Appendix 13.1 Key Assessment Assumptions, Limitation of Assessment Methodologies and Prior Agreements with EPD

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
Air Quality Impact					
Construction Phase					
The air quality impact assessment for the Project follows Annex 4 and Annex 12 of the TM-EIAO. Dust emission will be the major air quality impact. Quantitative dust impact assessment is not considered necessary as dust impacts during the construction phases are anticipated to be minor with the adoption of mitigation measures stipulated in the Air Pollution Control (Construction Dust) Regulation and activities that	N/A	The construction programme is indicative and subject to contractors' actual operation.	Section 3 of Appendix B	-	N/A

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
may induce significant dust emissions such as extensive site formation and blasting are not required for the Project..					
Operational Phase					
The air quality impact assessment for the Project follows Annex 4 and Annex 12 of the TM-EIAO. Vehicular emission impact was due to traffic at Kam Tin Road, Lam Kam Road, Tung Wui Road, etc. modelled by CALINE4 and EMFAC-HK.	Vehicular emissions from open road was based on modeling results of EMFAC-HK v4.1. The cumulative air quality impact due to vehicular emission was predicted by CALINE4 model. The future year background concentrations are made reference to the EPD's PATH-2016 modelling results.	A conservative approach, assuming vehicular emission to be the highest in Year 2025. The actual situation may be better than that of the model prediction.	Section 4 and 5 of Appendix B	-	N/A
Noise Impact					
Construction Phase					

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
The noise impact assessment for the Project follows Annex 5 and Annex 13 of the TM-EIAO. In accordance with the EIAO, the methodology outlined in the GW-TM was used for construction noise assessment.	Sound power level (SWL) of the Powered Mechanical Equipment (PME) was based in Table 3 of GW-TM, the QPME system adopted by EPD and "SWL of other commonly used PME" on EPD's website.	The prediction of construction noise impacts is based on GW-TM. The SWL of PME was based in GW-TM and QPME system. The actual situation may be better than that of the prediction.	Section 2 of Appendix D	Methodology of Noise Impact Assessment	N/A
	It is assumed that all PME items required for a particular construction activity will be located at the notional source position of the work areas. The assessment was based on the cumulative SWL of PME likely to be used in each work areas, taking into account the construction period in the	In carrying out the assessment, worst case assumptions have been assumed in order to provide conservative noise impact assessments such as locating all the PME at the notional source position.			

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
	vicinity of the receiver location. To predict the construction noise impacts, PME were divided into groups required for individual construction activity. The objective is to identify the worst-case scenario representing those items of PME that will be in use concurrently at any given time. The sound pressure level of individual construction activity was calculated, depending on the number of PME and distance from receivers. The noise levels at NSRs were then predicted by the sum of SWLs of all concurrent construction				

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
	activities with their respective distance correction.				
	A positive 3dB(A) facade correction was added to the predicted noise levels in order to account for the facade effect at each NSR.				
	On-time percentages of utilization rates for were reasonably assumed by Engineer.				
Operational Phase					
The noise impact assessment for the Project follows Annex 5 and Annex 13 of the TM-EIAO. Traffic noise impact was due to traffic at Kam Tin Road, Lam	Traffic flow from open road was based on PM peak hour flow.	A conservative approach, assuming traffic flow to be the same as PM peak hour flow. The actual situation may be better than that of the model	Section 3 of Appendix B	Methodology of Noise Impact Assessment	N/A

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
Kam Road, Tung Wui Road, etc. modelled by NoiseMap Enterprise.		prediction.			
Water Quality Impact					
Construction Phase					
Assessment of water quality impact in construction phase refers the methodology in Annex 6 and Annex 14 of the TM-EIAO. The water quality impact during the construction phase were identified. Mitigation measures are recommended for the identified source of water pollution to minimise the potential water quality impacts.	The types of water pollution to be generated from the Project are based on the Project design and / or engineering assessments.	N/A	Appendix D	-	N/A
Operational Phase					

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
Assessment of water quality impact in operational phase refers the methodology in Annex 6 and Annex 14 of the TM-EIAO. The water quality impact during the operational phase were identified. Mitigation measures are recommended for the identified source of water pollution to minimise the potential water quality impacts.	N/A	N/A	Appendix D	-	N/A
Waste Management					
Construction & Operational Phase					
• The waste assessment for the Project follows: • TM-EIAO Annex 7 and Annex 15;	Waste generated in the construction phase are determined based on the design of the Project and are advised by	-	Appendix E	-	N/A

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
• Waste Disposal Ordinance (Cap. 354); • Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C); • Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N); • Land (Miscellaneous Provisions) Ordinance (Cap. 28); and • Public Health and Municipal Services Ordinance (Cap. 132) - Public Cleansing and Prevention of Nuisances	the engineer. Waste generated in the operational phase is determined based on population parameters and land use of the Project.				

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
Regulation (Cap 132BK)					
Land Contamination Impact					
The land contamination assessment for the Project follows • Annex 19 of the Technical Memorandum on Environmental Impact Assessment Process (TM-EIAO); • Guidance Manual for Use of RiskBased Remediation Goals (RBRGs) for Contaminated Land Management, EPD, 2007; • Guidance Notes for Contaminated Land	Assumptions made in the assessment are based on latest boundary of the Project and the works of the Project, as well as current, historical and future land uses.	N/A	Appendix F	Contamination Assessment Plan	N/A

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
Assessment and Remediation, EPD, 2007; • Practice Guide for Investigation and Remediation of Contaminated Land, EPD, 2011					
Ecological Impact					
Construction & Operation Phase					
The ecological impact assessment follows Annexes 8 and 16 of the TMEIAO.	Assumptions made in the assessment are based on latest layout.	Ecological baseline is based on literature review as well as habitat, flora and fauna surveys. Surveys were taken in representative locations and transect routes inside and in the Project Boundary as well as the assessment area.	Appendix G	Methodology of Ecological Impact Assessment	N/A

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
			EIA Study Brief Clause Reference	Relevant Document	
		Baseline descriptions are considered sufficiently representative to allow subsequent assessments to be made.			
Landscape and Visual Impact					
The landscape and visual impact assessment follows Annexes 10 and 18 of the TM-EIAO and the EIAO Guidance Note No.8/2010.	Assessment assumptions are listed in the methodology stated in Section 9 of this EIA report. Selected viewpoints for the preparation of photomontages to demonstrate the landscape and visual changes.	Assessment of landscape and visual baseline is based on literature review, government survey maps and aerial photographs and site visits. There is limitation on review the baseline condition in private properties and inaccessible areas. Photographic record of Landscape Resources (LRs),	Section 3.4.10 and Appendix H	-	N/A

Assessment Methodologies	Assessment Assumptions	Limitations of Assessment Methodologies/Assumptions	Prior Agreements with EPD		Proposed Alternative Assessment Tools/ Assumptions (if applicable)
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		Landscape Character Areas (LCAs) and Visual Sensitive Receivers (VSRs) are taken at the public accessible location to the nearest and representative of the above. A tree survey is undertaken for this EIA according to the Study Brief. It is sufficiently representing the potential tree impact as a result of the Project and impact on landscape resources. Detailed tree preservation and removal application are required for government approval. Assessment on PVSRs of			

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		planned development and potential cumulative impact with concurrent project is based on information available through public channels. Impact significance will change following the development of these planned or on-going projects.			