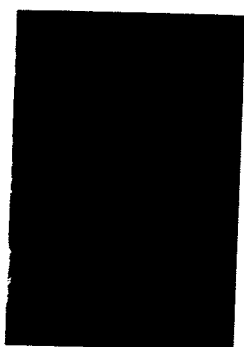


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Introduction



## **1. INTRODUCTION**

### **1.1 BACKGROUND**

- 1.1.1 The Director of the Environmental Protection Department (DEPD) has requested an Environmental Impact Assessment (EIA) to be undertaken for the Hebe Haven Yacht Club Development - Phase 2. The terms of reference for the EIA are presented as Appendix A. Phase 1 was the land-use rearrangement of the club's facilities and not part of the current development plan.
- 1.1.2 The purpose of the proposed development is to improve the club's marine facilities, which consequently comprises works for reclamation, dredging, seawalls and the provision of pontoon moorings.
- 1.1.3 This EIA follows previous site investigation works from 1996 including the drilling of six marine boreholes and two land boreholes (Figure 1.1). Following discussions with EPD it was established that the marine muds in the study area could be classed as uncontaminated for dredging and disposal purposes. A Sediment Quality Report has been prepared and was submitted to the Marine Dumping Section of EPD on 24 September 1997 for allocation of a marine disposal site.
- 1.1.4 The project is classified as a "Designated Project" under the EIA Ordinance, in accordance with Schedule 2, section C12 "A dredging operation which is less than 500m from the nearest boundary of an existing or planned conservation area", and section O2 "A marina designed to provide moorings or dry storage for not less than 30 vessels used primarily for pleasure or recreation".

### **1.2 APPROACH AND OBJECTIVES**

- 1.2.1 The objectives of the EIA will be firstly to describe the proposed project and the associated works together with the requirements for carrying out the proposed project. The elements of the community and environment likely to be affected by the project will be identified and described, as will any element that is likely to cause adverse impacts upon the proposed project, including both the natural and man-made environment.
- 1.2.2 Potential impacts will be identified and quantified and the severity of such impacts on sensitive receivers (SRs) will be determined. The identification and quantification relating to any potential losses or damage to flora, fauna and natural habitats will also be addressed in detail in the EIA Study.
- 1.2.3 The study will propose mitigation measures so as to minimise pollution, environmental disturbance and nuisance during both the construction and operation phases of the project. Following this residual environmental impacts will be predicted and evaluated, including any cumulative effects. Appropriate mitigation will be identified and incorporated into the detailed design and project planning.

- 1.2.4 The project during the various phases of implementation shall comply with the Hong Kong Planning Standards and Guidelines, as well as the requirements specified under the new Environmental Impact Assessment Ordinance (EIAO).
- 1.2.5 The key environmental considerations relate to both short and long term impacts on marine water quality within the enclosed waters of Hebe Haven, and any associated ecological impacts on aquatic fauna and flora. Other potential areas of environmental impact are less significant but include: noise and dust impacts during construction, visual and landscape impacts, waste management impacts including the disposal of dredged sediment, and terrestrial and shoreline ecological issues.
- 1.2.6 The specific objectives of the Environmental Assessment are as follows:
- describe the development proposals including construction and operational requirements which may have significant environmental implications;
  - provide a comprehensive assessment of the potential environmental impacts resulting from the development during construction and operational phases; and
  - recommend practical and effective mitigation measures for both the construction and operational phases of the proposed Hebe Haven Yacht Club Development.

### **1.3 STUDY AREA**

- 1.3.1 The study area for Hebe Haven Yacht Club Phase 2 Development covers the area of the existing Club site, the proposed reclamation area and the harbour of Hebe Haven.

### **1.4 REPORT STRUCTURE**

**Section 1** introduces and outlines the scope of project.

**Section 2** provides an overview and description of the proposed project.

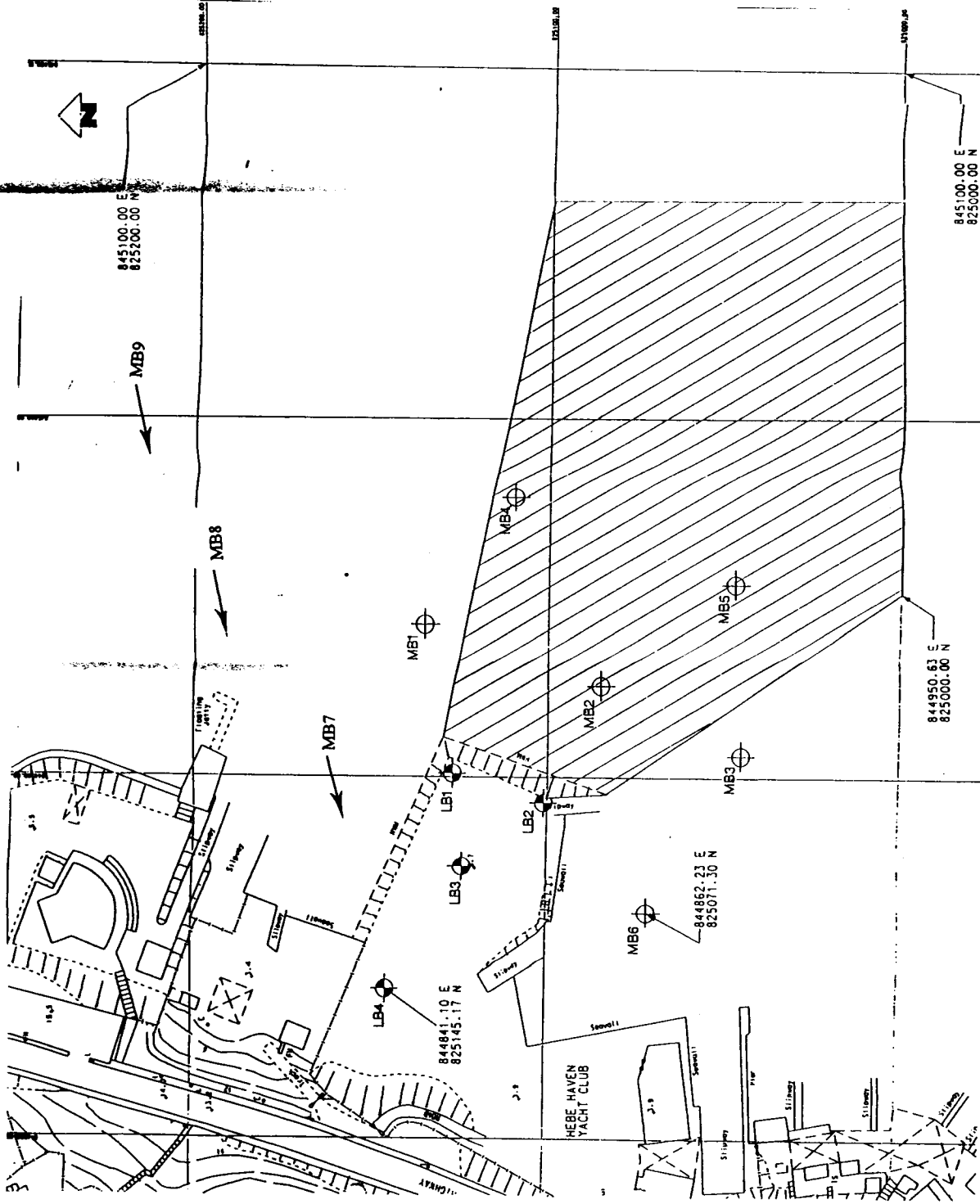
**Section 3** provides a detailed synopsis of the environmental legislation, policies, plans, standards and criteria relevant to this project.

**Section 4** describes the existing marine environment as it is a major key issue to this project.

**Sections 5 to 9** identify, predict and provide detailed assessments of the marine impacts, ecological impacts, fisheries, construction noise impacts, air quality impacts, construction waste impacts, and landscape and visual impacts.

**Section 10** summarises the recommendations of the study.

**Section 11** presents the EM&A requirements for the project.



Hebe Haven Yacht Club Development - Phase 2 EIA

**Figure 1.1** Location for Marine Boreholes and Land Borehole at Hebe Haven

Job No. EA00501



Consulting