

**ENVIRONMENTAL IMPACT ASSESSMENT ORDINANCE (CAP. 499)**  
**SECTION 5(7)**

**ENVIRONMENTAL IMPACT ASSESSMENT STUDY BRIEF NO. ESB-249/2012**

**PROJECT TITLE: PLANNING AND ENGINEERING STUDY FOR  
TUEN MUN AREAS 40 AND 46**  
**(hereinafter known as the “Project”)**

**NAME OF APPLICANT: CIVIL ENGINEERING AND DEVELOPMENT  
DEPARTMENT**  
**(hereinafter known as the “Applicant”)**

**1. BACKGROUND**

- 1.1 An application (No. ESB-249/2012) for an Environmental Impact Assessment (EIA) Study Brief under section 5(1)(a) of the Environmental Impact Assessment Ordinance (EIAO) was submitted by the Applicant on 17 May 2012 with a Project Profile (No. PP-467/2012) (hereinafter referred as the “Project Profile”).
- 1.2 The Applicant proposes to conduct an engineering feasibility study, “Planning and Engineering Study for Tuen Mun Areas 40 and 46” (the Study), to formulate and evaluate land use options, confirm the feasibility of implementing the land use and development proposals, and formulate the implementation strategies and programme for delivering the developments and infrastructure of Tuen Mun Areas 40 and 46. According to the Project Profile, there is potential to replan the areas for commercial, office and hotel uses; logistics uses including possible rock cavern development; high-technology industrial use; recycling facilities; and public housing, etc. The Potential Development Areas (PDAs) of the Project have a total area of about 26.85 hectare and are located at the western part of Tuen Mun New Town. The locations of the PDAs and the Study Area of the Project are shown in Drawing No. NTW Z1454 of the Project Profile which is reproduced as Appendix A of this EIA Study Brief.
- 1.3 The Project is a designated project under Item 1 of Schedule 3 of the EIAO, which specifies that an “Engineering feasibility study of urban development projects with a study area covering more than 20 ha or involving a total population of more than 100,000” is a designated project. The Project comprises the PDAs and the works that might fall under Schedule 2 of the EIAO to be identified during the course of the EIA study.
- 1.4 Pursuant to section 5(7)(a) of the EIAO, the Director of Environmental Protection (the Director) issues this EIA Study Brief to the Applicant to carry out an EIA study.
- 1.5 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 developments and works proposed under the Project that take place concurrently. This information will contribute to decisions by the Director on:
- (i) the acceptability of adverse environmental consequences that are likely to arise as a result of the Project and their staged implementation;

- (ii) the conditions and requirements for the design, construction and operation of the Project to mitigate against adverse environmental consequences; 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 together with the requirements and environmental benefits for carrying out 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 alternatives of the Project, including alternative development options, and alternative construction methods for rock cavern (if any), with a view to avoid and minimise the potential environmental impacts to environmentally sensitive areas and sensitive uses; to compare the environmental benefits and dis-benefits of different options; to provide reasons for selecting the preferred option(s) and to describe the part environmental factors played in the selection of preferred option(s);
- (iv) to identify and assess air quality impact, noise impact, water quality impact, sewerage and sewage treatment implications, waste management implications, land contamination, landfill gas hazard, hazard to life, ecological impact, landscape and visual impacts; and determine the significance of impacts on sensitive receivers and potential affected uses;
- (v) to propose the provision of infrastructure or mitigation measures so as to minimise pollution, environmental disturbance and nuisance during the construction and operation of the Project;
- (vi) to investigate the feasibility, practicability, effectiveness and implications of the proposed mitigation measures;
- (vii) 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 of the Project in relation to the sensitive receivers and potential affected uses;
- (viii) 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;

- (ix) 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;
- (x) to identify individual project(s) proposed under the Project that fall under Schedule 2 of the EIAO; to ascertain whether the findings of this EIA study have adequately addressed the environmental impacts of those projects; and where necessary, to identify the outstanding issues that need to be addressed in any further detailed EIA study; and
- (xi) 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**

- 3.1.1 The purpose of this EIA Study Brief is to scope the key issues of the EIA study and to specify the environmental issues that are required to be reviewed and assessed in the EIA report. The Applicant has to demonstrate in the EIA report that the criteria in the relevant sections of the Technical Memorandum on Environmental Impact Assessment Process of the EIAO (hereinafter referred to as the “TM”) are complied with.

#### **3.2 The Scope**

- 3.2.1 The scope of this EIA study shall cover the Project mentioned in sections 1.2 and 1.3 of this EIA Study Brief. The EIA study shall cover the combined impacts of the Project and the cumulative impacts of the existing, committed and planned developments in the vicinity of the Project in accordance with the requirements laid down in section 3.4 of the TM. The EIA study shall address the likely key issues described below, together with any other key issues identified during the course of the EIA study:

- (i) the objective comparison of the environmental benefits and dis-benefits of different development options of the Project with a view to derive preferred development option(s) for Tuen Mun Areas 40 and 46 that would avoid adverse environmental impact;
- (ii) the potential air quality impact on air sensitive receivers during the construction and operation of the Project, including dust, gaseous emissions and odour (if applicable) arising from the construction and operation of the Project;
- (iii) the potential noise impact on noise sensitive receivers arising from the construction and operation of the Project, including noise impact from construction equipments during construction phase and noise impacts from road traffic, fixed noise sources and marine traffic (if applicable) during operational phase of the Project;
- (iv) the potential water quality impact on the relevant water system(s) arising from the construction and operation of the Project;

- (v) the potential sewerage and sewage treatment implications to cope with discharges from population and any development from the Project, taking into account the capacity requirements for the existing, committed and planned developments in the same sewage catchment as the Project;
- (vi) the potential waste management issues and impacts arising from the construction and operation of the Project, including handling and disposal of construction and demolition materials and chemicals generated from the recycling facilities (if applicable);
- (vii) the potential land contamination arising from the Project;
- (viii) the potential landfill gas hazard associated with the construction and operation of the Project for the Project site which falls within the 250-metre consultation zone of the restored Pillar Point Valley Landfill;
- (ix) the potential hazard to life arising from the Project;
- (x) the potential ecological impact on the ecological sensitive areas due to the construction and operation of the Project;
- (xi) the potential landscape and visual impacts arising from the construction and operation of the Project; and
- (xii) the potential cumulative environmental impacts of the Project, through interaction or in combination with other existing, committed and planned projects in the vicinity of the Project, and that those impacts may have a bearing on the environmental acceptability of the Project. Consideration shall be given to account for impacts from likely concurrent projects, including the planned major roads such as the Tuen Mun – Chek Lap Kok Link and the Tuen Mun Western Bypass, and the Upgrading of Pillar Point Sewage Treatment Works.

### **3.3 Consideration of Alternatives**

#### **3.3.1 Need of the Project**

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

#### **3.3.2 Consideration of Different Development Options and Land Uses**

The Applicant shall consider alternative development options for the Project, provide justifications regarding how the proposed scheme is arrived at, including the descriptions of the environmental factors considered in the option selection. A comparison of the environmental benefits and dis-benefits of alternative development options shall be made with a view to recommending the preferred option(s) to avoid adverse environmental effects.

#### **3.3.3 Consideration of Alternative Construction Methods for Rock Cavern (if any)**

Taking into consideration the combined effect with respect to the severity and duration of the construction impacts to the affected sensitive receivers, the EIA study shall explore

alternative construction methods for the proposed rock cavern of the Project (if any). A comparison of the environmental benefits and dis-benefits of applying different construction methods shall be made.

#### 3.3.4 Selection of Preferred Scenario

The Applicant shall, taking into consideration of the findings in sections 3.3.2 and 3.3.3 above, recommend and justify the adoption of the preferred scenario and describe the part that environmental factors played in arriving at the final selection.

### 3.4 **Technical Requirements**

The Applicant shall conduct the EIA study to address the environmental aspects of the Project as described in section 3.2 above. The assessment shall be based on the latest information available during the course of the EIA study. The Applicant shall include in the EIA report details of the construction and operational programme and methodologies for the Project. The Applicant shall clearly state in the EIA report the time frame, staged implementation programme, and works programmes of the Project and other concurrent projects, and assess the cumulative environmental impacts from the Project and the interacting projects as identified in the EIA study.

The EIA study shall include the following technical requirements on specific impacts.

#### 3.4.1 **Air Quality Impact**

3.4.1.1 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.

3.4.1.2 The assessment area for the air quality impact assessment shall be defined by a distance of 500 metres from the boundary of the PDAs and the works of the Project within the Study Area as identified in the EIA, which shall be extended to include major existing, committed and planned air pollutant emission sources that may have a bearing on the environmental acceptability of the Project. The assessment shall include the existing, committed and planned sensitive receivers within the assessment area. The assessment shall be based on the best available information at the time of the assessment.

3.4.1.3 The assessment of the air quality impact arising from the construction and operation of the Project shall follow the detailed technical requirements given in Appendix B of this EIA Study Brief.

3.4.1.4 The Applicant shall assess the air pollutant concentrations with reference to the relevant sections of “Guidelines for Local-Scale Air Quality Assessment Using Models” given in Appendices B-1 to B-3 attached to this EIA Study Brief. The Applicant shall also note that the PATH model may be used for estimating the cumulative background air quality by taking into account the major air pollutant emission sources in Hong Kong and nearby regions.

### **3.4.2 Noise Impact**

3.4.2.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing noise impact as stated in Annexes 5 and 13 of the TM.

3.4.2.2 The assessment area for the noise impact assessment shall generally include areas within 300 metres from the boundary of the PDAs and the works of the Project within the Study Area as identified in the EIA. The assessment area can be reduced accordingly if the first layer of noise sensitive receivers (NSRs), closer than 300 metres 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 metres from the Project which are affected by the construction and operation of the Project.

3.4.2.3 The noise impact assessment for the construction and operation of the Project shall follow the detailed technical requirements given in Appendix C of this EIA Study Brief.

### **3.4.3 Water Quality Impact**

3.4.3.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing water pollution as stated in Annexes 6 and 14 of the TM.

3.4.3.2 The assessment area for the water quality impact assessment shall include areas within 300 metres from the boundary of the PDAs and the works of the Project within the Study Area as identified in the EIA, and shall cover the North Western Water Control Zone as designated under the Water Pollution Control Ordinance (Cap. 358) and the water sensitive receivers in the vicinity of the Project. The assessment area shall be extended to include other areas if they are found also being impacted during the course of the EIA study and have a bearing on the environmental acceptability of the Project.

3.4.3.3 The water quality impact assessment for the construction and operation of the Project shall follow the detailed technical requirements given in Appendix D of this EIA Study Brief.

### **3.4.4 Sewerage and Sewage Treatment Implications**

3.4.4.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing impacts on the downstream public sewerage, sewage treatment and disposal facilities as stated in section 6.5 in Annex 14 of the TM.

3.4.4.2 The assessment of the sewerage and sewage treatment implications for the Project shall follow the detailed technical requirements given in Appendix E of this EIA Study Brief.

### **3.4.5 Waste Management Implications**

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

3.4.5.2 The assessment of the waste management implications arising from the Project shall follow the detailed technical requirements given in Appendix F of this EIA Study Brief.

### **3.4.6 Land Contamination**

- 3.4.6.1 The Applicant shall follow the guidelines for evaluating and assessing potential land contamination issue as stated in sections 3.1 and 3.2 of Annex 19 of the TM.
- 3.4.6.2 The assessment of the potential land contamination issue shall follow the detailed requirements given in Appendix G of this EIA Study Brief.

### **3.4.7 Landfill Gas Hazard**

- 3.4.7.1 The Applicant shall follow the guidelines for evaluating and assessing landfill gas hazard as stated respectively in Annexes 7 and 19 of the TM and the Landfill Gas Hazard Assessment Guidance Note issued by the Director.
- 3.4.7.2 The landfill gas hazard assessment for the construction and operation of the Project shall follow the detailed technical requirements given in Appendix H of this EIA Study Brief.

### **3.4.8 Hazard to Life**

- 3.4.8.1 The Applicant shall follow the criteria for evaluating hazard to life as stated in Annex 4 of the TM.
- 3.4.8.2 The hazard assessment for the Project shall follow the detailed technical requirements given in Appendix I of this EIA Study Brief.

### **3.4.9 Ecological Impact**

- 3.4.9.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing ecological impact as stated in Annexes 8 and 16 of the TM.
- 3.4.9.2 The assessment area for the terrestrial ecological impact assessment shall include areas within 500 metres from the boundary of the PDAs and the land-based works of the Project within the Study Area as identified in the EIA as well as the areas likely to be impacted by the Project. For marine ecological impact assessment (if marine works or sewage outfall is proposed under the Project), the assessment area shall be the same as the assessment area for Water Quality Impact Assessment described in section 3.4.3.2 of this EIA Study Brief.
- 3.4.9.3 The assessment of the ecological impact for the construction and operation of the Project shall follow the detailed technical requirements given in Appendix J of this EIA Study Brief.

### **3.4.10 Landscape and Visual Impacts**

- 3.4.10.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing landscape and visual impacts as stated in Annexes 10 and 18 of the TM, and the EIAO Guidance Note No. 8/2010 "Preparation of Landscape and Visual Impact Assessment under the EIAO".
- 3.4.10.2 The assessment area for the landscape impact assessment shall include landscape character areas and landscape resources within 500 metres from the boundary of the PDAs and the works of the Project within the Study Area as identified in the EIA, while

the assessment area for the visual impact assessment shall be defined by the visual envelope of the Project. The extent of the defined visual envelope shall be shown on a plan and documented in the EIA report.

3.4.10.3 The landscape and visual impact assessment for the construction and operation of the Project shall follow the detailed technical requirements given in Appendix K of this EIA Study Brief.

### **3.4.11 Cultural Heritage Impact**

3.4.11.1 The Applicant shall identify and justify in the EIA study whether there is any need for a cultural heritage impact assessment associated with the construction and operation of the developments proposed under the Project.

3.4.11.2 If a cultural heritage impact assessment is needed, the Applicant shall follow the criteria and guidelines for evaluating and assessing cultural heritage impact as stated in Annexes 10 and 19 of the TM.

### **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 operational 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 L of this EIA Study Brief) containing the EIA study recommendations and mitigation measures with reference to the implementation programme of the Project.

## **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 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 exceedance 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.



### 3.5.3 Documentation of Key Assessment Assumptions and Limitations of Assessment Methodologies

To facilitate retrieval, the EIA report shall contain a summary including the assessment methodologies and key assessment assumptions adopted in the EIA study, the limitations of these assessment methodologies/assumptions. The proposed use of any alternative assessment tool(s) or assumption(s) have to be justified by the Applicant, with supporting documents based on cogent, scientific and objectively derived reason(s). The supporting documents shall be provided in 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 this EIA Study Brief, the Applicant shall apply to the Director for a fresh EIA study brief before commencement of the EIA study.

## 5. **REPORTING REQUIREMENTS**

- 5.1 In preparing the EIA report, the Applicant shall refer to Annex 11 of the TM for the contents of an EIA report. The Applicant shall also refer to Annex 20 of the TM, which stipulates the guidelines for the review of an EIA report.
- 5.2 The Applicant shall supply the Director with hard and electronic copies of the EIA report and the executive summary in accordance with the requirements given in Appendix M 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 the Project Profile (No. PP-467/2012), the Applicant must seek confirmation from the Director in writing on whether or not the scope of issues covered by this EIA Study Brief can still cover the key changes, and the additional issues, if any, that the EIA study must also address. If the changes to the Project fundamentally alter the key scope of this EIA Study Brief, the Applicant shall apply to the Director for a fresh EIA study brief.

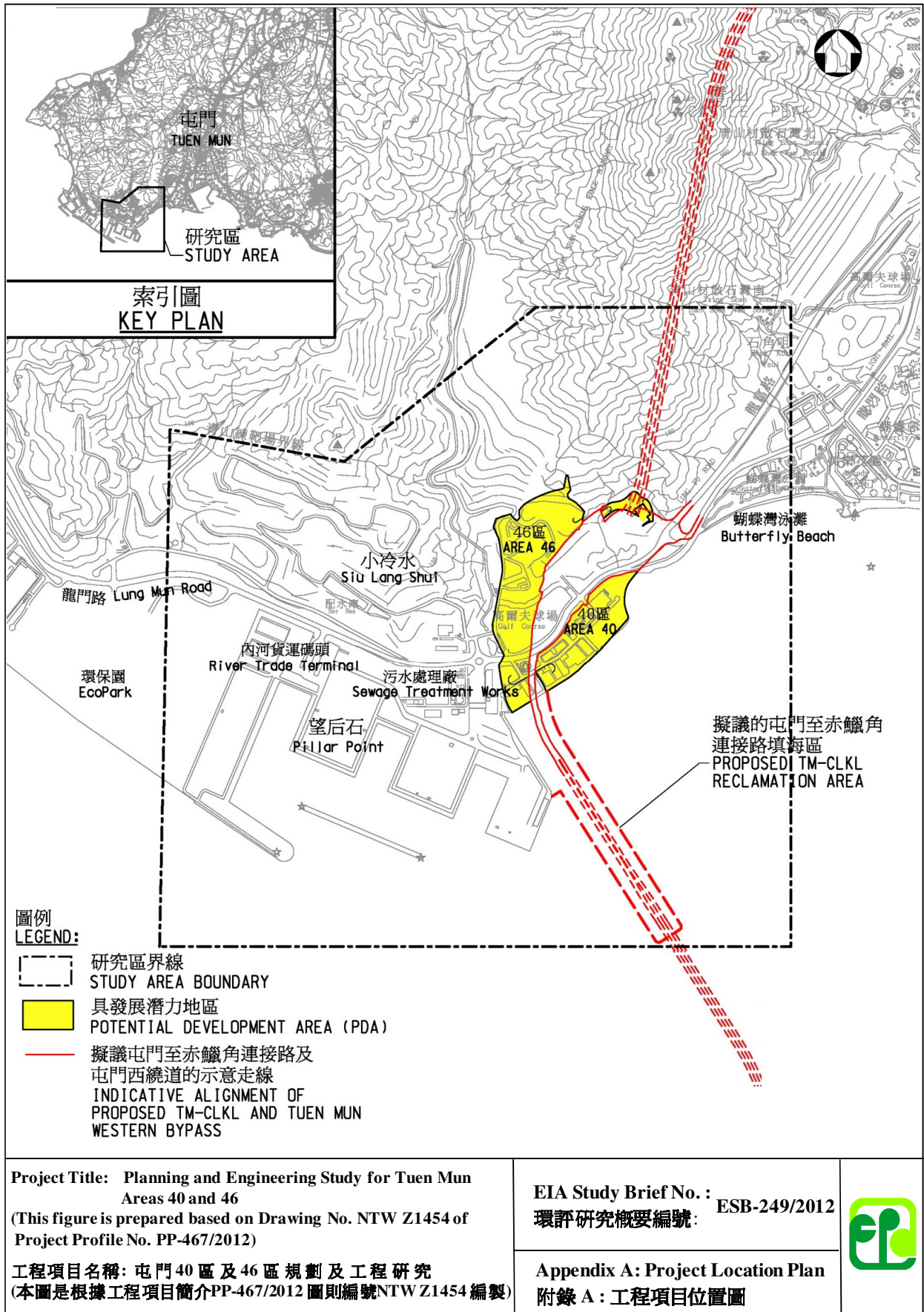
## 7. LIST OF APPENDICES

7.1 This EIA Study Brief includes the following appendices:

- Appendix A – Project Location Plan
- Appendix B – Requirements for Air Quality Impact Assessment
- Appendix B-1 – Guidelines on Choice of Models and Model Parameters in Air Quality Assessment
- Appendix B-2 – Guidelines on Assessing the ‘TOTAL’ Air Quality Impacts
- Appendix B-3 – Guidelines on the Use of Alternative Computer Models in Air Quality Assessment
- Appendix C – Requirements for Noise Impact Assessment
- Appendix D – Requirements for Water Quality Impact Assessment
- Appendix E – Requirements for Assessment of Sewerage and Sewage Treatment Implications
- Appendix F – Requirements for Assessment of Waste Management Implications
- Appendix G – Requirements for Land Contamination Assessment
- Appendix H – Requirements for Landfill Gas Hazard Assessment
- Appendix I – Requirements for Hazard Assessment
- Appendix J – Requirements for Ecological Impact Assessment
- Appendix K – Requirements for Landscape and Visual Impact Assessment
- Appendix L – Implementation Schedule of Recommended Mitigation Measures
- Appendix M – Requirements for EIA Report Documents

--- END OF EIA STUDY BRIEF ---

June 2012  
Environmental Assessment Division  
Environmental Protection Department



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

The air quality impact assessment shall include the following:

1. Background and Analysis of Activities

- (i) Provision of background information relating to air quality issues relevant to the Project, e.g. description of the types of activities of the Project that may affect air quality during both construction and operational stages.
- (ii) Provision of an account, where appropriate, of the consideration/measures that have been taken into consideration in the planning of the Project to abate the air pollution impact. The Applicant shall consider alternative construction methods, phasing programmes and alternative modes of operation to minimise the air quality impact during construction and operational stages of the Project.
- (iii) Presentation of background air quality levels in the assessment area for the purpose of evaluating cumulative air quality impacts during construction and operational stages of the Project. The PATH model may be used to estimate the future background air quality, details for the estimation of the emission sources to be adopted in the model runs should be clearly presented.

2. Identification of Air Sensitive Receivers (ASRs) and Examination of Emission/Dispersion Characteristics

- (i) Identification and description of existing, committed and planned 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, Layout Plans and other relevant published land use plans, including plans and drawings published by the 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. For phased development, the Applicant shall review the development programme and, where appropriate, to include occupiers of earlier phases as ASRs of construction phase impact if they may be affected by works of later phases.
- (ii) Provision of a list of air pollutant 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 stock piling, blasting, concrete batching, material handling and vehicular movements on unpaved haul roads on site, etc. Examples of operational stage emission sources include exhaust emissions from vehicles; emissions of gaseous pollutants such as volatile organic compounds (VOC) from the production processes and facilities if recycling facilities are proposed under the Project; odour emissions from sewage treatment/disposal facilities, ventilation buildings and production processes and

facilities, etc. Confirmation regarding the validity of assumptions and the magnitude of activities (e.g. volume of construction material to be handled, odour emission strength, etc.) shall be obtained from the relevant government departments/authorities and documented in the EIA report.

- (iii) Identification of chimneys and obtainment of relevant chimney emission data in the assessment area by carrying out a survey for assessing the cumulative air quality impact of air pollutants through chimneys. The Applicant shall ensure and confirm that the chimney emission data used in their assessment are validated and updated by their own survey. If there are any errors subsequently found in their chimney emission data used, the Applicant shall be fully responsible and the submission may be invalidated.
- (iv) The emissions from any concurrent projects identified as relevant during the course of the EIA study shall be taken into account as contributing towards the overall cumulative air quality impact. The impacts 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

- (i) The Applicant shall follow the requirements stipulated under the Air Pollution Control (Construction Dust) Regulation to ensure that construction dust impacts are controlled within the relevant standards as stipulated in section 1 of Annex 4 of the TM.
- (ii) If the Applicant anticipates that the Project will give rise to significant construction dust impacts likely to exceed recommended limits in the TM at the ASRs despite the incorporation of the dust control measures proposed, a quantitative assessment shall be carried out to evaluate the construction dust impact at the identified ASRs. The Applicant shall follow the methodology set out in section 5 below when carrying out the quantitative assessment.
- (iii) 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.

### 4. Operational Phase Air Quality Impact

- (i) The Applicant shall calculate the expected air pollutant concentrations at the identified ASRs based on an assumed reasonably worst-case scenario. 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.
- (ii) A monitoring and audit programme for the operational phase of the Project shall be devised to verify the effectiveness of the proposed control measures so as to ensure proper control of operational air quality impacts.

### 5. Quantitative Assessment Methodology

- (i) The Applicant shall conduct the quantitative assessment by applying the general

principles enunciated in the modelling guidelines in Appendices B-1 to B-3 while making allowance for the specific characteristic of the Project. Calculation of the pollutant emission rates for input to the model and a map showing the road links shall be presented in the EIA report. The Applicant shall ensure consistency between the text description and the model files at every stage of submissions for review.

- (ii) The Applicant shall identify the key/representative air pollution parameters (types of pollutants and the averaging time concentrations) to be evaluated and provide explanation for selecting these parameters for assessing the impact of the Project. Ozone Limiting Method (OLM) or Discrete Parcel Method (DPM) or other appropriate method shall be used to estimate the conversion ratio of NO<sub>x</sub> to NO<sub>2</sub> if NO<sub>2</sub> has been identified as a key/representative air pollutant.
- (iii) The Applicant shall calculate the cumulative air quality impact at the identified ASRs 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 shall be used to present pollution contours to allow buffer distance requirements to be determined properly.
- (iv) The air pollution impacts of future road traffic shall be calculated based on the highest emission strength from the road within the next 15 years upon commencement of operation of the proposed road. The Applicant shall demonstrate that the selected year of assessment represents the highest emission scenario given the combination of vehicular emission factors and traffic flow for the selected year. The Applicant shall propose any Fleet Average Emission Factors used in the assessment. If necessary, the Fleet Average Emission Factors shall be determined by a motor vehicle emission model such as EMFAC-HK model and documented in the EIA report. The traffic flow data and assumptions, such as the exhaust technology fractions, vehicle age/population distribution, traffic forecast and speed fractions, that are used in the assessment shall be presented in the form of both summary table(s) and graph(s).
- (v) If vehicle tunnels and/or full enclosures are proposed in the Project, it is the responsibility of the Applicant to ensure that the air quality inside these proposed structures shall comply with EPD's "Practice Note on Control of Air Pollution in Vehicle Tunnels". When assessing air quality impact due to emissions from tunnels/full enclosures, the Applicant shall ensure prior agreement with the relevant ventilation design engineer over the amount and the types/kinds of pollutants emitted from these full enclosures; and such assumptions shall be clearly and properly documented in the EIA report.
- (vi) If there are any direct technical noise remedies recommended in the study, the air quality implication due to these technical remedies shall be assessed. For instance, if barriers that may affect dispersion of air pollutants are proposed, then the implications of such remedies on air quality impact shall be assessed. If noise enclosure is proposed, then portal emissions of the enclosed road section and air quality inside the enclosed road section shall also be addressed. The Applicant shall highlight clearly the locations and types of agreed noise mitigating

measures (where applicable), be they noise barriers, road enclosures and their portals, and affected ASR's, on contour maps for reference.

6. Mitigation Measures for Non-compliance

The Applicant shall propose remedies and mitigating measures where the predicted air quality impact exceeds the criteria set in section 1 of Annex 4 in the TM. These measures and any constraints on future land use planning shall be agreed with the relevant government departments/authorities and documented in the EIA report. The Applicant shall demonstrate quantitatively whether 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 calculations work sheets shall be submitted to the Director in electronic format together with the submission of the EIA report.

**Appendix B-1**

**Guidelines on Choice of Models and Model Parameters in Air Quality Assessment**

*[The information contained in this Appendix is only meant to assist the Applicant in performing the air quality assessment. The Applicant must exercise professional judgment in applying this general information for the Project.]*

**1. Introduction**

1.1 To expedite the review process by the Authority and to assist project proponents or environmental consultants with the conduct of air quality modelling exercise which are frequently called for as part of environmental impact assessment studies, this paper describes the usage and requirements of a few commonly used air quality models.

**2. Choice of Models**

2.1 The models which have been most commonly used in air quality impact assessments, due partly to their ease of use and partly to the quick turn-around time for results, are of Gaussian type and designed for use in simple terrain under uniform wind flow. There are circumstances when these models are not suitable for ambient concentration estimates and other types of models such as physical, numerical or mesoscale models will have to be used. In situations where topographic, terrain or obstruction effects are minimal between source and receptor, the following Gaussian models can be used to estimate the near-field impacts of a number of source types including dust, traffic and industrial emissions.

<u>Model</u>	<u>Applications</u>
FDM	for evaluating fugitive and open dust source impacts (point, line and area sources)
CALINE4	for evaluating mobile traffic emission impacts (line sources)
ISCST3	for evaluating industrial chimney releases as well as area and volumetric sources (point, area and volume sources); line sources can be approximated by a number of volume sources.

These frequently used models are also referred to as Schedule 1 models (see attached list).

2.2 Note that both FDM and CALINE4 have a height limit on elevated sources (20m and 10m, respectively). Source of elevation above these limits will have to be modelled using the ISCST3 model or suitable alternative models. In using the latter, reference should be made to the “Guidelines on the Use of Alternative Computer Models in Air Quality Assessment” in Appendix B-3.

2.3 The models can be used to estimate both short-term (hourly and daily average) and long-term (annual average) ambient concentrations of air pollutants. The model results, obtained using appropriate model parameters (refer to section 3) and assumptions, allow direct comparison with the relevant air quality standards such as the Air Quality Objectives (AQOs) for the relevant pollutant and time averaging period.



### 3 Model Input Requirements

#### 3.1 Meteorological Data

3.1.1 At least 1 year of recent meteorological data (including wind speed, wind direction, stability class, ambient temperature and mixing height) from a weather station either closest to or having similar characteristics as the study site should be used to determine the highest short-term (hourly, daily) and long-term (annual) impacts at identified air sensitive receivers in that period. The amount of valid data for the period should be no less than 90 percent.

3.1.2 Alternatively, the meteorological conditions as listed below can be used to examine the worst-case short-term impacts:

Day time:	stability class D; wind speed 1 m/s (at 10m height); worst-case wind angle; mixing height 500m
Night time:	stability class F; wind speed 1 m/s (at 10m height); worst-case wind angle; mixing height 500m

This is a common practice with using the CALINE4 model due to its inability to handle lengthy data set.

3.1.3 For situations where, for example, (i) the model (such as CALINE4) does not allow easy handling of one full year of meteorological data; or (ii) model run time is a concern, the followings can be adopted in order to determine the daily and annual average impacts:

- (i) perform a frequency occurrence analysis of one year of meteorological data to determine the actual wind speed (to the nearest unit of m/s), wind direction (to the nearest 10°) and stability (classes A to F) combinations and their frequency of occurrence;
- (ii) determine the short term hourly impact under all of the identified wind speed, wind direction and stability combinations; and
- (iii) apply the frequency data with the short term results to determine the long term (daily /annual) impacts.

Apart from the above, any alternative approach that will capture the worst possible impact values (both short term and long term) may also be considered.

3.1.4 Note that the anemometer height (relative to a datum same for the sources and receptors) at which wind speed measurements were taken at a selected station should be correctly entered in the model. These measuring positions can vary greatly from station to station and the vertical wind profile employed in the model can be grossly distorted from the real case if incorrect anemometer height is used. This will lead to unreliable concentration estimates.

3.1.5 An additional parameter, namely, the standard deviation of wind direction,  $\sigma_{\theta}$ , needs to be provided as input to the CALINE4 model. Typical values of  $\sigma_{\theta}$  range from 12° for rural areas to 24° for highly urbanised areas under 'D' class stability. For semi-rural such as new development areas, 18° is more appropriate under the same stability condition. The following reference can be consulted for typical ranges of standard deviation of wind direction under different stability categories and surface roughness conditions.

*Ref.(1): Guideline On Air Quality Models (Revised), EPA-450/2-78-027R, United States Environmental Protection Agency, July 1986.*

### 3.2 Emission Sources

All the identified sources relevant to a process plant or a study site should be entered in the model and the emission estimated based on emission factors compiled in the AP-42 (Ref. 2) or other suitable references. The relevant sections of AP-42 and any parameters or assumptions used in deriving the emission rates (in units g/s, g/s/m or g/s/m<sup>2</sup>) as required by the model should be clearly stated for verification. The physical dimensions, location, release height and any other emission characteristics such as efflux conditions and emission pattern of the sources input to the model should also correspond to site data.

If the emission of a source varies with wind speed, the wind speed-dependent factor should be entered.

*Ref.(2): Compilation of Air Pollutant Emission Factors, AP-42, 5th Edition, United States Environmental Protection Agency, January 1995.*

### 3.3 Urban/Rural Classification

Emission sources may be located in a variety of settings. For modelling purposes these are classed as either rural or urban so as to reflect the enhanced mixing that occurs over urban areas due to the presence of buildings and urban heat effects. The selection of either rural or urban dispersion coefficients in a specific application should follow a land use classification procedure. If the land use types including industrial, commercial and residential uses account for 50% or more of an area within 3km radius from the source, the site is classified as urban; otherwise, it is classed as rural.

### 3.4 Surface Roughness Height

This parameter is closely related to the land use characteristics of an assessment area and associated with the roughness element height. As a first approximation, the surface roughness can be estimated as 3 to 10 percent of the average height of physical structures. Typical values used for urban and new development areas are 370 cm and 100 cm, respectively.

### 3.5 Receptors

These include discrete receptors representing all the identified air sensitive receivers at their appropriate locations and elevations and any other discrete or grid receptors for supplementary information. A receptor grid, whether Cartesian or Polar, may be used to generate results for contour outputs.

### 3.6 Particle Size Classes

In evaluating the impacts of dust-emitting activities, suitable dust size categories relevant to the dust sources concerned with reasonable breakdown in TSP (< 30  $\mu$ m) and RSP (< 10  $\mu$ m) compositions should be used.

### 3.7 NO<sub>2</sub> to NO<sub>x</sub> Ratio

The conversion of NO<sub>x</sub> to NO<sub>2</sub> is a result of a series of complex photochemical reactions and has implications on the prediction of near field impacts of traffic emissions. Until further data are available, three approaches are currently acceptable in the determination of NO<sub>2</sub>:

- (i) Ambient Ratio Method (ARM) - assuming 20% of NO<sub>x</sub> to be NO<sub>2</sub>; or
- (ii) Discrete Parcel Method (DPM, available in the CALINE4 model); or
- (iii) Ozone Limiting Method (OLM) - assuming the tailpipe NO<sub>2</sub> emission to be 7.5% of NO<sub>x</sub> and the background ozone concentration to be in the range of 57 to 68  $\mu$ g/m<sup>3</sup> depending on the land use type (see also the Environmental Protection Department (EPD) reference paper "Guidelines on Assessing the 'TOTAL' Air Quality Impacts" in [Appendix B-2](#)).

### 3.8 Odour Impact

In assessing odour impacts, a much shorter time-averaging period of 5 seconds is required due to the shorter exposure period tolerable by human receptors. Conversion of model computed hourly average results to 5-second values is therefore necessary to enable comparison against recommended standard. The hourly concentration is first converted to 3-minute average value according to a power law relationship which is stability dependent (Ref. 3) and a result of the statistical nature of atmospheric turbulence. Another conversion factor (10 for unstable conditions and 5 for neutral to stable conditions) is then applied to convert the 3-minute average to 5-second average (Ref. 4). In summary, to convert the hourly results to 5-second averages, the following factors can be applied:

<u>Stability Category</u>	<u>1-hour to 5-sec Conversion Factor</u>
A & B	45
C	27
D	9
E & F	8

Under 'D' class stability, the 5-second concentration is approximately 10 times the hourly average result. Note, however, that the combined use of such conversion factors together with the ISCST results may not be suitable for assessing the extreme close-up impacts of odour sources.

*Ref.(3): Richard A. Duffee, Martha A. O'Brien and Ned Ostojic, 'Odor Modeling – Why and How', Recent Developments and Current Practices in Odor Regulations, Controls and Technology, Air & Waste Management Association, 1991.*

*Ref.(4): A.W.C. Keddie, 'Dispersion of Odours', Odour Control – A Concise Guide, Warren Spring Laboratory, 1980.*

### 3.9 Plume Rise Options

The ISCST3 model provides by default a list of the U.S. regulatory options for concentration calculations. These are all applicable to the Hong Kong situations except for the 'Final Plume Rise' option. As the distance between sources and receptors are

generally fairly close, the non-regulatory option of 'Gradual Plume Rise' should be used instead to give more accurate estimate of near-field impacts due to plume emission. However, the 'Final Plume Rise' option may still be used for assessing the impacts of distant sources.

### 3.10 Portal Emissions

These include traffic emissions from tunnel portals and any other similar openings and are generally modelled as volume sources according to the PIARC 91 (or more up-to-date version) recommendations (Ref. 5, section III.2). For emissions arising from underpasses or any horizontal openings of the like, these are treated as area or point sources depending on the source physical dimensions. In all these situations, the ISCST3 model or more sophisticated models will have to be used instead of the CALINE4 model. In the case of portal emissions with significant horizontal exit velocity which cannot be handled by the ISCST3 model, the impacts may be estimated by the TOP model (Ref. 6) or any other suitable models subject to prior agreement with EPD. The EPD's "Guidelines on the Use of Alternative Computer Models in Air Quality Assessment" should also be referred to in [Appendix B-3](#).

*Ref.(5): XIXth World Road Congress Report, Permanent International Association of Road Congresses (PIARC), 1991.*

*Ref.(6): N. Ukegunchi, H. Okamoto and Y. Ide "Prediction of vehicular emission pollution around a tunnel mouth", Proceedings 4th International Clean Air Congress, pp. 205-207, Tokyo, 1977.*

### 3.11 Background Concentrations

Background concentrations are required to account for far-field sources which cannot be estimated by the model. These values, to be used in conjunction with model results for assessing the total impacts, should be based on long term average of monitoring data at location representative of the study site. Please make reference to the paper "Guidelines on Assessing the 'TOTAL' Air Quality Impacts" in [Appendix B-2](#) for further information.

### 3.12 Output

The highest short-term and long-term averages of pollutant concentrations at prescribed receptor locations are output by the model and to be compared against the relevant air quality standards specified for the relevant pollutant. Contours of pollutant concentration are also required for indicating the general impacts of emissions over an assessment area.

Copies of model files in electronic format should also be provided for EPD's reference.

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**Schedule 1**

**Air Quality Models Generally Accepted by  
Hong Kong Environmental Protection Department for  
Regulatory Applications as at 1 July 1998\***

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

**California Line Source Dispersion Model Version 4 (CALINE4)** or the latest version developed by Department of Transportation, State of California, U.S.A.

**Fugitive Dust Model (FDM)** or the latest version developed by U.S. Environmental Protection Agency

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

**Appendix B-2****Guidelines on Assessing the 'TOTAL' Air Quality Impacts**

*[The information contained in this Appendix is only meant to assist the Applicant in performing the air quality assessment. The Applicant must exercise professional judgment in applying this general information for the Project.]*

**1. Total Impacts - 3 Major Contributions**

- 1.1 In evaluating the air quality impacts of a proposed project upon air sensitive receivers, contributions from three classes of emission sources depending on their distance from the site should be considered. These are:

Primary contributions:	project induced
Secondary contributions:	pollutant-emitting activities in the immediate neighbourhood
Other contributions:	pollution not accounted for by the previous two (Background contributions)

**2. Nature of Emissions****2.1 Primary contributions**

In most cases, the project-induced emissions are fairly well defined and quite often (but not necessarily) the major contributor to local air quality impacts. Examples include those due to traffic network, building or road construction projects.

**2.2 Secondary contributions**

Within the immediate neighbourhood of the project site, there are usually pollutant emitting activities contributing further to local air quality impacts. For most local scale projects, any emission sources in an area within 500m radius of the project site with notable impacts should be identified and included in an air quality assessment to cover the short-range contributions. In the exceptional cases where there is one or more significant sources nearby, the assessment area may have to be extended or alternative estimation approach employed to ensure these impacts are reasonably accounted for.

**2.3 Background contributions**

The above two types of emission contributions should account for, to a great extent, the air quality impacts upon local air sensitive receivers, which are often amenable to estimation by the 'Gaussian Dispersion' type of models. However, a background air quality level should be prescribed to indicate the baseline air quality in the region of the project site, which would account for any pollution not covered by the two preceding contributions. The emission sources contributing to the background air quality would be located further afield and not easy to identify. In addition, the transport mechanism by which pollutants are carried over long distances (ranging from 1km up to tens or hundreds of kms) is rather complex and cannot be adequately estimated by the 'Gaussian' type of models.

### 3 Background Air Quality - Estimation Approach

#### 3.1 The approach

In view of the difficulties in estimating background air quality using the air quality models currently available, an alternative approach based on monitored data is suggested. The essence of this approach is to adopt the long-term (5-year) averages of the most recent monitored air quality data obtained by EPD. These background data would be reviewed yearly or biennially depending on the availability of the monitored data. The approach is a first attempt to provide a reasonable estimate of the background air quality level for use in conjunction with EIA air quality assessment to address the cumulative impacts upon a locality. This approach may be replaced or supplemented by superior modelling efforts such as that entailed in PATH (Pollutants in the Atmosphere and their Transport over Hong Kong), a comprehensive territory-wide air quality modelling system currently being developed for Hong Kong. Notwithstanding this, the present approach is based on measured data and their long term regional averages; the background values so derived should therefore be indicative of the present background air quality. In the absence of any other meaningful way to estimate a background air quality for the future, this present background estimate should also be applied to future projects as a first attempt at a comprehensive estimate until a better approach is formulated.

#### 3.2 Categorisation

The monitored air quality data, by 'district-averaging' are further divided into three categories, viz, Urban, Industrial and Rural/New Development. The background pollutant concentrations to be adopted for a project site would depend on the geographical constituency to which the site belongs. The categorization of these constituencies is given in section 3.4. The monitoring stations suggested for the 'district-averaging' (arithmetic means) to derive averages for the three background air quality categories are listed as follows:

Urban: Kwun Tong, Sham Shui Po, Tsim Sha Tsui and Central/Western  
 Industrial: Kwun Tong, Tsuen Wan and Kwai Chung  
 Rural/New Development: Sha Tin, Tai Po, Junk Bay, Hong Kong South and Yuen Long

The averaging would make use of data from the above stations wherever available. The majority of the monitoring stations are located some 20m above ground.

#### 3.3 Background pollutant values

Based on the above approach, background values for the 3 categories have been obtained for a few major air pollutants as follows:

<b>POLLUTANT</b>	<b>URBAN</b>	<b>INDUSTRIAL</b>	<b>RURAL / NEW DEVELOPMENT</b>
Nitrogen Dioxide (NO <sub>2</sub> )	59	57	39
Sulphur Dioxide (SO <sub>2</sub> )	21	26	13
Ozone (O <sub>3</sub> )	62	68	57
Total Suspended Particulates (TSP)	98	96	87
Respirable Suspended Particulates (RSP)	60	58	51

All units are in micrograms per cubic metre. The above values are derived from 1992 to 1996 annual averages with the exception of ozone which represent annual average of daily hourly maximum values for year 1996.

In cases where suitable air quality monitoring data representative of the study site such as those obtained from a nearby monitoring station or on-site sampling are not available for the prescription of background air pollution levels, the above tabulated values can be adopted instead. Strictly speaking, the suggested values are only appropriate for long term assessment. However, as an interim measure and until a better approach is formulated, the same values can also be used for short term assessment. This implies that the short term background values will be somewhat under-estimated, which compensates for the fact that some of the monitoring data are inherently influenced by secondary sources because of the monitoring station location.

Indeed, if good quality on-site sampling data which cover at least one year period are available, these can be used to derive both the long term (annual) and short term (daily / hourly) background values, the latter are usually applied on an hour to hour, day to day basis.

### 3.4 Site categories

The categories to which the 19 geographical constituencies belong are listed as follows:

<b>DISTRICT</b>	<b>AIR QUALITY CATEGORY</b>
Islands	Rural / New Development
Southern	Rural / New Development
Eastern	Urban
Wan Chai	Urban
Central & Western	Urban
Sai Kung	Rural / New Development
Kwun Tong	Industrial
Wong Tai Sin	Urban
Kowloon City	Urban
Yau Tsim	Urban
Mong Kok	Urban
Sham Shui Po	Urban
Kwai Tsing	Industrial
Sha Tin	Rural / New Development
Tsuen Wan	Industrial
Tuen Mun	Rural / New Development
Tai Po	Rural / New Development
Yuen Long	Rural / New Development
Northern	Rural / New Development

### 3.5 Provisions for 'double-counting'

The current approach is, by no means, a rigorous treatment of background air quality but aims to provide an as-realistic-as-possible approximation based on limited field data. 'Double-counting' of 'secondary contributions' may be apparent through the use of such 'monitoring-based' background data as some of the monitoring stations are of close proximity to existing emission sources. 'Primary contributions' due to a proposed project



(which is yet to be realized) will not be double-counted by such an approach. In order to avoid over-estimation of background pollutant concentrations, an adjustment to the values given in section 3.3 is possible and optional by multiplying the following factor:

$$(1.0 - E_{\text{Secondary contributions}}/E_{\text{Territory}})$$

where E stands for emission.

The significance of this factor is to eliminate the fractional contribution to background pollutant level of emissions due to 'secondary contributions' out of those from the entire territory. In most cases, this fractional contribution to background pollutant levels by the secondary contributions is minimal.

#### **4 Conclusions**

- 4.1 The above described approach to estimating the total air quality impacts of a proposed project, in particular the background pollutant concentrations for air quality assessment, should be adopted with immediate effect. Use of short term monitoring data to prescribe the background concentrations is no longer acceptable.

**Appendix B-3****Guidelines on the Use of Alternative Computer Models in Air Quality Assessment**

*[The information contained in this Appendix is only meant to assist the Applicant in performing the air quality assessment. The Applicant must exercise professional judgment in applying this general information for the Project.]*

**1. Background**

- 1.1 In Hong Kong, a number of Gaussian plume models are commonly employed in regulatory applications such as application for specified process licences and environmental impact assessments (EIAs). These frequently used models (as listed in Schedule 1 attached; hereafter referred to as Schedule 1 models) have no regulatory status but form the basic set of tools for local-scale air quality assessment in Hong Kong.
- 1.2 However, no single model is sufficient to cover all situations encountered in regulatory applications. In order to ensure that the best model available is used for each regulatory application and that a model is not arbitrarily applied, the project proponent (and/or its environmental consultants) should assess the capabilities of various models available and adopt one that is most suitable for the project concerned.
- 1.3 Examples of situations where the use of an alternative model is warranted include:
  - (i) the complexity of the situation to be modelled far exceeds the capability of the Schedule 1 models; and
  - (ii) the performance of an alternative model is comparable or better than the Schedule 1 models.
- 1.4 This paper outlines the demonstration / submission required in order to support the use of an alternative air quality model for regulatory applications for Hong Kong.

**2. Required Demonstration / Submission**

- 2.1 Any model that is proposed for air quality applications and not listed amongst the Schedule 1 models will be considered by EPD on a case-by-case basis. In such cases, the proponent will have to provide the followings for EPD's review:
  - (i) Technical details of the proposed model; and
  - (ii) Performance evaluation of the proposed model.

Based on the above information, EPD will determine the acceptability of the proposed model for a specific or general application. The onus of providing adequate supporting materials rests entirely with the proponent.

- 2.2 To provide technical details of the proposed model, the proponent should submit documents containing at least the following information :
  - (i) mathematical formulation and data requirements of the model;

- (ii) any previous performance evaluation of the model; and
  - (iii) a complete set of model input and output file(s) in commonly used electronic format.
- 2.3 On performance evaluation, the required approach and extent of demonstration varies depending on whether a Schedule 1 model is already available and suitable in simulating the situation under consideration. In cases where no Schedule 1 model is found applicable, the proponent must demonstrate that the proposed model passes the screening test as set out in USEPA Document “Protocol for Determining the Best Performing Model” (Ref. 1).
- Ref.(1): William M. Cox, ‘Protocol for Determining the Best Performing Model’; Publication No. EPA-454/R-92-025; U.S. Environmental Protection Agency, Research Triangle Park, NC.*
- 2.4 For cases where a Schedule 1 model is applicable to the project under consideration but an alternative model is proposed for use instead, the proponent must demonstrate either that:
- (i) the highest and second highest concentrations predicted by the proposed model are within 2 percent of the estimates obtained from an applicable Schedule 1 model (with appropriate options chosen) for all receptors for the project under consideration; or
  - (ii) the proposed model has superior performance against an applicable Schedule 1 model based on the evaluation procedure set out in USEPA Document “Protocol for Determining the Best Performing Model” (Ref. 1).
- 2.5 Should EPD find the information on technical details alone sufficient to indicate the acceptability of the proposed model, information on further performance evaluation as specified in sections 2.3 and 2.4 above would not be necessary.
- 2.6 If the proposed model is an older version of one of the Schedule 1 models or was previously included in Schedule 1, the technical documents mentioned in section 2.2 are normally not required. However, a performance demonstration of equivalence as stated in section 2.4(i) would become necessary.
- 2.7 If EPD is already in possession of some of the documents that describe the technical details of the proposed model, submission of the same by the proponent is not necessary. The proponent may check with EPD to avoid sending in duplicate information.

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

**Appendix C****Requirements for Noise Impact Assessment**

The noise impact assessment shall include the following:

1. Provision of Background Information and Existing Noise Levels

The Applicant shall provide background information relevant to the Project, e.g. relevant previous or current studies. Unless required for determining the planning standards, e.g. those for planning of fixed noise sources, no existing noise levels are particularly required.

2. Identification of Noise Sensitive Receivers

(i) The Applicant shall refer to Annex 13 of the TM when identifying the NSRs. The NSRs shall include existing NSRs and planned/committed noise sensitive developments and uses earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans, Layout Plans and other relevant published land use plans, including plans and drawings published by the Lands Department and any land use and development applications approved by the Town Planning Board. Photographs of existing NSRs shall be appended to the EIA report.

(ii) The Applicant shall select assessment points to represent the identified NSRs for carrying out quantitative noise assessment described below. A map showing the location and description such as name of building, use, and floor of each and every selected assessment point shall be given. For planned noise sensitive land uses without committed site layouts, the Applicant shall use the relevant planning parameters to work out representative site layouts for operational noise assessment purpose.

3. Provision of an Emission Inventory of the Noise Sources

The Applicant shall provide an inventory of noise sources including representative construction equipment for construction noise assessment, and traffic flow/fixed plant equipment, as appropriate, for operational noise assessment. Confirmation of the validity of the inventory shall be obtained from the relevant government departments/authorities and documented in the EIA report.

4. Construction Noise Assessment

(i) The Applicant shall carry out assessment of noise impact from construction (excluding percussive piling) of the Project during daytime, i.e. 7 a.m. to 7 p.m., on weekdays other than general holidays in accordance with the methodology in sections 5.3 and 5.4 of Annex 13 of the TM. The criteria in Table 1B of Annex 5 of the TM shall be adopted in the assessment.

(ii) To minimise the construction noise impact, alternative construction methods to replace percussive piling and blasting shall be proposed as far as practicable. In case blasting works is involved, it shall be carried out, as far as practicable, outside the sensitive hours of 7 p.m. to 7 a.m. on Monday to Saturday and any

time on a general holiday, including Sunday. For blasting that must be carried out during the above-mentioned sensitive hours, the noise impact from the removal of debris and rocks shall be assessed and adequate mitigation measures shall be recommended to reduce the noise impact.

- (iii) If tunneling or caverning works is involved, noise impact (including air-borne noise and ground-borne noise) associated with the operation of powered mechanical equipment, in particular tunnel boring machine or equivalent, shall be assessed. If the equipment, such as a tunnel boring machine, is used and it is likely that ground-borne noise will affect NSRs, the assessment criteria and methodology/model for ground-borne noise shall be considered in accordance with section 4.4.2(c) of the TM and documented in the EIA report. Reference can be made to relevant previous studies.
- (iv) If the unmitigated construction noise levels are found exceeding the relevant criteria, the Applicant shall propose practicable direct mitigation measures (including movable barriers, enclosures, quieter alternative methods, rescheduling and restricting hours of operation of noisy tasks) to minimise the impact. If the mitigated noise levels still exceed the relevant criteria, the duration of the noise exceedance at the affected NSRs shall be given.
- (v) The Applicant shall, as far as practicable, formulate a reasonable construction programme so that no work will be required in restricted hours as defined under the Noise Control Ordinance (NCO). In case the Applicant needs to evaluate whether construction works in restricted hours as defined under the NCO are feasible or not in the context of programming construction works, reference shall be made to relevant technical memoranda issued under the NCO. Regardless of the results of construction noise impact assessment for restricted hours, the Noise Control Authority will process Construction Noise Permit (CNP) application, if necessary, based on the NCO, the relevant technical memoranda issued under the NCO, and the contemporary conditions/situations. This aspect shall be explicitly stated in the EIA report.
- (vi) The assessment shall cover the cumulative noise impacts due to the construction works of the Project and other concurrent projects identified during the course of the EIA study.

## 5. Operational Noise Assessment

### (i) Road Traffic Noise

The Applicant shall assess any adverse traffic noise impact on the development of the Project, including those from any new roads and the nearby existing and planned roads. The potential noise impact due to new roads of the Project on NSRs in the vicinity should also be quantitatively assessed. The following assessment requirements shall be followed.

#### (a) Calculation of Noise Levels

The Applicant shall calculate the expected road traffic noise using methods described in the U.K. Department of Transport's "Calculation of Road Traffic Noise" (1988). Calculations of future road traffic noise

shall be based on the peak hour traffic flow in respect of the maximum traffic projection within the expected operation years of the Project.

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

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

(b) Presentation of Noise Levels

The Applicant shall present the prevailing and future noise levels in  $L_{10}$  (1 hour) at the NSRs at various representative floor levels (in m P.D.) on tables and plans of suitable scale.

A quantitative assessment at the NSRs shall be carried out and compared against the criteria set out in Table 1A of Annex 5 of the TM. The potential noise impact of the Project shall be quantified by estimating the total number of dwellings and other noise sensitive elements that will be exposed to noise levels exceeding the criteria set out in Table 1A of Annex 5 in the TM.

(c) Proposals for Noise Mitigation Measures

After rounding of the predicted noise levels according to the U.K. Department of Transport's "Calculation of Road Traffic Noise" (1988), the Applicant shall propose noise mitigation measures in situations where the predicted traffic noise level exceeds the criteria set in Table 1A of Annex 5 of the TM. Specific reasons for not adopting certain noise mitigation measures in the design to reduce the traffic noise to a level meeting the criteria in the TM or to maximise the protection for the NSRs as far as possible should be clearly quantified and laid down.

The total number of dwellings and other noise sensitive elements that will be benefited by the provision of noise mitigation measures should be provided. In order to clearly present the extents/locations of the recommended noise mitigation measures, plans prepared from 1:1,000 or 1:2,000 survey maps showing the mitigation measures (e.g. barriers) shall be included in the EIA report. The total number of dwellings and other noise sensitive elements that will still be exposed to noise above the criteria with the implementation of the recommended noise mitigation measures shall be quantified.

(ii) Fixed Noise Sources

## (a) Assessment of Fixed Source Noise Levels

The Applicant shall identify any fixed noise sources including but not limited to the nearby permanent and temporary industrial noise sources, river trade terminal, ventilation system(s) of building(s) and/or tunnel(s), vehicle repair workshop(s), godown(s), sewage treatment plant(s), sewage pumping station(s), pump house(s) and electricity substation(s) that may have a bearing on the environmental acceptability of the Project and those caused by the Project. The Applicant shall calculate expected noise using standard acoustics principles. Calculations for expected noise shall be based on assumed plant inventories and utilisation schedule for worst-case scenario. The Applicant shall calculate noise levels taking into account correction of tonality, impulsiveness and intermittency in accordance with the Technical Memorandum for Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites issued under the NCO.

## (b) Presentation of Noise Levels

The Applicant shall present the existing and future noise levels in  $L_{eq}$  (30 min) at the NSRs at various representative floor levels (in m P.D.) on tables and plans of suitable scale. A quantitative assessment at the NSRs for the fixed noise source(s) shall be carried out and compared against the criteria set out in Table 1A of Annex 5 of the TM.

## (c) Proposals for Noise Mitigation Measures

The Applicant shall propose direct technical remedies within the Project limits in situations where the predicted noise level exceeds the criteria set out in Table 1A of Annex 5 of the TM to protect the affected NSRs.

(iii) Marine Traffic Noise

- (a) The Applicant shall assess marine traffic noise impact on the proposed NSRs (if any) due to the Project. If there is proposed ferry pier/berth under the Project, the Applicant shall also assess the marine traffic noise impact on the nearby and the proposed NSRs. The marine traffic noise impact assessment shall include noise from operation activities on the moored vessels in the ferry pier/berth in the vicinity and manoeuvring of vessels during operational phase of the Project. For noise matters not fully listed in Table 1A of Annex 5 of the TM, the criteria and assessment methodology shall be considered in accordance with section 4.4.2(c) of the TM. The Applicant shall make recommendations for direct mitigation measures for existing or planned NSRs which will be subject to predicted noise impacts from marine traffic.

6. Assessment of Side Effects and Constraints

The Applicant shall identify, assess and propose means to minimise any side effects and to resolve any potential constraints due to the inclusion of any recommended direct



technical remedies.

7. Evaluation of Constraints on Planned Noise Sensitive Developments/Land Uses

- (i) For planned noise sensitive uses which will still be affected even with practicable direct technical remedies in place, the Applicant shall propose, evaluate and confirm the practicability of additional measures within the planned noise sensitive uses and shall make recommendations on how these noise sensitive uses will be designed for the information of relevant parties.
- (ii) The Applicant shall take into account agreed environmental requirements/constraints identified in the EIA study to assess the development potential of concerned sites which shall be made known to the relevant parties.

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

The water quality impact assessment shall include the following:

1. The Applicant shall identify and analyse the physical, chemical and biological disruptions of the water system(s) within the assessment area arising from the construction and operation of the Project.
2. The Applicant shall predict and assess any water quality impacts arising from the construction and operation of the Project including, but not limited to the following:
  - (i) the water quality impacts of the site run-off generated during the construction stage such as the effluents generated from dewatering associated with piling activities, grouting and concrete washing;
  - (ii) the water quality impacts of the road runoff containing oil/grease and suspended solids during the operational stage; and
  - (iii) the water quality impacts on the beaches, seawater intake points, river courses and drainages around the work sites.
3. The water quality impact assessment shall address the following:

**General**

- (i) Collection and review of background information on affected existing and planned water system(s), their respective catchments and sensitive receivers which might be affected by the Project.
- (ii) Characterisation of water quality of the water system(s) and water sensitive receivers which might be affected by the Project during construction based on existing best available information or through site surveys/tests as appropriate.
- (iii) Identification and analysis of existing and planned activities, beneficial uses and water sensitive receivers related to the affected water system(s). The Applicant shall refer to those developments and uses earmarked on the relevant Outline Zoning Plans, Development Permission Area Plans, Outline Development Plans, Layout Plans and other relevant published land use plans.
- (iv) Identification of pertinent water quality objectives and establish other appropriate water quality criteria or standards for the water system(s) and the sensitive receivers identified in 3(i), (ii) and (iii) above.
- (v) Review of specific construction methods and configurations, and operation of the Project to identify and predict the likely water quality impacts arising from the Project.
- (vi) Identification, analysis and quantification of existing and future water pollution sources, including point and non-point discharges to surface water runoff, sewage from workforce and polluted discharge generated from the Project. An emission

inventory on the quantities and characteristics of these existing and future pollution sources in the assessment area shall also be provided. Field investigation and laboratory tests, as appropriate, shall be conducted to fill in the relevant information gaps.

- (vii) Identification of alternation of water courses, natural streams, ponds, wetlands, change of water holding/flow regimes of water bodies, change of catchment types or areas, erosion or sedimentation due to the Project and other hydrological changes in the assessment area.
- (viii) Reporting of the adequacy of the existing sewerage and sewage treatment facilities for the handling, treatment and disposal of wastewater arising from the Project as required in section 3.4.4 of this EIA Study Brief.
- (ix) Identification and quantification of the water quality impacts based on the findings and recommendations from the Assessment of Sewerage and Sewage Treatment Implications under section 3.4.4 of this EIA Study Brief. The water quality concerns shall include possible sewage overflow or emergency discharge due to capacity constraints of the sewerage system, and emergencies arising from the Project.

#### Impact Prediction

- (x) Prediction and quantification of impacts on the water system(s) and the sensitive receivers due to those alterations and changes identified in 3(v) and (vii) above and the pollution sources identified in 3(vi) above. Possible impacts include changes in hydrology, flow regime, sediment erosion or deposition, water and sediment quality and change of ground water levels due to such changes. The prediction shall include possible different construction stages or sequences.
- (xi) Should dredging be required, the Applicant shall evaluate and quantify the possible impacts arising from the dredging works by appropriate techniques.
- (xii) Assessment of the cumulative impacts due to other related concurrent and planned projects, activities or pollution sources within the assessment area that may have a bearing on the environmental acceptability of the Project.

#### Mitigation

- (xiii) Analysis on the provision and adequacy of existing and planned future facilities to reduce pollution arising from the point and non-point sources identified in (vi).
- (xiv) Development of effective infrastructure upgrading or provision, water pollution prevention and mitigation measures to be implemented during construction and operational stages of the Project, including emergency sewage discharge in the case of sewage treatment works and sewage pumping stations, so as to reduce the water quality impacts to within standards. Requirements to be incorporated in the Project contract document shall also be proposed.
- (xv) Investigation and development of best management practices to reduce storm water and non-point source pollution.

- (xvi) Evaluation and quantification of residual impacts on the water system(s) and the water sensitive receivers with regard to the appropriate water quality criteria, standards or guidelines.

**Appendix E****Requirements for Assessment of Sewerage and Sewage Treatment Implications**

1. The Applicant shall study and assess the impacts of discharging sewage to the existing/planned sewerage systems in Tuen Mun District. The assessment shall include the following:
  - (i) investigate and review whether the existing, committed and planned sewerage systems, and sewage treatment works in Tuen Mun District will provide adequate capacity for the Project. The Applicant shall quantitatively address the impacts of the Maximum Development Flows on the sewerage system under different development phases. The appropriate treatment level of interim discharge, if required, shall be assessed. The water quality impacts arising from the interim and ultimate effluent discharge, if any, shall be assessed;
  - (ii) employ the latest version of the computer model “InfoWorks” or equivalent computer models to assess impacts of future development under different phases on the existing and planned sewerage networks in Tuen Mun District;
  - (iii) propose and undertake required measures to mitigate any forecast shortfalls in the sewerage system as a result of the Project under different development phases and demonstrate the proposed measures would be adequate for the Maximum Development Flows under different development phases. Any proposed sewerage system and/or on-site sewage treatment facility should be designed to meet the current government standards and requirements;
  - (iv) identify and quantify the water quality and ecological impacts due to the emergency discharge from on-site sewage treatment plant/pumping stations, if any, and sewer bursting discharge, and to propose measures to mitigate these impacts;
  - (v) identify the appropriate alignment and layouts of the new sewerage to connect to the existing/planned/future sewerage systems in Tuen Mun District, and investigate and assess the technical feasibility of connection (e.g. technical feasibility and details for connection to public sewer and sewage pumping station); and
  - (vi) set out the design, operation and maintenance requirements and identify the party responsible for the construction and maintenance of any proposed sewerage and sewage treatment facilities, such as pumping station and sewage treatment plant (if recommended), including electrical and mechanical components to eliminate the problem of septicity incurred in long rising mains during low flows and to facilitate maintenance. The above shall be agreed by relevant government departments/authorities.

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

The assessment of waste management implications shall cover the following:

1. Analysis of Activities and Waste Generation

- (i) The Applicant shall identify the quantity, quality and timing of the 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. construction and demolition (C&D) materials and other wastes which will be generated during construction and operational stages.
- (ii) The Applicant shall adopt appropriate design, general layout, construction methods and programme to minimise the generation of public fill/inert C&D materials and maximise 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 maximising waste reduction shall be separately considered.
- (ii) After considering the opportunities for reducing waste generation and maximising re-use, the types and quantities of 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 (iv) below.
- (iii) The EIA report shall also 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 and storage), collection, transportation and re-use/disposal of wastes shall be addressed in detail and appropriate mitigation measures shall be proposed. This assessment shall cover the following areas:
  - potential hazard;
  - air and odour emissions;
  - noise;
  - wastewater discharge; and
  - public transport.

### 3. Excavation/Dredging, Filling and Dumping

- (i) The Applicant shall identify and quantify excavation/dredging (if any), fill extraction, filling, sediment/mud transportation and disposal activities and requirements. Potential fill source and dumping ground to be involved shall also be identified. Field investigation, sampling and chemical and biological laboratory tests to characterise the sediment/mud concerned shall be conducted as appropriate. The ranges of parameters to be analysed; the number, type and methods of sampling; sample preservation; chemical and biological laboratory test methods to be used shall be specified in the EIA report having regard to section 4.4.2(c) of the TM. 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 documents, such as agreement by the relevant facilities management authorities, to demonstrate the viability of the treatment/disposal plan.
- (ii) The Applicant shall identify and evaluate the practicable excavation/dredging methods to minimise excavation/dredging and dumping requirements and demand for fill sources based on the criterion that existing sediment/mud shall be left in place and not to be disturbed as far as possible.

**Appendix G****Requirements for Land Contamination Assessment**

1. If any contaminated land uses as stated in sections 3.1 and 3.2 of Annex 19 of the TM is identified, the Applicant shall carry out the land contamination assessment as detailed below:
  - (i) The Applicant shall follow the guidelines for evaluating and assessing potential land contamination issues as stated in sections 3.1 and 3.2 of Annex 19 of the TM.
  - (ii) The Applicant shall identify the potential land contamination site(s) within the boundary of the PDAs and the works of the Project within the Study Area as identified in the EIA.
  - (iii) The Applicant shall provide a clear and detailed account of the present land uses (including description of the activities, chemicals and hazardous substances handled, with clear indication of their storage and location, by reference to a site layout plan) and a complete past land use history in relation to possible land contamination (including accident records and change of land use(s) and the like).
  - (iv) During the course of the EIA study, the Applicant shall submit a Contamination Assessment Plan (CAP) prior to conducting the land contamination impact assessment of the land or site(s). The CAP shall include proposal with details on representative sampling and analysis required to determine the nature and the extent of the contamination of the land or site(s). Alternatively, the Applicant may refer to other previously agreed and still relevant and valid CAP(s) for the concerned site(s).
  - (v) Based on the endorsed CAP, the Applicant shall conduct a land contamination impact assessment and submit a Contamination Assessment Report (CAR) to the Director. If land contamination is confirmed, a Remediation Action Plan (RAP) to formulate viable remedial measures with supporting documents, such as agreement by the relevant facilities management authorities, shall be submitted to the Director. The Applicant shall then clean up the contaminated land or site(s) according to the approved RAP, and a Remediation Report (RR) to demonstrate adequate clean-up should be prepared and submitted to the Director prior to the commencement of any development works within the site. The CAP, CAR and RAP shall be documented in the EIA report.
  - (vi) If there is/are potential contaminated site(s) inaccessible for preparing sampling and analysis during the course of the EIA study, e.g. due to site access problem, the CAP shall include:
    - (a) a review of the available information;
    - (b) an initial contamination evaluation of this/these site(s) and possible remediation methods;
    - (c) a confirmation of whether the contamination problem at this/these site(s) would be surmountable;



- (d) a sampling and analysis proposal which shall aim at determining the nature and the extent of the contamination of this/these site(s); and
- (e) a schedule of submission of revised CAP (if necessary), CAR, RAP and RR upon this/ these site(s) is/ are accessible.

**Appendix H****Requirements for Landfill Gas Hazard Assessment**

1. The landfill gas hazard assessment shall include a qualitative risk assessment and landfill gas precautionary/protection design. Specifically, the assessment shall include the following tasks:
  - (i) Review of background information and studies related to the restored Pillar Point Valley Landfill.
  - (ii) Identification of the nature and extent of the sources, including the likely concentrations/amounts of hazardous emissions which might have the potential for causing impacts on the Project.
  - (iii) Identification of possible pathways through the ground, underground cavities, utilities or groundwater and the nature of these pathways through which hazardous emissions must traverse if they were to reach the facilities within the Project site.
  - (iv) Identification of the potential targets associated with the proposed facilities which are sensitive to the impacts of the hazardous emissions.
  - (v) Qualitative assessment on the degrees of risk which the hazardous emissions may pose to the target for each of the source-pathway-target combinations.
  - (vi) Design of suitable level of precautionary measures and the types of protection measures for the construction and operation of the developments proposed under the Project.
  - (vii) Identification of monitoring requirement for assessing the adequacy and performance of the implemented protection measures.

**Appendix I****Requirements for Hazard Assessment**

The hazard assessment shall cover the following:

1. **Hazard Assessment for Explosives**

- 1.1 If use of explosives is required during construction of the Project and the location of overnight storage of explosives (magazine) is in close proximity to populated areas and/or Potentially Hazardous Installation site(s), the Applicant shall carry out hazard assessment to evaluate the risk associated with the storage and transport of the explosives. The hazard assessment shall include the following:
- (i) Identification of hazardous scenarios associated with the construction of the Project with a view to determining a set of relevant scenarios to be included in a Quantitative Risk Assessment (QRA).
  - (ii) Execution of a QRA of the set of hazardous scenarios determined in 1.1(i) above, expressing population risks in both individual and societal terms.
  - (iii) Comparison of individual and societal risks with the criteria for evaluating hazard to life stipulated in Annex 4 of the TM.
  - (iv) Identification and assessment of practicable and cost-effective risk mitigation measures.
- 1.2 The methodology to be used in the hazard assessment shall be consistent with previous studies having similar issues.

**Appendix J****Requirements for Ecological Impact Assessment**

The ecological impact assessment shall include the following:

1. The Applicant shall examine the flora, fauna and other components of the ecological habitats within the assessment area. The aim shall be to protect, maintain or rehabilitate the natural environment. In particular, the Project shall avoid or minimise impacts on recognised sites of conservation importance such as the Sites of Special Scientific Interest (SSSIs) and other ecological sensitive areas. The assessment shall identify and quantify as far as possible the potential ecological impacts associated with the construction and operation of the Project.
2. The assessment shall include the following major tasks:
  - (i) review the findings of relevant studies/surveys and collate the available information regarding the ecological characters of the assessment area;
  - (ii) evaluate the information collected, identify any information gap relating to the assessment of potential ecological impact, and determine the ecological field surveys and investigations that are needed for an impact assessment as required in the following sections;
  - (iii) carry out any necessary ecological field surveys with a duration of at least six months covering both wet and dry seasons, and investigation to verify the information collected, fill the information gaps as identified in (ii) above, if any, and to fulfil the objectives of the EIA study;
  - (iv) establish an ecological profile of the assessment area based on data of relevant previous studies/surveys and results of ecological field surveys, and describe the characteristics of each habitat found. Major information to be provided shall include:
    - (a) description of the physical environment;
    - (b) habitats maps of suitable scale (1:1000 to 1:5000) showing the types and locations of habitats and species of conservation interest in the assessment area;
    - (c) ecological characteristics of each habitat type such as size, vegetation type, species present, dominant species found, species diversity and abundance, community structure, seasonal patterns, ecological value, inter-dependence of the habitats and species, and presence of any features of ecological importance;
    - (d) representative colour photographs of each habitat type and any important ecological features identified;
    - (e) species found that are rare, endangered and/or listed under local legislation, international conventions for conservation of wildlife/habitats or Red Data Books

- (v) investigate and describe the existing wildlife uses of various habitats with special attention to those wildlife groups and habitats with conservation interest, including but not limited to the following:
  - woodlands and plantations;
  - shrublands;
  - pitcher plants;
  - natural stream courses;
  - vertebrates (e.g. avifauna, mammals and herpatofauna);
  - macroinvertebrates (e.g. butterflies and odonates); and
  - any other habitats and wildlife groups identified as having special conservation interest by the EIA study.
- (vi) describe recognised sites of conservation importance within and in the vicinity of the assessment area, including the Siu Lang Shui SSSI and the Castle Peak SSSI, and assess whether these sites will be affected by the Project;
- (vii) identify and quantify, with the use of suitable methodology, 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 direct loss of habitats and potential diversion or modification of stream courses, disturbance to wildlife, destruction of habitats, reduction of species abundance/diversity, loss of feeding and breeding grounds, reduction of ecological carrying capacity and habitat fragmentation, and the following:
  - (a) disturbance impact, such as dust, traffic and other human disturbance to wildlife in particular overwintering butterflies at the Siu Lang Shui SSSI.
- (viii) evaluate ecological impact based on the best and latest information available during the course of the EIA study covering construction and operational phases of the Project;
- (ix) recommend practicable mitigation measures to avoid, minimise and/or compensate for the adverse ecological impacts identified;
- (x) evaluate the feasibility and effectiveness of the recommended mitigation measures and define the scope, type, location, implementation arrangement, resource requirement, subsequent management and maintenance of such measures;
- (xi) determine and quantify as far as possible of the residual ecological impacts after implementation of the proposed mitigation measures;
- (xii) evaluate the significance and acceptability of the residual ecological impacts by making reference to the criteria in Annex 8 of the TM; and
- (xiii) review the need for and recommend any ecological monitoring programme required.

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

1. The Applicant shall assess the landscape impact of the Project. The Applicant shall review relevant outline development plan(s), outline zoning plan(s), layout plan(s) and/or studies which may identify areas of high landscape value. 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) shall be highlighted and appropriate follow-up action shall be recommended.
2. The Applicant shall describe, appraise, analyse and evaluate the existing and planned landscape resources and characters of the assessment area. A system shall be derived for judging the landscape impact significance as required under the TM and the EIAO Guidance Note No. 8/2010 "Preparation of Landscape and Visual Impact Assessment under the EIAO". Annotated oblique aerial photographs and plans of suitable scale showing the baseline landscape resources and landscape character areas and mapping of impact assessment shall be extensively used to present the findings of impact assessment. Descriptive text shall provide a concise and reasoned judgment from a landscape and visual point of view. The assessment shall be particularly focused on the sensitivity of the landscape framework and its ability to accommodate change. The Applicant shall identify the degree of compatibility of the Project with the existing and planned landscape setting. The landscape impact assessment shall quantify potential landscape impact as far as possible, so as to illustrate the significance of such impact arising from the Project. Clear mapping of the landscape impact is required. Where applicable, tree survey shall be carried out and the impacts on existing trees shall be addressed. Cumulative landscape and visual impacts of the Project with other existing, committed and planned developments in the assessment area shall be assessed.
3. The Applicant shall assess the visual impact of the Project. Clear illustrations including mapping of visual impact is required. 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 and their views at sea level, ground 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; and
  - (iv) description of the severity of visual impact in terms of nature, distance and number of sensitive receivers. The visual impact of the Project with and without mitigation measures shall be included and illustrated so as to demonstrate the effectiveness of the proposed mitigation measures across time.
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, site layout, development options, design and construction

- methods that would 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 minimise adverse effects identified above, including provision of a landscape design.
5. The mitigation measures shall include preservation of vegetation, transplanting of mature trees when tree removal is inevitable, provision of screen planting, re-vegetation of disturbed land, woodland restoration, compensatory planting using native trees, provisioning/reprovisioning of amenity areas and open spaces, design of structures, provision of finishes to structures, colour scheme and texture of material used and any measures to mitigate the impact on existing and planned land uses and sensitive receivers. Parties shall be identified for the on going management and maintenance of the proposed mitigation works to ensure their effectiveness throughout the operational phase of the Project. A practical programme for the implementation of the recommended measures shall be provided.
  6. Annotated illustration such as coloured perspective drawings, plans and section/elevation diagrams, oblique aerial photographs, photographs taken at vantage points, and computer-generated photomontage shall be adopted to 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.





**Appendix M****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) 30 copies of the EIA report and 30 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 (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 the executive summary prepared in HyperText Markup Language (HTML) (version 4.0 or later) and in Portable Document Format (PDF version 1.3 or later). For the HTML version, a content page capable of providing hyperlink to each section and sub-section of the EIA report and the executive summary shall be included in the beginning of the document. Hyperlinks to figures, drawings and tables in the EIA report and the 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.
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.