minimising the potential impacts and the preservation of the heritage site, such as physically relocating it. Measures like amendments of the sitting, screening and revision of the detailed design of the development are required to lessen its degree of exposure if it causes visual intrusion to the heritage site and affects the character and integrity of the heritage site.</p> <p>2.2.5 A rescue programme, when required, may involve preservation of the historic building or structure together with the relics inside, and its historic environment through relocation, detailed cartographic and photographic survey or preservation of site of archaeological interest "by record", i.e. through excavation to extract the maximum data as the very last resort.</p> <p>2.3 The Impact Assessment Report</p> <p>2.3.1 A detailed description and plans should be provided to elaborate on the heritage site(s) to be affected. Besides, please also refer to paragraph 4.3.1(d), items 2.10 to 2.14 of Annex 19 and other relevant parts of the Technical Memorandum and the Guidance Notes, other appropriate presentation methods for mitigation proposals like elevations, landscape plan and photomontage shall be used in the report extensively for illustrating the effectiveness of the measures.</p> <p>2.3.2 To illustrate the landscape and visual impacts on heritage sites, as well as effects of the mitigation measures, choice of appropriate presentation methods is important. These methods include perspective drawings, plans and section/elevation diagrams, photographs on scaled physical models, photo-retouching and photomontage. These methods shall be used extensively to facilitate communication among the concerned parties.</p> <p>2.3.3 The implementation programme for the agreed mitigation measures should be able to be executed and should be clearly set out in the report together with the funding proposal. These shall form an integral part of the overall redevelopment project programme and financing of the proposed redevelopment project. Competent professionals must be engaged to design and carry out the mitigation measures.</p> <p>2.3.4 For contents of the implementation programme, reference can be made to Annex 20 of the Technical Memorandum and the Guidance Notes. In particular, item 6.7 of Annex 20 requires to define and list out clearly the proposed mitigation measures to be implemented, by whom, when, where, to what requirements and the various implementation responsibilities. A comprehensive plan and programme for the protection and conservation of the preserved heritage site, if any, during the planning and design stage of the proposed project must be addressed in</p>	

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>details.</p> <p>2.3.5 Supplementary information to facilitate the verification of the findings shall be provided in the report including but not limited to:</p> <ol style="list-style-type: none"> layout plan(s) in a proper scale illustrating the location of all heritage sites within the study area, the extent of the work area together with brief description of the proposed works; all the heritage sites within the study area should be properly numbered, cross-reference to the relevant drawings and plans. an impact assessment cross-referenced checklist of all the heritage sites within the study area including heritage site reference, distance between the heritage site and work area, summary of the possible impact(s), impact level, summary of the proposed mitigation measure(s), as well as references of the relevant plans, drawings and photos; and a full implementation programme of the mitigation measures for all affected heritage sites to be implemented with details, such as by whom, when, where, to what requirements and the various implementation responsibilities of individual parties. <p><i>* This Guidelines for Cultural Heritage Impact Assessment was first set out in August 2008 based on the Criteria for Cultural Heritage Impact Assessment and revised subsequently in December 2008, July 2010, October 2010, March 2011, April 2011 and January 2012.</i></p>	
Annex I	Guidelines for Archaeological Reports (As at April 2011)	
	<ol style="list-style-type: none"> General <ol style="list-style-type: none"> All reports should be written in a clear, concise and logical style. All the constituent parts (text, figures, photos and specialist reports (if any)) should provide full cross-reference. Readers should be able to find their way around the report without difficulty. The reports should be submitted in A4 size and accompanying drawings of convenient sizes. Draft reports should be submitted to the Antiquities and Monuments Office (AMO) for comments within two months after completion of archaeological work unless otherwise approved by AMO. The draft reports should be revised as required by AMO and relevant parties. The revised reports should be submitted to AMO within three weeks after receiving comments from AMO and relevant parties. At least 5 hard copies of the final reports should be submitted to AMO for record purpose. At least 2 digital copies of the final reports in both Microsoft Word format and Acrobat (.PDF) format without loss of data and change of appearance compared with the corresponding hard copy should be submitted to AMO. The digital copies should be saved in a convenient medium, such as compact discs with clear label on the surface and kept in protective pockets. Errors are the responsibilities of the author(s) and should so far as possible be identified and rectified before submission to AMO. The guidelines which will be revised by the AMO of the Leisure and Cultural Services Department from time to time, where appropriate, and when required should be followed in the interest of professional practice. Suggested Format of Reports <ol style="list-style-type: none"> Front page: <ul style="list-style-type: none"> Project/Site name Nature of the report e.g. (Draft/Final) Archaeological Investigation/Survey Report Archaeological Impact Assessment Report Watching Brief Report Rescue Excavation Report Post-excavation Report Organisation Date of report Content list Page number of each section should be given. Non-technical summary (both in English and Chinese with appropriate 150 – 300 words each) This should outline in plain, non-technical language, the principal reasons for the archaeological work, its aims and main results, and should include reference to authorship and commissioning 	Preparation of Archaeological Survey Report is followed the requirements of Guidelines for Archaeological Reports.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>body.</p> <p>4. Introduction This should set out background leading to the commission of the reports. The location, area, scope and date of conducting the archaeological work must be given. The location of archaeological work should be shown on maps in appropriate scales and with proper legends.</p> <p>5. Aims of archaeological work These should reflect the aims set in the project design.</p> <p>6. Archaeological, historical, geological and topographical background of the site Supporting aerial photos and maps (both old and present) in appropriate scales, with proper legends and with the site locations clearly marked on should be provided.</p> <p>7. Methodology The methods used including any variation to the agreed project design should be set out clearly and explained as appropriate.</p> <p>8. Results</p> <ul style="list-style-type: none"> • The results should outline the findings, known and potential archaeological interests by period and/or type. Their significance and value with reference/inclusion of supporting evidence should be indicated. If more than one interpretation is possible, the alternatives should also be presented, at least in summary. • The results should be amplified by the use of drawings and photographs. • Tables summarising features and artifacts by trench/grid/test pit together with their interpretation should be included. • The method, sampling details, results and interpretation as well as appropriate supporting data of the analysis for the environmental materials, e.g. ecofacts identified and/or collected during the fieldwork should be included. • For impact assessment, the likely effect of the proposed development on the known or potential archaeological resource should be outlined. <p>9. Conclusion This should include summarisation and interpretation of the result.</p> <p>10. Recommendation Recommendation on further work and the responsible party as well as a brief planning framework should be outlined.</p> <p>11. Reference and bibliography A list of all primary and secondary sources including electronic sources used should be given in full detail, including the title of the relevant material, its author(s), publisher, publication place and date.</p> <p>12. Archaeological team The director and members of the archaeological team and the author(s) of the report should be clearly specified.</p> <p>13. Copyright and dissemination The copyright of the report should be clearly identified. To facilitate future research studies, please specify that the report can be made available to the public in the Reference Library of the Heritage Discovery Centre.</p> <p>14. Supporting illustrations They should be clearly numbered and easily referenced to the text. They should be scanned and saved in TIFF or JPEG formats.</p> <p style="margin-left: 20px;">A. Maps A location plan of the project site should be included. Archaeological work locations, such as auger hole and test pit locations (with relevant coordinates certified by a qualified land surveyor), should be clearly shown on maps in appropriate scales, with proper legends, grid references (in 8 digits) and captions.</p> <p style="margin-left: 20px;">B. Drawings of test pits, archaeological features, special finds, selected representative samples from general finds Drawings of all excavated test pits (at least one cross section of each test pit), all excavated archaeological features (both plan and cross section of each</p>	

Sections of the EIA Study Brief	Specific Requirements	Compliance Check						
	<p>archaeological feature), all special finds identified in the excavation and selected representative samples from general finds (at least front view and section of each finds) should be included. All drawings should be clearly numbered and easily referenced to the text. The drawing scales stipulated below should be followed:</p> <table border="1" data-bbox="1175 436 1828 569"> <tr> <td>Cross section and profile drawings of test pits</td> <td>1:20</td> </tr> <tr> <td>Archaeological feature drawings</td> <td>1:10</td> </tr> <tr> <td>Finds drawings</td> <td>1:1</td> </tr> </table> <p>If drawings of the above stated scales are not appropriate to be incorporated into the report under certain occasions, reduced copy of the drawings with the scales are acceptable. Proper captions, legends and indication of reduced size should be given.</p> <p>C. Photos of project site and the surrounding area, test pits, archaeological features, special finds, selected representative samples from general finds Photos of project site and the surrounding area, all excavated test pits (at least one cross section of each test pit), all excavated archaeological features (both plan and cross section of each archaeological feature), all special finds identified in the excavation and selected representative samples from general finds (at least front view of each of the finds) should be included. All photos should be at least in 3R size with proper captions and scales. They should be clearly numbered and easily referenced to the text. They should be scanned and saved in TIFF or JPEG formats.</p> <p>15. Supporting data in appendices These should consist of essential technical details to support the result. These may include stratigraphic record of test pits and auger holes, records of general and special finds as well as ecofacts discovered with description, quantity and context number/ stratigraphic sequence, result of laboratory testing, index of field archives.</p> <p>16. Other professional views/ comments This can reflect any issues/ difficulties regarding the archaeological project observed/ encountered by the archaeological team.</p> <p>17. Comment and response All comments and responses from AMO and relevant parties should be attached in full.</p> <p>III. Green Measures</p> <p>1. All the reports should be of single line spacing and printed on both sides of the paper.</p> <p>2. Excessive page margins should be avoided. A top/ bottom margin of 2 cm and left/ right margin of 2.5 cm are sufficient.</p> <p>3. Use of blank paper should be avoided as far as possible.</p> <p>4. Suitable font type of size 12 should be used generally in balancing legibility and waste reduction objective.</p>	Cross section and profile drawings of test pits	1:20	Archaeological feature drawings	1:10	Finds drawings	1:1	
Cross section and profile drawings of test pits	1:20							
Archaeological feature drawings	1:10							
Finds drawings	1:1							
Annex 2	Guidelines for Handling of Archaeological Finds and Archives (As at 28 November 2011)							
	<p>I. General Remark</p> <p>1. The guidelines which will be revised by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department from time to time, where appropriate, and when required should be followed in the interest of professional practice.</p> <p>2. Please use the site code (____)** for the archaeological project, namely _____. Licensee must use this unique site code for the whole project.</p> <p>** If an archaeological project covers more than one archaeological site/location, licensee should contact the Central Archaeological Repository (CAR) at 2384 5446 or aciarmoar@lcsd.gov.hk to obtain relevant site codes.</p> <p>3. Licensee should contact the CAR at 2384 5446 or aciarmoar@lcsd.gov.hk regarding the handover of archaeological finds and archives when post-excavation research and excavation report have been completed and accepted by the AMO.</p> <p>4. If a huge quantity of similar general finds was discovered from a single archaeological project, licensee is advised to consult the AMO regarding the collecting strategy as early as possible.</p>	Handling of artefact and survey archives is followed the requirements of the Guidelines for Handling of Archaeological Finds and Archives.						

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	<p>5. For the preparation of archaeological finds and archives for long-term curation by the CAR, the guidelines as set out below should be followed.</p> <p>6. If the licensee does not handle the finds and archives in accordance with this guidelines, the AMO may inform the project proponent to revise the relevant data. The arrangement of handover may subsequently be deferred.</p> <p>II. Archaeological Finds</p> <p>7. Cleaning The excavated finds should be properly cleaned with water, except: (i) the finds are identified for scientific analysis; (ii) metal & organic objects (e.g. bone, wood, leather, textile objects and etc.) should not be cleaned with water. Licensee is advised to consult the AMO if in doubt.</p> <p>8. Marking</p> <ul style="list-style-type: none"> • The excavated finds should be cleaned before marking object number. • “Sandwich” technique¹ should be adopted for marking permanent object number. • Each special find should be marked with site code, context number and SF number, etc. • Any representative samples selected from the general finds for discussion on the excavation report should be marked with site code, context number, sample number and bagged separately. • The general finds should be marked with site code and context number. • For the finds which are too small, organic objects (e.g. bone, wood, leather, textile objects and etc.) or have unstable surface, object number should not be marked on the object directly. These finds should be bagged separately and attached with a label containing information about the site code, context number, find number and description of find. <p>9. Labeling and bagging</p> <ul style="list-style-type: none"> • Two labels should be provided for each bag which contains finds, one is adhered on the surface of the bag while the other is kept inside the bag for easy reference. • The label inside the bag should be kept separately with a smaller plastic bag so that the label can be kept much longer. • Information about the site code, context number, test-pit number, object number (or bag number) and description of finds should be written clearly on the label. • Finds under the same context should be bagged together. If those finds, however, have been categorised according to their typology, materials or characteristics, separate bagging is required. <p>10. Conservation</p> <ul style="list-style-type: none"> • To refit and reconstruct pottery vessels with appropriate adhesive. A heat and waterproof adhesive, e.g. product of H. Marcel Guest Ltd., is recommended. • Any adhesives which are not reversible or would damage the finds should not be applied on the finds. Archaeologist is advised to consult the AMO if in doubt. <p>11. Finds register A standard finds register, for both special finds and general finds, with information about the find’s number, name, description, quantity, type, weight, dimensions and field data should be duly filled in. Licensee should contact the CAR at 2384 5446 or aciamoar@lcsd.gov.hk to obtain the standard finds register (in Excel format). Special finds and general finds should be inputted in individual register. Both hard & soft copies (in Excel format) of the duly completed register should be handed over.</p> <p>12. Sample register of eco-facts A clear sample register with information about the description of the sample, quantity, type and weight should be prepared for handover.</p> <p>III. Field Records and Finds Processing Records</p> <p>13. Field records include field diary, site record for individual test pit/trench/square, context recording sheet, special finds recording sheet, soil sample & eco-facts sample recording sheet, map, survey sheet, photograph/ audio-visual records, etc.</p> <p>14. Finds processing records include conservation record, measured drawings and photographs, laboratory reports, etc.</p> <p>15. Measured drawing, both hard & soft copies (in pdf format), and photograph (in jpg format) of each special find should be handed over.</p> <p>16. All the aforesaid records stated in paragraphs 12 to 14 should be handed over to the CAR when post-excavation research and excavation report have been completed. Please note:</p> <ul style="list-style-type: none"> • all the field records should be submitted together with indexes. • the video footage should be submitted together with index describing the content of the video footage. • all the slides, colour/ black & white negatives or digital photographs should be submitted together with photo register. <p>IV. Handover of Finds</p> <p>17. Packing</p> <ul style="list-style-type: none"> • Each special find should be packed and protected with tissue paper, bubble sheet or P.E. foam to avoid shocking 	

Sections of the EIA Study Brief	Specific Requirements	Compliance Check							
	<p>when transporting to the repository. No packing material other than the aforesaid items should be used.</p> <ul style="list-style-type: none"> • The general finds should be protected with bubble sheet or P.E. foam and packed in heavy duty plastic container. • The heavy duty plastic container, e.g. product of the Star Industrial Co., Ltd. (No. 1849 or 1852), is recommended. • For oversized finds, prior advice on packing method should be sought from the AMO. <p>18. Handover procedure</p> <ul style="list-style-type: none"> • The licensee should make an appointment with the CAR for the handover and arrange to transport the finds and archives to the repository. • Prior to handover, licensee is required to supply with the aforesaid finds register, field records register and associated records to the CAR for checking at least three working days in advance. Exact date of handover will be arranged subsequently. • Handover forms for finds and archives should be signed by the representatives of the licensee and the AMO. 								
Appendix D	Project Implementation Schedule								
	EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Objectives of the Recommended Measures & Main Concerns to Address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve?	Noted.
Appendix E	Requirements for EIA Report Documents								
	<p>1. The Applicant shall supply the Director with the following number of copies of the EIA report and the executive summary:</p> <ul style="list-style-type: none"> (i) 50 copies of the EIA report 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 item (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 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. <p>2. In addition, to facilitate public inspection of EIA report via EIAO Internet Website, the Applicant shall provide electronic copies of both the EIA report and executive summary prepared in Hyper Text Markup Language (HTML) and in Portable Document Format (PDF), unless otherwise agreed by the Director. For both of the HTML and PDF versions, a content page capable of providing hyperlink to each section and sub-section of the EIA report and executive summary shall be included in the beginning of the document. Hyperlinks to figures, drawings and tables in the EIA report and executive summary shall be provided in the main text from where respective references are made. The EIA report, including drawings, tables, figures and appendices shall be viewable by common web-browsers including Internet Explorer 8, Firefox 23, Chrome and Safari 8 or later versions as agreed by the Director, and support languages including Traditional Chinese, Simplified Chinese and English.</p> <p>3. 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.</p> <p>4. When the EIA report and the executive summary are made available for public inspection under section 7(1) of the EIAO, 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.</p>								Noted.

Sections of the EIA Study Brief	Specific Requirements	Compliance Check
	5. To promote environmentally friendly and efficient dissemination of information, both hardcopies and electronic copies of future EM&A reports recommended by the EIA study shall be required and their format shall be agreed by the Director. -End-	

Specific Requirements	Compliance Check
ANNEX 11: CONTENT OF ENVIRONMENTAL IMPACT ASSESSMENT (EIA) REPORT	
EXECUTIVE SUMMARY IN ENGLISH AND CHINESE	
<ul style="list-style-type: none"> - Summary of main issues, findings, conclusions and recommendations 	The Executive Summary contains a summary of each technical aspect including the findings, conclusions and recommendations from each environmental assessment.
INTRODUCTION	
<ul style="list-style-type: none"> - Background of the project 	The background of the Project is presented in Section 1.1.
<ul style="list-style-type: none"> - Purpose of the EIA Study 	The purpose of the EIA Study Brief are presented in Section 1.5.5 - 1.5.6.
<ul style="list-style-type: none"> - The Approach 	The approach of the study follows that of the EIAO-TM and EIA Study Brief requirements.
DESCRIPTION OF THE PROJECT	
<ul style="list-style-type: none"> - Key project requirements - Site location and site history - Nature, scope and benefits of the project - Size or scale, shape and design of the project - Project timetable and phasing of the project - Means by which the project will be implemented - Any related projects - Type, scope, scale, frequency and duration of the construction, operational or decommissioning (if relevant) activities - Background and history of the project, including considerations given to different options, and the project's different siting or alignment - Description of scenarios with or without the project 	The Revised RODP is described in Section 1.1.1 – 1.1.2. Key Project requirements are presented in Section 2.4 Site location and history is presented in Section 2.1 Nature and scope of the Project is presented in Section 2.2.4, while the Project benefits are presented in Section 2.5. Project phasing is presented in Section 2.11, Table 2.18 and Appendix 2.5. The project is programmed to commence operation in different phases. These are described in Section 2.11 and Table 2.18. The project programme is presented in Table 2.18 and Appendix 2.5. Consideration of Alternatives for the project are presented in Section 2.10. Description of the scenario without the project is given in Section 2.10.1 – 2.10.2.
ENVIRONMENTAL LEGISLATION, POLICIES, PLANS, STANDARDS AND CRITERIA	
<ul style="list-style-type: none"> - Applicable environmental ordinances and regulations - Applicable government environmental policies and plans - Applicable environmental standards and criteria - Other references 	Air Quality – Section 3.2. Noise – Section 4.2. Water Quality – Section 5.2. Sewerage and Sewage Treatment Implications - Section 6.2. Waste Management Implications - Section 7.2 Land Contamination - Section 8.2 Ecology - Section 9.2 Fishery - Section 10.2 Landscape and Visual - Section 11.3 Cultural Heritage - Section 12.2
DESCRIPTION OF THE ENVIRONMENT	
<ul style="list-style-type: none"> - Baseline environmental conditions - Environmental trends 	Air Quality – EPD's air quality monitoring data is given in Section 3.3. Noise – Description of the noise environment and prevailing noise levels are given in Section 4.2 and 4.3. Water Quality – EPD's baseline water quality monitoring data is given in Sections 5.5 – 5.8. Sewerage and Sewage Treatment Implications - Baseline conditions are given in Section 6.2 to 6.3. Waste Management Implications - Description of existing waste management practices, where applicable, have been incorporated as part of the analysis of waste related impacts in Section 7.3. Land Contamination - Descriptions on historical and existing land uses are given in Section 8.5, 8.6 and Appendix 8.1.

Specific Requirements	Compliance Check
	<p>Ecology - The existing ecological baseline conditions obtained by means of literature review and ecological surveys are described in Section 9.4.</p> <p>Fishery - The existing fisheries baseline conditions obtained by means of literature review and fisheries surveys are described in Section 10.4.</p> <p>Landscape and Visual - The baseline conditions for landscape and visual are given in Section 11.8</p> <p>Cultural Heritage - A review of the baseline cultural heritage conditions is presented in Section 12.5</p>
DESCRIPTION OF ASSESSMENT METHODOLOGIES	
<ul style="list-style-type: none"> - Assessment methodologies, assumptions and criteria, including sample calculations and input and output files of a typical model run for all mathematical modelling 	<p>Air Quality – The methodology for construction phase air quality assessment including assumptions are presented in Section 3.6. Construction phase details of model inputs, assumptions and results are presented in Appendices 3.1 to 3.6 and 3.9, 3.10 to 3.12. The methodology for operation phase air quality assessment is presented in Section 3.7 and 3.8. Details of model inputs, assumptions and results are presented in Appendices 3.1 to 3.8 and 3.10</p> <p>Noise – Construction airborne noise assessment is based on the methodology described in Section 4.6 and calculation inputs are presented in Appendix 4.6.1 to 4.6.5. Road traffic noise assessment is based on the methodology described in Section 4.7 and calculation inputs are presented in Appendix 4.7.3 and 4.7.4. Fixed noise assessment is based on the methodology described in Section 4.9 and calculation inputs are presented in Appendix 4.9.1. Rail airborne assessment is based on the methodology described in Section 4.8 and calculation inputs are presented in Appendix 4.8.2 to 4.8.5. Helicopter noise assessment is based on the methodology described in Section 4.10 and calculation inputs are presented in Appendix 4.10.1.</p> <p>Water Quality – The methodologies for individual water quality impact assessments are presented in Section 5.9.</p> <p>Sewerage and Sewage Treatment Implications – the assumptions and parameters adopted for assessment of sewerage scenarios, including calculations are presented in Section 6.4 to 6.5.</p> <p>Waste – The assessment method for waste related activities associated with the project include analysis of construction / operation phase activities and waste generation, estimation of waste quantities and development of proposals for waste management. These are described in Section 7.4.</p> <p>Land Contamination – The assessment method comprises desktop appraisal and site reconnaissance, followed by sampling and testing where necessary. This is described in Section 8.3.</p> <p>Ecology – Field surveys were conducted to provide the data for assessment of ecological impacts. Methodology for ecological baseline establishment including the field surveys are detailed in Section 9.3.</p> <p>Fisheries – The fisheries impact assessment methodology comprises literature review and fishermen interview surveys. These are described in Section 10.3.</p> <p>Landscape & Visual – The landscape and visual impact assessment methodology including the method for identifying the magnitude and significance of impacts are described in Section 11.7.</p> <p>Cultural Heritage – The assessment methodology including methodology for undertaking archaeological and built heritage survey is described in Section 12.3.</p>
IDENTIFICATION OF ENVIRONMENTAL IMPACTS	
<ul style="list-style-type: none"> - Potential environmental impacts including the types, characteristics and estimated quantities of emissions, discharges, wastes, potential risks, disturbances or displacement associated with the activities relating to the project during construction, operation and decommissioning phases - Description of resources or receivers which are vulnerable to change or environmental impacts 	<p>Air Quality – Air sensitive receivers are shown in Figure 3.2 to 3.3. The potential sources of construction and operation phase air quality impacts are identified in Section 3.5.</p> <p>Noise – Representative noise sensitive receivers are shown in Figure 4.4.1 to 4.4.47. For construction and operation airborne noise assessment, the noise sources that may general noise impacts are described in Section 4.5.</p> <p>Water Quality – Potential water quality impacts associated with the project during construction and operation phase are described in Section 5.10 to 5.11. Water sensitive receivers are identified and listed in Sections 5.3 and 5.4.</p> <p>Sewerage and Sewage Treatment Implications – the sewerage resources and potential sewerage impacts due to the project are identified in Section 6.6.</p> <p>Waste – Both construction phase and operation phase waste activities and impacts have been identified in Section 7.5. Construction phase impacts considered include waste from C&D materials, chemical waste, general refuse, dredged/excavated sediment and contaminated soil. Operation phase impacts identified include MSW, chemical waste and screenings, grits and sewage sludge.</p> <p>Land Contamination – Identification of potential impacts is mainly through a review of information on the existing land uses of the project area, including review of information from government departments, aerial photographs, and site surveys. Details are provided in Section 8.3 and</p>

Specific Requirements	Compliance Check
	<p>Appendix 8.1.</p> <p>Ecology – The ecological baseline conditions are described in Section 9.4 while potential impacts are identified in Section 9.5.</p> <p>Fisheries –The potential impacts to fisheries resources due to the project activities have been identified and are presented in Section 10.5.</p> <p>Landscape & Visual – The potentially affected landscape resources, landscape character areas and visually sensitive receivers are identified and described in Section 11.8, Table 11.3, Table 11.5, Table 11.6, and Section 11.12, Table 11.11 respectively.</p> <p>Cultural Heritage – The built heritage, archaeological potential areas and Sites of Archaeological Interest that may be affected by the project have been identified in Sections 12.6 and 12.7.</p>
PREDICTION AND EVALUATION OF ENVIRONMENTAL IMPACTS	
<ul style="list-style-type: none"> - Prediction of environmental impacts (including beneficial or adverse; direct or indirect; short term or long term; reversible or irreversible; transboundary; cumulative) - Evaluation of predicted environmental impacts against applicable environmental legislation, policies, plans, standards and criteria 	<p>Air Quality – The predicted construction and operation phase air quality impacts are evaluated against the applicable criteria in Sections 3.9.</p> <p>Noise – Construction airborne is described and evaluated in Section 4.6, whereas road traffic noise and fixed noise impacts are evaluated in section 4.7 and 4.9. Rail noise impacts are described and evaluated in Section 4.8. Helicopter noise impacts are described and evaluated in Section 4.10.</p> <p>Water Quality – The predicted water quality impacts for both construction and operational phase are presented and evaluated against their relevant criteria in Section 5.10 and 5.11.</p> <p>Sewerage and Sewage Treatment Implications – the existing sewerage infrastructure and proposed mitigation measures are described in Section 6.6.</p> <p>Waste – Based on the identified waste types and waste generating activities, the quantities and potential impacts associated with each type of waste has been assessed and described in Section 7.5. Reference is made to applicable standards and requirements.</p> <p>Land Contamination – Potential impacts due to land contamination has been evaluated based on the findings obtained from review of historical records and aerial photographs as well as from the site survey. The evaluation is presented in Section 8.8. Further site re-appraisal is proposed.</p> <p>Ecology – The impacts to ecology was evaluated and the findings are presented in Section 9.5. Cumulative impacts are identified and evaluated in Section 9.6.</p> <p>Fisheries – The impacts to fisheries resources was evaluated and the findings are presented in Section 10.5. Cumulative impacts are identified and evaluated in Section 10.6.</p> <p>Landscape & Visual – Landscape impacts both before and after mitigation during construction and operation phases have been predicted and evaluated in Section 11.9, Table 11.7, and Table 11.10. Visual impacts are evaluated and presented in Section 11.12, Table 11.11 and Table 11.12. Cumulative impacts are presented in Section 11.13.</p> <p>Cultural Heritage – Evaluation of the impacts to built heritage and archaeological remain in the assessment area is presented in Section 12.6 and 12.7.</p>
MITIGATION OF ADVERSE ENVIRONMENTAL IMPACTS	
<ul style="list-style-type: none"> - Measures to eliminate, reduce or remedy adverse environmental impacts 	<p>Air Quality – Recommended mitigation measures to be implemented during construction phase are described in Section 3.10. No mitigation measure is required for operational phase.</p> <p>Noise – Mitigation measures for construction airborne noise are presented in Section 4.6. Road traffic noise mitigations are detailed in Section 4.7, while fixed plant noise mitigation measures are described in Section 4.9. Mitigation measures to be implemented for rail airborne noise are described in Section 4.8. For helicopter noise, no mitigation measures are required.</p> <p>Water Quality – Mitigation measures recommended for minimisation of water quality impacts are presented in Section 5.13 and 5.14.</p> <p>Sewerage and Sewage Treatment Implications – measures to mitigate the potential sewerage impacts associated with the project are presented in Section 6.6 to 6.7.</p> <p>Waste – Measures have been recommended to reduce and remedy potential waste related impacts due to the project. These include opportunities for reuse / recycling, good site practices and waste reduction / management measures. Details are provided in Section 7.5.</p> <p>Land Contamination – Depending on the findings of the further site investigation to be conducted after land acquisition, and in the event of contaminated areas, possible remediation measures have been proposed. These are described in Section 8.7, 8.9 and Appendix 8.1.</p> <p>Ecology – Mitigation measures were recommended including avoidance and minimisation measures. These are detailed in Section 9.7. Enhancement measures in Section 9.8.</p>

Specific Requirements	Compliance Check
	<p>Fisheries – Impact avoidance, minimisation and mitigation measures are described in 10.7.</p> <p>Landscape & Visual – Various design, landscaping, and aesthetic improvement measures have been recommended to mitigate landscape and visual impacts. Proposed mitigation measures to be implemented during construction and operation phase for both landscape and visual impacts are presented in Section 11.10 and Table 11.9.</p> <p>Cultural Heritage – mitigation for archaeology and built heritage are presented in Section 12.8.</p>
DEFINITION AND EVALUATION OF RESIDUAL ENVIRONMENTAL IMPACTS	
<p>- Definition and evaluation of net environmental impacts with mitigation measures in place</p>	<p>Air Quality – No adverse residual impacts are anticipated during both construction and operational phases.</p> <p>Noise – For construction noise assessments, the result shows that there will be residual impacts for schools during examination period and some residential premises in the close proximity to the proposed works area even with the mitigation measures in place. Residual impacts have been further evaluated in section 4.6.</p> <p>Water Quality – No adverse residual impacts are anticipated.</p> <p>Sewerage and Sewage Treatment Implications – there would be no residual impacts with the implementation of recommended mitigation measures.</p> <p>Waste – With the implementation of the recommended mitigation measures, no adverse residual impacts are anticipated during construction and operation phase.</p> <p>Land Contamination – In the event of any contaminated areas identified, remediation measures will be implemented to clean up the area to levels that comply with the relevant guidelines. As such, no residual impact due to land contamination is anticipated.</p> <p>Ecology – No adverse residual impacts are anticipated with implementation of proper mitigation measures.</p> <p>Fisheries – Not applicable as no residual impacts are identified.</p> <p>Landscape & Visual – The residual impacts with and without mitigation measures have been described and evaluated the available government policies, standards and criteria and described in Sections 11.8 and 11.12.</p> <p>Cultural Heritage – No residual impacts are anticipated.</p>
ENVIRONMENTAL MONITORING AND AUDIT	
<p>Need for and scope of monitoring and audit Environmental monitoring and audit requirements, if found to be necessary, and the related environmental monitoring and audit programme</p>	<p>The need for environmental monitoring and audit, where applicable, is presented in Chapter 13.</p> <p>The details relating to the environmental monitoring and audit requirements, methods and programme are presented in the EM&A Manual.</p>
CONCLUSIONS AND RECOMMENDATIONS	
<p>A summary of the conclusions and recommendations arising from each environmental assessment is summarised in Chapter 15.</p>	
SCHEDULE OF RECOMMENDED MITIGATION MEASURES	
<p>- A schedule of all mitigation measures recommended in the EIA report, listing out what the mitigation measures are, by whom, when, where and to what requirements, and including the key environmental monitoring and audit requirements</p>	<p>A schedule of all mitigation measures recommended in the EIA report, including by whom, when, where and to what requirements are tabulated for each technical aspect in the PIS.</p>
APPENDIX	
<p>- Responses to comments received</p> <p>-End-</p>	<p>Response to comments received from government departments have been provided to the relevant parties separately.</p>

Sections of the TM	Specific Requirements	Compliance Check
ANNEX 20: GUIDELINES FOR THE REVIEW OF AN EIA REPORT		
1. <u>General Approach</u>		
Organisation of the Information		
1.1	Is the information logically arranged in sections?	The EIA has been divided into 15 chapters following the order that is presented in the EIA Study Brief. All chapters also contain sub sections following a logical order.
1.2	Is the location of information identified in an index or table of contents?	A table of contents is provided at the beginning of the EIA report.
1.3	When information from external sources has been introduced, has a full reference to the source been included?	References to external sources adopted by individual chapters are listed within or at the end of each individual chapter.
Presentation of Information		
1.4	Has information and analysis been offered to support all conclusions drawn?	<p>Air Quality – Background information, methodology, approach and results analysis have been given in Chapter 3 and illustrated with figures. Detailed results are provided in the appendices. Conclusions are drawn with the support of the above mentioned items.</p> <p>Noise – Conclusion is drawn from the findings of noise impact assessment, where quantitative analysis were carried out based on methodologies as listed out in Section 4.6 (Construction Airborne Noise), 4.7 (Road Traffic Noise), 4.8 (Rail Airborne Noise), 4.9 (Fixed Noise) and 4.10 Helicopter.</p> <p>Water Quality – The conclusion is drawn from the findings of the water quality impact assessment. Quantitative results support the findings from the quantitative analysis, while information based on past project references and proposed / committed methods and practices have been provided to support the conclusions of the qualitative analysis.</p> <p>Sewerage and Sewage Treatment Implications – conclusion is drawn from the findings of the sewerage and sewage impact assessment. Quantitative analysis has been carried out, and presented in Section 6.5.</p> <p>Waste – Conclusion is drawn from the findings of the waste management implication assessment. Quantitative analysis has been carried out, and presented in Section 7.5.</p> <p>Land Contamination – Potential contaminated land uses were identified on the areas where development will be carried out and relevant land contamination assessment and proposed measures are provided in Chapter 8.</p> <p>Ecology – The conclusion is drawn from the findings from literature review of approved EIAs, scientific studies, and updated ecological field surveys. The impact evaluation for ecology was conducted in Section 9.5.</p> <p>Fisheries – The conclusion is drawn from the analysis of information gathered from literature review of approved EIAs and EM&A reports, AFCD Port Survey 2006, published and unpublished scientific studies, and updated fisheries field surveys and water quality modelling results. The impact evaluation for fisheries was conducted in Section 10.5.</p> <p>Landscape & Visual – The most current and most relevant information available has been researched and analysed to produce and support all findings and conclusions drawn in the assessment.</p> <p>Cultural Heritage – Information on the cultural heritage within the assessment area has been reviewed and analysis has been conducted in Sections 12.5 to 12.7.</p>
1.5	Has information and analysis been presented so as to be comprehensive to the non-specialist using maps, tables and graphical material as appropriate?	<p>Air Quality – Care has been taken to explain technical findings and keep superfluous information to a minimum. Detailed descriptions/ information are given in the appendices. Predicted air pollutant concentrations at discrete air sensitive receivers are presented in relevant summary tables in Chapter 3.</p> <p>Noise – Assessment results have been summarised in tables, against relevant noise criteria for easy comparison throughout Chapter 4. Drawings have been used to illustrate locations of construction activities, modelling assumptions for road traffic noise assessment.</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>Water Quality – Results from both construction and operation phase quantitative assessments have been presented in the form of contour maps that are easy for non-specialist readers to understand. Drawings have been used to illustrate construction / operation phase activities and mitigation measures where appropriate.</p> <p>Sewerage and Sewage Treatment Implication – the information and analysis have been presented in the comprehensive quantitative assessments in the form of tables.</p> <p>Waste – Tables and figures are provided in chapter 7 to present the information and analysis.</p> <p>Land Contamination – Potential land contamination sites identified in Section 8. Historical aerial photographs were reviewed and shown in Appendix 8.1.</p> <p>Ecology – Baseline information was presented in form of summary tables in Section 9.4. Key findings were presented in form of distribution maps and habitat maps in suitable scale with locations of species of conservation importance recorded were also provided.</p> <p>Fisheries – Baseline information was presented in form of summary tables and graphs in Section 10.4. Key findings were presented in maps with locations of sites of fisheries importance identified.</p> <p>Landscape & Visual – The information and analysis presented within the report has been clearly and logically defined in a simple and straightforward approach. Information and analysis has been illustrated and tabulated in Chapter 11 with supporting drawings shown in figures.</p> <p>Cultural Heritage – The information and analysis has been presented with maps, plans and tables where appropriate. Plans, maps and photos have also been presented as part of the survey results.</p>
1.6	Are all the important data and results discussed in an integrated fashion within the information?	<p>Air Quality – Important data and results are summarised in the form of tables in Chapter 3, which are clearly referred to and discussed in the Chapter.</p> <p>Noise – Results have been presented in tables together with information integrated into detailed discussion.</p> <p>Water Quality – Discussion of the results is integrated with the presentation of the data results to enable a logical discussion.</p> <p>Sewerage and Sewage Treatment Implication – discussion of the results is integrated with the presentation of the data results to enable a logical discussion</p> <p>Waste – The types and quantities of construction and operational wastes required to be disposed of are estimated and the disposal methods are summarised in Chapter 7.</p> <p>Land Contamination – Past land uses history were reviewed with the aid of records received from relevant government departments and historical aerial photographs in Chapter 8. Present land use and site reconnaissance surveys were undertaken to identify the present land use.</p> <p>Ecology – The evaluation of ecological importance of the key habitats/sites of conservation importance were conducted base on the integration of baseline information collected from literature review and field survey findings as presented in Chapter 9. The impact evaluation was carried out based on the ecological evaluation and other criteria as listed under the EIAO-TM Annex 8.</p> <p>Fisheries – The identification of sites of fisheries importance was based on the consolidate review of baseline information collected from literature review and updated field survey findings. The summary of baseline conditions was presented in Chapter 10. The impact prediction and evaluation was carried out based on the baseline conditions and criteria as listed under the EIAO-TM Annex 9.</p> <p>Landscape & Visual – All important data and findings are discussed clearly and logically within the report with the use of drawings, tables and clearly articulated text in Chapter 11.</p> <p>Cultural Heritage – Discussion of literature review date, baseline condition and survey results have been presented with the information integrated into the discussion in Chapter 12.</p>
1.7	Has superfluous information (i.e. information not needed for the decision) been avoided?	Air Quality – Superfluous information has been avoided and is not included in the air quality impact

Sections of the TM	Specific Requirements	Compliance Check
		<p>assessment.</p> <p>Noise – Superfluous information has been avoided in Chapter 4.</p> <p>Water Quality – Unnecessary information has been avoided in Chapter 5.</p> <p>Sewerage and Sewage Treatment Implications – only the necessary information has been presented in the chapter.</p> <p>Waste – Information not needed for the decision has not been discussed.</p> <p>Land Contamination – Information not needed for the decision has not been discussed.</p> <p>Ecology – Only key findings of the literature review and field survey findings were provided in the main text to avoid superfluous information.</p> <p>Fisheries – Only key findings of the literature review and field survey findings were provided in the main text to avoid superfluous information.</p> <p>Landscape & Visual – The Landscape and Visual Impact assessment does not include any unnecessary information.</p> <p>Cultural Heritage – The information presented in the impact assessment are considered to be required as per EIA Study Brief requirements, and unnecessary information have been avoided.</p>
1.8	Has the information been presented in a concise form with a consistent terminology and are there logical links between different sections?	<p>Air Quality – The information been presented in a concise form with consistent terminology and logical links among different sections.</p> <p>Noise – Information has been presented in a concise form and uses the same terminology throughout the chapter. Relevant links have been provided to refer between different sections.</p> <p>Water Quality – The structure of the chapter follows the standard structure of the EIA report and uses the same terminology. The chapter is presented in a logical order and where applicable, relevant links are provided to refer between sections.</p> <p>Sewerage and Sewage Treatment Implications – the structure of the chapter follows the standard structure of the EIA report and uses the same terminology. The chapter is presented in a logical order and where applicable, relevant links are provided to refer between sections.</p> <p>Waste – The chapter is discussed in accordance to Annex 7 and 15 of the TM.</p> <p>Land Contamination – The chapter is discussed in accordance to Sections 3.1 and 3.2 of Annex 19 of the TM. CAP is included in the Appendix 8.1 and upon availability of areas for SI, CAR and RAP, if needed, will be prepared as mentioned in Chapter 8.</p> <p>Ecology – The structure of the Chapter 9 follows the standard structure of the EIA report and uses the same terminology. The chapter is presented in a logical order and where applicable, relevant links are provided to refer between sections and chapters.</p> <p>Fisheries – The structure of the Chapter 10 follows the standard structure of the EIA report and uses the same terminology. The chapter is presented in a logical order and where applicable, relevant links are provided to refer between sections and chapters.</p> <p>Landscape & Visual –The report has been rationally formatted in order to present a concise and reasoned assessment. Consistent terminology is use throughout the chapter and references to other sections of the report have been provided.</p> <p>Cultural Heritage – The information has been presented in a consistent form and is kept concise where possible. References have been provided to link between different sections where necessary.</p>
1.9	Have prominence and emphasis been given to severe adverse impacts, to substantial environmental benefits, and to controversial issues?	<p>Air Quality – No severe adverse impacts are anticipated during both construction and operation phases. Initiatives to reduce air pollutant emissions from construction activities and operations, which can help alleviate the air quality impacts, have been appropriately discussed in Chapter 3. The potential controversial issues would be about compliance with the new AQOs, which has been fully addressed in the air quality impact assessment.</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>Noise – With implementation of noise mitigation measures recommended in the EIA report, no adverse impacts, substantial environmental benefits, and controversial issues for noise impacts are anticipated.</p> <p>Water Quality – Analysis of the results have given prominence to water sensitive receivers. Mitigation measures to avoid the potential disturbance impact have been proposed in Chapter 5.</p> <p>Sewerage and Sewage Treatment Implications – No adverse impact is anticipated.</p> <p>Waste – No adverse impact is anticipated.</p> <p>Land Contamination – No adverse impact is anticipated.</p> <p>Ecology – Analysis of the results have given prominence to the more affected ecological sensitive receivers. Mitigation measures to avoid the potential disturbance impact have been proposed in Chapter 9.</p> <p>Fisheries – Analysis of the results have given prominence to the more affected fisheries impacts in determining recommended mitigation measures in Chapter 10.</p> <p>Landscape & Visual – Severe adverse impacts on the landscape and visually sensitive receivers have been discussed thoroughly in Chapter 11.</p> <p>Cultural Heritage – Prominence and emphasis has been given to the built heritage and archaeological survey. No adverse impact is anticipated.</p>
1.10	Is the information objective?	<p>Air Quality – All information adopted for the relevant air quality modelling and impact assessment is based on best available data, references and assumptions, which have been scrutinised/ endorsed by relevant authorities. Conclusions are drawn with the support of assessment results.</p> <p>Noise – Information adopted for various noise assessments such as construction plant inventory and traffic forecast for operational phase have been reviewed by relevant government department / authorities.</p> <p>Water Quality – Information is based on best available data and site observations and is objective.</p> <p>Sewerage and Sewage Treatment Implications– both quantitative and qualitative assessments are based on data given by the DSD/ EPD.</p> <p>Waste – Information is based on best available data and is objective.</p> <p>Land Contamination – Information is based on best available data and site observations and is objective.</p> <p>Ecology – Both quantitative and qualitative assessments are based on data from approved EIAs, scientific reports and updated field surveys conducted. Data from other projects are taken from published sources or are based on information provided by the respective project proponents.</p> <p>Fisheries – Both quantitative and qualitative assessments are based on data from approved EIAs, scientific reports and updated field surveys conducted. Data from other projects are taken from published sources or are based on information provided by the project proponents.</p> <p>Landscape & Visual – Information provided in the assessment is quantified (where possible), qualitative, and factual. The assessment findings have been carefully considered with conclusions reflecting an objective assessment.</p> <p>Cultural Heritage – The assessments have taken into account the findings of the baseline condition, literature review date, field surveys of built heritage and archaeology to determine the cultural heritage potential of the assessment area and it is considered to be objective.</p>
Public Concerns		
1.11	Does the information identify and address the main concerns of the general public and special interest groups (clubs, societies etc) who may be affected by the project.	Air Quality – Public and special interest groups' concerns relating to air pollution and representative air sensitive receivers within the assessment areas have been taken into consideration. Impacts on

Sections of the TM	Specific Requirements	Compliance Check
		<p>the sensitive receivers due to the key pollutants including NO₂, SO₂, FSP, RSP and CO have been assessed against the relevant legal requirements.</p> <p>Noise – Public and special interest groups' concerns and views from public forum relating to road traffic noise and representative noise sensitive receivers within the assessment areas have been taken into consideration. Potential noise impacts from construction noise, road traffic noise, fixed noise, aircraft noise, rail noise, helicopter noise and marine traffic noise on the identified NSRs have been assessed against relevant criteria.</p> <p>Water Quality – The information identifies and address the main concerns of the general public who may be affected by the project.</p> <p>Sewerage and Sewage Treatment Implications – General public concerns on the design of future sewage system and it has been addressed in sewage impact assessment.</p> <p>Waste – The information identifies and address the main concerns of the general public who may be affected by the project.</p> <p>Land Contamination – The information identifies and addresses the main concerns of the general public who may be affected by the project.</p> <p>Ecology – Public and special interest groups' concerns relating to ecology and representative ecological sensitive receivers within the assessment areas have been taken into consideration. Literature reviews and ecological surveys were conducted to collect baseline information for the support of impact assessment.</p> <p>Fisheries – The main public concerns of the loss of fisheries habitats and resources within the project footprint have been reviewed. The potential impacts have been identified and assessed, mitigation measures were proposed to minimise the impacts.</p> <p>Landscape & Visual – The assessment addresses the main concerns of the general public affected by the project. The general public are included as visually sensitive receivers and their level of impact has been assessed accordingly.</p> <p>Cultural Heritage – No major concerns from the general public and special interest groups were raised regarding cultural heritage.</p>
1.12	Does the information take account of the main concerns of the relevant statutory or advisory bodies.	<p>Air Quality – The methodology of the assessment followed the EIAO-TM and the EIA Study Brief requirements and has been agreed by the relevant statutory and advisory bodies.</p> <p>Noise – The noise impact assessment have strictly followed the EIA Study Brief requirement and EIAO-TM. Advisory comments from EPD, CAD and other relevant statutory bodies have been taken into consideration in all noise impact assessments.</p> <p>Water Quality – The main concerns of the statutory and advisory bodies have been accounted for in the water quality impact assessment.</p> <p>Sewerage and Sewage Treatment Implication – the assessment is conducted by strictly following the requirement specified in the EIA Study Brief.</p> <p>Waste – The Public Fill Committee and Marine Fill Committee has been contacted about the project in the C&D MMP separately submitted.</p> <p>Land Contamination – The Contamination Assessment Plan (CAP) is submitted to DEP for endorsement as shown in Appendix 8.1.</p> <p>Ecology – The main concerns of the statutory and advisory bodies have been accounted for in the ecological impact assessment.</p> <p>Fisheries – The main concerns of the statutory and advisory bodies have been accounted for in the fisheries impact assessment.</p> <p>Landscape & Visual – The relevant statutory and advisory bodies have provided comment on the LVIA chapter, such comments were taken into account when revising the text. The assessment</p>

Sections of the TM	Specific Requirements	Compliance Check
		addresses the main concerns of the relevant statutory and advisory bodies. Cultural Heritage – The methodology of the assessment followed the requirements of EIAO-TM, the EIA Study Brief, Guidelines for Cultural Heritage Impact Assessment and Guidelines for Archaeological Reports. Advisory comments from EPD, CEDD, AMO, PlanD and other relevant statutory bodies have been taken into consideration in impact assessments. Their comments from various parties have been addressed.
2. Description of the Project		
Features of the Project		
2.1	Are the purpose(s) and objectives of the project explained?	The purpose and objectives of the project have been explained in Section 1.5.5.
2.2	Are the nature and status of project decision(s), for which the EIA study is undertaken, clearly indicated?	The main components of the project for which the EIA study is undertaken has been described in Section 1.1 and 1.3.
2.3	Is the estimated duration of the construction phase, operational phase and, where appropriate, decommissioning phase given, together with the programme within these phases?	The estimated duration and programme for the project is described and presented in Section 2.11.
2.4	Is the design and size of the project described, using diagrams, plans and/or maps as necessary?	The design and size of the project is presented in Chapter 1 and 2. Figures and drawings have been used in Chapter 1 and 2 to illustrate this.
2.5	Are the methods of construction described?	Construction methodologies for land uses and design are described in Section 2.10.
2.6	Are the nature and methods of production or other types of activity involved in operation of the project described?	The project boundary and main components are clearly shown in figures in Chapter 1 and 2. Further details of individual construction areas are presented in map form in individual technical sections wherever applicable.
2.7	Has the land taken up by the project site(s), construction sites, and any associated access arrangements, auxiliary facilities and landscaping areas, been clearly shown on a scaled map?	The location of temporary stockpile areas is presented in Figure 7.1.
2.8	For a linear project, has the land corridor, vertical and horizontal alignment and need for tunneling, and earthworks been described?	N/A
2.9	Have the uses to which the project will be put been described and the different land use areas demarcated?	The uses of the project and different land areas are described in Section 2.4 and presented in Figures 2.2.1 – 2.2.3.
Residues and Emissions		
2.10	Have the types and quantities of waste matter, energy (noise, vibration, light, heat, radiation etc.) and residual materials generated during construction and operation of the project, and the rate at which these will be produced, been estimated?	<p>Air Quality – The key activities that would potentially result in dust emissions during construction phase of the project have been identified and the associated dust emission rates are estimated based on best available information. Similarly, emissions of criteria pollutants during operation phase have also been quantified.</p> <p>Noise – Noise impacts generated throughout the construction period have been estimated quantitatively based on the type and quantity of powered mechanical equipment expected to be used for scheduled construction activities. Potential noise impacts on identified NSRs during operation phase from road traffic noise, fixed plant and helicopter noise were also assessed quantitatively where applicable. Rail noise were also assessed and presented.</p> <p>Water Quality – Types and quantities of wastewater from various construction activities have been estimated and evaluated. Wastewater from the drainage system and sewage generated etc. during operation phase have also been estimated and assessed.</p> <p>Sewerage and Sewage Treatment Implication – Sewage arising from the project during operation phase have also been estimated and assessed.</p> <p>Waste – Quantity, quality and timing of waste generation from construction phase and operational phases are summarised in Section 7.5.</p> <p>Land Contamination – Potentially contamination assessment areas are discussed in Section 8.4.</p> <p>All other technical chapters – Not applicable</p>

Sections of the TM	Specific Requirements	Compliance Check
2.11	Have the ways in which it is proposed to handle and/or treat these wastes and residual materials prior to release/disposal been indicated, together with the routes by which they will eventually be disposed of to the environment?	<p>Air Quality – Not relevant</p> <p>Noise – Measures to reduce various noise impact are proposed and discussed in Chapter 4.</p> <p>Water Quality – The proposed handling / treatment method of the wastewater generated during construction and operation phase has been identified and the eventual disposal location has been indicated as part of the assessment.</p> <p>Sewerage and Sewage Treatment Implication – the proposed handling of the sewage generated during construction and operation phase has been identified as part of the assessment.</p> <p>Waste – Transportation routings for various construction and operational wastes are described in Section 7.5.</p> <p>Land Contamination – Possible remediation measures was discussed in Section 8.5 and Appendix 8.1.</p> <p>All other technical chapters – Not applicable</p>
2.12	Have any special or hazardous wastes which will be produced been identified as such and the methods for their disposal been described, as regards their likely main environmental impacts?	<p>Waste – Chemical waste to be generated from construction and operation phase and disposal method are discussed in Section 7.5.</p> <p>All other technical chapters – Not applicable</p>
2.13	Have the means by which the quantities of residuals and wastes were estimated been indicated and has uncertainty been acknowledged and ranges provided where appropriate?	<p>Waste – The quantities of different types of wastes were estimated and uncertainties identified in Section 7.5.</p>
3. Background and History of the Project		
3.1	Where appropriate does the information include reference to the consideration of the project's siting or alignment by the project proponent?	<p>Consideration of alternatives for Project elements and construction methodologies are presented in Section 2.10.</p>
3.2	Are the reasons for selecting the proposed project or its siting and alignment, and the part environmental factors played in the selection, adequately described?	<p>The reasons for selecting the preferred option are presented in Section 2.10.</p>
3.3	Have the main environmental impacts of different siting or alignment options been compared clearly and objectively with those of the proposed project and with the likely future environmental conditions in the absence of the project?	<p>The main environmental impacts of alternatives have been clearly compared in Section 2.10. The likely future environmental conditions in the absence of the project is considered as part of the Need of the Project in Section 2.10.1 – 2.10.2.</p>
4. Description of the Environment		
Description of the Area Occupied by and Surrounding the Project		
4.1	Have the areas expected to be significantly affected by the various aspects of the project been indicated with the aid of suitable maps?	<p>Air Quality – Locations of representative air sensitive receivers within the assessment areas are shown in figures in Chapter 3.</p> <p>Noise – Potential affected areas and locations of noise sensitive receivers identified for various noise assessments are shown in figures in Chapter 4.</p> <p>Water Quality – The potentially affected water sensitive receivers are shown in Figure 5.1 in Chapter 5.</p> <p>Sewerage and Sewage Treatment Implication – The existing, planned and proposed sewerage network for the sewage impact assessment is shown in figures in Chapter 6.</p> <p>Waste – The proposed locations of temporary stockpiling areas are shown in Figure 7.1 and the proposed locations of the new refuse collections points and refuse transfer stations are shown in Figure 7.2 in Chapter 7.</p> <p>Land Contamination – Aerial photographs are used for review of past land uses and are discussed in Section 8.2 as well as shown in Appendix 8.1. The project area is provided in figures in Chapter 8.</p> <p>Ecology – The locations of species of conservation importance recorded and habitat maps are shown in figures in Chapter 9.</p> <p>Fisheries – The distribution of fisheries production and key findings of Port Survey 2006 from</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>literature review were presented in figures in Chapter 10.</p> <p>Landscape & Visual – The areas to be affected by the project have been clearly illustrated at appropriate scales on figures in Chapter 11.</p> <p>Cultural Heritage – The archaeological potential areas and built heritage resources have been indicated in figures in Chapter 12 and relevant plans and maps.</p>
4.2	Have the land uses on the site(s) and in the surrounding areas been described?	<p>Air Quality – Existing land uses on the sites and in the surrounding areas have been described in Sections 3.3.</p> <p>Noise – Existing land uses on the site and in the surrounding areas been described in Section 4.3.</p> <p>Water Quality – The baseline conditions and water sensitive receivers were described in Sections 5.5 - 5.8.</p> <p>Sewerage and Sewage Treatment Implication – the population data have been presented in Appendices in Chapter 6.</p> <p>Waste – The each type of waste to be generated on-site due to the future land use is identified in Section 7.5.</p> <p>Land Contamination – The review of historical land use and geology, site survey were included in Section 8.5.</p> <p>Ecology – The ecological baseline conditions and sensitive habitats were described in Sections 9.4. Details of baseline conditions field survey findings were presented in Appendices in Chapter 9.</p> <p>Fisheries – Details of baseline conditions from literature review and field survey findings were presented in figures in Chapter 10.</p> <p>Landscape & Visual – The land uses on the site have been described in Section 11.4 and 11.5 and clearly illustrated at an appropriate scale in figures in Chapter 11.</p> <p>Cultural Heritage – The baseline conditions of the site and surrounding areas including land use have been reviewed and presented in Section 12.5.</p>
4.3	Has the affected environment been defined broadly enough to include any potentially significant effects occurring away from the immediate areas of construction and operation?	<p>Air Quality – According to the EIA Study Brief, the construction and operational phase air quality impacts are assessed within the 500 m assessment area from the project boundary. Such assessment areas are adequate to cover potentially significant effects occurring away from the immediate areas of construction and operation.</p> <p>Noise – According to the EIA Study Brief, the construction and operational phase noise impacts are assessed within the 300 m assessment area from the project boundary</p> <p>Water Quality – The study area of the water quality impact assessment follows the requirements of the EIA Study Brief which defines the study area to cover the North Western, North Western Supplementary, Western Buffer and Deep Bay water control zones.</p> <p>Sewerage and Sewage Treatment Implication – the study area of the sewage impact assessment follows the requirements of the EIA Study Brief which defines the study area to cover the Yuen Long.</p> <p>Waste – The affected environment been defined broadly enough to include any potentially significant effects occurring away from the immediate areas of construction and operation.</p> <p>Land Contamination – The affected environment been defined broadly enough to include any potentially significant effects occurring away from the immediate areas of construction and operation.</p> <p>Ecology – The study area of the ecological impact assessment follows the requirements of the EIA Study Brief which defines the sites of conservation importance/areas of high ecological value likely to be impacted by the Project. The assessment has also covered 500 m from the Project Boundary. For aquatic ecological impact assessment, the assessment area is the same as the water quality assessment.</p> <p>Fisheries – The study area of the fisheries impact assessment follows the requirements of the EIA</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>Study Brief which defines the study area to cover the North Western and Deep Bay water control zones. Special attention has been given to potential loss or disturbance to fishing grounds, fisheries habitats, spawning or nursery grounds etc. associated with both the construction and operation of the project.</p> <p>Landscape & Visual – The limit of the landscape impact study is 500m beyond the boundary of the works (as stated in the EIA study brief). The limit of the visual impact study is the visual envelope of the Project.</p> <p>Cultural Heritage – The assessment area for the cultural heritage assessment has been defined to cover areas outside the immediate project boundary.</p>
Baseline Conditions		
4.4	Have the components of the environment potentially affected by the project been identified and described sufficiently for the prediction of impacts?	<p>Air Quality – Baseline concentrations of relevant air pollutants in the project area in past five years have been reviewed in Sections 3.3.</p> <p>Noise – The potential noise sources of the project have been identified and described in Section 4.5.</p> <p>Water Quality – Baseline conditions were summarised in Section 5.5 - 5.8.</p> <p>Sewerage and Sewage Treatment Implications – the potential sources of sewage impact due to the project has been identified in Sections 6.4 - 6.5.</p> <p>Waste – The components of the environment potentially affected by the project have been identified and described sufficiently for the prediction of impacts.</p> <p>Land Contamination – The components of the environment potentially affected by the project have been identified and described sufficiently for the prediction of impacts.</p> <p>Ecology – Baseline conditions were summarised in Section 9.4.</p> <p>Fisheries – Baseline conditions were summarised in Section 10.4.</p> <p>Landscape & Visual – Landscape Resources and Landscape Character Areas have been identified, quantified (where possible), and described in detail in Section 11.8. Visually Sensitive Receivers have been identified and described in Section 11.12.</p> <p>Cultural Heritage – Cultural heritage that may be affected by the project have been identified in Sections 12.6, 12.7, 12.8 and 12.11 and have been described in sufficient detail to enable prediction of impacts.</p>
4.5	Were the methods used to investigate the affected environment appropriate to the size and complexity of the assessment task?	<p>Air Quality – The methods used to assess air quality impacts are appropriate to the size and complexity of the assessment task, and have been developed in accordance with the EIA Study Brief requirements. The assessment methods have been agreed by EPD.</p> <p>Noise – The methods used to investigate various noise impacts follow the EIA Study Brief requirements. Method used for noise assessment is internationally adopted, in accordance with EIA Study Brief requirements.</p> <p>Water Quality – Quantitative assessment using a 3-dimensional model was adopted for both construction and operation phase assessments, which follows the EIA Study Brief requirements. Where qualitative assessment is adopted, prior acceptance by EPD has been obtained.</p> <p>Sewerage and Sewage Treatment Implications – the methods adopted follows the EIA Study Brief requirements and are appropriate for the project.</p> <p>Waste – The assessment methodology of the waste management issues associated with construction and operation phases is described in Section 7.4.</p> <p>Land Contamination – The assessment methodology of land contamination issues is described in Section 8.3.</p> <p>Ecology – The impact evaluation was in accordance to EIAO-TM Annexes 8 and 16.</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>Fisheries – The impact evaluation was in accordance to EIAO-TM Annexes 9 and 17, and water quality modelling results, where appropriate.</p> <p>Landscape & Visual – The LVIA chapter presents an assessment of the potential landscape and visual impacts in accordance with the TM-EIAO and the requirements of the EIA Study Brief. The methods used to investigate the affected landscape and visual environment were appropriate to the size and complexity of the project. The methods included site visits and desk-top studies of topographical maps, information databases, approved EIAs of the committed projects and aerial photographs.</p> <p>Cultural Heritage – The methods used to investigate archaeological and built heritage impact, include desktop review, literature review, baseline condition, on-site surveys. The impact evaluation criteria, method and impact levels are followed relevant guidelines established by the AMO and EIAO-TM Annexes 19 and 20.</p>
4.6	Has a prediction of the likely future environmental conditions in the absence of the project been developed?	<p>Air Quality – The future air quality condition without project scenario make reference to EPD PATH Model.</p> <p>Noise – Prevailing project scenario for road traffic noise assessment.</p> <p>Water Quality – a 'without project' scenario has been developed and assessed as part of the operation phase quantitative assessment.</p> <p>Sewerage and Sewage Treatment Implication – Not applicable</p> <p>Waste – Not applicable</p> <p>Land Contamination – Not applicable</p> <p>Ecology – Not applicable</p> <p>Fisheries – Not applicable</p> <p>Landscape & Visual – Not applicable</p> <p>Cultural Heritage – Not applicable</p>
4.7	Have existing technical data sources, including local records and studies carried out for environmental agencies and/or interest groups been searched?	<p>Air Quality – Historical air pollutant data from relevant EPD's air quality monitoring stations has been identified for reference. Existing technical data sources, including past approved EIA Reports, local survey data and studies, have been searched and adopted in the assessment where appropriate.</p> <p>Noise – Existing data sources have been reviewed from approved EIA reports.</p> <p>Water Quality – Existing data sources have been reviewed as part of baseline conditions presented in Section 5.3 -5.8.</p> <p>Sewerage and Sewage Treatment Implications – not applicable</p> <p>Waste – The existing technical data sources have been searched.</p> <p>Land Contamination – The existing technical data sources have been searched and included in Section 8.3.</p> <p>Ecology – The literature review has covered both approved EIAs, scientific reports, and AFCD biodiversity survey.</p> <p>Fisheries – The literature review has covered both approved EIAs, scientific reports, and AFCD artificial reefs monitoring.</p> <p>Landscape & Visual – Existing technical data sources, including local records and studies have been researched and considered in the landscape and visual impact assessment and described in Sections 11.3 & 11.7.</p> <p>Cultural Heritage – Existing data sources from various published records have been reviewed as part of the baseline review described in Section 12.5.</p>

Sections of the TM	Specific Requirements	Compliance Check
4.8	Have local, regional and national plans and policies been reviewed and other data collected as necessary to predict future environmental conditions?	<p>Air Quality – The local, regional and national plans and policies have been reviewed and mentioned in Section 3.1.</p> <p>Noise – Local, regional and national plans and policies have been reviewed and other data has been collected.</p> <p>Water Quality – The local, regional and national plans and policies have been reviewed and mentioned in Section 5.2.</p> <p>Sewerage and Sewage Treatment Implications – The local, regional and national plans and policies have been reviewed and mentioned in Section 6.1.</p> <p>Waste – The local, regional and national plans and policies have been reviewed and mentioned in Section 7.2.</p> <p>Land Contamination – The local, regional and national plans and policies have been reviewed and mentioned in Section 8.2.</p> <p>Ecology – The local, regional and national plans and policies have been reviewed and mentioned in Section 9.2.</p> <p>Fisheries – The local, regional and national plans and policies have been reviewed and mentioned in Section 10.2.</p> <p>Landscape & Visual – The local, regional and national plans and policies have been reviewed and mentioned in Section 11.3.</p> <p>Cultural Heritage – The local, regional and national plans and policies have been reviewed and mentioned in Sections 12.2 and 12.3.</p>
4.9	Have relevant departments and agencies holding information on baseline environmental conditions been approached?	<p>Air Quality – EPD has been approached to collect the relevant historical air pollutant monitoring data of the project area.</p> <p>Noise – CAD and GFS has been approached to collect relevant information for helicopter noise impact assessment. Rail operator has been approached to collect relevant information for rail noise assessment.</p> <p>Water Quality – information from EPD’s monitoring stations are publically available and have been obtained for determining baseline conditions. Relevant departments and agencies have also been approached to obtain information on concurrent projects for adoption in the cumulative impact assessment.</p> <p>Sewerage and Sewage Treatment Implications – Not applicable.</p> <p>Waste – Not applicable.</p> <p>Land Contamination – EPD and FSD have been contacted for dangerous goods storage and spillage records, chemical waste producer registration records and spillage records and discussed in Appendix 8.1.</p> <p>Ecology – AFCD, other potential concurrent project proponents, scientific studies from non-government organisation have been approached in seeking for baseline information.</p> <p>Fisheries – AFCD, other potential concurrent project proponents, scientific studies from non-government organisation have been approached in seeking for baseline information, including but not limited to the artificial reefs monitoring data and Port Survey 2006 from AFCD.</p> <p>Landscape & Visual – Relevant departments and agencies have been approached to receive applicable information regarding the baseline conditions and concurrent projects for the landscape and visual impact assessment outlined in Section 11.6 and 11.8.</p> <p>Cultural Heritage – Information from AMO’s libraries, relevant published and unpublished study reports and papers have been reviewed as part of the baseline condition and literature review are presented in Sections 12.4 and 12.5.</p>

Sections of the TM	Specific Requirements	Compliance Check
5. Description of the Impacts		
5.1	Have the direct and indirect/secondary effects of constructing, operating and, where relevant, after use or decommissioning of the project been considered (including both positive and negative effects)?	<p>Air Quality – Both the direct and indirect/secondary effects of constructing and operating the project have been considered.</p> <p>Noise – Direct and indirect/secondary noise impacts of the project have been considered in Chapter 4.</p> <p>Water Quality – The impacts aroused from construction and operation phase have been identified in Sections 5.10 and 5.11.</p> <p>Sewerage and Sewage Treatment Implications – Not applicable.</p> <p>Waste – The impact of waste generation from construction and operation phase are discussed in Section 7.5.</p> <p>Land Contamination – The impact of land contamination from construction and operation is discussed in Section 8.10.</p> <p>Ecology – Direct and indirect impacts from construction and operation phase have been identified in Sections 9.5.</p> <p>Fisheries – Direct and indirect impacts from construction and operation phase of the project have been identified in Section 10.5.</p> <p>Landscape & Visual – The direct and indirect impact of the construction and operating phases of the project have been considered in the assessment in Section 11.9 and 11.12.</p> <p>Cultural Heritage – Both direct and indirect impacts on cultural heritage have been considered as part of the impact assessment in Sections 12.8 and 12.9.</p>
5.2	Does the information include consideration of whether effects will arise as a result of "consequential" development, i.e. whether additional development, which it would be difficult to resist, will be included in the area, leading to further environmental effects? For a project with multiple stages, are the impacts caused by overlapping of different stages considered and determined?	<p>Air Quality – Air quality impacts during the entire construction period have been assessed. During operational phase, the air quality impacts have been assessed for the worst case year.</p> <p>Noise – Consequential developments as a result of the project have been considered.</p> <p>Water Quality – Consequential developments as a result of the project have already been incorporated as part of the project. Water quality assessments are based on worst case scenarios for construction phase and ultimate completion scenario for operation phase.</p> <p>Sewerage and Sewage Treatment Implications – sewage impact assessments are based on worst case scenarios for the project.</p> <p>Waste – Relevant construction activities and construction programme have been carefully planned and developed.</p> <p>Land Contamination – Not applicable</p> <p>Ecology – Consequential developments as a result of the project have been considered.</p> <p>Fisheries – Consequential developments as a result of the project have been considered.</p> <p>Landscape & Visual – Consequential developments as a result of the project have been considered.</p> <p>Cultural Heritage – Consideration of consequential development due to other projects is outside the scope of the cultural heritage impact assessment.</p>
5.3	<p>Have the above types of impacts been investigated in so far as they affect the following:</p> <ul style="list-style-type: none"> • air and climate; • water and soils; • noise; • landscape; • ecology; • historic and cultural heritage; 	<p>Air Quality – Air quality impacts due to the project have been assessed in Chapter 3.</p> <p>Noise – Noise impacts have been investigated in Chapter 4.</p> <p>Water Quality - Impacts to water quality have been investigated and addressed in Chapter 5.</p> <p>Sewerage and Sewage Treatment Implications – The impacts to proposed sewage system have been investigated and addressed in Chapter 6.</p> <p>Waste – Impact assessment of the waste generation has been carried out and discussed in Chapter</p>

Sections of the TM	Specific Requirements	Compliance Check
	<ul style="list-style-type: none"> • land use; • impacts on people and communities; • impacts on agriculture and fisheries activities. 	<p>7.</p> <p>Land Contamination – The impact of land contamination from construction is discussed in Chapter 8.</p> <p>Ecology – The impact to ecology have been investigated and addressed in Chapter 9.</p> <p>Fisheries – Impacts to fisheries resources have been investigated and addressed in Chapter 10.</p> <p>Landscape & Visual – The impacts on the landscape have been investigated in Chapter 11.</p> <p>Cultural Heritage – The impacts to cultural heritage have been investigated in Chapter 12</p>
5.4	If any of the above are not of concern in relation to the specific project and its location is this clearly stated in the information?	All of the above are of potential concern in relation to the project and have been evaluated accordingly.
5.5	Is the investigation of each type of impact appropriate to its importance for the decision, avoiding unnecessary information and concentrating on the key issues?	<p>Air Quality – The investigation of air quality impact has been carried according to the EIA Study Brief requirements and is therefore appropriate to its importance for the decision. Chapter 3 has been prepared to focus on the key air quality issues and to avoid unnecessary information.</p> <p>Noise – The significance and importance of each type of noise impact has been considered to determine the level of investigation and hereby focusing on the key issues and avoiding presentation of unnecessary. As such, some impacts have been assessed quantitatively and some qualitatively. Information such as detailed predicted noise levels at each NSR have been moved to appendix and the main text are concentrating on the key issues.</p> <p>Water Quality – The level of investigation of each type of water impact has taken into account the significance of that impact, hence some impacts are quantitatively assessed while others are qualitatively assessed. Assessments focus on the key compliance requirement and unnecessary information / results have been avoided.</p> <p>Sewerage and Sewage Treatment Implication – The investigation of each type of impact is appropriate to its importance.</p> <p>Waste – The investigation of each type of impact is appropriate to its importance.</p> <p>Land Contamination – The investigation of each type of impact is appropriate to its importance for the decision, avoiding unnecessary information and concentrating on the key issues.</p> <p>Ecology – The investigation of each type of impact was focused on the key ecological sensitive receivers and habitats.</p> <p>Fisheries – The investigation of each type of impact was focused on the key sites of fisheries importance.</p> <p>Landscape & Visual – The investigation for each impact is appropriate outlined in Section 11.9 and 11.12.</p> <p>Cultural Heritage – The investigation has focused on archaeology and built heritage.</p>
5.6	Are impacts which may not be themselves significant, but which may contribute incrementally to a significant effect considered?	Air Quality – During the construction phase, the cumulative air quality impacts due to construction works of the project and the concurrent projects as well as from the background emissions have been quantified and assessed. During the operation phase, the cumulative air quality impacts from project related activities, proximity infrastructures and ambient emissions have been predicted and assessed.
5.7	Does the information include a description of the methods/approaches used to identify impacts and the rationale for using them?	Noise – Cumulative noise impacts have been considered.
5.8	If the nature of the project is such that accidents are possible which might cause severe damage within the surrounding environment, has an assessment of the probability and likely consequences of such events been carried out and the main findings reported?	Water Quality – Cumulative impacts have been considered and incorporated into relevant assessments.
Magnitude of Impacts		
5.9	Are impacts described in terms of the nature and magnitude of the change occurring and the nature (location, number, value, sensitivity) of the affected receiver?	<p>Air Quality – During both construction and operation phases of the project, the predicted cumulative air quality impacts at the identified air sensitive receivers have been quantified and assessed against the relevant criteria and standards. Details of the assessment findings are presented in Sections 3.9.</p> <p>Noise – During both construction and operational phases of the Project, the predicted noise levels</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>for construction noise, road traffic noise, rail noise and fixed noise at the identified Noise Sensitive Receivers have been quantitatively assessed.</p> <p>Water Quality – The predicted maximum / average concentration of each assessment parameter and the frequency of exceedance of the relevant criteria are presented and described for the affected receiver as part of the construction and operation phase quantitative assessments. Operation phase results are also compared with historical background levels to assess the significance of the change.</p> <p>Sewerage and Sewage Treatment Implication – not applicable</p> <p>Waste – Quantity, quality and timing of waste generation from construction and operation phase of the Project are summarised in Section 7.5.</p> <p>Land Contamination – Potential contaminated land uses were identified and provided in Chapter 8.</p> <p>Ecology – The degree of impact was described according to EIAO-TM Annex 8 with consideration of the habitat quality, importance of the species to be affected, size of the habitat/abundance of the species to be affected, duration of the impact, reversibility of the impacts and magnitude of the environmental changes. Summary of impact evaluation are provided in Sections 9.5.</p> <p>Fisheries – The impact severity was described according to EIAO-TM Annex 9 with consideration of the nature of impact, size of affected area, loss of fisheries resources/production, destruction and disturbance of nursery and spawning grounds, impact on fishing activity and impact on aquaculture activity. Summary of impact evaluation are provided in Section 10.5.</p> <p>Landscape & Visual – The landscape and visual impact assessment describes these in Sections 11.9 and 11.12.</p> <p>Cultural Heritage – The impact assessment for construction and operation phase are described in Sections 12.6, 12.7 and 12.8.</p>
5.10	Has the timescale over which the effects will occur been predicted such that it is clear whether impacts are short, medium or long term, temporary or permanent, reversible or irreversible?	<p>Air Quality – Depending on the air pollutants, the relevant short-term (e.g., 10-minute average SO₂, hourly NO₂), medium-term (e.g., daily RSP, daily FSP) and long-term (e.g., annual RSP, annual FSP, annual NO₂) air quality impacts due to the project have been assessed.</p> <p>Noise – Construction noise impacts at the NSRs have been predicted for the entire construction programme; road traffic noise impact during peak hour; rail noise impacts, fixed plant noise, during day time, evening time and night time period.</p> <p>Water Quality – The duration and reversibility of the impact have been considered in evaluating the impact significance.</p> <p>Sewerage and Sewage Treatment Implication – not applicable</p> <p>Waste – The impact will occur during the waste generation during construction and operation phase.</p> <p>Land Contamination – The possible impact will occur during excavation of soil during construction phase only.</p> <p>Ecology – The duration and reversibility of the impact have been considered in evaluating the impact significance.</p> <p>Fisheries – The duration and reversibility of the impact have been considered in evaluating the impact significance.</p> <p>Landscape & Visual – The timescale over which the effects will occur has been described in Sections 11.9 and 11.12.</p> <p>Cultural Heritage – Impacts to cultural heritage due to the project are considered prior to or during construction.</p>
5.11	Where possible, have predictions of impacts been expressed in quantitative terms? Otherwise, have qualitative descriptions been defined?	<p>Air Quality – During both construction and operation phases of the project, the predicted cumulative air quality impacts at the identified air sensitive receivers have been quantified and assessed against the relevant criteria and standards. Details of the assessment findings are presented in Sections 3.9.</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>Noise – Various noise impacts have been predicted in quantitative terms.</p> <p>Water Quality – Both quantitative and qualitative assessments have been adopted. For qualitative assessments, reference is made to quantitative information to support the analysis where applicable.</p> <p>Sewerage and Sewage Treatment Implication – the sewage impact assessment is based on the quantitative analysis in accordance with the guidance of EPD.</p> <p>Waste – The quantities of waste to be generated in construction and operation phase are identified in Section 7.5.</p> <p>Land Contamination – As majority of the potential contaminated sites are inaccessible for site walkover and permission of conducting SI works could not be obtained from some sites which are accessible for site walkover, SI works cannot be undertaken at this stage. Further works (including site re-appraisal, SI works and if required, remediation works) will be carried out for the concerned sites to determine the amount of contaminated soil (if any).</p> <p>Ecology – Quantitative impacts have been predicted where possible based on the field survey findings. Qualitative descriptions have also been provided where quantification is not feasible.</p> <p>Fisheries – Quantitative impacts have been predicted where possible based on the field survey findings. Qualitative descriptions have also been provided where quantification is not feasible.</p> <p>Landscape & Visual – The methodology for the predictions is in accordance with the Environmental Impact Assessment Ordinance (EIAO), the Technical Memorandum on EIA Process (TM-EIAO) and the requirements of the EIA Study Brief. Qualitative descriptions of impacts have been described in the landscape and visual assessments in Sections 11.9 and 11.12.</p> <p>Cultural Heritage – The number of potentially affected cultural heritage are quantified and presented in tables in Sections 12.6 and 12.7.</p>
5.12	Where quantitative predictions have been provided is the level of uncertainty attached to the results described?	<p>Air Quality – Worst case scenario has been adopted in air impact assessment.</p> <p>Noise – Worst case scenario has been adopted in noise impact assessment.</p> <p>Water Quality – Worst case scenario has been adopted in noise impact assessment.</p> <p>Sewerage and Sewage Treatment Implication – quantitative assessments are based on worst case scenarios and assumptions that are described in Section 6.4 to 6.5.</p> <p>Waste – estimates of waste quantities due to the project are based on engineers' practical estimation, which are the best available information at the time.</p> <p>Land Contamination – Not applicable.</p> <p>Ecology – The area of habitat loss is estimated based on total land use zoning within RODP but not on building layout in each land use.</p> <p>Fisheries – Quantitative assessments are based on worst case and conservative scenarios.</p> <p>Landscape & Visual – Quantitative predictions are based on worst case scenario therefore this is not applicable.</p> <p>Cultural Heritage – In terms of the cultural heritage potential at inaccessible areas, the level of uncertainty associated with the field surveys of archaeology and built heritage are described in Sections 12.6 and 12.7.</p>
Data and Methods		
5.13	Have the methods used to predict the nature, size and scale of impacts been described and are they appropriate to the importance of each projected impact?	<p>Air Quality – The methods used to predict the nature, size and scale of air quality impacts are developed according to the EIA Study Brief requirements. Details of the assessment methods are described in Sections 3.6 to 3.8.</p> <p>Noise – The methods / approaches used to identify impacts and the rationale are described in Section 4.6 to 4.9, and are in accordance with the EIA Study Brief requirements and/or agreed with relevant</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>statutory bodies.</p> <p>Water Quality – The methods adopted to predict the water quality impacts are described in Section 5.9 and follows the requirements of the EIA Study Brief.</p> <p>Sewerage and Sewage Treatment Implication – the methods adopted to predict the sewage impacts are described in Section 6.3 - 6.4 and follows the requirements of the EIA Study Brief.</p> <p>Waste – The assessment methodology of the waste management issues associated with construction and operation phases is described in Section 7.4.</p> <p>Land Contamination – The assessment methodology of land contamination issues is described in Section 8.3.</p> <p>Ecology – The methods used to predict the nature, size and scale of impacts been described in Section 9.4 - 9.5 and in accordance to EIAO-TM Annex 8.</p> <p>Fisheries – The methods used to predict the nature, size and scale of impacts been described in Section 10.5 and in accordance to EIAO-TM Annex 9.</p> <p>Landscape & Visual – The methodology for the predictions is in accordance with the Environmental Impact Assessment Ordinance (EIAO), the Technical Memorandum on EIA Process (TM-EIAO) and the requirements of the EIA Study Brief. The methodology for the landscape and visual assessment in Section 11.9 and 11.12 reflects in qualitative terms, the nature, size and scale of the impacts.</p> <p>Cultural Heritage – Methods used for cultural heritage impact assessment are presented and described in Section 12.3. The methodology follows the requirements specified in the EIA Study Brief and Guidelines for Cultural Heritage Impact Assessment and Guidelines for Archaeological Impact Assessment.</p>
5.14	Are the data used to estimate the size and scale of the main impacts sufficient for the task, are they clearly described and have their sources been clearly identified?	<p>Air Quality – Details of the air quality assessment methods and the data used to predict the impacts are clearly documented and referenced, where appropriate, in Sections 3.6 to 3.8.</p> <p>Noise – The data used to estimate the various noise impacts is sufficient, described clearly and their sources been clearly identified in Sections 4.6 to 4.9.</p> <p>Water Quality – Data used for the water quality assessment has been appropriately sourced and references to approved EIA reports or other studies have been quoted where applicable.</p> <p>Sewerage and Sewage Treatment Implication – data used for the sewage impact assessment has been appropriately sourced from DSD/ EPD.</p> <p>Waste – The data used to estimate the size and scale of the main impacts are sufficient for the task, they are clearly described and have their sources been clearly identified in the chapter.</p> <p>Land Contamination – The assessment methodology of land contamination issues is described in Section 8.3.</p> <p>Ecology – The size and scale of the main impacts were quantified as far as feasible and the scale of impacts was determined based on baseline conditions and clearly described in Sections 9.5.</p> <p>Fisheries – The size and scale of the main impacts were quantified as far as feasible and the scale of impacts was determined based on baseline conditions and clearly described in Sections 10.5.</p> <p>Landscape & Visual – The LR, LCA and VSRs have been described in details in Sections 11.9 and 11.12.</p> <p>Cultural Heritage – Size and scale of cultural heritage impacts are based on project information (e.g. proposed land use and construction activities).</p>
6. Mitigation		
Description of Mitigating Measures		

Sections of the TM	Specific Requirements	Compliance Check
6.1	Has the mitigation of significant negative impacts been considered and, where feasible, have specific measures been proposed to address each impact?	<p>Air Quality – Specific and practicable mitigation measures during the construction and operation phases have been recommended, as detailed in Section 3.10. Mitigation measure is not required during operational phase.</p> <p>Noise – Mitigation measures have been considered and proposed to alleviate predicted noise impacts, and are discussed in Sections 4.6 to 4.9.</p> <p>Water Quality – Specific mitigation measures have been recommended to address relevant impacts. These are listed in Sections 5.13 - 5.14.</p> <p>Sewerage and Sewage Treatment Implication – adequate mitigation measures have been recommended to the sewage impacts due to the project in Section 6.6 to 6.7.</p> <p>Waste – Mitigation measures for both construction phase and operation phase for each type of waste to be generated are identified in Section 7.5.</p> <p>Land Contamination – Mitigation measures are proposed for handling the contaminated materials (if any) are identified in Section 8.5.</p> <p>Ecology – Mitigation measures for specific impacts and general avoidance and minimisation measures were presented in Section 9.7.</p> <p>Fisheries – Mitigation measures for specific impacts and general avoidance and minimisation measures were presented in Section 10.7.</p> <p>Landscape & Visual – Mitigation measures for adverse impacts has been proposed and included in the report. Mitigation measures for both landscape and visual impacts are described in Section 11.10.</p> <p>Cultural Heritage – Mitigation measures for cultural heritage are proposed and described in Sections 12.6 to 12.8.</p>
6.2	Have the reasons for choosing the particular type of mitigation, and the other options available, been described?	<p>Air Quality – The construction phase mitigation measures are recommended based on the impact assessment findings and the mitigated air quality impacts have been assessed, as detailed in Sections 3.10.</p> <p>Noise – Proposed noise mitigation measures are standard measures that have been proposed in past EIAs and are well established and accepted.</p> <p>Water Quality – The mitigation measures proposed are generally standard measures that are well established and accepted.</p> <p>Sewerage and Sewage Treatment Implication – the mitigation measures are described in Section 6.6 to 6.7.</p> <p>Waste – The reasons for choosing mitigation measures for each type of waste to be generated from the project are identified under Section 7.6.</p> <p>Land Contamination – Possible remediation measures are identified in Section 8.5.</p> <p>Ecology – Mitigation measures for specific impacts and general avoidance and minimisation measures were presented in Section 9.7.</p> <p>Fisheries – The reasons for proposing the mitigation measures were described in Section 10.7.</p> <p>Landscape & Visual – The reasons for choosing mitigation measures are described in Section 11.7 and 11.10.</p> <p>Cultural Heritage – Mitigation measures for cultural heritage are proposed and described in Sections 12.6 to 12.8.</p>
6.3	Where mitigating measures are proposed, has the significance of any impact remaining after mitigation been described?	<p>Air Quality – The mitigated air quality impacts during construction phase have been assessed, as detailed in Section 3.10.</p> <p>Noise – The significance of any impact after mitigation has been assessed and described in Sections 4.6 to 4.9.</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>Water Quality – The anticipation for ecological residual impacts during both construction and operational phases are presented in Section 5.15.</p> <p>Sewerage and Sewage Treatment Implication – the significance of any impacts after mitigation has been assessed in Section 6.7.</p> <p>Waste – With the implementation of the recommended mitigation measures, the evaluation of adverse impact is described in Section 7.7.</p> <p>Land Contamination – The evaluation of residual impact is described in Section 8.10.</p> <p>Ecology – The anticipation for ecological residual impacts during both construction and operational phases are presented in Section 9.10.</p> <p>Fisheries – The anticipation for fisheries residual impacts during both construction and operational phases are presented in Section 10.9.</p> <p>Landscape & Visual – The significance of impacts after the implementation of mitigation measures is described and assessed in the report in Sections 11.11.</p> <p>Cultural Heritage – Mitigation measures for cultural heritage are proposed and described in Sections 12.6 to 12.8.</p>
6.4	Where appropriate, do mitigation methods considered include modification of project design, construction and operation, the replacement of facilities/resources, and the creation of new resources, as well as "end-of-pipe" technologies for pollution control?	<p>Air Quality – Construction phase mitigation measures including good site management, dust control measures, have been recommended, as detailed in Section 3.10. No mitigation measure is required for operational phase.</p> <p>Noise – The proposed noise mitigation measures for construction and operation phases have been recommended and detailed in Section 4.6 to 4.9.</p> <p>Water Quality – Mitigation measures have included recommendations for design, construction and operation of the relevant project components / facilities where applicable.</p> <p>Sewerage and Sewage Treatment Implication – mitigation measures have included recommendations for design and construction of the proposed sewage system.</p> <p>Waste – Not applicable</p> <p>Land Contamination – Not applicable</p> <p>Ecology – Mitigation measures including modification of project design, construction and operation have been proposed in Section 9.7.</p> <p>Fisheries – Mitigation measures including modification of project design, construction and operation have been proposed in Section 10.7.</p> <p>Landscape & Visual – Mitigation measures described in Sections 11.10 and 11.11 do involve the modification of project design, construction and operation.</p> <p>Cultural Heritage – not applicable.</p>
6.5	Is it clear to what extent the mitigation methods will be effective?	<p>Air Quality –The mitigated air quality impacts during construction phase have been assessed, as detailed in Section 3.10.</p> <p>Noise – The noise impacts after implementation of mitigation measures have been assessed quantitatively, allowing comparison with predicted unmitigated noise impacts.</p> <p>Water Quality – The effectiveness of the proposed mitigation methods is subject to an EM&A programme with adaptive management.</p> <p>Sewerage and Sewage Treatment Implication – the mitigation measures are generally standard measures that are common practice to be effective.</p> <p>Waste – The mitigation methods will be effective when waste is generated as described in Section 7.5.</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>Land Contamination – The mitigation methods will be effective when contaminated materials is found as described in Section 8.5 and Appendix 8.1.</p> <p>Ecology – The effectiveness of the proposed mitigation methods is subject to an EM&A programme with adaptive management.</p> <p>Fisheries – The mitigation measures are general standard measures from water quality that are well established and demonstrated to be effective.</p> <p>Landscape & Visual – Specific mitigation measures are identified for each individual Landscape Resource, Landscape Character Area and Visually Sensitive Receiver in Section 11.10.</p> <p>Cultural Heritage – Further archaeological review and survey and Conservation Management Plan of built heritage (Sections 12.9) are proved to be effective.</p>
6.6	Where the effectiveness is uncertain or depends on assumptions about operating procedures, climatic conditions, etc, or where there is a risk that mitigation will not work, is this made clear and has data been introduced to justify the acceptance of the assumptions?	<p>Air Quality – All the recommended mitigation measures have been assessed to be effective in achieving compliance with the relevant criteria, as detailed in Section 3.10, and all these measures are feasible and practicable.</p> <p>Noise – Worst case scenario and conservative approach has been adopted in noise impact assessment. Monitoring of the effectiveness of mitigation measures have been proposed in the EM&A Manual.</p> <p>Water Quality – All the recommended mitigation measures have been assessed to be effective in achieving compliance with the relevant criteria, as detailed in Section 5.13 - 5.14, and all these measures are feasible and practicable.</p> <p>Sewerage and Sewage Treatment Implication – conservative assumption has been taken for the implementation of mitigation measures.</p> <p>Waste – Not applicable</p> <p>Land Contamination – Not applicable.</p> <p>Ecology – The effectiveness of the proposed mitigation measures were justified with experience.</p> <p>Fisheries – The effectiveness of the proposed mitigation measures were justified with experience.</p> <p>Landscape & Visual – Not applicable.</p> <p>Cultural Heritage – Not applicable.</p>
Implementation of Mitigation Measures		
6.7	Have details of how the mitigation measures will be implemented and function over the time span for which they are necessary been presented? Does the report list out clearly what mitigation measures would be implemented, by whom, when, where and to what requirements? Is the responsibility for implementing the recommended mitigation measures clearly defined?	Implementation of mitigation measures including by whom, when, where and to what requirements are clearly listed out in PIS.
Environmental Effects of Mitigation		
6.8	Have any adverse environmental effects of mitigation measures been investigated and described?	<p>Air Quality – The recommended mitigation measures will not give rise to adverse environmental effects.</p> <p>Noise – No adverse environmental effects of mitigation measures are anticipated.</p> <p>Water Quality – No adverse effects of the proposed mitigation measures are anticipated</p> <p>Sewerage and Sewage Treatment Implication – no adverse effects of the proposed mitigation measures are anticipated.</p> <p>Waste – No adverse effects of the proposed mitigation measures are anticipated.</p> <p>Land Contamination – No adverse effects of the proposed mitigation measures are anticipated.</p> <p>Ecology – No adverse effects of the proposed mitigation measures are anticipated.</p> <p>Fisheries – No adverse effects of the proposed mitigation measures are anticipated.</p>

Sections of the TM	Specific Requirements	Compliance Check
		Landscape & Visual – There are no adverse environmental effects due to the landscape and visual mitigation measures, therefore this is not applicable Cultural Heritage – Not applicable as no mitigation measures are required.
6.9	Has the potential for conflict between the benefits of mitigating measures and their adverse impacts been considered?	Air Quality – The recommended mitigation measures will not give rise to adverse environmental effects, and hence no potential conflict issues. Noise – No adverse environmental effects of mitigation measures are anticipated. Water Quality – No adverse effects of the proposed mitigation measures are anticipated. Sewerage and Sewage Treatment Implication – no adverse impacts to water quality resulting from implementation of the mitigation measures is anticipated. Waste – No adverse effects of the proposed mitigation measures are anticipated. Land Contamination – No adverse effects of the proposed mitigation measures are anticipated. Ecology – No adverse effects of the proposed mitigation measures are anticipated. Fisheries – No adverse effects of the proposed mitigation measures are anticipated. Landscape & Visual – There are no adverse environmental effects due to the landscape and visual mitigation measures, therefore this is not applicable Cultural Heritage – Not applicable.
7. Evaluation of Residual Impacts		
7.1	Have the available standards, assumptions and criteria which can be used to evaluate the impacts been discussed?	Air Quality – Available standards and criteria used to evaluate air quality impacts are presented in Section 3.2. Noise – The proposed mitigation measures themselves do not cause any residual impact. Water Quality – Available standards and criteria used to evaluate water quality impacts are presented in Section 5.2. Sewerage and Sewage Treatment Implication – Not applicable. Waste – The available standard and criteria is identified in Section 7.2. Land Contamination – The available standard and criteria is identified in Section 8.2. Ecology – The potential residual impact was evaluated according to EIAO-TM in Section 9.10. Fisheries – The potential residual impact was evaluated according to EIAO-TM in Section 10.9. Landscape & Visual – The landscape and visual impact assessment has been determined in accordance with the Environmental Impact Assessment Ordinance (EIAO) and the requirements of the EIA Study Brief and other such legislation, standards and guidelines outlined in Section 11.3. Section 11.7 outlines the assumptions and limitations of the Landscape and Visual Impact Assessment. Cultural Heritage – The cultural heritage standards are presented in Sections 12.2 and 12.3.
7.2	Have the predicted impacts been compared to the available standards and criteria?	Air Quality – No adverse residual air quality impacts are anticipated. Noise – The proposed mitigation measures themselves do not cause any residual impact. Water Quality – Not applicable as no residual impacts are identified. Sewerage and Sewage Treatment Implication – not applicable as no residual impacts are identified. Waste – Not applicable as no residual impacts are identified. Land Contamination – Not applicable as no residual impacts are identified.

Sections of the TM	Specific Requirements	Compliance Check
		Ecology - The potential ecological impact was evaluated according to EIAO-TM in Section 9.5. Fisheries – The potential ecological impact was evaluated according to EIAO-TM in Section 10.5. Landscape & Visual – The predicted landscape and visual impacts have been compared to the available standards and criteria as described in Section 11.3. Cultural Heritage – Not applicable as no residual impacts are identified.
7.3	Have the residual impacts, which are the net impacts with the mitigation measures in place, been described and evaluated against the available Government policies, standards and criteria?	Air Quality – No adverse residual air quality impacts are anticipated. Noise – The proposed mitigation measures themselves do not cause any residual impact. Water Quality – Not applicable as no residual impacts are identified. Sewerage and Sewage Treatment Implication – not applicable as no residual impacts are identified. Waste – No residual impact is anticipated. Land Contamination – No residual impact is anticipated. Ecology - The potential residual impact was evaluated according to EIAO-TM. Fisheries – Not applicable as no residual impacts are identified. Landscape & Visual – The residual impacts with and without mitigation measures have been described and evaluated the available government policies, standards and criteria and described in Sections 11.10 and 11.11. Cultural Heritage – Not applicable as no residual impacts are identified.
7.4	Have the residual impacts been discussed and evaluated in terms of the impact on the health and welfare of the local community and on the protection of environmental resources?	Air Quality – No adverse residual air quality impacts are anticipated. Noise – The proposed mitigation measures themselves do not cause any residual impact. Water Quality – Not applicable as no residual impacts are identified. Sewerage and Sewage Treatment Implication – not applicable as no residual impacts are identified. Waste – No residual impact is anticipated. Land Contamination – No residual impact is anticipated. Ecology - No residual impact is anticipated. Fisheries – No residual impact is anticipated. Landscape & Visual – The residual impacts with and without mitigation measures have been described and evaluated the available government policies, standards and criteria and described in Sections 11.10 and 11.11. Cultural Heritage – Not applicable as no residual impacts are identified.
7.5	Have the magnitude, location and duration of the residual impacts been discussed in conjunction with the value, sensitivity and rarity of the resource?	Air Quality – No adverse residual air quality impacts are anticipated. Noise – The proposed mitigation measures themselves do not cause any residual impact. Water Quality – Not applicable as no residual impacts are identified. Sewerage and Sewage Treatment Implication – not applicable as no residual impacts are identified. Waste – No residual impact is anticipated. Land Contamination – No residual impact is anticipated. Ecology - No residual impact is anticipated. Fisheries – No residual impact is anticipated. Landscape & Visual – The residual impacts with and without mitigation measures have been

Sections of the TM	Specific Requirements	Compliance Check
		described and evaluated the available government policies, standards and criteria and described in Sections 11.10 and 11.11. Cultural Heritage – Not applicable as no residual impacts are identified.
7.6	Where there are no generally accepted standards or criteria for the evaluation of residual impacts, have alternative approaches been discussed and, if so, is a clear distinction made between fact, assumption and professional judgement?	Air Quality – No adverse residual air quality impacts are anticipated. Noise – The proposed mitigation measures themselves do not cause any residual impact. Water Quality – Not applicable as no residual impacts are identified. Sewerage and Sewage Treatment Implication – not applicable as no residual impacts are identified. Waste – No residual impact is anticipated. Land Contamination – No residual impact is anticipated. Ecology - No residual impact is anticipated. Fisheries – No residual impact is anticipated. Landscape & Visual – The residual impacts with and without mitigation measures have been described and evaluated the available government policies, standards and criteria and described in Sections 11.10 and 11.11. Cultural Heritage – Not applicable as no residual impacts are identified.
7.7	Have the residual impacts, if any, arising from the implementation of the proposed mitigation measures, been considered?	Air Quality – No adverse residual air quality impacts are anticipated and hence evaluation of residual impacts is not required. Noise – Residual construction noise impact is predicted. Water Quality – Not applicable as no residual impacts are identified. Sewerage and Sewage Treatment Implication – not applicable as no residual impacts are identified. Waste – No residual impact is anticipated. Land Contamination – No residual impact is anticipated. Ecology - Not applicable as no residual impacts are identified. Fisheries – Not applicable as no residual impacts are identified. Landscape & Visual – The residual impacts with and without mitigation measures have been described and evaluated the available government policies, standards and criteria and described in Sections 11.10 and 11.11. Cultural Heritage - Not applicable as no residual impacts are identified.
8. Environmental Monitoring and Audit Proposals		
8.1	If impacts are uncertain, have monitoring arrangements been proposed to check the environmental impacts resulting from the implementation of the project and their conformity with the predictions made?	Air Quality – Monitoring has been proposed to check construction dust impact. Noise – Monitoring has been proposed to check construction noise impacts and road traffic noise impacts. Water Quality – Relevant EM&A programme has been proposed in Section 5.15 and detailed in the EM&A Manual. Sewerage and Sewage Treatment Implication – EM&A is not required. Waste – A Waste Management Plan (WMP) should be prepared and implemented by the Contractor during construction phase. Land Contamination – EM&A is to be carried out in the form of regular site inspection during construction phase is discussed in Section 8.9. Ecology – Relevant EM&A programme has been proposed in Section 9.11 and detailed in the EM&A

Sections of the TM	Specific Requirements	Compliance Check
		<p>Manual.</p> <p>Fisheries – No specific fisheries monitoring is required for the proposed mitigation measures.</p> <p>Landscape & Visual – The uncertainty of the impact prediction is low, therefore there is no need for a monitoring programme therefore this is not applicable.</p> <p>Cultural Heritage – Further archaeological survey and preserve a few built heritage by records are proposed in EM&A.</p>
8.2	Does the scale of any proposed monitoring arrangements correspond to the potential scale and significance of deviations from expected impacts?	<p>Air Quality – The scale and locations of recommended air quality monitoring work is based on the impact assessment findings as detailed in Section 3.9. Approximately 20 nos. of construction air monitoring stations were proposed as a representative location for different construction area.</p> <p>Noise – Proposed monitoring arrangements have been determined based on findings from associated noise impact assessment and relevant criteria. Nine construction noise and six road traffic noise monitoring locations were proposed, comprising of both residential and educational sensitive uses, and locations are spread across the new development.</p> <p>Water Quality – Relevant EM&A programme has been proposed In Section 5.15 and detailed in the EM&A Manual.</p> <p>Sewerage and Sewage Treatment Implication – EM&A is not required.</p> <p>Waste – Not applicable.</p> <p>Land Contamination – Not applicable.</p> <p>Ecology – Relevant EM&A programme has been proposed In Section 9.11 and detailed in the EM&A Manual.</p> <p>Fisheries – No specific fisheries monitoring is required.</p> <p>Landscape & Visual – Deviations of predicted impacts is low therefore this is not applicable</p> <p>Cultural Heritage – Not applicable.</p>
8.3	Is the need for and the scope of the monitoring and audit requirements defined in the report?	<p>Air Quality – The need for and scope of air quality monitoring and audit work is detailed in EM&A Manual.</p> <p>Noise – The need for monitoring and audit requirements have been detailed in the EM&A Manual.</p> <p>Water Quality – The need for monitoring have been detailed in the environmental monitoring and audit manual.</p> <p>Sewerage and Sewage Treatment Implication – not applicable.</p> <p>Waste – Not applicable.</p> <p>Land Contamination – Not applicable.</p> <p>Ecology – The need for and scope of environmental monitoring and audit work is detailed in EM&A Manual.</p> <p>Fisheries – No specific fisheries monitoring is required.</p> <p>Landscape & Visual – Not applicable</p> <p>Cultural Heritage – The need for and scope of cultural heritage monitoring and audit work is detailed in EM&A Manual.</p>
8.4	Does the report contain an Environmental Monitoring and Audit programme, as prescribed in Annex 21, if it is found to be needed?	An environmental monitoring and audit programme is specified in the EM&A Manual for this project.
9. Difficulties Compiling the Information		
9.1	Have any gaps in the required data been indicated and the means used to deal with them in the assessment been explained?	<p>Air Quality – No significant gaps in the data required for air quality impact assessment.</p> <p>Noise – No significant gaps in the data required for noise impact assessment.</p>

Sections of the TM	Specific Requirements	Compliance Check
		<p>Water Quality – No significant gaps in the data required for water quality impact assessment.</p> <p>Sewerage and Sewage Treatment Implication – No significant gaps in the data required for sewage impact assessment.</p> <p>Waste - Not applicable.</p> <p>Land Contamination – As majority of the potential contaminated sites are inaccessible for site walkover and permission of conducting SI works could not be obtained from some sites which are accessible for site walkover, SI works cannot be undertaken at this stage. Further works (including site re-appraisal, SI works and if required, remediation works) will be carried out for the concerned sites. Subject to the site re-appraisal findings, supplementary CAP(s) may be prepared and submitted to EPD for endorsement. After completion of SI, CAR and RAP will be prepared and submitted to EPD.</p> <p>Ecology – The assessment has been conducted based on both literature review and desktop studies and where there are gaps in the information, site surveys have been conducted to fill in the missing information.</p> <p>Fisheries – The assessment has been conducted based on both literature review and desktop studies and where there are gaps in the information, site surveys have been conducted to fill in the missing information.</p> <p>Landscape & Visual – Not applicable.</p> <p>Cultural Heritage – The assessment has been conducted based on both literature review and desktop studies and where there are gaps in the information, site surveys have been conducted to fill in the missing information.</p>
9.2	Have any difficulties in assembling or analysing the data needed to predict impacts been acknowledged and explained?	<p>Air Quality – No significant difficulties in assembling or analysing data to predict impacts.</p> <p>Noise – No significant difficulties in assembling or analysing data to predict impacts.</p> <p>Water Quality – No significant difficulties in assembling or analysing data to predict impacts.</p> <p>Sewerage and Sewage Treatment Implication – no significant difficulties in assembling or analysing data to predict impacts.</p> <p>Waste – Not applicable.</p> <p>Land Contamination – It is determined that potential contaminated sites are inaccessible for preparing sampling and analysis during the course of the EIA study. The information has been reviewed, possible remediation methods, confirmation of whether the contamination problem would be surmountable and sampling and analysis proposal are included in CAP as shown in Appendix 8.1. Subject to the site re-appraisal findings, supplementary CAP(s) may be prepared and submitted to EPD for endorsement. After completion of SI, CAR and RAP will be prepared and submitted to EPD.</p> <p>Ecology – No significant difficulties in assembling or analysing data to predict impacts.</p> <p>Fisheries – No significant difficulties in assembling or analysing data to predict impacts.</p> <p>Landscape & Visual – Not applicable.</p> <p>Cultural Heritage – Site constraints / limited access were encountered during the archaeological and built heritage surveys as described in Sections 12.6 and 12.7.</p>
10. Executive Summary		
10.1	Does the executive summary contain at least a brief description of the project and the environment, an account of the main mitigation measures to be implemented by the developer, and a description of any remaining or residual impacts?	A brief description of the project is given in Chapter 1 of the Executive Summary. A description of mitigation measures to be implemented and any residual impacts is presented in individual technical chapters of the Executive Summary.
10.2	Have technical jargons been avoided as far as possible in the executive summary?	Unnecessary technical jargon has been avoided.

Sections of the TM	Specific Requirements	Compliance Check
10.3	Does the executive summary present the main findings of the assessment and cover all the main issues?	The main findings of the assessment are presented in individual technical chapters of the Executive Summary.
10.4	Does the executive summary include a brief explanation of the overall approach to the assessment?	The overall approach of individual assessments are presented in individual technical chapters of the Executive Summary.
10.5	Does the executive summary provide an indication of the confidence which can be placed in the results?	The description of the approach and findings of the assessment presented in individual technical chapters of the Executive Summary gives an indication of the confidence of the results.
10.6	Is the executive summary presented in both English and Chinese? -End-	The executive summary is presented in both English and Chinese.

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