

Environmental Impact Assessment Ordinance (Cap. 499), Section 5 (7)**Environmental Impact Assessment Study Brief No. ESB-275/2014**

**Project Title: Kau Sai Chau Golf Academy
(hereinafter known as the "Project")**

**Name of Applicant: The Hong Kong Jockey Club (hereinafter known as the
"Applicant")**

1 BACKGROUND

- 1.1 On 2 January 2014, Hong Kong Jockey Club (HKJC) submitted an application (No. DIR-234/2014) under section 5(10) of the Environmental Impact Assessment Ordinance (EIAO) seeking approval from the Director for the permission to apply directly for an environmental permit with a Project Profile (No. PP-498/2014). The Project Profile (No. PP-498/2014) was exhibited for public inspection in January 2014. Public comments on ecological issues were raised. In response to the public comments and to follow the requirements as stipulated in section 5.2 of the Technical Memorandum on Environmental Impact Assessment Process of the EIAO (hereinafter referred to as "the TM"), HKJC withdrew the application on 14 February 2014 and prepared another Project Profile to apply for an Environmental Impact Assessment (EIA) study brief, in accordance with Annex 1 of the TM.
- 1.2 An application (No. ESB-275/2014) for an EIA study brief under section 5(1)(a) of the EIAO was submitted by the Applicant on 16 June 2014 with a Project Profile (No. PP-511/2014) (hereinafter referred as the "Project Profile").
- 1.3 The HKJC has operated a public golf course (North and South Courses) on the island of Kau Sai Chau since 1995. Since the public golf course development was carried out before enactment of the EIAO, it is classified as an exempted project, but a non-statutory EIA has been carried out with an EIA report (EIA-037/BC) approved in 1994. In 2008, a third course (East Course) was opened on the eastern side of the island. A statutory EIA has been carried out with the EIA report (AEIAR-091/2005) approved in November 2005.
- 1.4 The HKJC proposes to build a Golf Academy at the existing South Course. The Project will occupy about 10ha of land within the existing South Course. The project comprises:
- (i) Construction of a Golf Academy (with single lane access road) in two teaching

- blocks, supporting facilities and overnight hostel accommodation;
- (ii) Golf practice areas immediately in front of the classrooms to support teaching and training;
 - (iii) Realignment of South Course holes 11 to 14 to create space for the Golf Academy; and
 - (iv) Upgrading of the sewage treatment plant to accept Golf Academy flows.
- 1.5 The layout plan of the Project is shown in Figure 1 and Figure 2 of this EIA study brief.
- 1.6 The Project is a designated project under Part I, Schedule 2 of EIAO:
- (i) Item F.4 – “An activity for the reuse of treated sewage effluent from a treatment plant”; and
 - (ii) Item O.1 – “An outdoor golf course and all managed turf areas”.
- 1.7 The purpose of this EIA study is to provide information on the nature and extent of environmental impacts arising from the construction and operation of the Project and associated works that will take place concurrently. This information will contribute to decisions by the Director on:
- (i) the overall acceptability of any adverse environmental consequences that are likely to arise as a result of the Project;
 - (ii) the conditions and requirements for the detailed design, construction and operation of the Project to mitigate against adverse environmental consequences wherever practicable; and
 - (iii) the acceptability of residual impacts after the proposed mitigation measures are implemented.

2 OBJECTIVES OF THE EIA STUDY

- 2.1 The objectives of the EIA study are as follows:
- (i) to describe the Project and associated works together with the requirements and environmental benefits for carrying out the Project and the types of designated projects to be covered by the Project;
 - (ii) to identify and describe elements of community and environment likely to be affected by the Project and/or likely to cause adverse impacts to the Project, including natural and man-made environment and the associated environmental constraints;

- (iii) to provide information on the consideration of alternative development options of the Project including, but not limited to, the extent, layout, design and the construction methods with a view to avoiding and minimizing potential environmental impacts to environmentally sensitive areas and sensitive uses; to compare the environmental benefits and dis-benefits to 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 quality, noise, water quality and waste, etc. as appropriate) and determine the significance of impacts on sensitive receivers and potential affected uses and to propose measure to mitigate these impacts;
- (v) to identify and quantify any potential losses or damage and other potential impacts to ecology, flora, fauna and natural habitats and to propose measures to mitigate these impacts;
- (vi) to identify any negative impacts on sites of cultural heritage and to propose measures to mitigate these impacts;
- (vii) to identify any potential landscape and visual impacts and to propose measures to mitigate these impacts;
- (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 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 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 report. The Applicant has to demonstrate in the EIA report that the criteria in the relevant sections of the TM are fully complied with.

3.2 The Scope

3.2.1 The scope of this EIA study shall cover the Project and associated works mentioned in section 1.4 above. For the purpose of assessing whether the environmental impacts shall comply with the criteria of the TM, the EIA study shall address the key issues described below, together with any other key issues identified during the course of the EIA study:

- (i) considerations on alternative design and construction method(s) so as to avoid and minimize the potential environmental impacts to the freshwater habitats including seasonal streams in particular that suitable for the shrimp, *Caridina trifasciata*, and other important aquatic fauna that may be identified;
- (ii) potential ecological impacts on coral assemblages near the pier, freshwater habitats in particular those suitable for the shrimp, *Caridina trifasciata*, and other important aquatic fauna that may be identified within the project site due to construction and operation of the Project; and
- (iii) potential ecological impacts on nocturnal animals on Kau Sai Chau, in particular the avifauna and bats during operational stage due to the increase in artificial lighting and physical barrier.

- 3.2.2 The EIA study shall make reference to the Project Profile, relevant information and findings of the previous environmental impact assessment reports in the register (a) EIA-037BC and (b) AEIAR-091/2005 and provide suitable update of the information where necessary to address the issues described below, on whether the environmental impacts shall comply with the criteria of the TM.
- (i) potential water quality impacts on water sensitive receivers including the water bodies and stream courses on Kau Sai Chau, coral assemblages near the pier at Kau Sai Chau and all nearby Fish Culture Zones during construction and operation of the Project;
 - (ii) potential impacts on fisheries due to construction and operation of the Project;
 - (iii) potential air quality impact on the sensitive receivers due to the construction and operation of the Project, in particular arising from construction dust and any odour emissions from the sewage treatment plant;
 - (iv) potential noise impact on sensitive receivers due to the construction and operation of the Project;
 - (v) potential waste management implication during construction and operation of the Project, in particular arising from handling and disposal of construction materials and waste arising from additional visitors of the golf academy;
 - (vi) potential land contamination issue arising from the Project, in particular to extension area;
 - (vii) the potential landscape and visual impacts during the construction and operation of the Project;
 - (viii) the potential impacts to the site of cultural heritage of the Project during construction of the Project;
 - (ix) 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 study and review the need of the Project. The Applicant shall provide information to justify the need, explain clearly the purpose, objectives and environmental benefits of the Project, and describe the scenarios with and without the Project.

3.3.2 Consideration of Alternative Design and Layout

The Application shall provide background information on the site selection and present in the EIA report the consideration of alternative design of the golf academy. The Applicant shall provide justifications for the selected location and design of the golf academy, including description of the environmental factors considered in the design selection and attempts made to avoid and minimize the potential environmental impacts to the habitats suitable for the shrimp, *Caridina trifasciata* and other important aquatic fauna that may be identified during construction and operation of the Project.

3.3.3 Selection of Preferred Scenario

Taking into consideration of the findings in section 3.3.2 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 assessing environmental impacts of the Project. The Applicant shall clearly state the time frame, staged implementation programme and works programmes of the Project and other concurrent projects, for assessing the cumulative environmental impacts from the Project and interacting projects as identified in the EIA study.

3.4.2 The EIA study shall include the following 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 respectively.
- 3.4.3.2 For construction phase, the study area for the air quality impact assessment shall be defined by a distance of 500 metres from the boundary of the Project site, with consideration to be extended to include major existing, planned and committed air pollutant emission sources that may have a bearing on the environmental acceptability of the Project.
- 3.4.3.3 For operation phase, the study area for the air quality impact assessment shall be defined by a distance of 500 metres from the boundary of the Project site and 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.
- 3.4.3.4 The assessment for both construction and operation phases shall include the existing, committed and planned sensitive receivers within the study area as well as areas where air quality may be potentially affected by the Project. The assessment shall also take into account the impacts of emission sources from nearby concurrent projects. The assessment shall be based on the best available information at the time of the assessment.
- 3.4.3.5 The air quality impact assessment for construction and operation of the Project shall follow the detailed technical requirements given in Appendix A.

3.4.4 Water Quality Impact

- 3.4.4.1 The Applicant shall assess any potential water quality impacts on but not limited to the following sensitive receivers:
- (i) Kai Lung Wan Fish Culture Zone, Tiu Cham Wan Fish Culture Zone, Kau Sai Fish Culture Zone and Tai Tau Chau Fish Culture Zone;
 - (ii) Coral assemblages near the pier at and in the vicinity of Kau Sai Chau;
 - (iii) Freshwater habitats within the project site.
- 3.4.4.2 If any potential water quality impact is identified, the applicant shall follow the criteria and guidelines for evaluating and assessing water pollution as stated in Annexes 6 and 14 of the TM.

3.4.4.3 The water quality impact assessment for construction and operation of the Project shall follow the detailed technical requirements given in Appendix B.

3.4.5 Noise Impact

3.4.5.1 The Applicant shall identify and justify in the EIA study the need for a noise impact assessment associated with the construction and operation of the Project.

3.4.5.2 The study area for the construction 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 of the Project.

3.4.5.3 The study area for the operation noise impact assessment shall generally include areas within 300 meters from the boundary of the Project site and the Project site.

3.4.5.4 If a noise impact assessment is needed, the Applicant shall follow the criteria and guidelines for evaluating and assessing noise impact as stated in Annexes 5 and 13 of the TM.

3.4.6 Waste Management

3.4.6.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing waste management implications as stated in Annexes 7 and 15 of the TM respectively.

3.4.6.2 The assessment of the waste management implications arising from the construction and operation of the Project shall follow the detailed requirements given in Appendix C.

3.4.7 Land Contamination

3.4.7.1 The Applicant shall follow the guidelines for evaluating and assessing potential land contamination issues as stated in section 3.1 of Annex 19 of the TM.

3.4.7.2 The land contamination assessment for the Project shall follow the detailed technical requirements given in Appendix D.

3.4.8 Ecological Impact (Terrestrial and Aquatic)

- 3.4.8.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing ecological impact as stated in Annexes 8 and 16 of the TM respectively.
- 3.4.8.2 The study area for the purpose of terrestrial ecological impact assessment shall include areas within the project site and 500m distance from the boundary of the Project site. For aquatic ecology, the assessment area shall be the same as the water quality impact assessment described in section 3.4.4.
- 3.4.8.3 The ecological impact assessment for construction and operation of the Project shall follow the detailed technical requirements given in Appendix E.

3.4.9 Fisheries Impact

- 3.4.9.1 The Applicant shall assess any potential fisheries impacts on Kai Lung Wan Fish Culture Zone, Tiu Cham Wan Fish Culture Zone, Kau Sai Fish Culture Zone and Tai Tau Chau Fish Culture Zone due to the operation of temporary barging point and operation of the golf academy.
- 3.4.9.2 If any potential fisheries impact is identified, the Applicant shall follow the criteria and guidelines for evaluating and assessing fisheries impact as stated in Annexes 9 and 17 of the TM.

3.4.10 Landscape and Visual Impacts

- 3.4.10.1 The Applicant shall follow the criteria and guidelines as stated in Annexes 10 and 18 of the TM and the EIAO guidance Note No. 8/2010 on “Preparation of Landscape and Visual Impact Assessment under the Environmental Impact Assessment Ordinance” for evaluating and assessing the landscape and visual impacts.
- 3.4.10.2 The assessment area for landscape impact assessment shall include all areas within a 500m 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.
- 3.4.10.3 The landscape and visual impact assessments for construction and operation of the Project shall follow the detailed technical requirements given in Appendix F.

3.4.11 Impact on Cultural Heritage

- 3.4.11.1 The Applicant shall make reference to relevant information and findings of the previous environmental impact assessment reports in the register (a) EIA-037/BC and (b) AEIAR-091/2005 and provide suitable update of the information where necessary to assess any potential impact on cultural heritage within the boundary of the Project site.
- 3.4.11.2 If any potential impact on cultural heritage is identified, the Applicant shall follow the criteria and guidelines for evaluating and assessing the cultural heritage impact as stated in Annexes 10 and 19 of the TM.
- 3.4.11.3 The cultural heritage impact assessment shall include a Built Heritage Impact Assessment (BHIA). Details of the technical requirements of the BHIA are shown in Appendix G.
- 3.4.11.4 The Applicant shall provide suitable mitigation measure and report immediately to the Antiquities and Monuments Office of the Leisure and Cultural Services Department in case of discovery of any antiquity/ antiquities or any supposed antiquity/ antiquities (as respectively defined in the Antiquities and Monuments Ordinance (Cap.53), any regulations made there under and any amending legislation) on or within the site.

3.4.12 Environmental Monitoring and Audit (EM&A) Requirements

- 3.4.12.1 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.
- 3.4.12.2 Subject to the confirmation of the EIA study findings, the Applicant shall comply with the requirements as stipulated in Annex 21 of the TM.
- 3.4.12.3 The Applicant shall prepare a Project Implementation Schedule (in the form of a checklist as shown in Appendix H to this EIA study brief) containing the EIA study recommendations and mitigation measures with reference to the implementation programme.

3.5 Presentation of Summary Information

3.5.1 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, compensation areas included and the environmental benefits of environmental protection measures recommended.

3.5.2 Summary of Environmental Impacts

To facilitate effective retrieval of pertinent key information, the EIA report shall contain a summary table of environmental impacts showing the assessment points, results of impact predictions, relevant standards or criteria, extents of exceedances predicted, impact avoidance measures considered, mitigation measures proposed and residual impacts (after mitigation). This summary shall cover each individual impact and shall also form an essential part of the executive summary of the EIA report.

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. The Applicant shall accompany with the submission of the EIA report a summary, pointing out where in the EIA report the respective requirements of this EIA Study have been addressed and fulfilled.
- 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 I 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 section 1.2 of this EIA study brief and in Project Profile (No. PP - 498/2014), the Applicant must seek confirmation from the Director in writing on whether or not the scope of issues covered by this EIA study brief can still cover the key changes, and the additional issues, if any, that the EIA study must also address. If the changes to the Project fundamentally alter the key scope of the EIA study brief, the Applicant shall apply to the Director for a fresh EIA study brief.

7 LIST OF APPENDICES

7.1 This EIA study brief includes the following appendices:

Figure 1 – Location of the Project Site

Figure 2 – General Layout Plan

Appendix A – Requirements for Air Quality Impact Assessment

Appendix B – Requirements for Water Quality Impact Assessment

Appendix C – Requirements for Assessment of Waste Management Implication

Appendix D – Requirements for Assessment of Land Contamination

Appendix E – Requirements for Ecological Impact Assessment

Appendix F – Requirements for Landscape and Visual Impact Assessment

Appendix G – Requirements for Built Heritage Impact Assessment

Appendix H – Implementation Schedule of Recommended Mitigation Measures

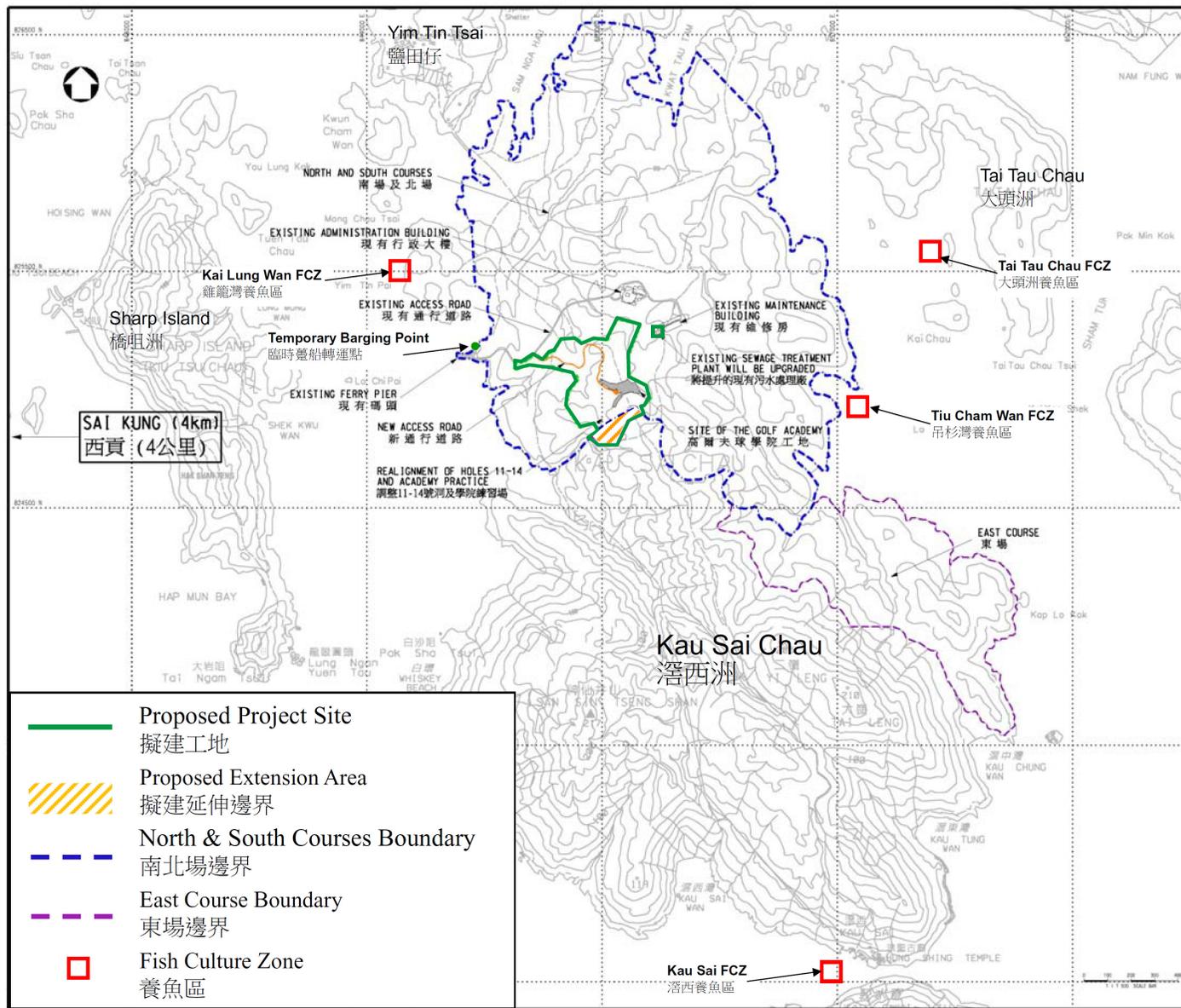
Appendix I – Requirements for EIA Report Documents

--- END OF EIA STUDY BRIEF ---

July 2014

Environmental Assessment Division

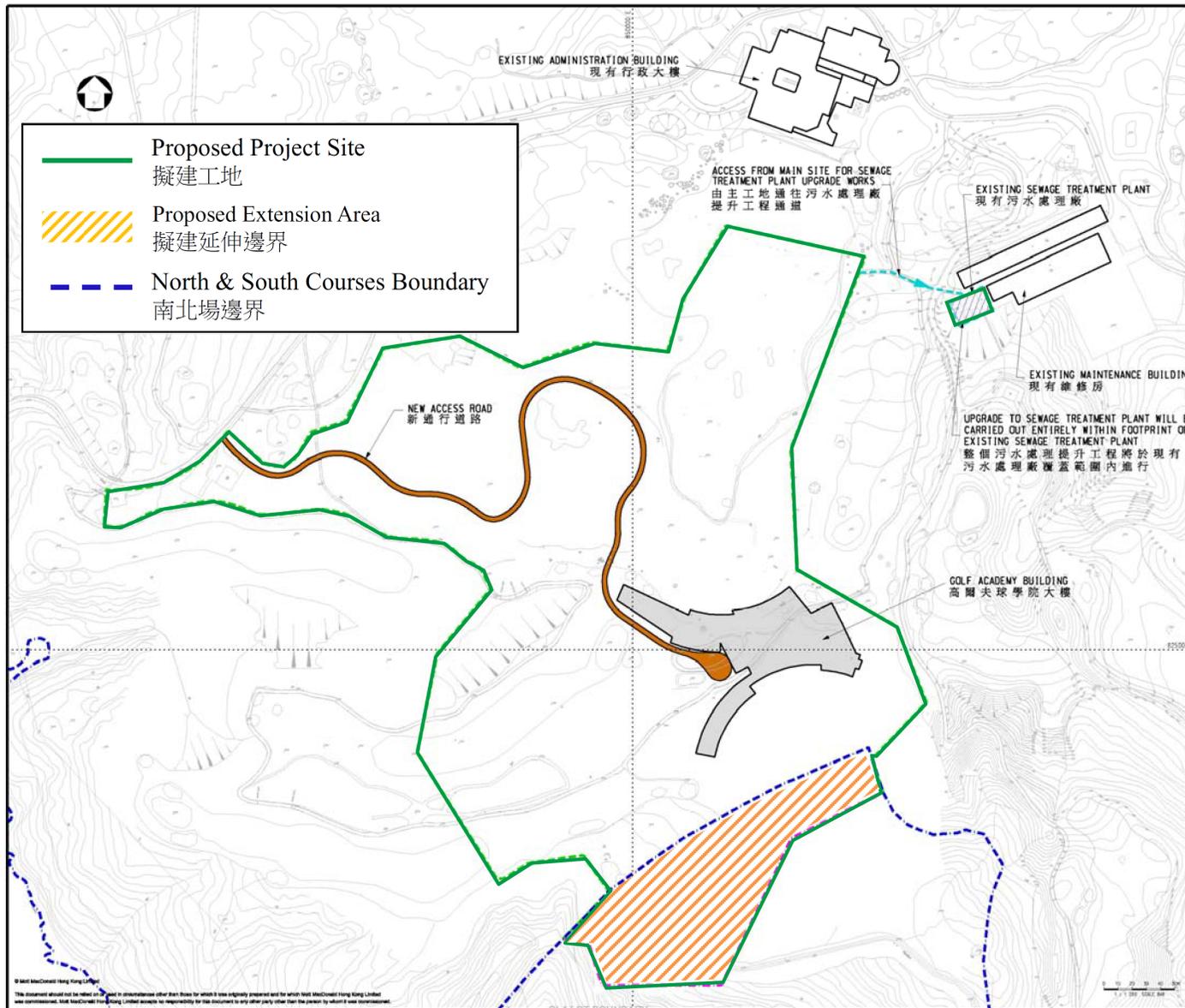
Environmental Protection Department



Project Title: Kau Sai Chau Golf Academy
 工程項目名稱：濶西洲高爾夫球學院
 Location of the Project Site
 工程項目位置

(Plan originated from Figure 1.1 of the Project Profile reference: PP-511/2014)
 (圖則源自工程項目簡介編號PP-511/2014內的圖1.1)





Project Title: Kau Sai Chau Golf Academy
 工程項目名稱：濠西洲高爾夫球學院
 General Layout Plan
 總平面圖

(Plan originated from Figure 1.2 of the Project Profile reference: PP-511/2014)
 (圖則源自工程項目簡介編號 PP-511/2014 內的圖 1.2)



Appendix A**Requirements for Air Quality Impact Assessment**

The air quality impact assessment shall include the following:

1. **Background and Analysis of Activities**
 - 1.1 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.
 - 1.2 Provision of an account, where appropriate, of the consideration/ measures that have been taken into consideration during the planning of the Project to abate the air pollution impact. The Applicant shall consider alternative layout, alternative construction methods/phasing programmes, and alternative operation modes to minimize the air quality impact during construction and operation stages of the Project.
 - 1.3 Presentation of background air quality levels in the study area for the purpose of evaluating cumulative air quality impacts during construction and operation phases 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**
 - 2.1 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.
 - 2.2 Provision of a list of air pollution emission sources, including any nearby emission sources which are likely to have impact related to the Project based on the analysis of the construction and operation activities in section 1 above. Examples of construction stage emission sources include stockpiling, material handling and vehicular movements on unpaved haul roads on

site, etc. Examples of operation stage emission sources include odour emissions from the sewage treatment plan. Confirmation regarding the validity of the assumptions adopted and the magnitude of the activities (e.g. volume of construction material handled, odour emission strength, etc.) shall be obtained from the relevant government departments/authorities and documented.

- 2.3 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 at 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

- 3.1 The Applicant shall follow the requirements of 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 of the Project shall be devised to verify the effectiveness of the proposed control measures so as to ensure proper control of fugitive dust emission.

- 3.2 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 shall be carried out to evaluate the construction dust impact at the identified ASRs. The Applicant shall follow the methodology set out in section 4 below when carrying out the quantitative assessment.

4. Operational Phase Air Quality Impact

- 4.1 The Applicant shall assess the potential air quality impact arising from the activities in the proposed Project site, including odour from the sewage treatment plan with Average Dry Weather Flow and sludge generated, during the operation phase based on assumed reasonably worst case scenario under normal operating condition. The evaluation shall be based on the strength of the emission sources identified in section 2 above. The Applicant shall follow the methodology set out in section 5 below when carrying out the assessment.

- 4.2 If the Applicant anticipates that the Project will give rise to significant operational phase air quality impacts likely to exceed the recommended limits in the TM at the 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 section 5 below when carrying out the quantitative assessment. A monitoring and audit programme for the operational stage shall be devised to verify the effectiveness of the control measures

proposed so as to ensure proper operational odour control.

5. Quantitative Assessment Methodology

- 5.1 The Applicant shall apply the general principles enunciated in EPD's "Guidelines for Local Scale Air Quality Assessment Using Models" while making allowance for the specific characteristic of the Project. The Applicant must ensure consistency between the text description and the model files at every stage of submission for review. In case of doubt, prior agreement between the Applicant and the Director on the specific modelling details shall be sought.
- 5.2 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 from the Project.
- 5.3 The Applicant shall calculate the overall cumulative air quality impact at the ASRs identified under section 2 above and compare these results against the criteria set out in section 1 of Annex 4 in the TM. The predicted air quality impacts (both unmitigated and mitigated) shall be presented in the form of summary table(s) and pollution contours, to be evaluated against the relevant air quality standards and on any effect they may have on the land use implications. Plans of a suitable scale should be used to present pollution contours to allow buffer distance requirements to be determined properly.

6. Mitigation Measures for Non-compliance

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

7. Submission of Model Files

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

-END-

Appendix B**Requirements for Water Quality Impact Assessment**

1. The Applicant shall identify and analyse physical, chemical and biological disruptions of marine and coastal water arising from the construction and operation of the Project.
2. The Applicant shall predict, quantify and assess any water quality impacts arising from the construction and operation of the Project including, but not limited to, excavations of sediments, site runoff, sewage discharge from construction work force, effluent and emergency discharges from the on-site wastewater treatment plant, and spillages of chemicals (e.g. fertilizers, pesticides, herbicides and insecticides, etc.) at site on the water system(s) and the sensitive receivers within the study area.
3. The Applicant shall take into account and include likely different construction stages or sequences and operational stages of the Project in the assessment. The assessment shall have regard to the frequency, duration, volume and flow rate of the discharges and its pollutant loading to water system(s), potential overflow of the aforesaid water system(s) and the resulting water quality impact on the receiving marine water bodies within the study area. Essentially the water quality impact assessment shall address the following:
 - (i) collection and review of background information on the existing and planned water system(s) and their respective sensitive receivers which might be affected by the construction and operation of the Project;
 - (ii) characterisation of water and sediment quality of the water system(s) based on existing information or appropriate site surveys and tests;
 - (iii) identification and analysis of existing and future activities and beneficial uses related to the water system(s) and identification of the water sensitive receivers. The Applicant shall refer to those developments and uses earmarked on the relevant Outline Zoning Plans and Layout Plans;
 - (iv) identification of pertinent water quality objectives, criteria and standards for the water system(s) and the sensitive receivers;
 - (v) identification of any alterations or changes to bathymetry or flow regimes;
 - (vi) identification, analysis and quantification of existing and future water and sediment pollution source, including point and non-point discharges generated during the construction and operational phases of the Project. An emission inventory on the quantities and characteristics of these existing and future pollution sources in the study area shall also be provided. Field investigation and laboratory tests, as appropriate, shall be conducted to fill in any relevant information gaps. Possible impacts include application of chemicals, such as pesticides, herbicides, insecticides and fertilizers etc. associated with the operation and maintenance of the Project on the nearby streams and other sensitive uses;
 - (vii) analysis of the provision of wastewater treatment facilities in terms of capacity and level of treatment to reduce pollution identified in (vi) above. Report on the adequacy of the existing/planned sewerage and sewage treatment facilities and any upgrading or

-
- expansion of sewage treatment plant for handling, treatment and disposal of wastewater arising from the Project;
- (viii) analysis on any potential overflow of treated or untreated sewage under normal or emergency situation and the effects on the freshwater and/or the marine environment;
 - (ix) prediction of the impacts on the affected water system(s) and the sensitive receivers due to those alterations/changes identified in (v) to (viii) above;
 - (x) recommendation of appropriate mitigation measures to avoid or minimise the impacts identified above;
 - (xi) development of effective management practices to reduce stormwater and non-point source pollution during the construction and operation phases of the Project; and
 - (xii) evaluation and quantification of residual impacts on the water system(s) and the sensitive receivers with regard to the appropriate water quality criteria, standards or guidelines.

-END-

Appendix C**Requirements for Assessment of Waste Management Implications**

The assessment of waste management implication shall cover the following:

1. Analysis of Activities and Waste Generation

- (i) The Applicant shall identify the quantity, quality and timing of the wastes arising as a result of the construction and operation activities of the Project based on the sequence and duration of these activities e.g. any dredged/excavated sediment/mud, construction and demolition (C&D) materials and other wastes which will be generated during construction and operation stages.
- (ii) The Applicant shall adopt appropriate design, general layout, construction methods and programme to minimize the generation of public fill/inert C&D materials and maximize the use of public fill / inert C&D materials for other construction works.

2. Proposal for Waste Management

- (i) Prior to considering the disposal options for various types of wastes, opportunities for reducing waste generation, on-site or off-site re-use and recycling shall be fully evaluated. Measures that can be taken in the planning and design stages e.g. by modifying the design approach and in the construction stage for maximizing waste reduction shall be separately considered;
- (ii) After considering the opportunities for reducing waste generation and maximizing re-use, the types and quantities of the wastes required to be disposed of as a consequence shall be estimated and the disposal methods/ options for each type of wastes shall be described in detail. The disposal methods/ options recommended for each type of wastes shall take into account the result of the assessment in section 2 (v) below;
- (iii) The EIA report shall state clearly the transportation routings and the frequency of the trucks/ vessels involved, any barging point or conveyor system to be used, the stockpiling areas and the disposal outlets for the wastes identified; and
- (iv) The impact caused by handling (including stockpiling, labelling, packaging & storage), collection, transportation and re-use/ disposal of wastes shall be addressed and appropriate mitigation measures shall be proposed. This assessment shall cover the following areas:
 - potential hazard;
 - air and odour emissions;
 - noise;
 - wastewater discharge;
 - ecology; and
 - public transport.

3. Dredging/Excavation and Dumping

- (i) The Applicant shall identify and quantify all excavation/dredging, excavated/dredged

sediment/mud transportation and disposal activities and requirements. Potential dumping ground to be involved shall also be identified. Appropriate field investigation, sampling and chemical and biological laboratory tests to characterize the sediment/mud concerned shall be conducted. 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 excavation/dredging methods to minimize dredging/excavation and dumping requirements based on the criterion that existing sediment/mud shall be left in place and not to be disturbed as far as possible.

-END-

Appendix D**Requirements for Assessment of Land Contamination**

The assessment of land contamination issue shall cover the following:

1. The Applicant shall identify all land lots and sites within all the site boundaries of the Proposed Project (Figure 1 refers) which, due to their past or present land uses, are potential contaminated sites. A detailed account of the present activities and all past land use history in relation to possible land contamination shall be provided.
2. The list of potential contaminants which are anticipated to be found in these potential contaminated sites shall be provided and the possible remediation options shall be discussed.

-END-

Appendix E**Requirements for Ecological Impact Assessment (Terrestrial and Aquatic)**

1. In the ecological impact assessment, the Applicant shall examine the flora, fauna and other components of the ecological habitats within the study area. The aim shall be to protect, maintain or rehabilitate the natural environment. In particular, the Project shall avoid or minimize impacts on recognized sites of conservation importance and other ecologically sensitive areas. The assessment shall identify and quantify as far as possible the potential ecological impacts to the natural environment and the associated wildlife groups and habitats/species arising from the Project including its construction and operation phases as well as the subsequent management and maintenance of the proposals.
2. The assessment shall include the followings:
 - (i) Review of the findings of relevant detailed studies/surveys and collation of the available information regarding the ecological characters of the study area;
 - (ii) Evaluation of information collected and identification of any information gap relating to the assessment of potential ecological impact, and determine the ecological field surveys and investigations that are needed for an impact assessment;
 - (iii) Carrying out necessary field surveys of at least 4 months covering the wet season, and investigation to verify the information collected, fill the information gaps as identified in (ii) above, and fulfill the objectives of the EIA study. The field surveys shall cover but not be limited to underwater dive survey for coral communities;
 - (iv) Establishment of the general ecological profile of the study area based on information collected in the tasks mentioned in sub-section (i) to (iii) above, and description of the characteristics of each habitat found. The data set should be comprehensive and representative, 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 other ecologically sensitive areas, and assessment of whether these sites/areas 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 study area;
 - (c) ecological characteristics of each habitat type such as size, vegetation type, species

- present, dominant species found, species diversity and abundance, community structure, ecological value and 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) Investigation and description of the existing wildlife uses of the various habitats (e.g. flight paths, foraging grounds) with special attention to those wildlife groups and habitats with conservation interests, including but not limited to the following:
- (a) natural stream courses;
 - (b) vertebrates (e.g. avifauna such as owls and nightjars, fish, herpetofauna, mammals including bats);
 - (c) macroinvertebrates (e.g. butterflies, odonates, crustaceans);
 - (d) coral communities; and
 - (e) any other habitats, animals and plants identified as having special conservation interest by this EIA study.
- (vi) Using suitable methodology and considering also other projects in the vicinity of the Project site reasonably likely to occur at the same time, identification and quantification as far as possible of any direct, indirect, on-site, off-site, primary, secondary and cumulative ecological impacts on the wildlife groups and habitats mentioned in (v) above, such as destruction of habitats, reduction of species abundance/diversity, loss of feeding grounds, reduction of ecological carrying capacity, habitat fragmentation, and in particular the followings :
- (a) loss of habitats and disturbance to wildlife in the construction stage;
 - (b) Potential impacts to avifauna and bats in particular during operational stage due to the increase in lighting and physical barrier; and
 - (c) indirect ecological impacts due to potential changes in the water quality, hydrodynamics properties, sedimentation hydrology as a result of surface run-off and

discharges on habitats as mentioned in section (v) above during the construction and operation stages of the Project.

- (vii) Evaluation of the significance and acceptability of the ecological impacts by making reference to the criteria in Annex 8 of the TM;
- (viii) Recommendation for possible alternatives, such as alternative locations and alignment of the Project to avoid the adverse ecological impacts identified, in particular to avoid destruction of habitats of wild life groups with conservation importance;
- (ix) Recommendation for modification/change of construction methods and/or programme, and practicable mitigation measures during construction and operation of the Project to minimize and/or compensate for the adverse ecological impacts identified if there are no reasonably practicable alternatives;
- (x) Evaluation of the 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) Determination and quantification as far as possible of the residual ecological impacts after implementation of the proposed mitigation measures;
- (xii) Evaluation of the significance and acceptability of the residual ecological impacts using well-defined criteria in Annex 8 of the TM; and
- (xiii) Review of the need for and recommendation on any ecological monitoring programme required.

-END-

Appendix F**Requirements for Landscape and Visual Impact Assessment**

1. The Applicant shall review relevant Outline Zoning Plans, Development Permissions Area Plans, Outline Development Plans, Layout Plans, other relevant published land use plans, planning briefs and studies which may identify areas of high landscape value and recommend country park, coastal protection area, green belt and conservation area designations. Any guidelines on landscape and urban design strategies and frameworks 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 the statutory town plan(s) and any published land use plans shall be highlighted and appropriate follow-up action shall be recommended.
2. The Applicant shall carry out a baseline review on both the landscape and visual aspects of the study area. The Applicant shall describe, appraise, analyse and evaluate the existing and planned landscape resources and character of the assessment area, but not limited to various vegetation, woodland, streams and coastline, etc. A system shall be derived for judging landscape and visual impact significance. Annotated oblique aerial photographs and plans of suitable scale showing the baseline landscape character areas and landscape resources 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 sensitivity of the landscape framework and its ability to accommodate change shall be particularly focused on. The Applicant shall identify the degree of compatibility of the Project with the existing and planned landscape setting, recreation and tourism related uses, and scenic spot. The landscape impact assessment shall quantify the potential landscape impact during the construction phase and operation phase as far as possible so as to illustrate the significance of such impacts arising from the Project. Clear mapping of the landscape impact is required. The Applicant shall identify and evaluate the geological features and possible impacts such as volcanic rocks at the western shore of Kau Sai Chau. Where applicable, a broad brush tree survey shall be carried out to identify dominant tree species, maturity, rarity and any plant species of conservation interest etc. and the impacts on existing trees shall be addressed. Cumulative landscape and visual impacts of the Project with other committed and planned developments shall be assessed.
3. The Applicant shall assess the visual impacts of the Project. Clear illustration including mapping of visual impact is required. Descriptive text shall provide a concise and reasoned judgment from a visual point of view. Cumulative visual impact of the Project with other existing, committed and planned developments in the assessment area shall be assessed. The assessment shall 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 with regard to views from ground level, sea level and elevated vantage points;
 - (iii) description of the visual compatibility of the Project with the surrounding and the existing and planned setting, and its obstruction and interference with the key views within the visual envelope;
 - (iv) the assessment shall take into account the factors affecting the sensitivity of receivers (including value and quality of existing views, availability and amenity of alternative views, type and estimated number of receiver population, duration of view and degree of visibility) and the magnitude of change of view (including compatibility of the Project with the surrounding landscape and planned setting, duration of impacts under construction and operation phases, scale of development, reversibility of change, viewing distance and potential blockage of view) for evaluating of visual impacts. The visual impacts of the Project with and without mitigation measures shall also be included so as to demonstrate the effectiveness of the proposed mitigation measures; and
 - (v) evaluations and explanations of factors considered in arriving the significance thresholds of visual impact.
4. The Applicant shall evaluate the merits of preservation in totality, in parts or total destruction of existing landscape and the establishment of a new landscape character area. In addition, alternative location, layout, design, built-form, earthworks/site formation works and construction method that will avoid or reduce the identified landscape and visual impacts shall be evaluated for comparison before adopting other mitigation or compensatory measures to alleviate the impacts. The mitigation measures proposed shall not only be concerned with damage reduction but shall also include consideration of potential enhancement of existing landscape and visual quality. The Applicant shall recommend mitigation measures to minimize adverse effects identified above, including provision of a master landscape plan annotated with landscape and visual mitigation/enhancement measures.
5. The mitigation measures shall also include the preservation of vegetation and natural landscape resources, transplanting trees in good condition and value, provision of screen and/or buffer planting, re-vegetation of disturbed lands, compensatory planting, woodland restoration, design of structure, provision of finishes to structure, colour scheme and texture of material used and any measures to mitigate the impact on the existing and planned land use and visually sensitive receivers. Parties shall be identified for the on going management and

maintenance of the proposed mitigation works to ensure their effectiveness throughout the construction phase and operation phase of the Project. A practical programme for the implementation of the recommended measures shall be provided.

6. Annotated illustration materials such as colour perspective drawings, plans and section/elevation diagrams, annotated oblique aerial photographs, photographs taken at vantage points, and computer-generated photomontage shall be adopted to fully illustrate the landscape and visual impacts of the Project. The landscape and visual impacts of the Project with and without mitigation measures from representative viewpoints, particularly from views of the most severely affected visually sensitive receivers (i.e. worst case scenario), shall be properly illustrated in existing and planned setting at four stages (existing condition, Day 1 with no mitigation measures, Day 1 with mitigation measures and Year 10 with mitigation measures) by computer-generated photomontage so as to demonstrate the effectiveness of the proposed mitigation measures. Computer graphics shall be compatible with Microstation DGN file format. The Applicant shall record the technical details in preparing the illustration, which may need to be submitted for verification of the accuracy of the illustration.

-END-

Appendix G**Requirements for Built Heritage Impact Assessment**

1. The built heritage impact assessment shall include areas within a distance of 100m from the boundary of the Project site, associated works, supporting facilities and essential infrastructures.
2. The Applicant shall conduct a built heritage impact assessment (BHIA), taking the results of the previous studies and other background of the site into account, to identify known and unknown built heritage items within the assessment area that may be affected by the Project and its associated works and to assess the direct and indirect impacts on built heritage items. The impacts include visual impact, impacts on the fung shui/visual corridor of the historic buildings and structures through change of water-table, vibration caused by the Project. Assessment of impacts on cultural heritage shall also take full account of, and allow where appropriate, the Guidelines for Landscape and Visual Impact Assessment of Annex 18 of the TM. The Applicant shall demonstrate that all reasonable efforts have been made to avoid or keep the adverse impacts of built heritage items to the minimum through modification of design of the Project, or use of latest construction / engineering techniques. For those built heritage items that might still be directly and indirectly affected by the Project, the Applicant shall recommend practicable mitigation measures and monitoring to avoid or keep the adverse impact to the minimum. A checklist including all the affected sites of cultural heritage, impacts identified, recommended mitigation measures as well as the implementation agent and period shall also be included in the EIA report.
3. The Applicant shall draw necessary reference to relevant sections of the “Guidelines for Cultural Heritage Impact Assessment” at Appendix G-1 for detailed requirement.

Appendix G-1**Guidelines for Cultural Heritage Impact Assessment**

(as at January 2012)

Introduction

The purpose of the guidelines is to assist the understanding of the requirements in assessing impact on archaeological and built heritage. The guidelines which will be revised by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department from time to time, where appropriate, and when required should be followed in the interest of professional practice.

A comprehensive Cultural Heritage Impact Assessment (CHIA) includes a baseline study, an impact assessment study associated with the appropriate mitigation measures proposed and to be implemented by project proponents.

(1) Baseline Study**1.1 A baseline study shall be conducted:**

- a. to compile a comprehensive inventory of heritage sites within the proposed project site, which include:
 - (i) all recorded sites of archaeological interest (both terrestrial and marine);
 - (ii) all declared monuments;
 - (iii) all proposed monuments;
 - (iv) all buildings/ structures/ sites graded or proposed to be graded by the Antiquities Advisory Board (AAB);
 - (v) Government historic sites identified by AMO;
 - (vi) buildings/ structures/ sites of high architectural / historical significance and interest which are not included in items (i) to (v) above; and
 - (vii) cultural landscapes include places associated with historic event, activity, or person or exhibiting other cultural or aesthetic values, such as sacred religious sites, battlefields, a setting for buildings or structures of architectural or archaeological importance, historic field patterns, clan graves, old tracks, fung shui woodlands and ponds, and etc.
- b. to identify the direct and indirect impacts on the heritage sites at the planning stage in order to avoid causing any negative effects. The impacts include the direct loss, destruction or disturbance of an element of cultural heritage, impact on its settings or impinging on its

character through inappropriate siting or design, potential damage to the physical fabric of archaeological remains and historic buildings/ structures/ sites through air pollution, change of ground water level, vibration, ecological damage, new recreation or other daily needs to be caused by the new development. The impacts listed are merely to illustrate the range of potential impacts and not intended to be exhaustive.

1.2 The baseline study shall also include a desk-top research and a field evaluation.

1.3. Desk-top Research

1.3.1 Desk-top research should be conducted to analyse, collect and collate the best available information. It shall include (if applicable) but not limited to:

- a. List of declared and proposed monuments protected by the Antiquities and Monuments Ordinance (Chapter 53).
- b. Graded and proposed graded historic buildings/ structures/ sites.
- c. Government historic sites identified by AMO.
- d. Lists and archives kept in the Reference Library of AMO including sites of archaeological interest, declared monuments, proposed monuments and recorded historic buildings/ structures/ sites identified by AMO.
- e. Publications on local historical, architectural, anthropological, archaeological and other cultural studies, such as, Journals of the Royal Asiatic Society (Hong Kong Branch), Journals of the Hong Kong Archaeological Society, AMO Monograph Series and so forth.
- f. Other unpublished papers, records, archival and historical documents through public libraries, archives, and the tertiary institutions, such as the Hong Kong Collection and libraries of the Department of Architecture of the University of Hong Kong and the Chinese University of Hong Kong, Public Records Office, photographic library of the Information Services Department and so forth.
- g. Any other unpublished archaeological investigation and excavation reports kept by AMO.
- h. Relevant information from AMO's website.
- i. Historical documents in the Public Records Office, the Land Registry, District Lands Office, District Office and the Hong Kong Museum of History and so forth.
- j. Cartographic and pictorial documents. Old and recent maps and aerial photos searched in the Map and Aerial Photo Library of the Lands Department.
- k. Existing geological and topographic information (for archaeological desk-top research).
- l. Discussion with local informants.

1.4 Field Evaluation

1.4.1 General

The potential value of the project site with regard the cultural heritage could be established easily where the area is well-documented. However, it does not mean that the area is devoid of interest if it lacks information. In these instances, site inspections and consultations with appropriate individuals or organisations should be conducted by those with expertise in local heritage to clarify the situation.

1.4.2 Field survey on historic buildings/ structures/ sites

- a. Field scan of all the historic buildings/ structures/ sites within the project site.
- b. Photographic recording of each historic building/ structure/ site including the exterior (the elevations of all faces of the building premises, the roof, close up for the special architectural details) and the interior (special architectural details), if possible, as well as the surroundings, the associated cultural landscape features and the associated intangible cultural heritage (if any) of each historic building/ structure/ site.
- c. Interview with local elders and other informants on local historical, architectural, anthropological and other cultural information related to the historic buildings/ structures/ sites.
- d. Historical and architectural appraisal of the historic buildings/ structures/ sites, their associated cultural landscape and intangible cultural elements.

1.4.3 Archaeological Survey

- a. Appropriate methods for pricing and valuation of the archaeological survey, including by means of a Bill of Quantities or a Schedule of Rates should be adopted when appropriate in preparing specifications and relevant documents for calling tenders to carry out the archaeological survey. The specifications and relevant documents should be sent to AMO for agreement prior to calling tenders to conduct the archaeological survey.
- b. For archaeologists involved in contract archaeological works, they should adhere to recognized standards for professional practice and ethical conduct in undertaking commissioned archaeological works under contracts. They should make themselves fully understand recognized principles and guidelines regarding contract archaeological works, such as those of the Institute for Archaeologists, European Associations of Archaeologists and in Mainland China.

-
- c. A licence shall be obtained from the Antiquities Authority for conducting archaeological field work. It takes at least two months to process an application.
- d. An archaeological brief/proposal, as an outline framework of the proposed archaeological works, should be prepared. The brief/proposal should clearly state the project and archaeological background, address necessary archaeological works required, elaborate the strategy and methodology adopted, including what particular research question(s) will be resolved, how the archaeological data will be collected and recorded, how the evidence will be analysed and interpreted and how the archaeological finds and results will be organized and made available. Effective field techniques including method and sampling details are required to be demonstrated clearly in the brief/proposal. Monitoring arrangement, reporting, contingency plan for field and post-excavation works and archive deposition (including finds, field and laboratory records, etc.) should also be addressed in the brief/proposal. The brief/proposal should be submitted to AMO for agreement prior to applying for a licence. Prior site visit to the project site before the submission of the brief/proposal is required so as to ascertain the feasibility of the proposed strategy and methodology as well as the availability of the proposed locations for auger survey and test pitting.
- e. The following methods of archaeological survey (but not limited to) should be applied to assess the archaeological potential of the project site:
- (i) Definition of areas of natural land undisturbed in the recent past.
 - (ii) Field scan of the natural land undisturbed in the recent past in detail with special attention paid to areas of exposed soil which were searched for artifacts.
 - (iii) Conduct systematic auger survey and test pitting. The data collected from auger survey and test pitting should be able to establish the horizontal spread of cultural materials deposits.
 - (iv) Excavation of test pits to establish the vertical sequence of cultural materials. The hand digging of 1 x 1 m or 1.5 x 1.5 m test pits to determine the presence or absence of deeper archaeological deposits and their cultural history.
 - (v) The quantity and location of auger holes and test pits should be agreed with AMO prior to applying for a licence. Additional auger holes and test pits may be required to ascertain and demarcate the extent of archaeological deposits and remains.
 - (vi) A qualified land surveyor should be engaged to record reduced levels and coordinates as well as set base points and reference lines in the course of the field survey.
 - (vii) All archaeological works should be properly completed and recorded to agreed

standards.

- f. Archaeologists should adhere to all the agreed professional and ethical standards for archaeological works, such as the standards and guidelines of the Institute for Archaeologists, English Heritage, European Associations of Archaeologists, Society for American Archaeology and in Mainland China.
- g. A Marine Archaeological Investigation (MAI) following *Guidelines for MAI* may be required for projects involving disturbance of seabed.

1.4.4 If the field evaluation identifies any additional heritage sites within the study area which are of potential historic or archaeological importance/interest and not recorded by AMO, the findings should be reported to AMO as soon as possible.

1.5 The Report of Baseline Study

1.5.1 The study report should unequivocally include all the direct and concrete evidence to show that the process of the above desk-top and field survey has been satisfactorily completed. This should take the form of a detailed inventory of the heritage sites supported by full description of their significance. The description should contain detailed geographical, historical, archaeological, architectural, anthropological, ethnographic and other relevant data supplemented with illustrations below and photographic and cartographic records, if required.

1.5.2 A master layout plan showing all the identified archaeological and built heritage sites within the study area should be provided in the report. All the identified heritage sites should be properly numbered with their locations indicated on the master layout plan.

1.5.3 Historic Buildings/ Structures/ Sites

- a. A map in 1:1000 scale showing the boundary of each historic item.
- b. Photographic records of each historic item.
- c. Detailed recording form of each historic item including its construction year, previous and present uses, architectural characteristics, as well as legends, historic persons and events, cultural landscape features and cultural activities associated with the structure.
- d. A cross-referenced checklist including the reference number of each historic item, their photo and drawing reference, as well as the page number of the detailed recording form of each identified historic item for easy cross-checking of individual records.

1.5.4 Sites of Archaeological Interest

- a. A map showing the boundary of each site of archaeological interest as supported and delineated by field walking, augering and test-pitting.
- b. Drawing of stratigraphic section of test-pits excavated which shows the cultural sequence of a site.
- c. Reduced levels, coordinates, base points and reference lines should be clearly defined and certified by a qualified land surveyor.
- d. *Guidelines for Archaeological Reports* should be followed (Annex 1).

1.5.5 A full bibliography and the source of information consulted should be provided to assist the evaluation of the quality of the evidence, including the title of the relevant material, its author(s), publisher, publication place and date. To facilitate verification of the accuracy, AMO will reserve the right to examine the full details of the research materials collected under the baseline study.

1.6 Finds and Archives

1.6.1 Archaeological finds and archives should be handled following *Guidelines for Handling of Archaeological Finds and Archives* (Annex 2).

1.7 Safety Issue

1.7.1 During the course of the CHIA Study, all participants shall comply with all Ordinances, Regulations and By-laws which may be relevant or applicable in safety aspect in connection with the carrying out of the CHIA Study, such as site safety, insurance for personal injuries, death and property damage as well as personal safety apparatuses, etc.

1.7.2 A Risk Assessment for the fieldwork shall be carried out with full consideration to all relevant Ordinances, Regulations and By-laws.

1.8 Information Disclosure

1.8.1 For releasing any information on the CHIA Study, the archaeologist/expert involved should strictly comply with the terms and conditions set in the contract/agreement and avoid conflict of interest.

(2) Impact Assessment Study

2.1 Identification of impact on heritage

2.1.1 The impact assessment study must be undertaken to identify the impacts on the heritage

- sites which will be affected by the proposed development subject to the result of desktop research and field evaluation. The prediction of impacts and an evaluation of their significance must be undertaken by expert(s) in local heritage.
- 2.1.2 During the assessment, both the direct impacts such as loss or damage of important features as well as indirect impacts should be clearly stated, such as adverse visual impact on heritage sites, landscape change to the associated cultural landscape features of the heritage sites, temporary change of access to the heritage sites during the work period, change of ground level or water level which may affect the preservation of the archaeological and built heritage *in-situ* during the implementation stage of the project.
- 2.1.3 The evaluation of cultural heritage impact assessment may be classified into five levels of significance based on type and extent of the effects concluded in the CHIA study:
- a. Beneficial impact: the impact is beneficial if the project will enhance the preservation of the heritage site(s) such as improving the flooding problem of the historic building after the sewerage project of the area;
 - b. Acceptable impact: if the assessment indicates that there will be no significant effects on the heritage site(s);
 - c. Acceptable impact with mitigation measures: if there will be some adverse effects, but these can be eliminated, reduced or offset to a large extent by specific measures, such as conduct a follow-up Conservation Proposal or Conservation Management Plan for the affected heritage site(s) before commencement of work in order to avoid any inappropriate and unnecessary interventions to the building;
 - d. Unacceptable impact: if the adverse effects are considered to be too excessive and are unable to mitigate practically;
 - e. Undetermined impact: if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.
- 2.1.4 Preservation in totality must be taken as the first priority as it will be a beneficial impact and will enhance the cultural and socio-economical environment if suitable measures to integrate the heritage site into the proposed project are carried out.
- 2.1.5 If, due to site constraints and other factors, only preservation in part is possible, this must be fully justified with alternative proposals or layout designs which confirm the impracticability of total preservation.
- 2.1.6 Total destruction must be taken as the very last resort in all cases and shall only be recommended with a meticulous and careful analysis balancing the interest of preserving local heritage as against that of the community as a whole. Assessment of impacts on

heritage sites shall also take full account of, and follow where appropriate, paragraph 4.3.1(c), item 2 of Annex 10, items 2.6 to 2.9 of Annex 19 and other relevant parts of the Technical Memorandum on Environmental Impact Assessment (EIA) Process (Technical Memorandum).

2.2 Mitigation Measures

- 2.2.1 It is always a good practice to recognize the heritage site early in the planning stage and site selection process, and to avoid it, i.e. preserve it *in-situ*, or leaving a buffer zone around the site with full justifications demonstrating the best practice of heritage conservation.
- 2.2.2 Mitigation is not only concerned with minimizing adverse impact on the heritage site but also should give consideration of potential enhancement if possible (such as to improve the access to the heritage site or enhance the landscape and visual quality of the heritage site).
- 2.2.3 Mitigation measures shall not be recommended or taken as *de facto* means to avoid preservation of heritage sites. They must be proved beyond all possibilities to be the only practical course of action. Heritage sites are to be in favour of preservation unless it can be demonstrated that there is a need for a particular development which is of paramount importance and outweighs the significance of a heritage site.
- 2.2.4 If avoidance of the heritage site is not possible, amelioration can be achieved by minimizing the potential impacts and the preservation of the heritage site, such as physically relocating it. Measures like amendments of the sitting, screening and revision of the detailed design of the development are required to lessen its degree of exposure if it causes visual intrusion to the heritage site and affects the character and integrity of the heritage site.
- 2.2.5 A rescue programme, when required, may involve preservation of the historic building or structure together with the relics inside, and its historic environment through relocation, detailed cartographic and photographic survey or preservation of site of archaeological interest “by record”, i.e. through excavation to extract the maximum data as the very last resort.

2.3 The Impact Assessment Report

- 2.3.1 A detailed description and plans should be provided to elaborate on the heritage site(s) to be affected. Besides, please also refer to paragraph 4.3.1(d), items 2.10 to 2.14 of Annex 19 and other relevant parts of the Technical Memorandum and the Guidance

Notes, other appropriate presentation methods for mitigation proposals like elevations, landscape plan and photomontage shall be used in the report extensively for illustrating the effectiveness of the measures.

- 2.3.2 To illustrate the landscape and visual impacts on heritage sites, as well as effects of the mitigation measures, choice of appropriate presentation methods is important. These methods include perspective drawings, plans and section/ elevation diagrams, photographs on scaled physical models, photo-retouching and photomontage. These methods shall be used extensively to facilitate communication among the concerned parties.
- 2.3.3 The implementation programme for the agreed mitigation measures should be able to be executed and should be clearly set out in the report together with the funding proposal. These shall form an integral part of the overall redevelopment project programme and financing of the proposed redevelopment project. Competent professionals must be engaged to design and carry out the mitigation measures.
- 2.3.4 For contents of the implementation programme, reference can be made to Annex 20 of the Technical Memorandum and the Guidance Notes. In particular, item 6.7 of Annex 20 requires to define and list out clearly the proposed mitigation measures to be implemented, by whom, when, where, to what requirements and the various implementation responsibilities. A comprehensive plan and programme for the protection and conservation of the preserved heritage site, if any, during the planning and design stage of the proposed project must be addressed in details.
- 2.3.5 Supplementary information to facilitate the verification of the findings shall be provided in the report including but not limited to:
- a. layout plan(s) in a proper scale illustrating the location of all heritage sites within the study area, the extent of the work area together with brief description of the proposed works;
 - b. all the heritage sites within the study area should be properly numbered, cross-reference to the relevant drawings and plans.
 - c. an impact assessment cross-referenced checklist of all the heritage sites within the study area including heritage site reference, distance between the heritage site and work area, summary of the possible impact(s), impact level, summary of the proposed mitigation measure(s), as well as references of the relevant plans, drawings and photos; and
 - d. a full implementation programme of the mitigation measures for all affected heritage sites to be implemented with details, such as by whom, when, where, to what requirements and the various implementation responsibilities of individual parties.

Annex 1**Guidelines for Archaeological Reports*****I. General***

1. All reports should be written in a clear, concise and logical style.
2. All the constituent parts (text, figures, photos and specialist reports (if any)) should provide full cross-reference. Readers should be able to find their way around the report without difficulty.
3. The reports should be submitted in A4 size and accompanying drawings of convenient sizes.
4. Draft reports should be submitted to the Antiquities and Monuments Office (AMO) for comments within two months after completion of archaeological work unless otherwise approved by AMO.
5. The draft reports should be revised as required by AMO and relevant parties. The revised reports should be submitted to AMO within three weeks after receiving comments from AMO and relevant parties.
6. At least 5 hard copies of the final reports should be submitted to AMO for record purpose.
7. At least 2 digital copies of the final reports in both Microsoft Word format and Acrobat (.PDF) format without loss of data and change of appearance compared with the corresponding hard copy should be submitted to AMO. The digital copies should be saved in a convenient medium, such as compact discs with clear label on the surface and kept in protective pockets.
8. Errors are the responsibilities of the author(s) and should so far as possible be identified and rectified before submission to AMO.
9. The guidelines which will be revised by the AMO of the Leisure and Cultural Services Department from time to time, where appropriate, and when required should be followed in the interest of professional practice.

II. Suggested Format of Reports

1. Front page:
 - Project/Site name
 - Nature of the report
 - e.g. (Draft/Final)
 - Archaeological Investigation/Survey Report
 - Archaeological Impact Assessment Report
 - Watching Brief Report
 - Rescue Excavation Report
 - Post-excavation Report
 - Organization
 - Date of report
2. Contents list
Page number of each section should be given.
3. Non-technical summary (both in English and Chinese with approximate 150 - 300 words each)
This should outline in plain, non-technical language, the principal reasons for the archaeological work, its aims and main results, and should include reference to

authorship and commissioning body.

4. Introduction

This should set out background leading to the commission of the reports. The location, area, scope and date of conducting the archaeological work must be given. The location of archaeological work should be shown on maps in appropriate scales and with proper legends.

5. Aims of archaeological work

These should reflect the aims set in the project design.

6. Archaeological, historical, geological and topographical background of the site

Supporting aerial photos and maps (both old and present) in appropriate scales, with proper legends and with the site locations clearly marked on should be provided.

7. Methodology

The methods used including any variation to the agreed project design should be set out clearly and explained as appropriate.

8. Results

- The results should outline the findings, known and potential archaeological interests by period and/or type. Their significance and value with reference/inclusion of supporting evidence should be indicated. If more than one interpretation is possible, the alternatives should also be presented, at least in summary.
- The results should be amplified by the use of drawings and photographs.
- Tables summarizing features and artifacts by trench/grid/test pit together with their interpretation should be included.
- The method, sampling details, results and interpretation as well as appropriate supporting data of the analysis for the environmental materials, e.g. ecofacts identified and/or collected during the fieldwork should be included.
- For impact assessment, the likely effect of the proposed development on the known or potential archaeological resource should be outlined.

9. Conclusion

This should include summarization and interpretation of the result.

10. Recommendation

Recommendations on further work and the responsible party as well as a brief planning framework should be outlined.

11. Reference and bibliography

A list of all primary and secondary sources including electronic sources used should be given in full detail, including the title of the relevant material, its author(s), publisher, publication place and date.

12. Archaeological team

The director and members of the archaeological team and the author(s) of the report should be clearly specified.

13. Copyright and dissemination

The copyright of the report should be clearly identified. To facilitate future research studies, please specify that the report can be made available to the public in the Reference Library of the Heritage Discovery Centre.

14. Supporting illustrations

They should be clearly numbered and easily referenced to the text. They should be scanned and saved in TIFF or JPEG formats.

A. Maps

A location plan of the project site should be included. Archaeological work locations, such as auger hole and test pit locations (with relevant coordinates certified by a qualified land surveyor), should be clearly shown on maps in appropriate scales, with proper legends, grid references (in 8 digits) and captions.

B. Drawings of test pits, archaeological features, special finds¹, selected representative samples from general finds

Drawings of all excavated test pits (at least one cross section of each test pit), all excavated archaeological features (both plan and cross section of each archaeological feature), all special finds identified in the excavation and selected representative samples from general finds (at least front view and section of each finds) should be included. All drawings should be clearly numbered and easily referenced to the text. The drawing scales stipulated below should be followed:

Cross section and profile drawings of test pits	1:20
Archaeological feature drawings	1:10
Finds drawings	1:1

If drawings of the above stated scales are not appropriate to be incorporated into the report under certain occasions, reduced copy of the drawings with the same scales are acceptable. Proper captions, legends and indication of reduced size should be given.

C. Photos of project site and the surrounding area, test pits, archaeological features, special finds, selected representative samples from general finds

Photos of project site and the surrounding area, all excavated test pits (at least one cross section of each test pit), all excavated archaeological features (both plan and cross section of each archaeological feature), all special finds identified in the excavation and selected representative samples from general finds (at least front view of each of the finds) should be included. All photos should be at least in 3R size with proper captions and scales. They should be clearly numbered and easily referenced to the text. They should be scanned and saved in TIFF or JPEG formats.

15. Supporting data in appendices

These should consist of essential technical details to support the result. These may include stratigraphic record of test pits and auger holes, records of general and special finds as well as ecofacts discovered with description, quantity and context number/stratigraphic sequence, result of laboratory testing, index of field archives.

16. Other professional views/comments

This can reflect any issues/difficulties regarding the archaeological project observed/encountered by the archaeological team.

¹ Special finds are sometimes known as small finds (小件) in Chinese or registered finds. Drawings and photos of the special/small/registered finds should be included in the archaeological report.

17. Comment and response

All comments and responses from AMO and relevant parties should be attached in full.

III. Green Measures

1. All reports should be of single line spacing and printed on both sides of the paper.
2. Excessive page margins should be avoided. A top/bottom margin of 2 cm and left/right margin of 2.5 cm are sufficient.
3. Use of blank paper should be avoided as far as possible.
4. Suitable font type of font size 12 should be used generally in balancing legibility and waste reduction objective.

Annex 2**Guidelines for Handling of Archaeological Finds and Archives****I. General Remark**

1. The guidelines which will be revised by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department from time to time, where appropriate, and when required should be followed in the interest of professional practice.
2. Please use the site code (_____)** for the archaeological project, namely _____. Licensee must use this unique site code for the whole project.

** If an archaeological project covers more than one archaeological site/location, licensee should contact the Central Archaeological Repository (CAR) at 2384 5446 or aciamoar@lcsd.gov.hk to obtain relevant site codes.

3. Licensee should contact the CAR at 2384 5446 or aciamoar@lcsd.gov.hk regarding the handover of archaeological finds and archives when post-excavation research and excavation report have been completed and accepted by the AMO.
4. If a huge quantity of similar general finds was discovered from a single archaeological project, licensee is advised to consult the AMO regarding the collecting strategy as early as possible.
5. For the preparation of archaeological finds and archives for long-term curation by the CAR, the guidelines as set out below should be followed.
6. If the licensee does not handle the finds and archives in accordance with this guidelines, the AMO may inform the project proponent to revise the relevant data. The arrangement of handover may subsequently be deferred.

II. Archaeological Finds**7. Cleaning**

The excavated finds should be properly cleaned with water, except: (i) the finds are identified for scientific analysis; (ii) metal & organic objects (e.g. bone, wood, leather, textile objects and etc.) should not be cleaned with water. Licensee is advised to consult the AMO if in doubt.

8. Marking

- The excavated finds should be cleaned before marking object number.
- “Sandwich” technique¹ should be adopted for marking permanent object number.
- Each special find should be marked with site code, context number and SF number, etc.

¹ Steps for “Sandwich” technique

1. First of all, the find number should be marked in appropriate area and size that does not impact important diagnostic or aesthetic parts of the find.
2. Clean the area to be marked.
3. Apply a thin coat of clear reversible lacquer on the area. Use white lacquer if the object is dark in colour. Let the base coat dry completely.
4. Use a permanent water-based ink to write the find number on top of the base coat. Let ink dry completely.
5. Apply a top coat of clear varnish.
6. Let the clear varnish dry completely before packing.

- Any representative samples selected from the general finds for discussion on the excavation report should be marked with site code, context number, sample number and bagged separately.
- The general finds should be marked with site code and context number.
- For the finds which are too small, organic objects (e.g. bone, wood, leather, textile objects and etc.) or have unstable surface, object number should not be marked on the object directly. These finds should be bagged separately and attached with a label containing information about the site code, context number, find number and description of find.

9. Labeling and bagging

- Two labels should be provided for each bag which contains finds, one is adhered on the surface of the bag while the other is kept inside the bag for easy reference.
- The label inside the bag should be kept separately with a smaller plastic bag so that the label can be kept much longer.
- Information about the site code, context number, test-pit number, object number (or bag number) and description of finds should be written clearly on the label.
- Finds under the same context should be bagged together. If those finds, however, have been categorized according to their typology, materials or characteristics, separate bagging is required.

10. Conservation

- To refit and reconstruct pottery vessels with appropriate adhesive. A heat and waterproof adhesive, e.g. product of H. Marcel Guest Ltd., is recommended.
- Any adhesives which are not reversible or would damage the finds should not be applied on the finds. Archaeologist is advised to consult the AMO if in doubt.

11. Finds register

A standard finds register, for both special finds and general finds, with information about the find's number, name, description, quantity, type, weight, dimensions and field data should be duly filled in. Licensee should contact the CAR at 2384 5446 or aciamoar@lcsd.gov.hk to obtain the standard finds register (in Excel format). Special finds and general finds should be inputted in individual register. Both hard & soft copies (in Excel format) of the duly completed register should be handed over.

12. Sample register of eco-facts

A clear sample register with information about the description of the sample, quantity, type and weight should be prepared for handover.

III. Field Records and Finds Processing Records

13. Field records include field diary, site record for individual test pit/trench/square, context recording sheet, special finds recording sheet, soil sample & eco-facts sample recording sheet, map, survey sheet, photograph/ audio-visual records, etc.

14. Finds processing records include conservation record, measured drawings and photographs, laboratory reports, etc.

15. Measured drawing, both hard & soft copies (in pdf format), and photograph (in jpg format) of each special find should be handed over.
16. All the aforesaid records stated in paragraphs 12 to 14 should be handed over to the CAR when post-excavation research and excavation report have been completed. Please note:
 - all the field records should be submitted together with indexes.
 - the video footage should be submitted together with index describing the content of the video footage.
 - all the slides, colour/ black & white negatives or digital photographs should be submitted together with photo register.

IV. Handover of Finds

17. Packing

- Each special find should be packed and protected with tissue paper, bubble sheet or P.E. foam to avoid shocking when transporting to the repository. No packing material other than the aforesaid items should be used.
- The general finds should be protected with bubble sheet or P.E. foam and packed in heavy duty plastic container.
- The heavy duty plastic container, e.g. product of the Star Industrial Co., Ltd. (No. 1849 or 1852), is recommended.
- For oversized finds, prior advice on packing method should be sought from the AMO.

18. Handover procedure

- The licensee should make an appointment with the CAR for the handover and arrange to transport the finds and archives to the repository.
- Prior to handover, licensee is required to supply with the aforesaid finds register, field records register and associated records to the CAR for checking at least three working days in advance. Exact date of handover will be arranged subsequently.
- Handover forms for finds and archives should be signed by the representatives of the licensee and the AMO.

-END-

Appendix I**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 and 80 copies of the executive summary (each bilingual in both English and Chinese) as required under section 6(2) of the EIAO to be supplied at the time of application for approval of the EIA report.
 - (ii) When necessary, addendum to the EIA report and the executive summary submitted in item (i) above as required under section 7(1) of the EIAO, to be supplied upon advice by the Director for public inspection.
 - (iii) 20 copies of the EIA report and 50 copies of the executive summary (each bilingual in both English and Chinese) with or without Addendum as required under section 7(5) of the EIAO, to be supplied upon advice by the Director for consultation with the Advisory Council on the Environment.
2. 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.

-END-