

ascertain whether the findings of this EIA study have adequately addressed the environmental impacts of those projects; and, where necessary, to identify the outstanding issues that need to be addressed in any further detailed EIA study; and

(xiii) to design and specify environmental monitoring and audit requirements, if necessary, to ensure the implementation and the effectiveness of the environmental protection and pollution control measures adopted.

1.4 Findings of Environmental Study under SEKDFS

1.4.1 The Feasibility Study for South East Kowloon Development (SEKDFS) was commissioned by the Territory Development Department under Agreement No. CE 69/94 in September 1995. As part of the SEKDFS, an EIA was carried out. The Final EIA Report was completed in November 1998 and was administratively endorsed by the Environmental Study Management Group of the SEKDFS.

1.4.2 However, the gazettal of the draft Outline Zoning Plans (OZPs) for the proposed SEKD in September 1998 attracted a large number of public objection and concerns. As a result of a series of public consultations conducted since the draft OZP gazettal, a revised scheme of SEKD has been prepared to incorporate the main views expressed by the public. To avoid giving the public a wrong impression that the Administration will proceed with a SEKD scheme which has received such a large number of public objections and concerns, the application for approval of the SEKDFS Final EIA Report under the EIA Ordinance was withdrawn on 17 March 1999 before public inspection of the report. The SEKDFS Final EIA Report is therefore not in the EIAO Register.

1.5 Purpose of this Report

1.5.1 The purpose of this report is to provide an environmental impact assessment to demonstrate that there is no insurmountable environmental problem associated with the SEKD. Environmental aspects considered in this report include:

- air quality impact;
- noise impact;
- water quality impact;
- sediment contamination;
- sewerage and sewage treatment implications;
- waste management implications;
- land contamination impact;
- hazard to life;
- ecological impact;
- fisheries impact;
- heritage impact; and
- landscape and visual impact.

1.5.2 This project has no impact on agriculture and hence agricultural impact is not assessed in this EIA Report.

1.5.3 The approach in carrying out this EIA followed the criteria and guidelines stated in the *Technical Memorandum on Environmental Impact Assessment Process* together with the EIA Study Brief and other relevant legislation, policies, and guidelines.

1.5.4 With reference to EIA Study Brief No. ESB-039/1999 issued by EPD for the Comprehensive Feasibility Study for the Revised Scheme of South East Kowloon Development, this project falls within Item 1 in Schedule 3 of the EIAO and is a major designated project (DP) requiring an environmental impact assessment (EIA) report to be approved under the EIAO (S.1.5).

This EIA Report produced under CE32/99 is therefore to satisfy the requirements of the EIA Study Brief for this Schedule 3 DP.

1.5.5 In accordance with S.3.5.12 of the EIA Study Brief, it is also a requirement of this EIA Report to identify projects within the scope of this Schedule 3 DP that would fall under Schedule 2 (Designated Projects) of the EIAO. For those identified Schedule 2 DPs, of which the environmental impacts are adequately addressed in this EIA study in accordance with the EIA Study Brief and TM requirements, a separate schedule of mitigation measures are provided for each DP and are included in the Environmental Monitoring and Audit Manual. Any identified DP that requires further detailed EIA studies to assess outstanding environmental issues is also identified in this EIA Report.

1.5.6 In other words, this EIA Report should satisfy the EIA Study Brief for the Schedule 3 DP, that is, the proposed South East Kowloon Development, as a whole. Depending on the design details of specific items that are established in this study, the environmental impacts of some of the items that fall within Schedule 2 DPs of the EIAO are assessed in this EIA Report. Prior to the application of the Environmental Permit for the construction and operation of any of these Schedule 2 DPs, a detailed EIA should be undertaken with reference to this EIA Report for those assessed impacts. The environmental impacts should be reviewed for any material change defined under the EIAO during the design stage of the project. Other Schedule 2 DPs, of which the environmental impacts largely depend on the detailed design, should be fully assessed in further detailed EIA studies to be carried out at a later stage. Scope of the detailed EIA studies for the Schedule DPs listed in **Table 1.2** below could be made reference to the EIA Study Brief No. ESB-039/1999 for this project. **Table 1.2** summarises the Schedule 2 DPs that fall within the scope of this project and indicates whether they are assessed in this EIA Report. It should be noted that, however, some of the potential Schedule 2 DPs cannot be confirmed at this stage due to lack of detailed information (e.g on capacity) or future material changes to the projects. The status of Schedule 2 DP should be reviewed and confirmed at the detailed design stage of the projects.

Table 1.2 Summary of Schedule 2 Designated Projects Fall within the Scope of this Project

Project	EIAO Schedule 2 Clause No.	Status
Trunk road T1	Part I: A.1	Assessed in this EIA*
Trunk road T2 including tunnel section	Part I: A.1 & A.7	Assessed in this EIA*
Central Kowloon Route (CKR) including tunnel section	Part I: A.1 & A.7	To be covered under separate EIA
Distributor road D1	Part I: A.1	Assessed in this EIA*
Distributor road D2	Part I: A.1	Assessed in this EIA*
Distributor road D3	Part I: A.1	Assessed in this EIA*
Distributor road D4 including tunnel section	Part I: A.1 & A.7	Assessed in this EIA*
Distributor road D5 including tunnel section	Part I: A.1 & A.7	Assessed in this EIA*
Widening of existing Hoi Bun Road	Part I: A.1	Assessed in this EIA*
East Kowloon Line (Shatin to Central Link) and associated stations and depot	Part I: A.2, A.6 & A.7	To be covered under separate EIA
Environmental friendly shuttle service and associated depot	Part I: A.6, (and A.2 & A.4 if rail base system is selected)	To be covered under separate EIA
SEKD reclamation and associated dredging	Part I: C.1	Assessed in this EIA*
Reprovisioned typhoon shelter including the associated breakwaters	Part I: C.4 & C.5	Assessed in this EIA*
Sewage pumping stations in SEKD (PS1A & PS1 to PS9)	Part I: F.3(b)	Assessed in this EIA*
Refuse transfer station	Part I: G.2	To be covered under separate EIA

Project	EIAO Schedule 2 Clause No.	Status
400kV electricity substation in Area 1M	Part I: H.1	To be covered under separate EIA
Quarantine	Part I: N.2	To be covered under separate EIA
Marina	Part I: O.1	Assessed in this EIA*
Stadium	Part I: O.7 (and O.6 if used for open air concert)	To be covered under separate EIA

Note *: Prior to the application of the Environmental Permit for the construction and operation of these Schedule 2 DPs, a detailed EIA should be undertaken with reference to this EIA Report for those assessed impacts. The environmental impacts should be reviewed for any material change defined under the EIAO during the design stage of the project.

1.6 Structure of this Report

1.6.1 This report contains a total of 17 sections, including this introductory section.

- Section 2 is an assessment on Air Quality Impact.
- Section 3 is an assessment on Noise Impact.
- Section 4 is an assessment on Water Quality Impact.
- Section 5 is an assessment on Sediment Contamination.
- Section 6 is an assessment on Sewerage System.
- Section 7 is an assessment on Waste Management Implications.
- Section 8 is an assessment on Land Contamination Impact.
- Section 9 is an assessment on Hazard to Life.
- Section 10 is an assessment on Ecological Impact.
- Section 11 is an assessment on Fisheries Impact.
- Section 12 is an assessment on Heritage Impact.
- Section 13 is an assessment on Landscape and Visual Impact.
- Section 14 is an assessment on the land use option arising from the new locations of the school to accommodate the latest layout of the stadium.
- Section 15 refers to the environmental monitoring & audit and schedule of recommended mitigation measures.
- Section 16 is the Conclusions and Recommendations
- Section 17 is the Summary of Environmental Outcomes