

Environmental Impact Assessment Ordinance (Cap. 499), Section 5 (7)

Environmental Impact Assessment Study Brief No. ESB-245/2012

**Project Title: Reprovisioning of FEHD Sai Yee Street Vehicle Depot at Yen Ming Road,
West Kowloon Reclamation Area
(hereinafter known as the “Project”)**

**Name of Applicant: Food and Environmental Hygiene Department
(hereafter known as the “Applicant”)**

1. BACKGROUND

- 1.1 An application (No. ESB-245/2012) for an Environmental Impact Assessment (EIA) study brief under section 5(1)(a) of the Environmental Impact Assessment Ordinance (EIAO) was submitted by the Applicant on 17 April 2012 with a project profile (No. PP-463/2012) (the Project Profile).
- 1.2 The Applicant proposes to construct and operate a new vehicle depot-cum-office building to accommodate the existing facilities in Sai Yee Street Vehicle Depot. The location of the Project is shown in Figure 1 of this EIA study brief.
- 1.3 The proposed vehicle depot-cum-office building will be a five-storey building comprising various facilities for vehicle repair and maintenance operation, parking of vehicles as well as offices. It will occupy a site area of about 8,600m² with construction floor area of about 28,500m². Preliminary schedules of major facilities of the vehicle depot, subject to later design and operational need, include:-
- (i) about 145 parking spaces for vehicles including heavy goods vehicles, light buses/light goods vehicles and visitor cars;
 - (ii) covered vehicle maintenance workshop including 3 vehicle repair bays and 1 roller brake tester;
 - (iii) covered vehicle washing facilities including automatic vehicle washing machine and 3 vehicle washing bays (note: washwater might be treated and reused for washing purpose, subject to later design);
 - (iv) underground waste lubrication oil tanks of 5m³;
 - (v) underground oil interceptor of 2.5m³;
 - (vi) storage room for lubrication/hydraulic oil with a capacity of about 3m³;
 - (vii) scrap metal yard of about 35m²;
 - (viii) vehicle battery storage room of about 20m²;
 - (ix) spare parts store of about 200m²;
 - (x) air compressor room of about 20m²;
 - (xi) dangerous goods storage room(s) (gas, paint, solvent and diesel) (about 11 cylinders of oxygen, acetylene gas and argon, 400L of paint, 100L of thinner and 200L of diesel);

Key facilities other than the vehicle depot include:

- (xii) dangerous goods stores (about 16,500kg of chloride of lime and about 2,000L of pesticides);
- (xiii) hygienic rooms;
- (xiv) emergency generator;

- (xv) loading/unloading area for delivery/distribution of goods/materials; and
- (xvi) staff offices.

- 1.4 The Project may allow provision of widening of Yen Ming Road, which is an existing dual 1-lane road serving only the Project site and the adjacent cargo working area, subject to the findings of the traffic study to be carried out at a later stage.
- 1.5 The Project is a designated project under Item A.6 of Part I, Schedule 2 of the EIAO: “A transport depot located less than 200 m from the nearest boundary of an existing or planned (a) residential area; (b) place of worship; (c) educational institution; or (d) health care institution”.
- 1.6 Pursuant to section 5(7)(a) of the EIAO, the Director of Environmental Protection (the Director) issues this EIA study brief to the Applicant to carry out an EIA study.
- 1.7 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 will take place concurrently. 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;
 - (ii) the conditions and requirements for the detailed design, construction and operation of the Project to mitigate against adverse environmental consequences wherever practicable; and
 - (iii) the acceptability of residual impacts after the proposed mitigation measures are implemented.

2. OBJECTIVES OF THE EIA STUDY

- 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 the types of designated projects to be covered by the Project;
 - (ii) to identify and describe elements of community and environment likely to be affected by the Project and/or likely to cause adverse impacts to the Project, including natural and man-made environment and the associated environmental constraints;
 - (iii) to provide information on the consideration of alternative options of the Project including scale/size, extent, layout, configuration/orientation, design and construction methods with a view to avoiding and minimizing potential environmental impacts to environmentally sensitive areas and sensitive uses; to compare the environmental benefits and dis-benefits of different options; to provide reasons for selecting the preferred option(s) and to describe the part environmental factors played in the selection of preferred option(s);
 - (iv) to identify and quantify emission sources, including air and gaseous emission, noise

emission, sewage and wastewater emission, waste generation and land contamination, and determine the significance of impacts on sensitive receivers and potential affected uses;

- (v) Not Used
- (vi) to identify any potential landscape and visual impacts and to propose measures to mitigate these impacts;
- (vii) Not Used
- (viii) to propose the provision of infrastructure or mitigation measures so as to minimize pollution, environmental disturbance and nuisance during construction and operation of Project;
- (ix) to investigate the feasibility, practicability, effectiveness and implications of the proposed mitigation measures;
- (x) to identify, predict and evaluate the residual environmental impacts (i.e. after practicable mitigation) and the cumulative effects expected to arise during the construction and operation phases of the Project in relation to the sensitive receivers and potential affected uses;
- (xi) to identify, assess and specify methods, measures and standards, to be included in the detailed design, construction and operation of the Project which are necessary to mitigate these environmental impacts and cumulative effects and reduce them to acceptable levels;
- (xii) to investigate the extent of the secondary environmental impacts that may arise from the proposed mitigation measures and to identify constraints associated with the mitigation measures recommended in the EIA study, as well as the provision of any necessary modification; and
- (xiii) Not Used
- (xiv) to design and specify environmental monitoring and audit requirements to ensure the effective implementation of the recommended environmental protection and pollution control measures.

3. DETAILED REQUIREMENTS OF THE EIA STUDY

3.1 The Purpose

The purpose of this EIA study brief is to scope the key issues of the EIA study and to specify the environmental issues that are required to be reviewed and assessed in the EIA study. The Applicant has to demonstrate in the EIA report whether the criteria in the relevant sections of the Technical Memorandum on the Environmental Impact Assessment Process of the Environmental Impact Assessment Ordinance (hereinafter referred to as “the TM”) are complied with.

3.2 The Scope

3.2.1 The scope of this EIA study shall cover the Project and associated works mentioned in sub-sections 1.2-1.4 above. 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) potential air quality impact from the construction and operation of the Project; potential air quality impact on the sensitive receivers within the Project site from air pollutant emission sources (such as vehicular emission, industrial emission from chimneys and odour emission sources);
- (ii) potential noise impact on sensitive receivers caused by the Project, including impact from construction equipments during construction, operational noise impact from fixed noise sources, and arrangement of traffic route;
- (iii) potential water quality and sewerage impacts from the construction and operation of the Project;
- (iv) potential waste management implications and land contamination issues arising from the construction and operation of the Project;
- (v) potential landscape and visual impacts during the construction and operation of the Project; and
- (vi) potential cumulative environmental impacts of the Project, through interaction or in combination with other existing, committed and planned projects in the vicinity of the Project, and that those impacts may have a bearing on the environmental acceptability of the Project.

3.3 Need of the Project and Consideration of Alternatives

3.3.1 The Applicant shall provide information related to the need, siting, layout design, construction method (including piling method) and construction sequence considerations of the Project, including the purpose, objectives and environmental benefits of the Project, and describe the scenarios with and without the Project.

3.4 Technical Requirements

3.4.1 The Applicant shall conduct the EIA study to address the environmental aspects of the activities as described in section 3.2 above. The assessment shall be based on the best and latest information available during the course of the EIA study. The Applicant shall include in the EIA report details of the construction and operational programme and methodologies for the Project. The Applicant shall clearly state in the EIA report the time frame and works programmes of the Project and other concurrent projects, and assess the cumulative environmental impacts from the Project and interacting projects as identified in the EIA study.

3.4.2 The EIA study shall follow the technical requirements specified below and in the appendices of this EIA study brief.

3.4.3 **Air Quality Impact**

3.4.3.1 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.

3.4.3.2 The study area for the air quality impact assessment shall be defined by a distance of 500 metres from the boundary of the Project site, with consideration to be extended to include major existing, planned and committed air pollutant emission sources that may have a bearing on the environmental acceptability of the Project. The assessment shall include the existing, committed and planned sensitive receivers within the study area. The sensitive receivers shall also include the planned sensitive receivers within the Project site. The sensitive receivers shall include those at Nam Cheong Estate, Fu Cheong Estate, planned residential development above Nam Cheong Station, Sir Ellis Kadoorie Secondary School, Tai Kok Tsui Catholic Primary School, the office of Yuen Fat Building, etc. The assessment shall take into account the impacts of emission sources from nearby concurrent projects, if any. The assessment shall be based on the best available information at the time of assessment.

3.4.3.3 The air quality impact assessment shall follow the detailed technical requirements given in Appendix A.

3.4.4 **Not Used**

3.4.5 **Noise Impact**

3.4.5.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing noise impact as stated in Annexes 5 and 13 of the TM.

3.4.5.2 The study area for the noise impact assessment shall generally include areas within 300 metres from the boundary of the Project site. Subject to the agreement of the Director, the study area could be reduced accordingly if the first layer of noise sensitive receivers (NSRs), closer than 300 metres from the outer Project limit, provides acoustic shielding to those receivers at distances further away from the Project. The study area shall be expanded to include NSRs at distances over 300 metres from the Project and associated works if those NSRs are also affected by the construction and operation of the Project. The assessment shall include the NSRs at Nam Cheong Estate, Fu Cheong Estate, planned residential development above Nam Cheong Station, Sir Ellis Kadoorie Secondary School, Tai Kok Tsui Catholic Primary School, etc.

3.4.5.3 The noise impact assessment shall follow the detailed technical requirements given in Appendix C.

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 stated in Annexes 6 and 14 of the TM.

3.4.6.2 The study area for the water quality impact assessment shall include areas within 500 metres from the boundary of the Project site and shall cover the Victoria Harbour (Phase Two)

Water Control Zone as designated under the Water Pollution Control Ordinance (Cap. 358) and the water sensitive receivers in the vicinity of the Project. The study area shall be extended to include other areas if they are found also being impacted during the course of the EIA study and have a bearing on the environmental acceptability of the Project.

3.4.6.3 The water quality impact assessment shall follow the detailed technical requirements given in Appendix D1.

3.4.7 **Sewerage and Sewage Treatment Implication**

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 Not Used

3.4.7.3 The assessment of the sewerage and sewage treatment implication arising from the operation of the Project shall follow the detailed technical requirements given in Appendix D2.

3.4.8 **Waste Management Implication**

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.

3.4.8.2 The assessment of the waste management implication shall follow the detailed technical requirements given in Appendix E1.

3.4.9 **Land Contamination**

3.4.9.1 The Applicant shall follow the guidelines for evaluating and assessing potential land contamination issue as stated in sections 3.1 and 3.2 of Annex 19 of the TM.

3.4.9.2 The assessment of the potential land contamination issue of the Project shall follow the detailed requirements given in Appendix E2.

3.4.10 **Not Used**

3.4.11 **Not Used**

3.4.12 **Landscape and Visual Impacts**

3.4.12.1 The Applicant shall follow the criteria and guidelines as stated in Annexes 10 and 18 of the TM, the EIAO Guidance Note No. 8/2010 on “Preparation of Landscape and Visual Impact Assessment under the Environmental Impact Assessment Ordinance” and the report of “Landscape Value Mapping of Hong Kong” for evaluating and assessing the landscape and visual impacts.

3.4.12.2 The study area for the landscape impact assessment shall include all areas within a 500 metres distance from the boundary of the Project site. The study area for the visual impact assessment shall be defined by the visual envelope of the Project.

3.4.12.3 The landscape and visual impact assessments shall follow the detailed technical requirements given in Appendix H.

3.4.13 **Not Used**

3.4.14 **Not Used**

3.4.15 **Summary of Environmental Outcomes**

The EIA report shall contain a summary of 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 designs recommended, key environmental problems avoided, minimization of environmental impacts, compensation areas included and environmental benefits of environmental protection measures recommended.

3.4.16 **Environmental Monitoring and Audit (EM&A) Requirements**

3.4.16.1 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, if affirmative, to define the scope of EM&A requirements for the Project in the EIA study.

3.4.16.2 Subject to the confirmation of the EIA study findings, the Applicant shall comply with the requirements as stipulated in Annex 21 of the TM.

3.4.16.3 The Applicant shall prepare a Project Implementation Schedule (in the form of a checklist as shown in Appendix K) containing the EIA study recommendations and mitigation measures with reference to the implementation programme.

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 the EIA study brief, the Applicant shall apply to the Director for a fresh EIA study brief before commencement of the EIA study.

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 the review of an EIA report.

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 L 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.

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.
- 6.2 If there is any key change in the scope of the Project mentioned in sub-sections 1.2-1.4 of this EIA study brief and in Project Profile (No. PP-463/2012), 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.

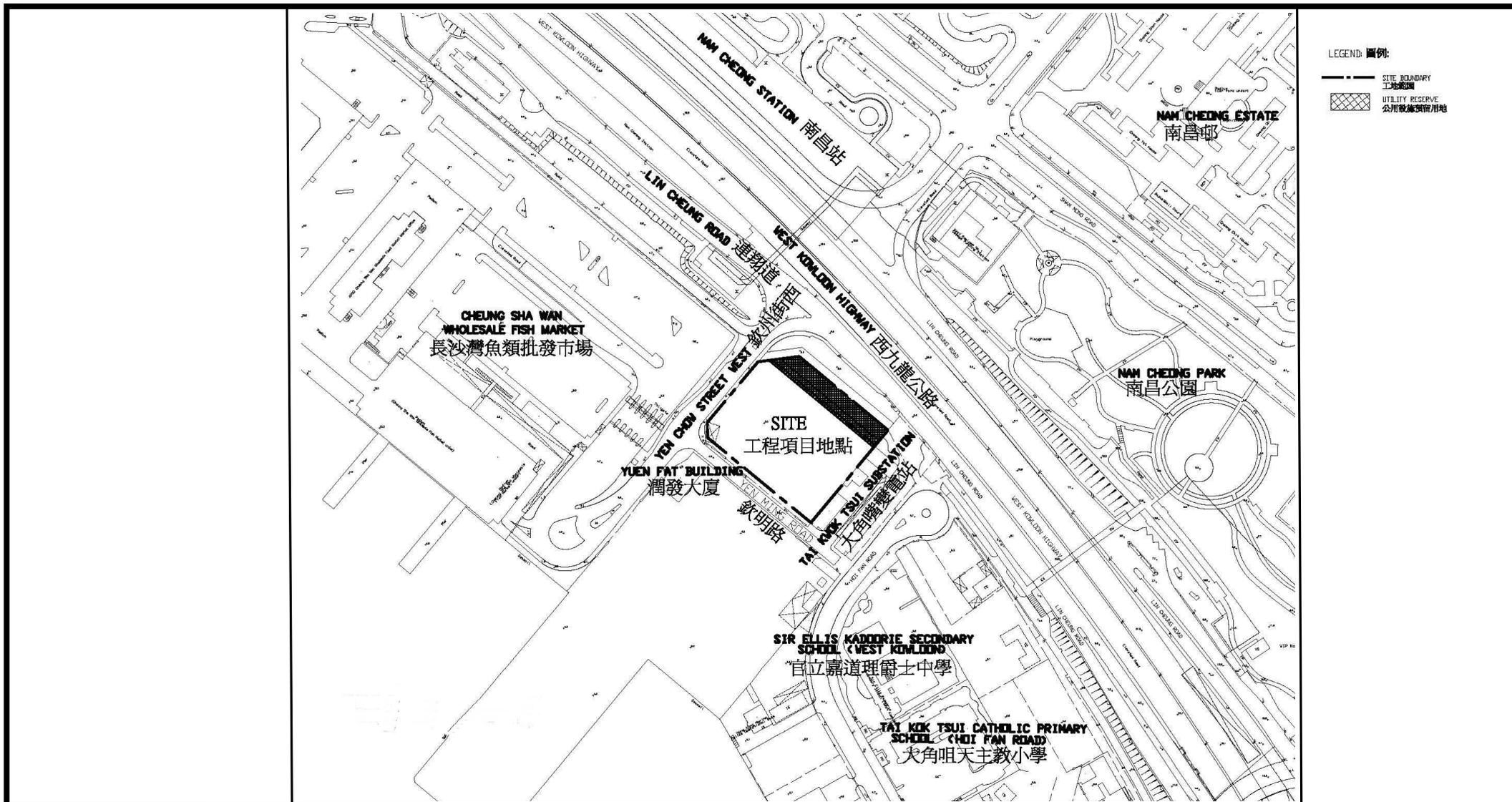
7. LIST OF APPENDICES

- 7.1 This EIA study brief includes the following appendices:

Figure 1	– Location Plan of the Project
Appendix A	– Requirements for Air Quality Impact Assessment
Appendix B	– Not Used
Appendix C	– Requirements for Noise Impact Assessment
Appendix D1	– Requirements for Water Quality Impact Assessment
Appendix D2	– Requirements for Assessment of Sewerage and Sewage Treatment Implication
Appendix E1	– Requirements for Assessment of Waste Management Implications
Appendix E2	– Requirements for Assessment of Land Contamination
Appendix F	– Not Used
Appendix G	– Not Used
Appendix H	– Requirements for Landscape and Visual Impact Assessments
Appendix I	– Not Used
Appendix J	– Not Used
Appendix K	– Implementation Schedule
Appendix L	– Requirements for EIA Documents

--- END OF EIA STUDY BRIEF ---

May 2012
Environmental Assessment Division
Environmental Protection Department



Reprovisioning of FEHD Sai Yee Street Vehicle Depot at Yen Ming Road,

West Kowloon Reclamation Area

在西九龍填海區欽明路重建食物環境衛生署洗衣街車房

Location Plan of the Project

工程項目的位置圖

This figure was prepared based on Drawing No. 12133/PP/001 of the Project Profile (No.: PP-463/2012).

本圖是根據工程項目簡介(編號: PP-463/2012) 圖則編號12133/PP/001編制

Figure 1

附圖 1

EIA Study Brief No.
ESB-245/2012

環評研究概要編號
ESB-245/2012



Appendix A

Requirements for Air Quality Impact Assessment

The air quality impact assessment shall include the following:

1. Background and Analysis of Activities

- (a) Provision of background information relating to air quality issues relevant to the Project, e.g. description of the types of activities of the Project that may affect air quality during construction and operation stages of the Project.
- (b) Giving an account, where appropriate, of the consideration/measures that had been taken into consideration in the planning of the Project to abate the air pollution impact. The Applicant shall consider alternative construction methods/phasing programmes, and alternative operation modes to minimize the air quality impact during construction and operation stages of the Project.
- (c) Presentation of background air quality levels in the study area for the purpose of evaluating cumulative air quality impacts during construction and operation stages of the Project. If PATH (Pollutants in the Atmosphere and their Transport over Hong Kong) model 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.

2. Identification of Air Sensitive Receivers (ASRs) and Examination of Emission / Dispersion Characteristics

- (i) Identification and description of existing, planned and committed ASRs that would likely be affected by the Project, including those earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans and Layout Plans and other relevant published land use plans, including plans and drawings published by Lands Department and any land use and development applications approved by the Town Planning Board. 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 location and description such as name of buildings, their uses and height of the selected assessment points shall be given. The separation distances of these ASRs from the nearest emission sources shall also be given.
- (ii) Provision of a list of air pollution emission sources, including any nearby emission sources which are likely to have impact on the Project based on the analysis of the constructional and operational activities in section 1 above. Examples of constructional stage emission sources include stock piling, vehicular movements on unpaved haul roads on site, etc. Examples of operational stage emission sources include exhaust emissions from vehicles and odour emissions from wholesale markets, etc. Confirmation regarding the validity of the assumptions adopted and the magnitude of the activities (e.g. volume of construction material handled, etc.) shall be obtained from the relevant government departments / authorities and documented.
- (iii) Identification of chimneys and obtainment of relevant chimney emission data in the study area by carrying out a survey for assessing the cumulative air quality impact of air pollutants through chimneys. The Applicant shall ensure and confirm that the

chimney emission data used in their assessment have been 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 may be invalidated.

- (iv) The emissions 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 impact as affecting the existing, committed and planned ASRs within the study area shall be assessed, based on the best information available at the time of assessment.

3. Construction Phase Air Quality Impact

- (i) 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. A monitoring and audit programme for the construction phase shall be devised to verify the effectiveness of the control measures proposed so as to ensure proper construction dust control.
- (ii) If the Applicant anticipates that the Project will give rise to significant construction dust impacts likely to exceed recommended limits in the TM at the ASRs despite the incorporation of the dust control measures proposed, 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 sections 5-7 below when carrying out the quantitative assessment.
- (iii) A monitoring and audit programme for the construction phase of the Project shall be devised to verify the effectiveness of the control measures proposed so as to ensure proper construction dust control.

4. Operational Phase Air Quality Impact

- (i) The Applicant shall assess the expected air pollutant impacts at the identified ASRs based on an assumed reasonably worst-case scenario under normal operating conditions. If the assessment indicates likely exceedances of the recommended limits in the TM at the development and the nearby ASRs, a quantitative assessment should be carried out to evaluate the operational phase air quality impacts at the identified ASRs. The Applicant shall follow the methodology set out in sections 5-7 below when carrying out the quantitative assessment.
- (ii) The Applicant shall propose Fleet Average Emission Factors for assessing vehicle emissions. If necessary, the Fleet Average Emission Factors shall be derived by a motor vehicle emission model such as EMFAC-HK model and documented in the EIA report. The Fleet Average Emission Factors used in the assessment shall be agreed by the Director. 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).
- (iii) Not Used

- (iv) The Applicant shall assess the potential odour impact arising from the Project/activities in the Project during the operation phase based on assumed reasonably worst-case scenario under normal operating conditions.
- (v) A monitoring and audit programme for the operational phase of the Project shall be devised to verify the effectiveness of the control measures proposed so as to ensure proper control of operational air quality impacts.

5. Quantitative Assessment Methodology

- (i) The Applicant shall conduct the quantitative assessment by applying the general principles enunciated in the modelling guidelines in Appendices A-1 to A-3 while making allowance for the specific characteristic of the Project. Detailed calculations of air pollutants emission rates for input to the modelling 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, the Applicant shall seek prior agreement from the Director on the specific modelling details.
- (ii) The Applicant shall identify the key/representative air pollution parameters (types of pollutants and averaging time concentrations) to be evaluated and provide explanation for selecting such parameters for assessing the impact of the Project. Ozone Limiting Method (OLM) or Discrete Parcel Method (DPM) or other method to be agreed with the Director shall be used to estimate the conversion ratio of NO_x to NO_2 if NO_2 has been identified as a key air pollutant.
- (iii) The Applicant shall calculate the overall cumulative air quality impact at the ASRs identified under section 2 above and compare these results against the criteria set out in Section 1 of Annex 4 in 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.

6. Mitigation Measures for Non-compliance

The Applicant shall propose remedies and mitigating measures where the predicted air quality impact exceeds the criteria set in Section 1 of Annex 4 in the TM. These measures and any constraints on future land use planning shall be agreed with the relevant government departments/authorities and documented. The Applicant shall demonstrate quantitatively that the residual impacts after incorporation of the proposed mitigating measures will comply with the criteria stipulated in Section 1 of Annex 4 in the TM.

7. Submission of Model Files

Input and output file(s) of model run(s) including those files for generating the pollution contours and emission calculation work sheets shall be submitted to the Director in electronic format together with the submission of the EIA report.

Appendix A-1

Guidelines on Choice of Models and Model Parameters

[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.]

1. Introduction

1.1 To expedite the review process by the Authority and to assist project proponents or environmental consultants with the conduct of air quality modelling exercises which are frequently called for as part of environmental impact assessment studies, this paper describes the usage and requirements of a few commonly used air quality models.

2. Choice of models

2.1 The models which have been most commonly used in air quality impact assessments, due partly to their ease of use and partly to the quick turn-around time for results, are of Gaussian type and designed for use in simple terrain under uniform wind flow. There are circumstances when these models are not suitable for ambient concentration estimates and other types of models such as physical, numerical or mesoscale models will have to be used. In situations where topographic, terrain or obstruction effects are minimal between source and receptor, the following Gaussian models can be used to estimate the near-field impacts of a number of source types including dust, traffic and industrial emissions.

<u>Model</u>	<u>Applications</u>
FDM	for evaluating fugitive and open dust source impacts (point, line and area sources)
CALINE4	for evaluating mobile traffic emission impacts (line sources)
ISCST3	for evaluating industrial chimney releases as well as area and volumetric sources (point, area and volume sources); line sources can be approximated by a number of volume sources.

These frequently used models are also referred to as Schedule 1 models (see attached list).

2.2 Note that both FDM and CALINE4 have a height limit on elevated sources (20 m and 10m, respectively). Source of elevation above these limits will have to be modelled using the ISCST3 model or suitable alternative models. In using the latter, reference should be made to the 'Guidelines on the Use of Alternative Computer Models in Air Quality Assessment'.

2.3 The models can be used to estimate both short-term (hourly and daily average) and long-term (annual average) ambient concentrations of air pollutants. The model results, obtained using appropriate model parameters (refer to Section 3) and assumptions, allow direct comparison with the relevant air quality standards such as the Air Quality Objectives (AQOs) for the relevant pollutant and time averaging period.

3. Model input requirements

3.1 Meteorological Data

3.1.1 At least 1 year of recent meteorological data (including wind speed, wind direction, stability class, ambient temperature and mixing height) from a weather station either closest to or

having similar characteristics as the study site should be used to determine the highest short-term (hourly, daily) and long-term (annual) impacts at identified air sensitive receivers in that period. The amount of valid data for the period should be no less than 90 percent.

3.1.2 Alternatively, the meteorological conditions as listed below can be used to examine the worst case short-term impacts:

Day time: stability class D; wind speed 1 m/s (at 10m height); worst-case wind angle; mixing height 500 m

Night time: stability class F; wind speed 1 m/s (at 10m height); worst case wind angle; mixing height 500 m

This is a common practice with using the CALINE4 model due to its inability to handle lengthy data set.

3.1.3 For situations where, for example, (i) the model (such as CALINE4) does not allow easy handling of one full year of meteorological data; or (ii) model run time is a concern, the followings can be adopted in order to determine the daily and annual average impacts:

- (i) perform a frequency occurrence analysis of one year of meteorological data to determine the actual wind speed (to the nearest unit of m/s), wind direction (to the nearest 10°) and stability (classes A to F) combinations and their frequency of occurrence;
- (ii) determine the short term hourly impact under all of the identified wind speed, wind direction and stability combinations; and
- (iii) apply the frequency data with the short term results to determine the long term (daily / annual) impacts.

Apart from the above, any alternative approach that will capture the worst possible impact values (both short term and long term) may also be considered.

3.1.4 Note that the anemometer height (relative to a datum same for the sources and receptors) at which wind speed measurements were taken at a selected station should be correctly entered in the model. These measuring positions can vary greatly from station to station and the vertical wind profile employed in the model can be grossly distorted from the real case if incorrect anemometer height is used. This will lead to unreliable concentration estimates.

3.1.5 An additional parameter, namely, the standard deviation of wind direction, σ_{θ} , needs to be provided as input to the CALINE4 model. Typical values of σ_{θ} range from 12° for rural areas to 24° for highly urbanised areas under 'D' class stability. For semi-rural such as new development areas, 18° is more appropriate under the same stability condition. The following reference can be consulted for typical ranges of standard deviation of wind direction under different stability categories and surface roughness conditions.

Ref.(1): Guideline On Air Quality Models (Revised), EPA-450/2-78-027R, United States Environmental Protection Agency, July 1986.

3.2 Emission Sources

All the identified sources relevant to a process plant or a study site should be entered in the model and the emission estimated based on emission factors compiled in the AP-42 (*Ref. 2*) or other suitable references. The relevant sections of AP-42 and any parameters or assumptions

used in deriving the emission rates (in units g/s, g/s/m or g/s/m²) as required by the model should be clearly stated for verification. The physical dimensions, location, release height and any other emission characteristics such as efflux conditions and emission pattern of the sources input to the model should also correspond to site data. If the emission of a source varies with wind speed, the wind speed-dependent factor should be entered.

Ref.(2): Compilation of Air Pollutant Emission Factors, AP-42, 5th Edition, United States Environmental Protection Agency, January 1995.

3.3 Urban/Rural Classification

Emission sources may be located in a variety of settings. For modelling purposes these are classed as either rural or urban so as to reflect the enhanced mixing that occurs over urban areas due to the presence of buildings and urban heat effects. The selection of either rural or urban dispersion coefficients in a specific application should follow a land use classification procedure. If the land use types including industrial, commercial and residential uses account for 50% or more of an area within 3 km radius from the source, the site is classified as urban; otherwise, it is classed as rural.

3.4 Surface Roughness Height

This parameter is closely related to land use characteristics of a study area and associated with the roughness element height. As a first approximation, the surface roughness can be estimated as 3 to 10 percent of the average height of physical structures. Typical values used for urban and new development areas are 370 cm and 100 cm, respectively.

3.5 Receptors

These include discrete receptors representing all the identified air sensitive receivers at their appropriate locations and elevations and any other discrete or grid receptors for supplementary information. A receptor grid, whether Cartesian or Polar, may be used to generate results for contour outputs.

3.6 Particle Size Classes

In evaluating the impacts of dust-emitting activities, suitable dust size categories relevant to the dust sources concerned with reasonable breakdown in TSP (< 30 µgm) and RSP (< 10 µgm) compositions should be used.

3.7 NO₂ to NO_x Ratio

The conversion of NO_x to NO₂ is a result of a series of complex photochemical reactions and has implications on prediction of near field impacts of traffic emissions. Until further data are available, three approaches are currently acceptable in the determination of NO₂:

- (a) Ambient Ratio Method (ARM) - assuming 20% of NO_x to be NO₂; or
- (b) Discrete Parcel Method (DPM, available in the CALINE4 model); or
- (c) Ozone Limiting Method (OLM) - assuming the tailpipe NO₂ emission to be 7.5% of NO_x and the background ozone concentration to be in the range of 57 to 68 µg/m³ depending on the land use type (see also EPD reference paper 'Guidelines on Assessing the 'TOTAL' Air Quality Impacts').

3.8 Odour Impact

In assessing odour impacts, a much shorter time-averaging period of 5 seconds is required due to the shorter exposure period tolerable by human receptors. Conversion of model computed hourly average results to 5-second values is therefore necessary to enable comparison against recommended standard. The hourly concentration is first converted to 3-minute average value according to a power law relationship which is stability dependent (*Ref. 3*) and a result of the statistical nature of atmospheric turbulence. Another conversion factor (10 for unstable conditions and 5 for neutral to stable conditions) is then applied to convert the 3-minute average to 5-second average (*Ref. 4*). In summary, to convert the hourly results to 5-second averages, the following factors can be applied:

<u>Stability Category</u>	<u>1-hour to 5-sec Conversion Factor</u>
A & B	45
C	27
D	9

Under 'D' class stability, the 5-second concentration is approximately 10 times the hourly average result. Note, however, that the combined use of such conversion factors together with the ISCST results may not be suitable for assessing the extreme close-up impacts of odour sources.

Ref.(3): Richard A. Duffee, Martha A. O' Brien and Ned Ostojic, 'Odor Modeling - Why and How', Recent Developments and Current Practices in Odor Regulations, Controls and Technology, Air & Waste Management Association, 1991.

Ref.(4): A.W.C. Keddie, 'Dispersion of Odours', Odour Control - A Concise Guide, Warren Spring Laboratory, 1980.

3.9 Plume Rise Options

The ISCST3 model provides by default a list of the U.S. regulatory options for concentration calculations. These are all applicable to the Hong Kong situations except for the 'Final Plume Rise' option. As the distance between sources and receptors are generally fairly close, the non-regulatory option of 'Gradual Plume Rise' should be used instead to give more accurate estimate of near-field impacts due to plume emission. However, the 'Final Plume Rise' option may still be used for assessing the impacts of distant sources.

3.10 Portal Emissions

These include traffic emissions from tunnel portals and any other similar openings and are generally modelled as volume sources according to the PIARC 91 (or more up-to-date version) recommendations (*Ref. 5*, section III.2). For emissions arising from underpasses or any horizontal openings of the like, these are treated as area or point sources depending on the source physical dimensions. In all these situations, the ISCST3 model or more sophisticated models will have to be used instead of the CALINE4 model. In the case of portal emissions with significant horizontal exit velocity which cannot be handled by the ISCST3 model, the impacts may be estimated by the TOP model (*Ref. 6*) or any other suitable models subject to prior agreement with EPD. The EPD's '*Guidelines on the Use of Alternative Computer Models in Air Quality Assessment*' should also be referred to.

Ref.(5): XIXth World Road Congress Report, Permanent International Association of Road Congresses (PIARC), 1991.

Ref.(6): N. Ukegunchi, H. Okamoto and Y. Ide "Prediction of vehicular emission pollution around a tunnel mouth", Proceedings 4th International Clean Air Congress, pp. 205-207, Tokyo, 1977

3.11 Background Concentrations

Background concentrations are required to account for far-field sources which cannot be estimated by the model. These values, to be used in conjunction with model results for assessing the total impacts, should be based on long term average of monitoring data at location representative of the study site. Refer to EPD reference paper 'Guidelines on Assessing the 'TOTAL' Air Quality Impacts' for further information.

3.12 Output

The highest short-term and long-term averages of pollutant concentrations at prescribed receptor locations are output by the model and to be compared against the relevant air quality standards specified for the relevant pollutant. Contours of pollutant concentration are also required for indicating the general impacts of emissions over a study area.

Copies of model files in electronic format should also be provided for EPD's reference.

Schedule 1

Air Quality Models Generally Accepted by Hong Kong Environmental Protection Department For Regulatory Applications as at 1 July 1998*

Industrial Source Complex Dispersion Model - Short Term Version 3 (ISCST3) or the latest version developed by U.S. Environmental Protection Agency (USEPA)

California Line Source Dispersion Model Version 4 (CALINE4) or the latest version developed by Department of Transportation, State of California, U.S.A.

Fugitive Dust Model (FDM) or the latest version developed by USEPA.

* EPD is continually reviewing the latest development in air quality models and will update this Schedule accordingly.

Appendix A-2

Guidelines on Assessing the “Total” Air Quality Impacts

[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.]

1. Total Impacts - 3 Major Contributions

1.1 In evaluating the air quality impacts of a proposed project upon air sensitive receivers, contributions from three classes of emission sources depending on their distance from the site should be considered. These are:

Primary contributions:	project induced
Secondary contributions:	pollutant-emitting activities in the immediate neighbourhood
Other contributions:	pollution not accounted for by the previous two (Background contributions)

2. Nature of Emissions

2.1 Primary contributions

In most cases, the project-induced emissions are fairly well defined and quite often (but not necessarily) the major contributor to local air quality impacts. Examples include those due to traffic network, building or road construction projects.

2.2 Secondary contributions

Within the immediate neighbourhood of the project site, there are usually pollutant emitting activities contributing further to local air quality impacts. For most local scale projects, any emission sources in an area within 500m radius of the project site with notable impacts should be identified and included in an air quality assessment to cover the short-range contributions. In the exceptional cases where there is one or more significant sources nearby, the study area may have to be extended or alternative estimation approach employed to ensure these impacts are reasonably accounted for.

2.3 Background contributions

The above two types of emission contributions should account for, to a great extent, the air quality impacts upon local air sensitive receivers, which are often amenable to estimation by the 'Gaussian Dispersion' type of models. However, a background air quality level should be prescribed to indicate the baseline air quality in the region of the project site, which would account for any pollution not covered by the two preceding contributions. The emission sources contributing to the background air quality would be located further afield and not easy to identify. In addition, the transport mechanism by which pollutants are carried over long distances (ranging from 1km up to tens or hundreds of kms) is rather complex and cannot be adequately estimated by the 'Gaussian' type of models.

3. Background Air Quality - Estimation Approach

3.1 The approach

In view of the difficulties in estimating background air quality using the air quality models currently available, an alternative approach based on monitored data is suggested. The essence of this approach is to adopt the long-term (5-year) averages of the most recent monitored air quality data obtained by EPD. These background data would be reviewed yearly or biennially depending on the availability of the monitored data. The approach is a first attempt to provide a reasonable

estimate of the background air quality level for use in conjunction with EIA air quality assessment to address the cumulative impacts upon a locality. This approach may be replaced or supplemented by superior modelling efforts such as that entailed in PATH (Pollutants in the Atmosphere and their Transport over Hong Kong), a comprehensive territory-wide air quality modelling system currently being developed for Hong Kong. Notwithstanding this, the present approach is based on measured data and their long term regional averages; the background values so derived should therefore be indicative of the present background air quality. In the absence of any other meaningful way to estimate a background air quality for the future, this present background estimate should also be applied to future projects as a first attempt at a comprehensive estimate until a better approach is formulated.

3.2 Categorisation

The monitored air quality data, by 'district-averaging' are further divided into three categories, viz, Urban, Industrial and Rural/New Development. The background pollutant concentrations to be adopted for a project site would depend on the geographical constituency to which the site belongs. The categorisation of these constituencies is given in Section 3.4. The monitoring stations suggested for the 'district-averaging' (arithmetic means) to derive averages for the three background air quality categories are listed as follows:

Urban: Kwun Tong, Sham Shui Po, Tsim Sha Tsui and Central/Western Industrial: Kwun Tong, Tsuen Wan and Kwai Chung Rural/New Development: Sha Tin, Tai Po, Junk Bay, Hong Kong South and Yuen Long

The averaging would make use of data from the above stations wherever available. The majority of the monitoring stations are located some 20m above ground.

3.3 Background pollutant values

Based on the above approach, background values for the 3 categories have been obtained for a few major air pollutants as follows:

POLLUTANT	URBAN	INDUSTRIAL	RURAL/NEW DEVELOPMENT
NO ₂	59	57	39
SO ₂	21	26	13
O ₃	62	68	57
TSP	98	96	87

All units are in micrograms per cubic metre. The above values are derived from 1992 to 1996 annual averages with the exception of ozone which represent annual average of daily hourly maximum values for year 1996.

In cases where suitable air quality monitoring data representative of the study site such as those obtained from a nearby monitoring station or on-site sampling are not available for the prescription of background air pollution levels, the above tabulated values can be adopted instead. Strictly speaking, the suggested values are only appropriate for long term assessment. However, as an interim measure and until a better approach is formulated, the same values can also be used for short term assessment. This implies that the short term background values will be somewhat under-estimated, which compensates for the fact that some of the monitoring data are inherently influenced by secondary sources because of the monitoring station location.

Indeed, if good quality on-site sampling data which cover at least one year period are available, these can be used to derive both the long term (annual) and short term (daily / hourly) background values, the latter are usually applied on an hour to hour, day to day basis.

3.4 Site categories

The categories to which the 19 geographical constituencies belong are listed as follows:

DISTRICT	AIR QUALITY CATEGORY
Islands	Rural/New Development
Southern	Rural/New Development
Eastern	Urban
Wan Chai	Urban
Central & Western	Urban
Sai Kung	Rural/New Development
Kwun Tong	Industrial
Wong Tai Sin	Urban
Kowloon City	Urban
Yau Tsim	Urban
Mong Kok	Urban
Sham Shui Po	Urban
Kwai Tsing	Industrial
Sha Tin	Rural/New Development
Tsuen Wan	Industrial
Tuen Mun	Rural/New Development
Tai Po	Rural/New Development
Yuen Long	Rural/New Development
Northern	Rural/New Development

3.5 Provisions for “double-counting”

The current approach is, by no means, a rigorous treatment of background air quality but aims to provide an as-realistic-as-possible approximation based on limited field data. 'Double-counting' of 'secondary contributions' may be apparent through the use of such 'monitoring-based' background data as some of the monitoring stations are of close proximity to existing emission sources. 'Primary contributions' due to a proposed project (which is yet to be realised) will not be double-counted by such an approach. In order to avoid over-estimation of background pollutant concentrations, an adjustment to the values given in section 3.3 is possible and optional by multiplying the following factor:

$(1.0 - E_{\text{Secondary contributions}}/E_{\text{Territory}})$ where E stands for emission.

The significance of this factor is to eliminate the fractional contribution to background pollutant level of emissions due to 'secondary contributions' out of those from the entire territory. In most cases, this fractional contribution to background pollutant levels by the secondary contributions is minimal.

4. Conclusions

- 4.1 The above described approach to estimating the total air quality impacts of a proposed project, in particular the background pollutant concentrations for air quality assessment, should be adopted with immediate effect. Use of short term monitoring data to prescribe the background concentrations is no longer acceptable.

Appendix A-3

Guidelines on the Use of Alternative Computer Models in Air Quality Assessment

[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.]

1. Background

1.1 In Hong Kong, a number of Gaussian plume models are commonly employed in regulatory applications such as application for specified process licences and environmental impact assessments (EIAs). These frequently used models (as listed in Schedule 1 attached; hereafter referred to as Schedule 1 models) have no regulatory status but form the basic set of tools for local-scale air quality assessment in Hong Kong.

1.2 However, no single model is sufficient to cover all situations encountered in regulatory applications. In order to ensure that the best model available is used for each regulatory application and that a model is not arbitrarily applied, the project proponent (and/or its environmental consultants) should assess the capabilities of various models available and adopt one that is most suitable for the project concerned.

1.3 Examples of situations where the use of an alternative model is warranted include:

- (i) complexity of situation to be modelled far exceeds capability of Schedule 1 models; and
- (ii) performance of an alternative model is comparable or better than the Schedule 1 models.

1.4 This paper outlines the demonstration / submission required in order to support the use of an alternative air quality model for regulatory applications for Hong Kong.

2. Required Demonstration / Submission

2.1 Any model that is proposed for air quality applications and not listed amongst the Schedule 1 models will be considered by EPD on a case-by-case basis. In such cases, the proponent will have to provide the followings for EPD's review:

- (i) Technical details of the proposed model; and
- (ii) Performance evaluation of the proposed model

Based on the above information, EPD will determine the acceptability of the proposed model for a specific or general applications. The onus of providing adequate supporting materials rests entirely with the proponent.

2.2 To provide technical details of the proposed model, the proponent should submit documents containing at least the following information:

- (i) mathematical formulation and data requirements of the model;
- (ii) any previous performance evaluation of the model; and
- (iii) a complete set of model input and output file(s) in commonly used electronic format.

2.3 On performance evaluation, the required approach and extent of demonstration varies depending on whether a Schedule 1 model is already available and suitable in simulating the situation under consideration. In cases where no Schedule 1 model is found applicable, the proponent must demonstrate that the proposed model passes the screening test as set out in USEPA Document "Protocol for Determining the Best Performing Model"

- 2.4 For cases where a Schedule 1 model is applicable to the project under consideration but an alternative model is proposed for use instead, the proponent must demonstrate either that
- (i) the highest and second highest concentrations predicted by the proposed model are within 2 percent of the estimates obtained from an applicable Schedule 1 model (with appropriate options chosen) for all receptors for the project under consideration; or
 - (ii) the proposed model has superior performance against an applicable Schedule 1 model based on the evaluation procedure set out in USEPA Document "Protocol for Determining the Best Performing Model"
- 2.5 Should EPD find the information on technical details alone sufficient to indicate the acceptability of the proposed model, information on further performance evaluation as specified in Sections 2.3 and 2.4 above would not be necessary.
- 2.6 If the proposed model is an older version of one of the Schedule 1 models or was previously included in Schedule 1, the technical documents mentioned in Section 2.2 are normally not required. However, a performance demonstration of equivalence as stated in Section 2.4 (i) would become necessary.
- 2.7 If EPD is already in possession of some of the documents that describe the technical details of the proposed model, submission of the same by the proponent is not necessary. The proponent may check with EPD to avoid sending in duplicate information.
-

**Schedule 1 - Air Quality Models Generally Accepted by Hong Kong Environmental Protection
Department For Regulatory Applications as at 1 July 1998***

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* EPD is continually reviewing the latest development in air quality models and will update this Schedule accordingly.

Appendix B

Not Used

Appendix C

Requirements for Noise Impact Assessment

The noise impact assessment shall include the following:

1. Provision of Background Information and Existing Noise Levels

The Applicant shall provide background information relevant to the Project, e.g. relevant previous or current studies. Unless required for determining the planning standards, e.g. those for planning of fixed noise sources, no existing noise levels are particularly required.

2. Identification of Noise Sensitive Receivers

(a) The Applicant shall refer to Annex 13 of the TM when identifying the NSRs. The NSRs shall include existing NSRs and planned/committed noise sensitive developments and uses earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans, Layout Plans and other relevant published land use plans, including plans and drawings published by Lands Department and any land use and development applications approved by the Town Planning Board. Photographs of existing NSRs shall be appended to the EIA report.

(b) The Applicant shall select assessment points to represent identified NSRs for carrying out quantitative noise assessment described below. The assessment points shall be agreed by the Director prior to the quantitative noise assessment and may be varied subject to the best and latest information available during the course of the EIA study. 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 should use the relevant planning parameters to work out representative site layouts for operational noise assessment purpose. However, such assumptions together with any constraints identified, such as setback of building, building orientation, extended podium, shall be agreed by the relevant responsible parties including Planning Department and Lands Department in accordance with section 6.3 of Annex 13 of the TM.

3. Provision of an Emission Inventory of the Noise Sources

The Applicant shall provide an inventory of noise sources including representative construction equipment for construction noise assessment, and fixed plant equipment, as appropriate, for operational noise assessment. Confirmation of the validity of the inventory shall be obtained from the relevant government departments/authorities and documented in the EIA report.

4. Construction Noise Assessment

- (i) The assessment shall cover the cumulative noise impacts due to the construction works of the Project and other concurrent projects identified during the course of the EIA study.
- (ii) The Applicant shall carry out assessment of noise impact from construction (excluding percussive piling) of the Project during daytime, i.e. 7am to 7pm, on weekdays other than general holidays in accordance with methodology in paragraphs 5.3 and 5.4 of Annex 13 of the TM. The criteria in Table 1B of Annex 5 of TM shall be adopted in

the assessment.

- (iii) Not Used
- (iv) To minimize the construction noise impact, alternative construction methods to replace percussive piling shall be proposed as far as practicable.
- (v) Not Used
- (vi) 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 tasks) to minimize the impact. If the mitigated noise levels still exceed the relevant criteria, the duration of the noise exceedance shall be given.
- (vii) The Applicant shall, as far as practicable, formulate a reasonable construction programme so that no work will be required in 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 relevant technical memoranda issued under the NCO. Regardless of the results of construction noise impact assessment for restricted hours, the Noise Control Authority will process 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 EIA report.

5. Operational Noise Assessment

- (i) Not Used
- (ii) Fixed Noise Sources
If the Project will cause any fixed noise sources, such as machines for repair and maintenance, engine testing, maintenance operations and ventilation systems, the following assessment shall be followed.

- (a) Assessment of Fixed Source Noise Levels

The Applicant shall identify any fixed noise sources including but not limited to any permanent and temporary industrial noise source(s), ventilation system(s) of building(s) and vehicle repair workshop(s) that may have a bearing on the environmental acceptability of the Project and those caused by the Project. The Applicant shall calculate expected noise using standard acoustics principles. Calculations for expected noise shall be based on assumed plant inventories and utilization schedule for worst-case scenario. The Applicant shall calculate noise levels taking into account correction of tonality, impulsiveness and intermittency in accordance with Technical Memorandum for Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites issued under NCO.

(b) Presentation of Noise Levels

The Applicant shall present the existing and future noise levels in L_{eq} (30 min) at the NSRs at various representative floor levels (in m P.D.) on tables and plans of suitable scale. A quantitative assessment at the NSRs for the proposed fixed noise source(s) shall be carried out and compared against the criteria set out in Table 1A of Annex 5 of the TM.

(c) 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.

(iii) Not Used

(iv) Not Used

(v) Not Used

(vi) The Applicant shall evaluate the off-site traffic noise impacts generated from vehicles leaving and returning the proposed vehicle depot to the noise sensitive receivers in the vicinity and recommend suitable routings/ mitigation measures to alleviate the traffic noise.

6. Assessment of Side Effects and Constraints

The Applicant shall identify, assess and propose means to minimize any side effects and to resolve any potential constraints due to the inclusion of any recommended direct technical remedies.

7. Evaluation of Constraints on Planned Noise Sensitive Developments/Land uses

For planned noise sensitive uses which will still be affected even with practicable direct technical remedies in place, the Applicant shall propose, evaluate and confirm the practicability 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 EIA study to assess the development potential of concerned sites which shall be made known to the relevant parties.

Appendix D1

Requirements for Water Quality Impact Assessment

1. The Applicant shall identify and analyze physical, chemical and biological disruptions of the water system(s) arising from the construction and operation of the Project.
2. The Applicant shall predict and assess any water quality impacts arising from the construction and operation of the Project including, but not limited to, site runoff, effluents, oil and grease, and wastewater on the water system(s) and the sensitive receivers within the study area.
3. The assessment shall include, but not limited to the following:
 - (i) the water quality impacts of the site run-off generated during the construction stage such as the effluents generated from dewatering associated with piling activities, grouting and concrete washing and those specified in the ProPECC Practice Note 1/94;
 - (ii) the water quality impacts of the runoff containing oil/grease and suspended solids during the operational stage;
 - (iii) the water quality impacts on drainages around the work site(s);
 - (iv) the water quality impacts of wastewater generated including *inter alia* wastewater discharge from treated vehicle washwater, effluent from maintenance and repairing activities, sewage arising from workforce during construction and the staff office during operation; and
 - (v) the water quality impacts of fuel, oil and disinfectant fluid spillage, in particular the accidental spillage associated with storage, transfer and trans-shipment of fuel, oil and disinfectant fluid during the operation of the Project.
4. The Applicant shall address water quality impacts due to the construction phase and operational phase of the Project. Essentially, the assessment shall address the following :
 - (i) Collect and review background information on affected existing and planned water systems, their respective catchments and sensitive receivers which might be affected by the Project;
 - (ii) Characterize water quality of the water systems and sensitive receivers, which might be affected by the Project based on existing best available information or through appropriate site survey and tests;
 - (iii) Identify and analyze relevant existing and planned future activities, beneficial uses and water sensitive receivers related to the affected water system(s). The Applicant should refer to, *inter alia*, those developments and uses earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans and Layout Plans, and any other relevant published land use plans;

- (iv) Identify pertinent water quality objectives and establish other appropriate water quality criteria or standards for the water system(s) and the sensitive receivers identified in (i), (ii) & (iii) above;
- (v) Review the specific construction methods and configurations, and operation of the Project to identify and predict the likely water quality impacts arising from the Project;
- (vi) Identify any alternation of any water courses, natural streams, ponds and change of catchment types or areas;
- (vii) Identify and quantify existing and likely future water pollution sources, including point discharges and non-point sources to surface water runoff, sewage from workforce and polluted discharge generated from the Project;
- (viii) Provide an emission inventory on the quantities and characteristics of those existing and future pollution sources in the study area. Field investigation and laboratory test shall be conducted as appropriate to fill relevant information gaps;
- (ix) Report on the adequacy of the existing sewerage and sewage treatment facilities for the handling, treatment and disposal of wastewater arising from the Project as required in section 3.4.7;
- (x) Identify and quantify the water quality impacts based on the findings and recommendations from the Sewerage and Sewage Treatment Implications Assessment under section 3.4.7. The water quality concerns shall include, but not limited to, possible sewage overflow or emergency discharge due to capacity constraints of the sewerage system, and emergencies arising from the Project;
- (xi) Predict and quantify the impacts on the water system(s) and their sensitive receivers due to those alternations and changes identified in (vi) above and the pollution sources identified in (vii) above. The prediction shall take into account and include possible different construction and operation stages of the Project;
- (xii) Assess the cumulative impacts due to other related concurrent and planned projects, activities or pollution sources within the study area that may have a bearing on the environmental acceptability of the Project;
- (xiii) Analyze the provision and adequacy of existing and planned future facilities to reduce pollution arising from the point and non-point sources identified in (vii) above;
- (xiv) Develop effective infrastructure upgrading or provision, contingency plan, water pollution prevention and mitigation measures to be implemented during construction and operation stages, including emergency sewage discharge, so as to reduce the water quality impacts to within standards. Requirements to be incorporated in the project contract document shall also be proposed.
- (xv) Investigate and develop best management practices to reduce storm water and non-point source pollution as appropriate; and

- (xvi) Evaluate and quantify residual impacts on water system(s) and the sensitive receivers with regard to the appropriate water quality objectives, criteria, standards or guidelines.

Appendix D2

Requirements for Assessment of Sewerage and Sewage Treatment Implication

1. Not Used
2. The Applicant shall study and assess the need and impacts of discharging sewage from the Project to the existing/planning sewerage systems. The assessment shall include the following:
 - (i) assessment of the sewerage system of the Project, including sewage and wastewater treatment and disposal facilities, taking into account the projected flows of the Project;
 - (ii) assessment of the impact of the Project on the existing, committed and planned sewerage networks, sewage treatment and disposal facilities;
 - (iii) identification of mitigating works required for the sewerage networks, sewage treatment and disposal facilities, and assessment of the resultant impacts after incorporation of proposed mitigating works; and
 - (iv) arrangement for the provision, and obtaining the agreement of the relevant government departments/authorities, to the mitigating works in a timely manner, as appropriate, development of the implementation programme and preparation of the cost estimates.

Appendix E1

Requirements for Assessment of Waste Management Implications

The assessment of waste management implications shall cover the following:

1. Analysis of Activities and Waste Generation

- (i) 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 based on the sequence and duration of these activities, e.g. construction and demolition materials (C&DM) and other wastes which will be generated during construction and operational stages. The Applicant shall adopt appropriate design, general layout, construction methods and programme to minimize the generation of public fill/inert C&DM and maximize the use of public fill/inert C&DM for other construction works.
- (ii) Not Used

2. Proposal for Waste Management

- (i) Prior to considering the disposal options for various 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 planning and design stages e.g. by modifying the design approach and in the construction stage for maximizing waste reduction shall be separately considered.
- (ii) After considering the opportunities for reducing waste generation and maximizing re-use, the types and quantities of the wastes required to be disposed of as a consequence shall be estimated and the disposal methods/options for each type of wastes shall be described in detail. The disposal methods/options recommended for each type of wastes shall take into account of the result of the assessment in (iv) below.
- (iii) Not Used
- (iv) The impact caused by handling (including stockpiling, labelling, packaging and storage), collection, transportation and re-use/disposal of wastes shall be addressed in detail and appropriate mitigation measures shall be proposed. This assessment shall cover the following areas :
 - potential hazard;
 - air and odour emissions;
 - noise;
 - wastewater discharge; and
 - public transport.

3. Dredging/Excavation, Filling and Dumping

- (i) The Applicant shall identify and quantify as far as practicable of all dredging/excavation, fill extraction, filling, reclamation, sediment/mud transportation and disposal activities and requirements. Potential fill source and

dumping ground to be involved shall also be identified. Field investigation, sampling and chemical and biological laboratory tests to characterize the sediment/mud concerned shall be conducted as appropriate. The ranges of parameters to be analyzed; the number, type and methods of sampling; sample preservation; chemical and biological laboratory test methods to be used shall be agreed by the Director (with reference to Section 4.4.2(c) of the TM) prior to the commencement of the tests and documented in the EIA report for consideration. The categories of sediment/mud which are to be disposed of in accordance with a permit granted under 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 any serious 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 feasibility. The Applicant shall provide supporting document, such as agreement by the relevant facilities management authorities, to demonstrate the viability of any treatment/disposal plan.

- (ii) The Applicant shall identify and evaluate the best practical dredging/excavation methods to minimize dredging/excavation and dumping requirements and demand for fill sources based on the criterion that existing sediment/mud shall be left in place and not to be disturbed as far as possible.

Appendix E2

Requirements for Assessment of Land Contamination

1. The Applicant shall identify all land lots/sites within the Project site which, due to their past or present land uses, are potentially contaminated sites. A detailed account of the present activities and all past uses history in relation to possible land contamination shall be provided.
2. If any potential contaminated land lots/sites are identified, the Applicant shall carry out the land contamination assessment in accordance with Annex 19 of the EIAO-TM accordingly.

Appendix F and Appendix G

Not Used

Appendix H

Requirements for Landscape and Visual Impact Assessments

1. The Applicant shall review relevant outline development plan(s), outline zoning plan(s), layout plan(s) or planning briefs and studies which may identify areas of high landscape value, e.g. green belt and woodland areas with sensitive landscape designations and visually sensitive areas/receivers. Any guidelines on landscape strategy, landscape framework, urban design concept, building height profiles, designated view corridors, open space network and landscape link that may affect the appreciation of the Project shall also be reviewed. The aim is to gain an insight to the future outlook of the area affected so as to assess whether the Project can fit into the surrounding setting. Any conflict with statutory town plan(s) shall be highlighted and appropriate follow-up action shall be recommended.
2. The Applicant shall describe, appraise, analyze and evaluate the existing and planned landscape resources and character of the study area. e.g. vegetation, woodland, streams and topography, etc. A system shall be derived for judging landscape impact significance as required under the TM. 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. Descriptive text shall provide a concise and reasoned judgment from a landscape and visual point of view. 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 with the existing and planned landscape settings. The landscape impact assessment shall quantify potential landscape impact as far as possible, so as to illustrate the significance of such impact arising from the Project. Clear mapping of the landscape impact is required. A broad brush tree survey to identify dominant tree species, maturity, rarity and any plant species of conservation interest, etc. should be conducted within the study area to provide baseline information on the landscape resources and landscape character areas and the impacts on existing trees shall be summarized. Cumulative landscape and visual impacts of the Project with other existing, committed and planned developments in the study area shall be assessed.
3. The Applicant shall assess the visual impacts of the proposed Project. Clear illustration including mapping of visual impact is required. The assessment shall adopt a systematic methodology and include the following:
 - (i) Identification and plotting of visual envelope of the Project;
 - (ii) Identification of the key groups of existing and planned sensitive receivers within the visual envelope and their views at both ground level and elevated vantage points. Among other receivers, sensitive receivers shall include, but not limited to, nearby residents and villagers. Both long distance view and short distance view shall be covered in the assessment;
 - (iii) The assessment shall take into account the factors affecting the sensitivity of receivers (including value and quality of existing views, availability and amenity alternative views, type and estimated number of receiver population, duration of view and degree of visibility) and the magnitude of change of view (including compatibility of the project with the surrounding landscape and planned setting, duration of impacts under construction and operation phases, scale of development, reversibility of change,

viewing distance and potential blockage of view) for evaluating of visual impacts. The visual impacts of the Project with and without mitigation measures shall also be included so as to demonstrate the effectiveness of the proposed mitigation measures; and

- (iv) Not Used
 - (v) Clear evaluations and explanation with supportive arguments of all relevant factors considered in arriving the significance thresholds of visual impacts.
4. The Applicant shall evaluate the merit and demerit of preservation in totality, in parts or total destruction of existing landscape and the establishment of a new landscape character area. Alternative location, site layout, development options, design and construction method that would avoid or reduce the identified landscape and visuals impacts shall first be considered and 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 the existing landscape and visual quality. The Applicant shall recommend mitigation measures to minimize the adverse effects identified above, including provision of a master landscape design.
 5. The mitigation measures shall also include the preservation of vegetation, transplanting of trees of good amenity value, provision of screen planting, re-vegetation of disturbed lands, compensatory planting, re-provisioning of amenity areas and open spaces, design of structure, provision of finishes to structure, colour scheme and texture of material used and any measures to mitigate the disturbance of the existing land use. 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 Project. A practical programme and funding proposal for the implementation of the recommended measures shall be provided.
 6. Annotated illustration such as coloured perspective drawings, plans and section/elevation diagrams, oblique aerial photographs, photographs taken at vantage points and computer-generated photomontage, particularly from but not limited to the most severely affected vantage points shall be adopted to illustrate the significance of the landscape and visual impacts of the Project in four stages i.e. existing conditions, unmitigated impacts at Day 1, mitigated impacts at Day 1 and residual impact at Year 10. Options of design schemes should be illustrated with photomontages to show the visual impact on the surrounding areas. True colour samples may be requested if found necessary and appropriate. Technical details in preparing the illustration, which may need to be submitted for verification of accuracy of the illustration shall be recorded. Computer graphics shall be compatible with Microstation DGN file format.

Appendix I and Appendix J

Not Used

Appendix K

Implementation Schedule

EIA* Ref.	EM&A Log Ref.	Environmental Protection Measures*	Location/Duration of Measures/ Timing of Completion of Measures	Implementation Agent	Implementation Stage **				Relevant Legislation & Guidelines
					Des	C	O	Dec	

* All recommendations and requirements resulted during the course of EIA Process, including ACE and/or accepted public comment to the proposed project.

** Des=Design; C=Construction; O=Operation; Dec=Decommissioning

Appendix L

Requirements for EIA Report Documents

1. The Applicant shall supply the Director with the following number of copies of the EIA report and the executive summary:
 - (i) 30 copies of the EIA report in English and 30 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 in English 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.
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 HyperText Markup Language (HTML) (version 4.0 or later) and in Portable Document Format (PDF version 1.3 or later), unless otherwise agreed by the Director. For the HTML version, 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. Graphics in the report shall be in interlaced GIF format unless otherwise agreed by the Director.
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.
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.
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.