

Assessment Methodologies	Key Assessment Assumptions	Limitations of Assessment Methodologies / Assumptions	Prior Agreements with EPD	
			EIA Study Brief Clause Reference	Relevant Documentation
Air Quality Impact				
<p>The air quality impact assessment for the Project follows Annex 4 and Annex 12 of the Technical Memorandum on Environmental Impact Assessment (TM-EIAO) and requirement from the EIA Study Brief (ESB-319/2019).</p> <p>Qualitative assessment was conducted for air quality impact.</p>	<p>The qualitative assessment was conducted based on the Project design and construction details available at the time of the EIA study.</p>	N/A	N/A	N/A
Noise Impact				
<p><u>Construction Noise</u> The noise impact assessment for the project follows Annex 5 and Annex 13 of the EIAO-TM, the requirement in the EIA Study Brief (ESB-319/2019) and Technical Memorandum on Noise from Construction Works other than Percussive Piling (GW-TM) under the Noise Control Ordinance (NCO).</p>	<p>The construction noise was predicted based on standard acoustic principles. Sound Power Levels (SWLs) of powered mechanical equipment (PME) were taken from Table 3 of the GW-TM. Where no relevant SWL can be found in the GW-TM and other PME, reference is made to the information relating to Quality Powered Mechanical Equipment (QPME) available at EPD's web site or other previous similar studies or from measurements taken at other sites in Hong Kong.</p>	<p>The prediction of construction noise impact was based on the procedures in GW-TM under the NCO. The programme and plant inventory for proposed construction works adopted in the assessment might vary in future.</p>	<p>Clauses 2.2.1(a), 2.2.1(c), 3.2.1(a), 3.2.1(c) of Appendix C</p>	<p>Agreement on Construction Noise Impact Assessment</p>
<p><u>Fixed Plant Noise</u> The noise impact assessment for the project follows Annex 5 and Annex 13 of the EIAO-TM, the requirement in the EIA Study Brief (ESB-319/2019) and Technical Memorandum for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Sites (IND-TM) under the NCO.</p>	<p>The fixed plant noise was predicted based on standard acoustic principles. The SWL of the fixed plants were referenced to engineering design information and manufacturer's catalogue of plants of equivalent / similar specifications. All on-duty equipment would not operate during night-time (i.e. 2300 – 0700 hours).</p>	<p>The prediction of fixed plant noise impact was based on the procedures in IND-TM under the NCO. The noise performance of the proposed fixed plants would be reviewed during detailed design stage with due regard to the characteristics of tonality, impulsiveness and intermittency. If the noise exhibits characteristics of tonality, intermittency or</p>	<p>Clauses 2.2.1(a), 2.2.1(c), 3.3.1(a), 3.3.1(c) of Appendix C</p>	<p>Agreement on Fixed Noise Sources Impact Assessment</p>

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		impulsiveness during the detailed design or the commissioning of the plant, the SWL should be reduced in accordance with the recommendation given in Section 3.3 of IND-TM to ensure noise compliance at the NSRs.		
Water Quality Impact				
<p>The water quality impact assessment for the Project follows Annexes 6 and 14 of the EIAO-TM as well as the requirements given in EIA Study Brief (No. ESB-319/2019).</p> <p>Qualitative assessment was conducted for water quality impact in both construction and operational phase.</p>	The qualitative assessment was conducted based on the Project design and construction details available at the time of the EIA study.	N/A	Clause 4(i) of Appendix D	Confirmation of Requirements of Water Quality Survey
Sewerage and Sewage Treatment Implications				
The sewerage and sewage treatment implication assessment for the Project follows Section 6.5 of Annex 14 of the EIAO-TM as well as the requirements given in EIA Study Brief (No. ESB-319/2019).	<p>Population from each of the components were estimated and the average dry weather flow (ADWF) were calculated based on the "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" (GESF) from EPD at the time of the EIA Study.</p> <p>Information on no. of flat of existing residential building is collected from the website of Home Affairs Department.</p> <p>An average domestic household size of 2.8 people was adopted in the population estimation according to statistics on population and households from Census and Statistic Department.</p>	N/A	N/A	N/A

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Waste Management Implications				
The waste management implication assessment for the Project follows Annexes 7 and 15 of the EIAO-TM as well as the requirements given in EIA Study Brief (No. ESB-319/2019).	The waste quantities to be generated from the Project during construction and operational phases were estimated based on the engineering assessment.	N/A	N/A	N/A
Land Contamination				
The land contamination assessment for the Project follows Annex 19 of the EIAO-TM, requirements given in EIA Study Brief (No. ESB-319/2019) as well as the following: - Guidance Note for Contaminated Land Assessment and Remediation (EPD, 2007) - Practice Guide for Investigation and Remediation of Contaminated Land (EPD, 2011) - Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management (EPD, 2007)	The assessment was undertaken based on historical land use and site reconnaissance.	N/A	N/A	N/A
Ecological Impact (Terrestrial and Marine)				
The ecological impact assessment for the Project follows: 1. Annexes 8 and 16 of the EIAO-TM for the criteria, general approach and methodology for assessment of ecological impacts 2. EIAO Guidance Note No. 3/2010, No. 6/2010, No. 7/2010 and No. 10/2010 for general guidelines for conducting ecological baseline surveys and environmental mitigation measure recommendations	The assessment and evaluation of ecological impact was undertaken based on the results of literature review, and ecological field survey.	N/A	N/A	N/A
Fisheries Impact				
The fisheries impact assessment for the Project follows Annexes 9 and 17 of the EIAO-TM as well as the requirements given in EIA Study Brief (No. ESB-319/2019).	The assessment and evaluation of fisheries impact was undertaken based on the results of literature review and results of water quality assessment.	N/A	N/A	N/A

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Cultural Heritage Impact				
The cultural heritage impact assessment for the Project follows Annexes 10 and 19 of the EIAO-TM as well as the requirements given in EIA Study Brief (No. ESB-319/2019).	The assessment was undertaken based on desktop review and site visit.	N/A	N/A	N/A
Landscape and Visual Impact				
The landscape and visual impact assessment was prepared based on existing available information and in accordance with EIAO-TM Annexes 10 & 18 and EIAO GN No. 8/2010.	<p>The assessment is based on the latest design scheme, footprints and preliminary design scheme with the latest relevant OZPs and the best available information.</p> <p>The Broad-Brush Tree Survey is in aid of the aerial photos and the Ecological Impact Assessment of the Project, and based on the topographical survey conducted prior to the tree survey, and site visit to accessible areas of the Project.</p> <p>The future management / maintenance of the proposed new trees will be handed over to the project proposer in accordance to Development Bureau Technical Circular (Works) (DEVB TCW) No. 10/2013 – Tree Preservation.</p>	<p>Assessment of sensitivity of receivers and the magnitude of changes of project works are inherently subjective. No detailed data exists for future planned projects other than described in the report. Changes to these may affect the evaluated impacts of the Project.</p> <p>Individual tree impact as a result of the proposed developments is subject to further review at detailed design phase of the project in accordance with Development Bureau Technical Circular (Works) (DEVB TCW) No. 10/2013 – Tree Preservation.</p> <p>Not all sites are accessible to capture baseline photographs for the visual impact assessment. This is mainly due to access not being granted to private property and higher levels of buildings, meaning descriptions of views from these locations have been extrapolated from</p>	N/A	N/A

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		visiting the surrounding areas and from aids such as illustrations, to help predict impacts.		

Note: N/A - Not applicable