

- (b) Reclamation area at Kai Tak Approach Channel and Kwun Tong Typhoon Shelter (65ha);
- (c) Reclamation area at Kowloon Bay (61ha); and
- (d) Cruise terminal and other marine and waterfront facilities (7ha).

1.1.9 The new development is expected to accommodate a population of some 250,000. Extent of the "New Development Area" is highlighted in **Drawing No. 22936/EN/150** and details are shown in the OMDP.

1.1.10 Stage 1 of this Study was completed in March 2000, culminating in the preparation of a 1:5,000 scale Preliminary Layout Plan (PLP) and associated Report. The key findings were reported to the CPLD meeting on 27 April 2000. Following acceptance of the preliminary findings, a series of public consultation sessions then followed. The consultation was made over two-month consultation period ending on 31st July 2000. A number of environmental friendly design have been incorporated into the revised scheme of SEKD including:

- The open space concept permeates the whole development. An integrated framework of waterfront, regional, district, local spaces, linear and pocket parks will be provided;
- The transport system proposed has adopted an environmental friendly theme in promoting public and rail based transportation. As the future railway transport is very convenient, the use of fossil fuelled vehicles and hence the road space will be reduced, improving the air and noise impact to the surrounding areas; and
- Chilled water for commercial and government, institution and community uses will be by means of a district cooling air-conditioning system. Solar energy applications and automatic refuse collection systems will be promoted in SEKD.

1.1.11 Under Stage 2 of the Study, a detailed environmental impact assessment is carried out in the development of the layout to assess the associated environmental impacts during both the operational and construction phase of the project. Details of the assessment are presented in this EIA Report.

1.1.12 A summary of the public views that have been incorporated in the Outline Master Development Plan is given in Appendix 1A.

1.2 Description of the Project

1.2.1 South East Kowloon Development (SEKD) is a major development within the urban area of Hong Kong covering the former Kai Tak Airport together with area reclaimed from Kai Tak Approach Channel, Kwun Tong Typhoon Shelter and Kowloon Bay.

1.2.2 The development will provide some 70,000 jobs for an ultimate population of some 250,000 persons within the main development area.

1.2.3 The infrastructural development of SEKD to be implemented by the government includes the followings infrastructure works :

- Improvement and extension of a number of Trunk Drains such as Kai Tak Nullah and existing culverts with provision of temporary drains;
- Demolish Existing Breakwater and construction of new breakwater;
- Demolition and reprovision (if required) of existing marine facilities such as PCWA, buoys landing steps, public piers and Kwun Tong Vehicular Ferry Pier;
- Seawall Construction;

- Reclamation of Kai Tak Approach Channel, Kwun Tong Typhoon Shelter and Kowloon Bay, with preloading and ground improvement for the reclaimed land;
- Construction of Trunk Roads, Distributor Roads with some of which are in underground form such as D4 and D5, at grade local roads construction including installation of noise barriers; street lighting and road side landscaping;
- Widening of the existing Hoi Bun Road and junction improvement at the hinterland;
- Construction and extension of bridges/footbridges/subways across Prince Edward Road East as well as across future road junctions;
- Construction of Subway to future Ma Tau Wai Railway Station and existing MTRC Ngau Tau Kok Station;
- Construction of new drainage, sewerage and water supply (fresh and salt) network to serve development areas of SEKD as well as sewerage pumping stations; and
- Installation of utilities;

1.2.3.1 The whole SEKD is broken down into four major development packages as shown in **Drawing No. 22936/IM/010**, namely:

1. Kai Tak Airport Early Development Package (KTA)
2. Kowloon Bay Reclamation Early Development Package (KBR)
3. Waterfront Facilities & Kai Tak Nullah/Kwun Tong Typhoon Shelter Reclamation (KTAC/KTTS) and
4. Truck Road T2/Runway.

1.2.3.2 Each development package is individually divided into different work packages and is summarized in **Table 1.1**.

Table 1.1 Development Packages

Packages	Description	Start	End
KTA Development Package Works Element (Drawing No. 22936/IM/011)			
WA11	Demolition of Buildings – Carpark	Oct-03	Jul-04
WA12	Demolition of Buildings - Terminal Bldg	Jan-05	Dec-05
WA13	Kai Tak Nullah Stage 1	Oct-03	Jul-06
WA14	Road D5 Stage 1	Oct-03	Nov-07
WA15	Bridges Over Prince Edward Road - Area 1	Oct-03	Jan-08
	Demolition of Existing Ramp	Aug-03	Jan-04
	Footbridge FB3	Jan-06	Jan-08
WA16	Bridges Over Prince Edward Road - Area 2	Jul-04	Feb-06
WA17	Roads & Drains - Area 1	Oct-03	Mar-06
WA18	Roads & Drains - Area 2	Oct-03	Mar-06
WA19	Sewerage Connection to TKWPTW	Oct-03	Mar-06
WA20	Sewerage Pumping Station in Area 1	Oct-03	Jun-05
WA21	Sewerage Pumping Station in Area 2	Oct-03	Mar-06
WA22	Hinterland Junction Improvement	Aug-03	Jul-04
KTAC / KTTS Development Works Element (Drawing No. 22936/IM/012)			
WB11	Reclamation at Kai Tak Approach Channel	Oct-03	Jan-07

Packages	Description	Start	End
WB12	Reclamation of Kwun Tong Typhoon Shelter	Nov-06	Mar-11
WB13	Reclamation at Cha Kwa Ling PCWA	Jan-13	Dec-14
WB14	Kai Tak Nullah Stage 2	Oct-03	Apr-07
WB15	Trunk Drains in Area 4 and 5	Jan-05	Oct-08
WB16	Trunk Drains in Area 5 and 6	Sept-08	Mar-10
WB17	Relocation of Typhoon Shelter-Breakwater in KTTS	Oct-03	Aug-06
WB18	Temporary Relocation of PCWA	Oct-03	Jul-06
WB19	Permanent Relocation of PCWA	Nov-12	Dec-13
WB20	Reprovision of Vehicular Ferry Pier	Jan-14	Jun-15
WB21	Provision of Tourist Excursion Pier	Jan-13	Dec-14
Trunk Road T2 / Runway Development Works Element (Drawing No. 22936/IM/013)			
WC11	Drainage Improvement at Hinterland Culvert F and Associated TTM	Jan-05	Apr-09
	Culverts A, B, C and D	Jan-08	Jul-12
WC12	Trunk Road T2 Adjacent to Kai Fuk Road and at CKL PCWA	Jan-07	Dec-08
	Underground Portion/Viaduct in reclamation	Sept-08	Sept-11
WC13	Road D4 - Stage 1	Sept-08	Mar-12
WC14	Road D5 - Stage 2	Jul-05	Dec-07
WC15	Roads & Drains in Area 4 and 5	Jan-10	Dec-12
WC16	Roads & Drains in Area 5 and 6	Mar-11	Dec-13
	Travellator Subway to Ngau Tau Kok MTR Station	Jul-07	Jul-11
WC17	Roads & Drains at Area 6C Hoi Bun Road	Apr-09	Dec-11
	Bridge over outfall U	Sept-11	Mar-14
	Remaining roadworks in Cha Kwo Ling Area	Jan-12	Dec-14
WC18	Sewerage Pumping Station in Area 4 and 5	Mar-08	Mar-10
WC19	Sewerage Pumping Station in Area 5 and 6	Mar-10	Mar-12
WC20	Hinterland Junction Improvement	Jul-08	Jun-09
WC21	CKR/T2 Interchange	Jan-07	Dec-10
KBR Development Works Element (Drawing No. 22936/IM/014)			
WD11	Reclamation at Kowloon Bay Stage 1 Earth Bund at Hoi Sum	Oct-03	Jul-05
	Temporary Drain Diversion	Jul-05	Aug-06
	Main Reclamation	Aug-06	Jul-09
WD12	Reclamation at Kowloon Bay Stage 2 Temporary Drain Diversion	Oct-07	Jun-08
	Main Reclamation	Jul-08	Jul-11
WD13	Kai Tak Nullah Stage 3	Jul-08	Jul-10
WD14	Trunk Drain Area 3 Stage 1 Culvert S	Jul-08	Jul-10
	Culvert Q	Jul-10	Dec-12
	Culvert P2 on earth bund	Jul-06	Jul-07
	Upstream of Culvert P2	Jul-11	Mar-13
WD15	Trunk Drain Area 3 Stage 2	Jul-11	Mar-13
WD16	Provision of Public Pier	Jul-09	Jun-11
WD17	Reprovision of Buoys	Jan-10	Jul-10

Packages	Description	Start	End
WD18	Drainage Improvement at Hinterland	Jul-10	Dec-12
WD19	Road D4 Stage 2	Jul-09	Jun-12
WD20	Roads & Drains at Area 3 – Stage 1	Jul-10	Dec-13
WD21	Roads & Drains at Area 3 – Stage 2		
	Travellator Subway to Ma Tau Wai Station	Jan-11	Jul-14
	Roads & Drains at Area 3 – Stage 2	Apr-13	Oct-14
WD22	Sewerage Pumping Station in Area 3 Stage 1	Oct-12	Oct-14
WD23	Sewerage Pumping Station in Area 3 Stage 2	Oct-12	Oct-14
WD24	Hinterland Junctions Improvement	Jun-12	Jun-13

1.3 Objectives of the EIA Study

1.3.1 The objectives of the environmental impact assessment (EIA) for this study as detailed in the EIA Study Brief No. ESB-039/1999 issued by the Environmental Protection Department (EPD) under the Environmental Impact Assessment Ordinance (EIAO) are as follow:

- (i) to describe the proposed project and associated works together with the requirements for carrying out the proposed developments;
- (ii) to identify and describe elements of community and environment likely to be affected by the proposed developments and/or likely to cause adverse impacts to the proposed project, including natural and man-made environment;
- (iii) to identify and quantify emission sources and determine the significance of impacts on sensitive receivers and potential affected uses;
- (iv) to identify and quantify any potential losses or damage to flora, fauna and natural habitats;
- (v) to identify any negative impacts on sites of cultural heritage and to propose measures to mitigate these impacts;
- (vi) to identify, describe and quantify any potential landscape and visual impacts and evaluate the significance of impacts on sensitive receivers;
- (vii) to identify the negative impacts and propose the provision of infrastructure or mitigation measures so as to minimize pollution, environmental disturbance and nuisance during construction and operation of the developments arising from the Study;
- (viii) to identify, predict and evaluate the residual (i.e. after practicable mitigation) environmental impacts and the cumulative effects expected to arise during the construction and operation phases of the proposed developments in relation to the sensitive receivers and potential affected uses;
- (ix) to identify, assess and specify methods, measures and standards, to be included in the detailed design, construction and operation of the proposed developments which are necessary to mitigate these environmental impacts and reducing them to acceptable levels;
- (x) to investigate the extent of side effects of proposed mitigation measures that may lead to other forms of impacts;
- (xi) to identify constraints associated with the mitigation measures recommended in the EIA study;
- (xii) to identify, within the scope of the EIA study as defined in section 3.2.1 of the EIA Study Brief, any individual project(s) that fall under Schedule 2 of the EIAO; to