

Environmental Impact Assessment Ordinance (Cap. 499), Section 5 (7)**Environmental Impact Assessment Study Brief No. ESB-247/2012**

**Project Title: Development of Anderson Road Quarry
(hereinafter known as the "Project")**

**Name of Applicant: Civil Engineering & Development Department
(hereafter known as the "Applicant")**

1. BACKGROUND

- 1.1 An application (No. ESB-247/2012) 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 8 May 2012 with a project profile (No. PP-465/2012) (the Project Profile).
- 1.2 The Applicant proposes to conduct an engineering feasibility study to examine the engineering feasibility for the development of the upper quarry site of the Anderson Road Quarry for residential (including public housing) and other uses. The project has a study area of 86 hectares covering the upper quarry site. The location of the study area is shown in Figure 1 of this EIA Study Brief.
- 1.3 The engineering feasibility study of the Project is a designated project under item 1 of Schedule 3 of the EIAO, which specifies that "Engineering feasibility study of urban development projects with a study area covering more than 20 ha or involving a total population of more than 100 000".
- 1.4 The engineering feasibility study also includes feasibility study on the proposed road development and rock cavern developments. The Applicant proposed in the Project Profile to carry out further EIA study for the road improvement works and rock cavern developments if these works/developments are identified during this EIA study as designated project(s) requiring environmental permit(s) under Schedule 2 of the EIAO.
- 1.5 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.
- 1.6 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 alternative scale/size, extent, layout, configuration/orientation, alignment, design and construction methods with a view to avoiding and minimizing potential environmental impacts to environmentally sensitive areas and sensitive uses, including but not limited to the Development at Anderson Road (DAR), Tai Sheung Tok Hill, the adjacent major population centres of Kwun Tong, Lam Tin and Sau Mau ping; 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, contaminated materials, and determine the significance of impacts on sensitive receivers and potential affected uses;
- (v) To identify and qualify any potential losses or damage to flora, fauna and natural habitats
- (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;
- (xiii) to identify, any individual project(s) (including road improvement works, rock cavern development and quarry rehabilitation work, etc) that fall under Schedule 2 of the EIAO; to ascertain whether the findings of this EIA study have adequately addressed the environmental impacts of those projects; and where necessary, to identify the outstanding issues that need to be addressed in any further detailed EIA study for application of environmental permits; and
- (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-section 1.2 above. The EIA study shall cover the combined impacts of the whole Project and the cumulative impacts of the existing, committed and planned developments in the vicinity of the Project in accordance with the requirements laid down in section 3.4 of the TM. The environmental impacts of on-site and off-site works and facilities associated with the Project shall be addressed. The EIA study shall address the likely key issues described below, together with any other key issues identified during the course of the EIA study:

- (i) the potential air quality impact on sensitive receivers from the construction and operation of the Project and associated works; and the potential air quality impacts on air sensitive uses in the assessment area due to air pollutant emission sources identified according to section 3.4.3.2 of this study brief;
- (ii) the potential noise impact on sensitive receivers caused by the Project and associated works, including the impact from construction equipments during construction and operational noise impact from road traffic, fixed noise sources in particular ventilation shafts, pump houses, electricity sub-stations, bus termini, open car/lorry parks, refuse handling areas.
- (iii) the potential water quality impact caused by the Project and associated works, such as sewage discharge from construction workforce and the development

from the Project and associated works;

- (iv) the potential sewerage and sewage treatment implications to cope with discharges from residential, commercial and institutions buildings as well as any development from the Project, taking into account the capacity requirements for the existing, committed and planned developments in the vicinity of the Project;
 - (v) the potential land contamination issue within the Project site.
- ;
- (vi) the potential landscape and visual impacts caused by construction and operation of the Project and associated works on sensitive receivers in the vicinity, such as those visually sensitive receivers at surrounding public housing estates, Kwun Tong district, northern shoreline of Hong Kong Island, etc.;
 - (vii) the potential impact on ecological sensitive areas, the assessment of which shall be based on a field survey of at least 4 months.
 - (viii) the 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 Consideration of Alternatives

3.3.1 Need of the Project

The Applicant shall provide information on the need of the Project, including the purpose, objectives and environmental benefits of the Project, and describe the scenarios with and without the Project.

3.3.2 Consideration of Alternative Development Options

The Applicant shall consider alternative development options including alternative scale/size, extent, layout, configuration/orientation, alignment and design for the Project, provide justifications regarding how the proposed development option is arrived at, including the descriptions of the environmental factors considered in the option selection. A comparison of the environmental benefits and dis-benefits of alternative development options shall be made with a view to recommending the preferred option to avoid and minimize adverse environmental effects to the maximum practicable extent.

3.3.3 Consideration of Alternative Construction Methods and Sequences of Works

Taking into consideration the combined effect with respect to the severity and duration of the construction impacts to the affected sensitive receivers, the EIA study shall explore alternative construction methods and sequences of works for the Project, with a view to avoiding or minimizing prolonged adverse environmental impacts. A comparison of the environmental benefits and dis-benefits of applying different construction methods and sequence of works shall be made.

3.3.4 Selection of Preferred Scenario

Taking into consideration of the findings in sub-sections 3.3.2 and 3.3.3 above, the Applicant shall recommend/justify the adoption of the preferred scenario that will maximize environmental benefits and avoid or minimize adverse environmental effects arising from

the Project, and adequately describe the part that environmental factors played in arriving at the final selection.

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 meters 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 include those at Planned Public Housing at DAR; Shun Lung House and Community Centre, Shun Chi Court; Lee Foo House and Lee Hung House, Shun Lei Estate; Shui On Nursing Centre, On Chung House and On Yat House, Shun On Estate; Tin Wan House; Shun Tin Estate; Ningpo No. 2 College; Sau Ming School; The Mission Covenant Church Holm Glad Primary School; Sau Nga House, Sau Mau Ping Estate; Sau Mau Ping South Estate; Sau Mau Ping Shopping Centre; Sau Mau Ping Estate Ancillary Facilities Block; Sau Mau Ping Catholic Primary School; CNEC Kei Shek Church and Tat Yi House, Po Tat Estate; Star Legend Terrace; Ma Yau Tong village house; Fat Yuen Temple; Siu To Yuen Village house; Lun Wo Tsuen Village house; Construction Site of the Monkey King Temple. The assessment shall also 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.

3.4.3.4 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 both the construction and operational noise impact arising from the Project and associated works including their stage implementation 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

meters 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 meters from the outer Project limit, provides acoustic shielding to those receivers at distances further away from the Project. The assessment area shall be expanded to include NSRs at distances over 300 meters 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 Planned Public Housing at DAR; Shun Lung House, Shun Chi Court; Lee Foo House and Lee Hung House, Shun Lei Estate; On Chung House and On Yat House, Shun On Estate; Tin Wan House; Shun Tin Estate; Ningpo No. 2 College; Sau Ming School; The Mission Covenant Church Holm Glad Primary School; Sau Nga House, Sau Mau Ping Estate; Sau Mau Ping South Estate; Sau Mau Ping Estate Ancillary Facilities Block; Sau Mau Ping Catholic Primary School; CNEC Kei Shek Church and Tat Yi House, Po Tat Estate; Star Legend Terrace; Ma Yau Tong village house; Fat Yuen Temple; Siu To Yuen Village house; Lun Wo Tsuen Village house.

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 quality impact 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 all areas within 500 meters from the boundary of the Project site and shall cover the Victoria Harbour (Phase 1) Water Control Zone and Junk Bay 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 others areas such as stream courses, existing and new drainage system; and the associated water system(s) and the Planned Public Housing at DAR in the vicinity if they are found also being affected by the Project during 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 The assessment shall include the public sewerage systems at East Kowloon.

3.4.7.3 The assessment of the sewerage and sewage treatment implication 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 shall follow the detailed requirements given in [Appendix E2](#).

3.4.10 **Ecological Impact**

3.4.10.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing ecological impact as stated in Annexes 8 and 16 of the TM.

3.4.10.2 The assessment area for the purpose of the terrestrial ecological impact assessment shall include all areas within 500 meters distance from the boundary of the Project site and the areas likely to be impacted by the Project. The assessment shall include the woodlands to the Northeast and East of the Study Area above the quarry.

3.4.10.3 The ecological impact assessment shall follow the detailed technical requirements given in [Appendix F](#).

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 assessment area for the landscape impact assessment shall include all areas within 500 meters distance from the boundary of the Project site. The assessment 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 the 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-section 1.2 of this EIA study brief and in Project Profile (No. PP-465/2012), 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 – Project Location Plan

Appendix A – Requirements for Air Quality Impact Assessment

Appendix A-1 – Guidelines on Choice of Models and Model Parameters

Appendix A-2 – Guidelines on Assessing the ‘TOTAL’ Air Quality Impacts

Appendix A-3 – Guidelines on the Use of Alternative Computer Models in Air

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

Appendix E1 – Requirements for Assessment of Waste Management Implications

Appendix E2 – Requirements for Assessment of Land Contamination

Appendix F – Requirements for Ecological Impact Assessment

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

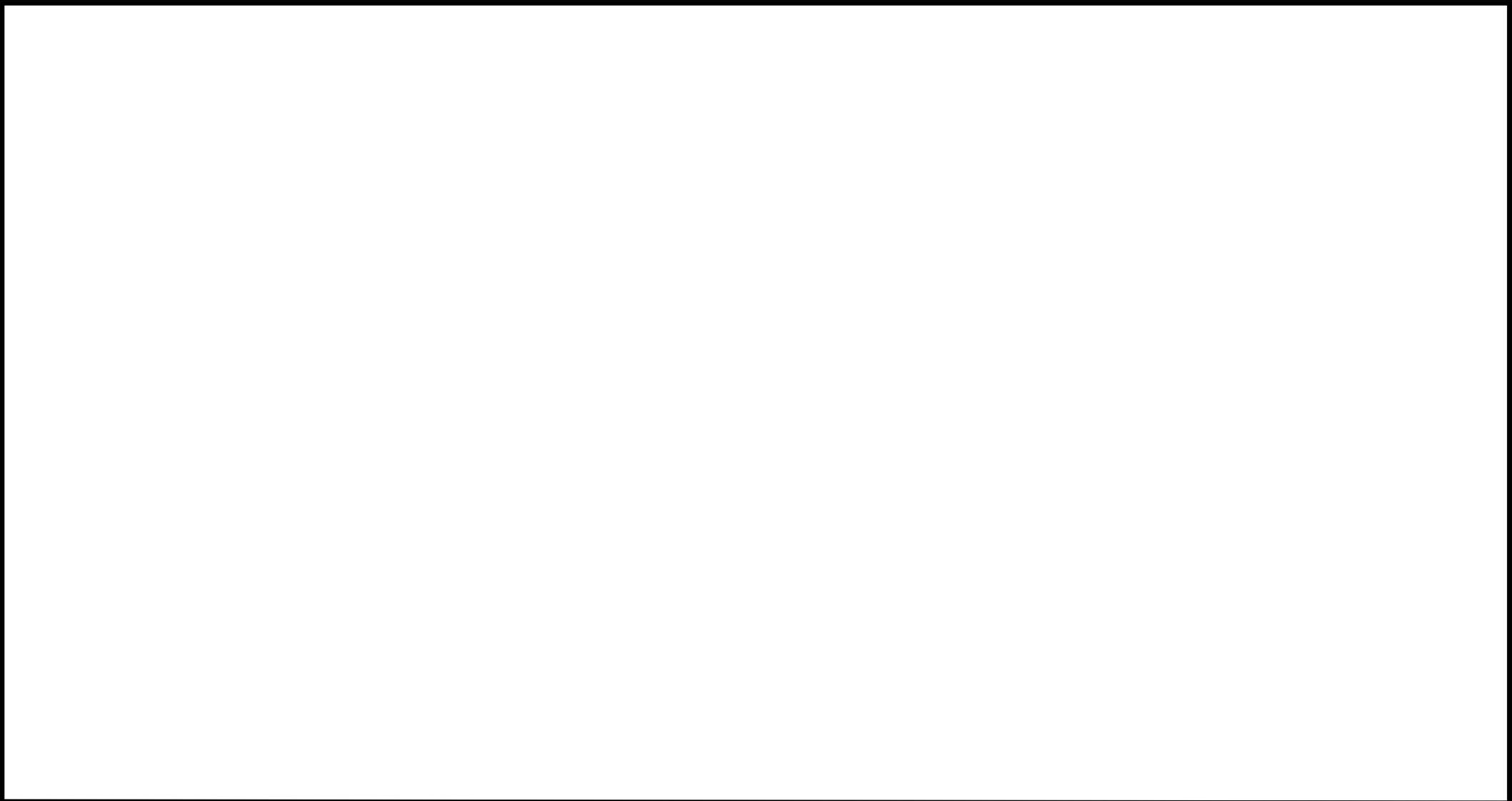
Appendix L – Requirements for EIA Report Documents

--- END OF EIA STUDY BRIEF ---

June 2012

Environmental Assessment Division

Environmental Protection Department



Project Title: Development of Anderson Road Quarry

Project Location Plan

(This figure is prepared based on Drawing No. TKZ0743 of Project Profile No. PP-465/2012)

Figure 1

EIA Study Brief No.
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Appendix A**Air Quality Impact Assessment Requirements**

The air quality impact assessment shall include the following:

1. Background and Analysis of Activities

- (i) 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.
- (ii) 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.
- (iii) Presentation of background air quality levels in the assessment area for the purpose of evaluating cumulative air quality impacts during construction and operation stages of the Project. 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. 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) Not Used
- (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 assessment 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.

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) If vehicle tunnels and/or full enclosures are proposed in the Project, it is the responsibility of the Applicant to ensure that the air quality inside these proposed structures shall comply with EPD's "Practice Note on Control of Air Pollution in Vehicle Tunnels". When assessing air quality impact due to emissions from tunnels/full enclosures, the Applicant shall ensure prior agreement with the relevant ventilation design engineer over the amount and the types/kinds of pollutants emitted from these full enclosures; and such assumptions shall be clearly and properly documented in the EIA report.
- (iv) Not Used

- (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. This specific methodology must be documented in such level of details, preferably assisted with tables and diagrams, to allow the readers of the EIA report to grasp how the model has been set up to simulate the situation under study without referring to the model input files. 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, prior agreement between the Applicant and the Director on the specific modelling details should be sought.
- (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.
- (iv) If there are any direct technical noise remedies recommended in the study, the air quality implication due to these technical remedies shall be assessed. For instance, if barriers that may affect dispersion of air pollutants are proposed, then the implications of such remedies on air quality impact shall be assessed. The Applicant shall highlight clearly the locations and types of agreed noise mitigating measures (where applicable), be they noise barriers and affected ASRs, on contour maps for easy reference.

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***

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

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

Appendix C**Noise Impact Assessment Requirements**

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

- (i) 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.
- (ii) The Applicant shall select assessment points to represent identified NSRs for carrying out quantitative noise assessment described below. The assessment points shall be agreed with 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. Assumptions together with any additional mitigation measures proposed on the planned land uses, such as setback of building, building orientation and extended podium, shall be confirmed in consultation with 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 traffic flow/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) For ground-borne noise impacts, the criteria and assessment methodology shall be documented in the EIA report for consideration in accordance with the TM. Reference can be made to relevant previous studies. Site measurements at appropriate locations may be required in order to obtain the empirical input parameters required in the ground-borne noise model.
- (iv) To minimize the construction noise impact, alternative construction methods to replace percussive piling and blasting shall be proposed as far as practicable. In case blasting works will be involved, it shall be carried out, as far as practicable, outside the sensitive hours of 7 p.m. to 7 a.m. on Monday to Saturday and any time on a general holiday, including Sunday. For blasting that must be carried out during the above mentioned sensitive hours, the noise impact associated with the removal of debris and rocks should be fully assessed and adequate mitigation measures should be recommended to reduce the noise impact as appropriate.
- (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) Road Traffic Noise

The Applicant shall assess any adverse traffic noise impact on the development of the Project, including those from any new roads and the nearby existing and planned roads. The following assessment requirements shall be followed.

(a) Calculation of Noise Levels

The Applicant shall analyse the scope of the proposed road alignment(s) to identify appropriate new and existing road sections for the purpose of traffic noise impact assessment. In determining whether the traffic noise impact due to a road improvement project/work is considered significant, detailed

information with respect to factors including change of nature of road, change of alignment and change of traffic capacity or traffic composition etc. shall be assessed. The traffic noise impact shall be considered significant if the traffic noise level with the road project is greater than that without the road project at the design year by 1 dB(A) or more. Figures showing extents of the road sections (including existing, planned and new/altered road sections) shall be provided in the EIA report.

The Applicant shall calculate the expected road traffic noise using methods described in the U.K. Department of Transport's "Calculation of Road Traffic Noise" (1988). Calculations of future road traffic noise shall be based on the peak hour traffic flow in respect of the maximum traffic projection within a 15 years period upon commencement of operation of the proposed roadwork.

The Applicant shall calculate traffic noise levels in respect of each road section and the overall noise levels from combined road sections (including new, existing and planned) at the NSRs.

The EIA shall contain sample calculations and input parameters as considered necessary and requested by the Director, and drawings (i.e. road-plots of the traffic noise model) of appropriate scale to show the road segments, topographic barriers (if any), and assessment points input into the traffic noise model. The Applicant shall provide the input data sets of traffic noise model prediction model adopted in the EIA study as requested by the Director for the following scenarios:

- (1) unmitigated scenario at assessment year;
- (2) mitigated scenario at assessment year; and
- (3) prevailing scenario for indirect technical remedies eligibility assessment.

The data shall be in electronic text, file (ASCII format) containing road segments, barriers (if any) and NSRs' information. The data structure of the above file shall be agreed with the Director. CD-ROM(s) containing the above data shall be attached in the EIA report.

(b) Presentation of Noise Levels

The Applicant shall present the prevailing and future noise levels in L_{10} (1 hour) 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 shall be carried out and compared against the criteria set out in Table 1A of Annex 5 of the TM. The potential noise impact of the Project shall be quantified by estimating the total number of dwellings, classrooms and other noise sensitive elements that will be exposed to noise levels exceeding the criteria set in Table 1A of Annex 5 in the TM.

(c) Proposals for Noise Mitigation Measures

After rounding of the predicted noise levels according to the U.K. Department of Transport's "Calculation of Road Traffic Noise" (1988), the Applicant shall propose in accordance with Section 6 in Annex 13 of EIAO-TM direct technical remedies in all situations where the predicted traffic noise level exceeds the criteria set in Table 1A of Annex 5 in the TM by 1.0 dB(A) or more. The direct mitigation measures listed under section 6.1 of Annex 13 of the TM, including the option of alternative land use arrangement, shall be thoroughly explored and evaluated with a view to reducing the noise level at the NSRs concerned to the level meeting the relevant noise criteria. The feasibility, practicability, programming and effectiveness of the recommended mitigation measures shall be assessed in accordance with section 4.4.2(k) of the TM. Specific reasons for not adopting certain direct technical remedies in the design to reduce the traffic noise to a level meeting the criteria in the TM or to maximize the protection for the NSRs as far as possible should be clearly quantified and laid down. Sections of barriers proposed to protect existing NSRs shall be differentiated clearly from those proposed for the protection of future or planned NSRs as the latter is only required to be constructed before the occupation of the planned NSRs. To facilitate the phased implementation of barriers under this principle, a barrier inventory showing intended NSRs (ie. existing NSRs as distinct from planned NSRs) to be protected by different barrier sections to achieve different extent of noise reduction (to be quantified in terms of how many dB(A)) should be provided.

The total number of dwellings, classrooms and other noise sensitive elements that will be benefited from, and be protected by the provision noise mitigation measures should be provided. In order to clearly present the extents/locations of the recommended noise mitigation measures, plans prepared from 1:1000 or 1:2000 survey maps showing the mitigation measures (e.g., enclosures/barriers, low noise road surfacing, etc.) should be included in the EIA report.

The Applicant shall provide, in the EIA report information of recommended noise mitigation measures (such as barrier types, nominal dimensions at different cross-sections, extents/locations, lengths and mPD levels of barriers) in an appropriate format (including electronic format).

The total number of dwellings, classrooms and other noise sensitive elements that will still be exposed to noise above the criteria with the implementation of all recommended direct technical remedies shall be quantified.

In case where a number of NSRs cannot be protected by the recommended direct mitigation measures, the Applicant shall identify and estimate the total number of existing dwellings, classrooms and other noise sensitive elements which may qualify for indirect technical remedies, the associated costs and any implications for such implementation. For the purpose of determining eligibility of the affected premises for indirect technical remedies, reference shall be made to the following set of three criteria:

- (1) the predicted overall noise level at the NSR from the road sections and other traffic noise in the vicinity must be above a specified noise level

- (e.g. 70 dB(A) for domestic premises and 65 dB(A) for educational institutions and places of public worship, all in L_{10} (1hour));
- (2) the predicted overall noise level at the NSR is at least 1.0 dB(A) more than the prevailing traffic noise level, i.e. the total traffic noise level existing before the commencement of works to construct the road; and
 - (3) the contribution from the road sections to the increase in predicted overall noise level from the new road at the NSR must be at least 1.0dB(A).

(ii) Fixed Noise Sources

If the Project will cause any fixed noise sources, such as the ventilation systems of the enclosed road sections and industrial noise source(s), 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/or tunnel(s), vehicle repair workshop(s), godown(s), pumping station(s), pump house(s) and electricity substation(s), bus terminus, sewage treatment plant, open car/lorry park, refuse transfer station, fire station, ambulance depot, stadiums/large-scale open air entertainment venues 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. For uses not listed under column 1 in Table 1A of Annex 5 of the TM, the criteria and assessment methodology shall be agreed with the Director (with reference to section 4.4.2(c) of the TM) prior to the commencement of the assessment.)

(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

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 by the EIA study to assess the development potential of concerned sites which shall be made known to the relevant parties.

Appendix D1**Water Quality Impact Assessment Requirements**

1. The Applicant shall identify and analyse physical, chemical and biological disruptions of the water system(s) arising from the construction and operation of the Project.
2. The Applicant shall identify, predict and assess any water quality impacts arising from the construction and operation of the Project.
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, the effluents generated from sewage from construction workforce, dewatering associated with piling activities, grouting, concrete washing and those specified in the ProPECC Practice Note 1/94.;
 - (ii) the water quality impacts caused by contaminated surface run-off and accidental spillage of chemicals during the construction stage;
 - (iii) the water quality impacts on river courses and drainage system around the work sites; and
 - (iv) The water quality impacts on the nearby watercourses and channels due to the sewage generated from residential, commercial and institutions buildings.
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 analyse 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 landuse 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, change of water holding/flow regimes, change of catchment types or areas due to the Project;
- (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 these 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 (v) 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. The Applicant shall investigate and determine the need and the feasibility of having central pre-treatment facilities and/or a separate sewage treatment plant within the study area. Taking into consideration any programme gap between provision of public sewerage and the occupation of the development, the Applicant shall also investigate and determine the need and feasibility of providing interim sewage treatment facilities.
2. The Applicant shall study and assess the need and impacts of discharging sewage to the existing/planning sewerage systems in East Kowloon. The assessment shall include the following:
 - (i) review and confirm whether the existing, committed, planned sewerage systems and sewage treatment works in East Kowloon will provide adequate capacity for the Project. The appropriate treatment level of interim discharge, if required, shall be assessed. The water quality impacts arising from the interim and ultimate effluent discharge, if any, shall be assessed;
 - (ii) prepare a Sewerage Master Plan for the Project using the latest version of the computerized analysis technique “INFOWORKS” or equivalent computer software agreed by the Director;
 - (iii) if the existing/planned sewerage layout or capacities cannot cope with the maximum discharges, the Applicant shall provide new sewerage system and/or on-site sewage treatment facilities to receive and transport the sewage arising during the operation of the Project. Any proposed sewerage system and/or on-site sewage treatment facility should be designed to meet the current government standards and requirements;
 - (iv) identify and quantify the water quality and ecological impacts due to the emergency discharge from on-site sewage treatment plant/pumping stations, if any, and sewer bursting discharge, and to propose measures to mitigate these impacts;
 - (v) identify the appropriate alignment and layouts of the new sewerage to connect to the existing/planned/future sewerage systems in East Kowloon and investigate and assess the technical feasibility of connection (eg. technical feasibility and details for connection to public sewer and sewage pumping station);
 - (vi) set out the design, operation and maintenance requirements and identify the party responsible for the construction and maintenance of any proposed sewerage and sewage treatment facilities, such as pumping station(s) and sewage treatment plant, including electrical and mechanical components to eliminate the problem of septicity incurred in long rising main(s) during low flows and to facilitate maintenance. The above shall be agreed by DSD and EPD (Twin rising mains for each pumping station should be provided to make sure that the proposed sewage rising mains are maintainable without shutting down and discharging untreated sewage into the natural stream/drainage channel directly).

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. The Applicant shall adopt appropriate design, general layout, construction methods and programme to minimize the generation of public fill/inert construction and demolition materials (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.
- (iii) 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.
- (iv) Not Used
- (v) 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 with the Director (with reference to Section 4.4.2(c) of the TM) prior to the commencement of the tests and document in the EIA report for consideration. The categories of sediment/mud which are to be disposed of in accordance with 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 assessment area for land contamination impact shall include any potential land contamination site(s) within the Project area and, if any, the boundaries of all associated areas (e.g. work areas) of the Project.
2. The Applicant shall provide a clear and detailed account of the present land use (including description of the activities, chemicals and hazardous substances handled with clear indication of their storage and location by reference to a site map) and a complete past land use history in relation to possible land contamination (including accident records, change of land use(s) and the like).
3. During the course of the EIA study, the Applicant shall submit a contamination assessment plan (CAP) to the Director prior to conducting an actual contamination impact assessment of the relevant land or site(s). The CAP shall include proposals with details on representative sampling and analysis required to determine the nature and the extent of the contamination of the relevant land or site(s).
4. Based on the endorsed CAP, the Applicant shall conduct a land contamination impact assessment and submit a Contamination Assessment Report (CAR) to the Director for endorsement. If land contamination is confirmed, a Remedial Action Plan (RAP) to formulate viable remedial measures with supporting documents, such as agreement by the relevant facilities management authorities, shall be submitted to the Director for approval. The Applicant shall then clean up the contaminated land or site(s) according to the approved RAP, and a Remediation Report (RR) to demonstrate adequate clean-up should be prepared and submitted to the Director for endorsement prior to the commencement of any development works within the site. The CAP, CAR, RAP shall be documented in the EIA report.
5. If there is/are potential contaminated site(s) inaccessible for preparing sampling and analysis during the course of the EIA study, e.g. due to site access problem, the Applicant's CAP shall include:
 - (i) a review of the available information;
 - (ii) an initial contamination evaluation of this/these site(s) and possible remediation methods;
 - (iii) a confirmation of whether the contamination problem at this/these site(s) would be surmountable;
 - (iv) a sampling and analysis proposal which shall aim at determining the nature and the extent of the contamination of this/these site(s); and
 - (v) a schedule of submission of revised CAP (if necessary), CAR, RAP and RR upon this/these site(s) is/are accessible.
6. Not Used

Appendix F**Requirements for Ecological Impact Assessment (Terrestrial)**

1. In the ecological impact assessment, the Applicant shall examine the flora, fauna and other components of the ecological habitats within the assessment area. The aim shall be to protect, maintain or rehabilitate the natural environment. The assessment shall identify and quantify as far as possible the potential ecological impacts associated with the Project, both directly by physical disturbance and indirectly by changes of water quality and hydrodynamic regime to the natural environment and the associated wildlife groups and habitats / species arising from the Project including its construction phases as well as the subsequent management and maintenance of the proposals.
2. The assessment shall include the following major tasks:
 - (i) review the findings of relevant studies / surveys and collate the available information regarding the ecological characters of the assessment area;
 - (ii) evaluate the information collected, identify any information gap relating to the assessment of potential ecological impacts to terrestrial environment, and determine the ecological field surveys and investigations that are needed for a comprehensive assessment as required under the following sections;
 - (iii) carry out baseline ecological field surveys with a duration of a least four months and investigations to verify the information collected, fill in the information gaps as identified under sub-section (ii) above, if any, and to fulfil the objectives of the EIA study. The field surveys shall include but not be limited to flora, fauna and any other habitats/species of conservation importance;
 - (iv) establish the general ecological profile of the assessment area based on information collected in the tasks mentioned in sub-section (i) to (iii) above, and describe the characteristics of each habitat found; the data set should be comprehensive, and is up to date and valid for the purpose of this assessment. Major information to be provided shall include :
 - (a) description of the physical environment, including all recognized sites of conservation importance and assessment of whether these sites will be affected by the Project or not;
 - (b) habitat maps of suitable scale (1:1000 to 1:5000) showing the types and locations of habitats and species of conservation interest in the assessment area;
 - (c) ecological characteristics of each habitat type such as size, vegetation and/or substrate type, species present, dominant species found, species richness and abundance of major taxa groups, seasonal patterns, inter-dependence of the habitats and species, and presence of any features of ecological importance;
 - (d) representative colour photos of each habitat type and any important ecological features identified; and
 - (e) species found that are rare, endangered and/or listed under local legislation, international conventions for conservation of wildlife / habitats or red data books.
 - (v) investigate and describe the existing wildlife uses of various habitats with special attention to those wildlife groups and habitats with conservation interest, including but not limited to the following:

- (a) woodlands and plantations;
 - (b) linkages of habitats within the assessment area;
 - (c) avifauna including raptors, woodland and wetland dependent migratory bird species;
 - (d) mammals;
 - (e) herpetofauna;
 - (f) insects (e.g. butterflies and dragonflies); and
 - (g) any other habitats / species identified as having special conservation interest by this EIA study.
- (vi) describe recognized site of conservation importance in the assessment area, if any, and assess whether these site will be affected by the Project or not.
- (vii) using suitable methodology, and considering also any works activities from other projects reasonably likely to occur at the time, identify and quantify as far as possible any direct (e.g. loss of habitats due to various elements such as excavation works and other associated works of the Project), indirect (e.g. changes in water qualities, hydrodynamics properties, hydrology, accidental discharge of untreated sewage, noise and other disturbance generated by the construction and operational (if applicable, and decommissioning) activities etc), on-site, off-site, primary, secondary and cumulative ecological impacts on the wildlife groups and habitats identified such as destruction of habitats, reduction of species abundance/diversity, loss of feeding and breeding grounds, reduction of ecological carrying capacity and habitat fragmentation, in particular the following:
- (a) loss of habitats such as woodlands, wetlands and agricultural land;
 - (b) disturbance to animals and plants;
 - (c) impacts due to habitat fragmentation and isolation;
 - (d) impacts due to increase in human activities and disturbance during the construction and operation (if applicable, and decommissioning) stages of the Project such as increase in light intensity;
 - (e) cumulative impacts due to other planned and committed concurrent development projects at or near the Project area.
- (viii) evaluate ecological impact based on the best and latest information available during the course of the EIA study, using quantitative approach as far as practicable and covering construction and operational (if applicable, and decommissioning) phases of the Project as well as the subsequent management and maintenance requirement of the Project;
- (ix) recommend possible alternatives, such as layer, design and alignment of the Project and modification / change of construction methods, and practicable mitigation measures to avoid, minimize and/or compensate for the adverse ecological impacts identified during construction and operation (if applicable, and decommissioning) of the Project;
- (x) evaluate feasibility and effectiveness of the recommended mitigation measures and definition of the scope, type, location, implementation arrangement, resources requirement, subsequent management and maintenance of such measures;
- (xi) determine and quantify as far as possible of the residual ecological impacts after

implementation of the proposed mitigation measures;

- (xii) evaluate the severity and acceptability of the residual ecological impacts using well-defined criteria in Annex 8 of the TM and determine if off-site mitigation measures are necessary to mitigate the residual impacts and if affirmative, guidelines and requirements laid down in Annex 16 of the TM should be followed; and
- (xiii) review the need for and recommend any ecological monitoring programme required.

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 assessment area. e.g. vegetation, woodland, streams and topography, etc. A system shall be derived for judging landscape impact significance as required under the TM and EIAO Guidance Notes No. 8/2012. 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;

(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 Landscaping Master Plan.
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 vantage points that are most severely affected and/or important from the general public 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 K

IMPLEMENTATION SCHEDULE

EIA* Ref.	EM&A		Location/Duration of measures/ Timing of completion of measures	Implementation Agent	Implementation Stage **				Relevant Legislation & Guidelines
	Log Ref.	Environmental Protection Measures*		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) 50 copies of the EIA report in English and 80 copies of the executive summary (each bilingual in both English and Chinese) as required under section 6(2) of the EIAO to be supplied at the time of application for approval of the EIA report.
 - (ii) When necessary, addendum to the EIA report and the executive summary submitted in item (i) above as required under section 7(1) of the EIAO, to be supplied upon advice by the Director for public inspection.
 - (iii) 20 copies of the EIA report 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.