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**Environmental Impact Assessment (EIA) Ordinance, Cap.499
Application for EIA Study Brief**

**Project Title: Hung Shui Kiu New Development Area
(Application No. ESB-291/2015)**

I refer to your above application received on 30 November 2015 for an EIA Study Brief under Section 5(1)(a) of the EIA Ordinance.

In accordance with Section 5(7)(a) of the EIA Ordinance and after public inspection of the project profile, I issue the attached EIA Study Brief (No. ESB-291/2015) for your preparation of an EIA report.

Under Section 15 of the EIA Ordinance, the EIA Study Brief will be placed on the EIA Ordinance Register. It will also be placed on the EIA Ordinance website (<http://www.epd.gov.hk/eia/>).

You may submit an application for approval of the EIA report in accordance with Section 6(2) of the EIA Ordinance after its completion. Upon receipt of your application, this department will decide under Section 6(3) of the EIA Ordinance whether the EIA report meets the requirements of the EIA Study Brief and Technical Memorandum on EIA Process, and accordingly advise you under Section 6(4) of the EIA Ordinance whether a submission to the Advisory Council on the Environment (ACE) or its subcommittee is required. In this connection, you are required to provide sufficient copies of the Executive Summary of the EIA report to the Secretariat of the EIA Subcommittee of the Council for selection for submission when you submit the EIA report to this department for approval. Please liaise


with Ms. Becky LAM (Tel: 2594 6323) regarding the details in due course.

If the EIA report is selected by ACE for submission and presentation, you are expected to provide ACE with an account of the environmental issues arising from the project, major conclusions and recommendations of the EIA study. In particular, the main environmental concerns of the general public and interest groups who may be affected by the Project should be identified and addressed in the EIA study. As such, you are strongly advised to engage the public and interest groups during the course of the EIA study. Please find attached a copy of the "*Modus Operandi of the EIA Subcommittee of the Advisory Council on the Environment*" for your reference.

Please note that if you are aggrieved by any of the content of this EIA Study Brief, you may appeal under Section 17 of the EIA Ordinance within 30 days of receipt of this EIA Study Brief.

Should you have any queries on the above application, please contact my colleague Mr. Edward LAM at 2835 1113.

Yours sincerely,



(Terence TSANG)

Acting Principal Environmental Protection Officer
for Director of Environmental Protection

Encl.

c.c. (w/o encl.)

Secretary of ACE EIA Subcommittee (Attn : Ms. Becky LAM) Fax: 2872 0603

Environmental Impact Assessment Ordinance (Cap. 499), Section 5(7)**Environmental Impact Assessment Study Brief No. ESB-291/2015****Project Title : Hung Shui Kiu New Development Area**

(hereinafter known as the “Project”)

Name of Applicant : Civil Engineering & Development Department

(hereinafter known as the “Applicant”)

1. BACKGROUND

- 1.1 An application (No. ESB-291/2015) for an Environmental Impact Assessment (EIA) study brief under section 5(1)(a) of the Environmental Impact Assessment Ordinance (EIAO) was submitted by the captioned Applicant on 30 November 2015 with a project profile (No. PP-531/2015) (the Project Profile).
- 1.2 Hung Shui Kiu (HSK) was identified in the “Planning and Development Study on North West New Territories” Study (NWNT Study), spanning from 1997 to 2003, as a potential New Development Area to accommodate a population of 160,000 and provide about 48,000 jobs on full development. Various land uses, including residential, government, institution or community, education, recreation, business use, open spaces, port back-up, green belt, etc., were proposed for Hung Shui Kiu New Development Area.
- 1.3 The NWNT Study identified 450 hectares for the Hung Shui Kiu New Development Area. The Application for EIA Study Brief (Application No. ESB-190/2008) lodged on 2 May 2008 and the EIA Study Brief (No. ESB-190/2008) issued on 13 June 2008 was based on this project area. There were substantial changes in planning circumstances and public aspiration since completion of the NWNT Study in 2003. To allow flexibility in layout planning to accommodate the new demand for various land uses and associated infrastructures, the boundary of the Hung Shui Kiu New Development Area was expanded to 790 hectares. A subsequent Application for EIA Study Brief (Application No. ESB-221/2011) was submitted on 25 January 2011 and an EIA Study Brief (No. ESB-221/2011) was issued on 7 March 2011.
- 1.4 The Applicant further refined the boundary of the NDA after taking into account views and opinions from stakeholders, green groups, local communities, etc. through a series of community engagement exercises. In parallel to the community engagement process, the planning, designs and engineering assessments of the Project have also been progressing and evolving to address various constraints and development needs as well as the comments collated in community engagement exercises. Additional associated infrastructure is also required to support the new town development. As a result of the above changes, the total area of the HSK NDA is reduced to 714 ha. The Applicant has now applied for a fresh EIA study brief to cater for these changes.

- 1.5 Refinements made to the boundary of the HSK NDA and major additional infrastructure required are listed below.
- (i) The existing developments to the southeast of Castle Peak Road are excluded from the HSK NDA. At present, these areas are characterised by existing clustered villages, private developments and education/Government facilities. Limited land is available for further major development in this area.
 - (ii) The existing Tin Shui Wai river channel and Tin Ying Road on the east are included in the HSK NDA to regenerate the river channel and the riverside promenades. This would enhance street vibrancy and connectivity between Tin Shui Wai and the HSK NDA.
 - (iii) The existing Kong Sham Western Highway is included in the HSK NDA for the construction of a new primary distributor underneath it to enhance the north-south traffic movement within the HSK NDA.
 - (iv) The area to the west of Kong Sham Western Highway is included in the HSK NDA for general industrial development. This would help to redistribute industrial activities to free up land at central location within the HSK NDA.
 - (v) Fresh water and flushing water service reservoirs would be constructed at the north-western and south-eastern sides of the HSK NDA with proposed reuse of treated sewage effluent.
- 1.6 The Hung Shui Kiu New Development Area is located in the Tuen Mun – Yuen Long Corridor, bounded by Tin Shui Wai Drainage Channel, Tin Ying Road, Kiu Hung Road on the east; Castle Peak Road on the south; Lau Fau Shan Road, Deep Bay Road and hill slopes on the north; and Kong Sham Western Highway and the adjacent land on the west. Fresh water and flushing water service reservoirs are proposed to be constructed at the north-western and south-eastern sides of the Hung Shui Kiu New Development Area. The location of the Hung Shui Kiu New Development Area is shown in Figure 1.
- 1.7 The Applicant plans to conduct a planning and engineering feasibility study for the Hung Shui Kiu New Development Area (hereinafter referred as “the Study”). In the Study, the Applicant will revisit the findings and recommendations of the NWNT Study, taking into account the latest changes in circumstances and public aspiration, with the aims (i) to confirm the feasibility of the proposed developments to meet the long-term housing, social, economic and environmental needs; and (ii) to prepare recommended outline development plans (RODPs) and preliminary engineering design for the proposed developments.
- 1.8 The Project is a designated project by virtue of Item 1 of Schedule 3 of the EIAO, which specifies that “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”.
- 1.9 The Project also comprises the following designated projects by virtue of items A.1, A.2, A.8, F.3 and F.4 of Schedule 2, Part I of the EIAO besides any that may be identified in the course of the Study :

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- (i) Primary distributor roads and district distributor roads [Item A.1];
 - (ii) Proposed railway station for serving the HSK NDA [Item A.2];
 - (iii) Road bridges of more than 100m in length between abutments [Item A.8];
 - (iv) Construction of Sewage Pumping Stations [Item F.3]; and
 - (v) An activity for the reuse of treated sewage effluent [Item F.4].
- 1.10 Pursuant to section 5(7)(a) of the EIAO, the Director of Environmental Protection (the Director) issues this Environmental Impact Assessment (EIA) study brief to the Applicant to carry out an EIA study.
- 1.11 The purpose of this EIA study is to provide information on the nature and extent of environmental impacts arising from the construction and operation of the Project and associated works that take place concurrently, the constraints imposed by the existing/planned/committed developments in the Hung Shui Kiu New Development Area and land use zonings shown on the relevant Outline Zoning Plans (OZPs), including the latest Ha Tsuen OZP, Ping Shan OZP, Lau Fau Shan & Tsim Bei Tsui OZP, Tin Shui Wai OZP, Tong Yan San Tsuen OZP, and Lam Tei and Yick Yuen OZP.

This information will contribute to decisions by the Director on :

- (i) the overall acceptability of any adverse environmental consequences that are likely to arise as a result of the Project and associated works;
- (ii) the conditions and requirements for the detailed design, construction and operation of the Project to mitigate against adverse environmental consequences wherever practicable;
- (iii) the acceptability of residual impacts after the proposed mitigation measures are implemented; and
- (iv) the requirements and mitigation measures to be incorporated in the Recommended Outline Development Plans formulated under this Study.

2. OBJECTIVES OF THE EIA STUDY

2.1 The objectives of the EIA study are as follows :

- (i) to describe the Project and associated works together with the requirements and environmental benefits for carrying out the Project and associated works;
- (ii) to identify and describe the elements of the community and environment likely to be affected by the Project and associated works and/or likely to cause adverse impacts to the Project, including both the natural and man-made environment and the associated environmental constraints;

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- (iii) to provide information on the consideration of alternatives to avoid or minimize the potential adverse environmental impacts on sensitive receivers and sensitive uses in the Project site and adjacent areas that may be subject to (i) the adverse environmental impacts of the Project and associated works and/or (ii) the adverse impacts of the existing/committed/ planned developments in the Project site and adjacent areas, in particular the Kong Sham Western Highway, Yuen Long Highway, West Rail and Light Rail projects including associated committed/planned infrastructure provisions (such as West Rail Hung Shui Kiu Station) and improvement/ expansion schemes, if any; the proposed Tuen Mun Western Bypass; and developments proposed under “The Study on Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas”; to compare the environmental benefits and dis-benefits of each of different options; to provide justifications and set out constraints for selecting the preferred option(s) and to describe the part that environmental factors played in the selection;
 - (iv) to identify and assess air quality impact, noise impact, water quality impact, waste management implications, sewerage impact assessment, ecological impact, fisheries impact, impact on sites of cultural heritage, and landscape and visual impact; quantify emission sources and determine the significance of impacts on sensitive receivers and potential affected uses;
 - (v) to identify and quantify any potential losses or damage to flora, fauna, natural habitats and to propose measures to mitigate these impacts as necessary;
 - (vi) to provide tree and vegetation survey information in accordance with the EIAO Guidance Note No. 6/2010. The tree treatment proposal shall include plans showing the locations of trees retained/transplanted/felled and recipient locations for the trees identified for transplant or compensation;
 - (vii) to identify any negative impacts on sites of cultural heritage and to propose measures to mitigate these impacts;
 - (viii) to identify the negative impacts and propose measures for avoidance or the provision of infrastructure or mitigation measures to minimize pollution, environmental disturbance and nuisance during construction and operation of the Project and associated works;
 - (ix) to investigate the feasibility, practicability, effectiveness and implications of the proposed impact avoidance and/or mitigation measures;
 - (x) to identify, predict and evaluate the residual (i.e. after avoidance or practicable mitigation) environmental impacts and the cumulative effects expected to arise during the construction and operation phases of the Project and associated works in relation to the sensitive receivers and potential affected uses;
 - (xi) to identify, assess and specify methods, measures and standards to be included in the detailed design, construction and operation of the Project and associated works which are necessary to mitigate these residual environmental impacts and cumulative effects and reduce them to the acceptable levels;
 - (xii) to investigate the extent of the secondary environmental impacts that may arise

from the proposed mitigation measures and to identify constraints associated with the mitigation measures recommended in the EIA study, as well as provision of any necessary modification;

- (xiii) to identify individual project(s) proposed under the Study which constitutes designated projects under Schedule 2 of the EIA Ordinance; to specify the proposed Schedule 2 designated project(s) that would apply for environmental permits with reference to this EIA report and designated project(s) that would be subject to further EIA study; and for the latter to identify the outstanding issues that need to be addressed in the EIA study; and
- (xiv) to design and specify the environmental monitoring and audit requirements;
- (xv) to identify any additional studies necessary to implement the mitigation measures of monitoring and proposals recommended in the EIA report.

3. DETAILED REQUIREMENTS OF THE EIA STUDY

3.1 The Purpose

- 3.1.1 The purpose of this study brief is to set out the purposes and objectives of the EIA study, the scope of environmental issues which shall be addressed, the requirements that the EIA study shall need to fulfill, and the necessary procedural and reporting requirements. The Applicant shall demonstrate in the EIA report whether the criteria in the relevant sections of the Technical Memorandum on Environmental Impact Assessment Process (hereinafter referred to as “the TM”) are fully complied with.

3.2 The Scope

- 3.2.1 The scope of this EIA study shall cover the Project scope set out in the Project Profile (No. PP-531/2015) and highlighted in sections 1.3 to 1.9 above, and all developments proposed in the course of the Study, including any works associated with the Project. The EIA study shall cover the combined impacts of the entire Project and associated works and the cumulative impacts of the existing, committed and planned developments in the vicinity of the Project and associated works sites in accordance with section 3.4 of the TM.
- 3.2.2 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 scenarios with or without the Project with a view to derive a preferred option and Recommended Outline Development Plans (RODPs) and Recommended Layout Plans (RLPs) for the Hung Shui Kiu New Development Area that would avoid the adverse environmental impact and land use conflicts to the practicable maximum extent. Particular attention shall be given to the acceptability of the overall environmental performance of the Project and associated works at all stages of implementation and cumulative

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- effects due to interfacing planned, committed and planned projects in the vicinity of the Project;
- (ii) the potential air quality impact arising from the construction and operation of the Project and associated works; and the air quality impacts on air sensitive uses in the assessment area due to air pollutant emission sources identified according to section 3.4.4.3(iii) of this study brief;
 - (iii) the potential noise impact during construction and operation of the Project from fixed noise sources, in particular the port back-up, storage and workshop sites, road traffic, rail traffic, and helicopter and heliport traffic on noise sensitive receivers identified according to section 3.4.5.2 (iii) of this study brief; consideration should be given to adoption of alternative alignment and design such as tunnel or suppress design for the new roads under the Project in order to minimize the noise impact on identified sensitive receivers and the use of mitigation measures such as noise barriers;
 - (iv) the potential water quality impact caused by the Project and associated works, in particular
 - (a) non-domestic and domestic sewage discharge from the Project and associated works;
 - (b) discharge from stormwater drainage system to the nearby watercourses and channels;
 - (c) any discharge during construction and operation of the Project and associated works that would cause increases in pollution loadings in nearby watercourses and subsequent to Deep Bay and North Western Waters; and
 - (d) the contaminated surface run-off from industrial land uses, which may cause increase of pollution at the Inner and/or Outer Deep Bay.
 - (v) the 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 vicinity of the Project;
 - (vi) the potential land contamination due to the historical and proposed land uses which have potential to cause or have caused land contamination such as vehicle repair workshops, metal scrap yards, oil/chemical storage sites, electrical appliances storage sites, etc.;
 - (vii) the potential ecological impacts on terrestrial and aquatic habitats and associated wildlife arising from the construction and operation of the Project and associated works;
 - (viii) the potential fisheries impacts, in particular the aquaculture activities, arising from the construction and operation of the Project and associated works;

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- (ix) the potential landscape and visual impacts caused by construction and operation of the Project and associated works on sensitive receivers in the vicinity, such as those visually sensitive receivers at Fung Kong Tsuen, Hong Mei Tsuen, Sik Kong Wai, Sha Chau Lei, Sheung Cheung Wai, Hang Tau Tsuen, Hang Mei Tsuen, Tong Fong Tsuen, Ping Shan San Tsuen, Imperial Villas I, Imperial Villas II, Welsen Garden, Ping Wu Garden, Ping Wu Villas, Tak Ying Garden, The Sherwood, Botania Villa, Fuk Hang Tsuen, Tsing Chuen Wai, Tuen Tsz Wai, Yonking Garden, Oaklands Court, Lam Tei Tsuen, Tuen Mun San Tsuen, Nai Wai, Sun Fung Wai, Tsoi Yuen Tsuen, Chung Uk Tsuen, Bauhinia Garden, Wo Ping San Tsuen, Tin Wah Estate, Tin Shui Estate, Tin Oi Court, Locwood Court, Tin Shing Court, Flower Villa, Deep Bay Grove, Uptown, The Woodside, The Woodsville, Treasure Court, Symphony Garden, Meadowlands, Osmanthus Garden, Fui Sha Wai, etc.;
- (x) the potential impacts due to construction and operation of the Project and associated works on the Declared Monuments, Graded Historic Buildings and Sites of Archaeological Interest within the Project site and its proximity set out in Appendix A.
- (xi) the potential cumulative environmental impacts of the Project and associated works, through interaction or in combination with other existing, committed and planned developments in the vicinity of the Project and associated works, and that those impacts may have a bearing on the environmental acceptability of the Project. The impact of likely concurrent projects, including Upgrading and Expansion of San Wai Sewage Treatment Works and Expansion of Ha Tsuen Pumping Station; Widening of Tin Ha Road and Tan Kwai Tsuen Road; Water Supply to Hung Shui Kiu New Development Area; Salt Water Supply for North West New Territories; Replacement and Rehabilitation of Watermains; Yuen Long and Kam Tin Sewerage and Sewage Disposal Stage 2 and Stage 3; Drainage Improvement in Northern New Territories; Tuen Mun Western Bypass; developments proposed under The Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas; Engineering Study Review for Site Formation and Infrastructure Works at San Hing Road, Tuen Mun - Investigation (and its Additional Services); Engineering Study for Site Formation and Infrastructural Works at Hong Po Road – Feasibility Study; Preliminary Land Use Study for Lam Tei Quarry and the Adjoining Areas; Proposed Incinerators for Sludge Treatment and Municipal Wastes in North West New Territories; Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation; Site Formation and Infrastructural Works for the Development at Tan Kwai Tsuen, Yuen Long – Feasibility Study; Site Formation and Infrastructural Works for the Development at Long Bin, Yuen Long, Feasibility Study; etc., shall be taken account of in the assessments.

3.3 Consideration of Project Boundary, Alternative Options and Construction Methods

Purpose and Objective of the Project

- 3.3.1 The Applicant shall provide information on the purpose and objectives of the Project and describe the scenarios with and without the Project.

Consideration of Project Boundary

- 3.3.2 The Applicant should avoid the ecologically sensitive receivers in consolidating the boundary of the Hung Shui Kiu New Development Area (HSK NDA). Any extension of the western boundary, which may encroach upon the ecological sensitive wetlands (e.g. fish ponds) to the north west of the NDA, should be avoided.

Consideration of Different Development Options

- 3.3.3 In formulating the preferred option and Recommended Outline Development Plans for Hung Shui Kiu New Development Area, the Applicant shall take into account the environmental performance of any preliminary options and the relevant findings of reports of relevance to the Project, including the “Planning and Development Study on North West New Territories” Report; “The Study on the Enhancement of the Lau Fau Shan Rural Township and Surrounding Areas”; “Ping Ha Road Improvement – Remaining Works”; “Widening of Tin Ha Road and Tan Kwai Tsuen Road”; the EIA reports of “Deep Bay Link” (Register No.: AEIAR-064/2002); “Shenzhen Western Corridor” (Register No.: AEIAR-067/2002); “Essential Public Infrastructure Works associated with West Rail Stations in Yuen Long Tin Shui Wai and Tuen Mun Centre” (Register No.: AEIAR-12/1999; “Essential Public Infrastructure Works with West Rail Stations (the Eastern Access Road)” (Register No.:AEIAR-025/1999); “Widening of Yuen Long Highway between Lam Tei and Shap Pat Heung Interchange” (Register No.:AEIAR-059/2002); “Upgrading and Expansion of San Wai Sewage Treatment Works and Expansion of Ha Tsuen Pumping Station” (Register No.:AEIAR-072/2003); “Sludge Treatment Facilities” (Register No.: AEIAR-129/2009); “Yuen Long and Kam Tin Sewerage and Sewage Disposal Stage 2” (Register No.:AEIAR-078/2004); “Development of the Integrated Waste Management Facilities Phase 1” (Register No.:AEIAR-163/2012) and as well as “Tuen Mun Western Bypass”; “Planning and Engineering Study for Housing Sites in Yuen Long South – Investigation and “Refurbishment and Modification of North West New Territories Refuse Transfer Station – Feasibility Study”, if findings of these EIA Reports are available in the course of this EIA Study. A comparison of the environmental benefits and dis-benefits of possible development options, in respect of land use, road alignment, built form, design, construction method, sequence of works and staged implementation, shall be made with a view to recommending a preferred option which would avoid/minimize adverse environmental impacts to the maximum practicable extent. The EIA report shall describe adequately the part that environmental factors played in arriving at the preferred option.

3.4 Technical Requirements

- 3.4.1 The Applicant shall conduct the EIA study to address all environmental aspects of the activities as described in the scope as set out above. The assessment shall be based on the best and latest information available during the course of the EIA study.
- 3.4.2 The Applicant shall include in the EIA report details of the construction programme and methodologies. The Applicant shall clearly state in the EIA report the time frame and work programmes of the Project and associated works and other concurrent projects, and assess the cumulative environmental impacts from the Project and

associated works with all interacting projects, including staged implementation of the Project and associated works.

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

3.4.4 Air Quality Impact

3.4.4.1 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.

3.4.4.2 The Applicant shall assess the air pollutant concentrations with reference to relevant sections of the guidelines given in Appendix B, or other methodology as agreed by the Director. The Applicant shall also note that the PATH (Pollutants in the Atmosphere and their Transport over Hong Kong) 2016 model may be used for estimating the cumulative background air quality by taking into account the major air emission sources in Hong Kong and nearby regions.

3.4.4.3 The air quality impact assessment shall include the following :

(i) Determination of Assessment Area

The area for air quality impact assessment shall generally be defined by a distance of 500 metres from the boundaries of the Project and associated works area, with consideration to be extended to include major emission sources that may have bearing on the environmental acceptability of the Project and associated works. The assessment shall include the existing, committed and planned sensitive receivers within the assessment area. The assessment shall be based on the best information available at the time of assessment.

(ii) Background and Analysis of Activities

(a) Provide background information relating to air quality issues relevant to the Project, including the existing odour sources leading to the prevailing odour strength that has the potential to adversely affect the proposed developments and associated works, description of the types of activities of the Project and associated works that may affect air quality during both construction and operational stages.

(b) Giving an account, where appropriate, of the consideration/measures that had been taken into consideration in the planning of the Project and associated works to abate the air pollution impact. The Applicant shall consider alternative construction methods/ phasing programmes and alternative modes of operation to minimize the air quality and odour impacts during construction and operation stages.

(c) Presentation of background air quality levels in the assessment area for the purpose of evaluating cumulative air quality impacts during construction and operation stages of the Project and associated works. If

PATH 2016 is used to estimate the background air quality, details for the estimation of the emission sources to be adopted in the model runs should be clearly presented.

- (iii) Identification of Air Sensitive Receivers (ASRs) and Examination of Emission / Dispersion Characteristics
- (a) Identification and description of existing, committed and planned ASRs that would likely be affected by the Project and associated works, both on-site and off-site, including those earmarked on the relevant Outline Zoning Plans, Outline Development Plans, Layout Plans and other relevant published land use plans. 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 locations and descriptions such as names of buildings, uses and heights of the selected assessment points shall be included. The separation distances of these ASRs from the nearest emission sources shall also be given. For phased development, the Applicant should review the development programme, and where appropriate, to include occupiers of early phases as construction impact ASRs if they may be affected by works of later phases.
- (b) Provide a list of air pollutant emission sources, including any nearby emission sources which are likely to have impact related to the Project and associated works based on the analysis of the construction and operation activities in section 3.4.4.3(ii) 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 operation stage emission sources include chimneys, exhaust emissions from open roads, tunnel portals and vent shafts, odour emissions from sewage treatment works, sewage pumping stations and refuse transfer stations, etc. Confirmation regarding the validity of the assumptions adopted and the magnitude of the activities (e.g. volume of construction material handled, traffic mix and volume on a road etc.) shall be obtained from the relevant government departments/authorities and documented. The Applicant shall identify chimneys and obtain relevant chimney emission data in the assessment area by carrying out a survey, for assessing the cumulative air quality impact during operation stage. 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 might be invalidated.
- (c) The emissions from any associated works of the Project, and 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 air sensitive receivers within the assessment area shall be assessed, based on the best information available at the time of assessment.

(iv) Construction Phase Air Quality Impact

- (a) 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.
- (b) If the Applicant anticipates that the Project and associated works will give rise to significant construction dust impacts likely to exceed the recommended limits in the TM at the ASRs despite the incorporation of the dust control measures, a quantitative assessment should be carried out to evaluate the construction dust impact at the identified ASRs. The Applicant shall follow the methodology set out in section 3.4.4.3(vi) below when carrying out the quantitative assessment.
- (c) A monitoring and audit programme for the construction phase of the Project and associated works shall be devised to verify the effectiveness of the proposed control measures so as to ensure proper control of fugitive dust emission.

(v) Operational Phase Air Quality Impact

- (a) If the Applicant anticipates that the Project and associated works will give rise to significant air quality impacts likely to exceed the recommended limits in the TM at the ASRs despite the incorporation of proposed mitigation measures, the Applicant shall calculate the expected air pollutant concentrations at the identified ASRs based on an assumed reasonably worst-case scenario under normal operating conditions. The evaluation shall be based on the strength of the emission sources identified in section 3.4.4.3(iii) above. The Applicant shall follow section 3.4.4.3(vi) below when carrying out the quantitative assessment.
- (b) The air quality impacts from future road traffic shall be calculated based on the highest emission strength from road vehicles upon operation of the proposed road until 15 years after commissioning of the proposed comprehensive development. 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 the 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 version 3 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).
- (c) If vehicular tunnels and/or full enclosures are to be proposed in the Study, 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 tunnel ventilation design engineer over the amount and the types/kinds of pollutants emitted from these tunnel/full enclosures; and such assumptions shall be clearly and properly documented in the EIA report.

(vi) Quantitative Assessment Methodology

- (a) The Applicant shall conduct the quantitative assessment with reference to relevant sections of the modelling guidelines stated in section 3.4.4.2 of this study brief or any other methodology as agreed with the Director. Detailed calculation of the pollutant emission rates for input to the model and a map showing all road links shall be presented in the EIA report. The Applicant must ensure consistency between the text description and the model files at every stage of submissions for review. In case of doubt, prior agreement between the Applicant and the Director on specific modelling details shall be sought.
- (b) The Applicant shall identify the key/representative air pollutant parameters (types of pollutants and the averaging time concentrations) to be evaluated and provide explanation for selecting such parameters for assessing the impact from the Project and associated works.
- (c) The Applicant shall calculate the overall cumulative air quality impact at the ASRs identified under section 3.4.4.3(iii) above and compare these results against the criteria set out in section 1 of Annex 4 of the TM. The predicted air quality impacts (both unmitigated and mitigated) shall be presented in the form of summary table(s) and pollution contours, to be evaluated against the relevant air quality standards and on any effect they may have on the land use implications. Plans of a suitable scale should be used to present pollution contours to allow buffer distance requirements to be determined properly.
- (d) If there is any direct technical noise remedy recommended in the Study, its air quality implications 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 tunnel or noise enclosures are proposed, then portal emissions of the tunnel/enclosed road sections and air quality inside the tunnel/enclosed road sections shall also be addressed. The Applicant shall highlight clearly the locations and types of agreed noise mitigating measures (where applicable), be they barriers, tunnel/road enclosure and their portals, and affected ASRs, on the contour maps for easy reference.

(vii) Mitigation Measures for Non-compliance

Where the predicted air quality impact exceeds the criteria set in section 1 of Annex 4 in the TM, the Applicant shall propose remedies and mitigating measures to reduce the air quality impact on the identified ASRs. These measures and any constraints on future land use planning shall be agreed with the relevant government departments/authorities and be clearly documented in the EIA report. The Applicant shall demonstrate quantitatively that the resultant

impacts after incorporation of the proposed mitigating measures will comply with the criteria stipulated in section 1 of Annex 4 in the TM.

(viii) Submission of Model Files

The 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 an electronic format together with submission of the EIA report.

3.4.5 Noise Impact

3.4.5.1 The Applicant shall follow the criteria and guidelines as stated in Annexes 5 and 13 of the TM respectively for evaluating and assessing both the construction and operational noise impacts arising from the Project and associated works.

3.4.5.2 The noise impact assessment shall include the following :

(i) Determination of Assessment Area

The area for noise impact assessment shall generally include all areas within 300m from the boundaries of the Project and associated works. The assessment area could be reduced accordingly if the first layer of noise sensitive receivers (NSRs), closer than 300m from the boundaries of the Project and associated works, provides acoustic shielding to those receivers at further distance behind and the Applicant shall document the reasons in the EIA report. The assessment area shall be expanded to include NSRs at distance greater than 300m from the boundaries of the Project and associated works which are noise sensitive if they may be affected by the construction and operation of the Project and associated works.

(ii) Provision of Background Information and Existing Noise Levels

(a) The Applicant shall provide all background information relevant to the Project, including relevant previous or current studies. Unless required for determining the planning standards, such as those for planning of fixed noise sources, no existing noise levels are required except that set out below.

(iii) Identification of Noise Sensitive Receivers

(a) The Applicant shall refer to Annex 13 of the TM when identifying the NSRs. The NSRs shall include all existing NSRs and all committed and planned noise sensitive developments and uses earmarked the Outline Zoning Plans, Layout Plans and other relevant published land use plans, including any alternative development proposal(s) identified or recommended in the course of the Study. The photographs of all existing NSRs shall be appended to the EIA report.

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- (b) The Applicant shall select assessment points to represent all 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 the operational noise assessment purpose. However, such assumptions together with any constraints identified, such as setback of building, building orientation, extended podium, shall be agreed with the relevant responsible parties including Planning Department and Lands Department in accordance with section 6.3 of Annex 13 of the TM.
- (iv) Provision of an Emission Inventory of the Noise Sources
- (a) The Applicant shall provide an inventory of noise sources including representative construction equipment for construction noise assessment such as for tunnelling and other construction works, and traffic flow/fixed plant equipment, as appropriate, for operational noise assessment. Confirmation on the validity of the inventory shall be obtained from the relevant government departments/authorities and documented.
- (v) Construction Noise Assessment
- (a) The assessment shall cover the cumulative noise impacts due to construction of the Project and associated works and any other relevant concurrent projects identified during the course of the Study.
- (b) The Applicant shall carry out assessment of noise impact from construction (excluding percussive piling) of the Project and associated works during day time, i.e. 7 a.m. to 7 p.m., on weekdays other than general holidays in accordance with the methodology stipulated 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.
- (c) To minimize the construction noise impact, alternative construction methods to replace percussive piling shall be proposed as far as practicable. In case blasting work is involved, it should 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 associated with the removal of debris and rocks should be fully assessed and adequate mitigation measures should be recommended to reduce the noise impact as appropriate.
- (d) If tunnelling work 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 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.

- (e) 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, re-scheduling and restricting hours of operation of noisy task) to minimize the impact. If the mitigated noise levels still exceed the relevant criteria, the duration of the noise exceedance shall be given.
- (f) The Applicant shall formulate a reasonable construction programme as far as practicable such that no work will be required in the 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 should be made to the relevant technical memoranda issued under the NCO. Regardless of the results of the construction noise impact assessment for restricted hours, the Noise Control Authority will process the 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 should be explicitly stated in the noise chapter and the conclusions and recommendations chapter in the EIA report.

(vi) Operational Noise Assessment

(a) Road Traffic Noise

(a1) Calculation of Noise Levels

The Applicant shall analyze the scope of the proposed road alignment(s) to identify appropriate new and existing road sections for the purpose of traffic noise impact assessment. In determining whether the traffic noise impact due to road improvement project/works is considered significant, detailed information with respect to factors including at least the change of nature of road, change of alignment and change of traffic capacity or traffic composition, and change of traffic flow pattern in the associated road networks, shall be assessed. Figures showing extents of new/altered roads, existing roads and the associated road networks shall be provided in the EIA report.

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 a 15

years period upon commencement of operation of the proposed roadwork. The Applicant shall calculate traffic noise levels in respect of each road section and the overall noise levels from combined road sections (both new and existing) at NSRs. The EIA report shall contain sample calculations and input parameters for 10 assessment points as requested by the Director. The Applicant shall prepare and provide drawings (i.e. road-plots of the traffic noise model) of appropriate scale to show the road segments, topographic barriers, and assessment points of sensitive receivers input into the traffic noise model.

The Applicant shall provide input data sets of traffic noise prediction model adopted in the EIA study for the following scenarios :

- (1) unmitigated scenario after completion of modification at the design year;
- (2) mitigated scenario after modification work at the design year; and
- (3) prevailing scenario for indirect technical remedies eligibility assessment.

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

(a2) Presentation of Noise Levels

The Applicant shall present the prevailing and future traffic noise levels in L10 (1hour) at the NSRs at various representative floor levels (in mPD) on tables and plans of suitable scale.

A quantitative assessment at the NSRs for the proposed road alignments 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 and associated works shall be quantified by estimating the total number of dwellings, classrooms and other noise sensitive elements that will be exposed to noise levels exceeding the criteria set in Table 1A of Annex 5 of the TM.

(a3) 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 direct technical remedies in all situations where the predicted traffic noise level exceeds the criteria set in Table 1A of Annex 5 of the TM by 1 dB(A) or more. The direct mitigation measures listed under section 6.1 of Annex 13 of the TM, including the option of alternative land use

arrangement, shall be thoroughly explored and evaluated with a view to reducing the noise level at the NSRs concerned to the level meeting the relevant noise criteria. The feasibility, practicability, programming and effectiveness of the recommended mitigation measures shall be assessed in accordance with section 4.4.2(k) of the TM. Specific reasons for not adopting certain direct technical remedies in the design to reduce the traffic noise to a level meeting the criteria in the TM or to maximize the protection for the NSRs as far as possible should be clearly quantified and laid down.

The total number of dwellings, classrooms and other noise sensitive element that will be benefited by the provision of direct technical remedies 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. enclosures/barriers, low noise road surfacing, etc.) shall be included in the EIA report.

The total number of dwellings, classrooms and other noise sensitive elements that will still be exposed to noise above the criteria with the implementation of all recommended direct technical remedies shall be quantified. The Applicant shall provide in the EIA report the information of the recommended noise mitigation measures (such as barrier types, nominal dimensions at different cross-sections, extents/locations, lengths, mPD levels of barriers) in electronic format.

In case where a number of the NSRs cannot all be protected by the recommended direct technical remedies, the Applicant shall identify and estimate the total number of existing dwellings, classrooms and other noise sensitive elements which may qualify for indirect technical remedies, the associated costs and any implications for such implementation. For the purpose of determining the eligibility of the affected premises for indirect technical remedies, reference shall be made to the following set of three criteria :

- (1) the predicted overall noise level from the road project together with other traffic noise in the vicinity must be above a specified noise level (e.g. 70 dB(A) for domestic premises and 65 dB(A) for education institutions, all in L10(1hr));
- (2) the predicted overall noise level is at least 1.0 dB(A) more than the prevailing traffic noise level, i.e. the total traffic noise level existing before the works to construct the road were commenced; and

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- (3) the contribution to the increase in the predicted overall noise level from the new road must be at least 1.0 dB(A).

(b) Rail Noise Assessment

- (b1) The Applicant shall assess the airborne noise impacts, if applicable, from any proposed, planned and existing railways (including the West Rail and the Light Rail), including the worst case scenario, normal, abnormal, transient and emergency operations.
- (b2) For operational airborne noise, the criteria shall be the relevant noise levels contained in Table 1A in Annex 5 in the TM. The assessment methodology shall be documented in the EIA report for consideration in accordance with the TM.
- (b3) In assessing the noise level, the Applicant shall allow for deterioration in rail and rolling stock condition from brand new to an operating level and shall address the reasonable and worst case scenarios, taking into account any other planned noise sources. The Applicant shall present the noise levels in $Leq(30min)$, $Leq(24 hr)$ and L_{max} during the day and at night at the NSRs at various representative floor levels (in mPD) on tables and plans of suitable scale. The potential noise impact on existing and planned NSRs shall be quantified by estimating the total number of dwellings and/or classrooms and other sensitive elements that will be exposed to levels exceeding the relevant planning criteria and statutory limits. The assessment shall also cover cumulative noise impact from the existing and planned railways.
- (b4) Based on the above noise assessment result, the Applicant shall define the constraints including assumed configuration of the railway (e.g. underground, viaduct or at grade), and make recommendations for noise amelioration/direct mitigation measures for any existing or planned NSR which would be subject to predicted cumulative noise level in excess of the relevant planning criteria and statutory limits in the appropriate design year.

(c) Fixed Noise Sources

(c1) Assessment of Fixed Source Noise Levels

The Applicant shall identify any fixed noise sources within the assessment area, including but not limited to any permanent and temporary industrial noise source(s), ventilation system(s) of building(s) and/or tunnel(s), port back-up, storage and workshop site(s), open storage site(s), vehicle repair workshop(s), public transport interchange(s), water pumping station(s), electrical substation(s), bus terminus, railway facilities such as station(s),

ventilation building(s) and depot(s), sewage treatment plant(s), sewage pumping station(s), open car/lorry park(s), refuse transfer station(s), concrete batching plant(s), construction material handling facilities, fire station(s), or ambulance depot(s).

The Applicant shall calculate the expected noise using standard acoustics principles. Calculations for the expected noise shall be based on assumed plant inventories and utilization schedule for the worst case scenario. The Applicant shall calculate the noise levels taking into account correction of tonality, impulsiveness and intermittency in accordance with the Technical Memorandum for the Assessment of Noise from Places other than Domestic Premises, Public Places or Construction Sites. The cumulative impacts due to the fixed noise sources of the proposed developments and other existing noise sources shall also be assessed.

(c2) **Presentation of Noise Levels**

The Applicant shall present the existing and future noise levels in Leq (30 min) at the NSRs at various representative floor levels (in mP.D.) on tables and plans of suitable scale.

A quantitative assessment at the NSRs for the existing, committed and planned fixed noise source(s) shall be carried out and compared against the criteria set out in Table 1A of Annex 5 of the TM. For noise matters not fully enlisted 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 and documented in the EIA report.

(c3) **Proposals for Noise Mitigation Measures**

The Applicant shall propose direct technical remedies within the project limits in all 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.

(d) **Helicopter Noise Impact**

- (d1) The Applicant shall carry out assessment of the noise impacts arising from the operation of the existing/new helicopter pad(s) and related off site facilities with respect to the criteria set in Table 1A of Annex 5 of the TM. The impact shall cover helicopter operation at the helicopter pad(s) and during its approach and departure from the helicopter pad(s). Where applicable, noise contours should be provided to facilitate appreciation of the extent of the potential noise impacts. The Applicant shall evaluate the reasonable worst-case scenarios in terms of flight types, flight paths, flight frequency and flight hours. 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 and documented in the EIA report.

- (d2) The Applicant shall propose direct mitigation measures in all situations where the noise level exceedance are predicted following the principle of section 6 of Annex 13 of the TM such as alternative land use arrangement. The total number of noise sensitive receivers that will benefit from and be protected by the provision of direct mitigation measures should be provided. The total number of other noise sensitive receivers that will still be exposed to noise above the criteria with the implementation of all recommended direct mitigation measures shall be quantified.

(vii) Assessment of Side Effects and Constraints

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

(viii) Evaluation of Constraints on Planned Noise Sensitive Developments/Land Uses

For planned noise sensitive uses which will still be affected even with all practicable direct technical remedies in place, the Applicant shall propose, evaluate and confirm the practicality 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.

The Applicant shall take into account agreed environmental requirements/constraints identified in the Study to assess the development potential of concerned sites, which shall be made known to the relevant parties.

(ix) Consideration of Mitigation Measures

In accordance with section 6 of Annex 13 of the TM, where the predicted noise impacts exceed the applicable noise criteria, direct mitigation measures as shown below shall be considered and evaluated in an appropriate manner :

- (a) alternative land use arrangement
- (b) alternative siting
- (c) screening by noise tolerant buildings
- (d) setback of buildings
- (e) decking over
- (f) extended podium
- (g) building orientation
- (h) treatment of source
- (i) alternative alignment

- (j) noise barrier/enclosure
- (k) special building design
- (l) architectural features/balcony
- (m) open-textured road surfacing

3.4.6 Water Quality Impact

- 3.4.6.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing water pollution as set out in Annexes 6 and 14 of the TM respectively.
- 3.4.6.2 The area for this water quality impact assessment shall include all areas within and 300m beyond the boundary of the scope of EIA study as described in section 3.2.1 above; and shall cover Deep Bay and North Western Water Control Zones as designated under the Water Pollution Control Ordinance (WPCO Cap. 358). The assessment area should be extended to include other areas such as stream courses and associated water system(s), existing and planned drainage system if they are found being impacted during the course of the EIA study and have a bearing on the environmental acceptability of the Project.
- 3.4.6.3 The water quality impact assessment shall cover the following but not limited to major areas of concern :
- (i) Construction and operational impacts due to the Project and associated works;
 - (ii) Potential impact for ingress of pollutants to Deep Bay inland waters from storm water drainage system and surface runoff;
 - (iii) Potential for increased risk of flooding resulting from hydrological changes.
- 3.4.6.4 The Applicant shall identify and analyse physical, chemical and biological disruptions of marine and/or inland water, coastal water, natural stream course, existing and new drainage system(s) arising from the construction and operation of the Project.
- 3.4.6.5 The Applicant shall address water quality impacts due to the construction and operational stages of the Project. Essentially, the assessment shall address the following :
- (i) Collect and review background information on the affected existing, committed and planned water system(s), their respective catchment(s) and sensitive receivers which might be affected by the Project and associated works;
 - (ii) Characterize water quality of the water system(s), their respective catchment and sensitive receivers which might be affected by the Project and associated works based on the existing best available information or through appropriate site survey and tests as appropriate.
 - (iii) Identify and analyse physical, chemical and biological disruptions of marine and/or inland water, coastal water, and the existing, committed and planned drainage system arising from the Project and associated works. In particular,

the assessment shall evaluate the extent of potential impact from the Project and associated works to the existing drainage regime in the Tin Shui Wai nullah and Inner Deep Bay;

- (iv) Identify and analyse relevant existing and planned future activities, beneficial uses and sensitive receivers related to the water system(s). The Applicant shall refer to, inter alia, those developments and uses specified in the relevant Outline Zoning Plans, Layout Plans and other relevant published land uses
- (v) Identify pertinent water quality objectives and establish other appropriate water quality criteria or standards for the water system(s) and all the sensitive receivers identified in the above sections;
- (vi) Identify any alteration of water courses, natural streams/ponds, wetland, drainage systems, change of flow regimes, change of ground water levels, change of catchment types or areas;
- (vii) Report on the adequacy of the existing sewerage and sewage treatment facilities for the handling, treatment and disposal of wastewater arising from the Project and associated works as required in section 3.4.7 of this study brief;
- (viii) Subject to the assessment findings and recommendations from the Sewerage and Sewage Treatment Implications under section 3.4.7 of this study brief, the Applicants shall identify and quantify the water quality impacts due to such findings and recommendations. The water quality concerns could include, but not limited to, possible sewage overflow or emergency bypass due to capacity constraints of the sewerage system, emergencies arising from the Project and associated works;
- (ix) Identify and quantify existing and likely future water pollution sources including point discharges and non-point sources to surface water runoff. An emission inventory on the quantities and characteristics of these existing and likely future pollution sources in the assessment area shall also be provided. Field investigation and laboratory test, as appropriate, shall be conducted to fill relevant information gaps;
- (x) Predict and quantify the impacts on the identified water systems and sensitive receivers due to sewage derived from the implementation of the Project and associated works, including the cumulative impacts to Deep Bay and North Western Water Control Zones. All effluent generated shall require appropriate collection, treatment and disposal to ensure that there is no net increase in pollution load to Deep Bay;
- (xi) Possible impacts include change in hydrology, flow regime, and water quality due to such changes. The prediction shall also take into account and include likely different construction stages or sequences, and different operational stage;
- (xii) Assess the cumulative impacts due to other related concurrent and planned projects, activities or pollution sources along the identified water system(s)

and sensitive receivers that may have a bearing on the environmental acceptability of the Project;

- (xiii) Propose effective infrastructure upgrading or provision, water pollution prevention and mitigation measures to be implemented during the construction and operational stages so as to reduce the water quality impacts to within the acceptable levels of standards. No net increase of pollution load to Deep Bay should be ensured. Requirements to be incorporated in the project contract document shall also be proposed;
- (xiv) Analyze the provision and adequacy of the existing, committed and planned future facilities to reduce pollution arising from the storm water drainage system and surface water runoff during construction and operation of the Project and associated works; establish a storm water pollution control plan to minimize the potential water quality impact. The plan shall incorporate details such as locations, sizes and types of measures/installations and the best management practices; and
- (xv) Evaluate and quantify residual impacts on the affected water system(s) and the sensitive receivers with regard to the appropriate water quality criteria, standards or guidelines; and

3.4.7 Sewerage and Sewage Treatment Implications

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

3.4.7.2 The Applicant shall study and assess the impacts of the sewage discharge from the Project and associated works on the sewerage system of the Hung Shui Kiu New Development Area and the NWNT Area. The assessment shall include the following :

- (i) investigate and review the existing, committed and planned sewerage networks and sewage treatment and disposal facilities in NWNT area;
- (ii) assess the sewerage system of the Project, including sewage treatment and disposal facilities, taking into account the projected flows and loads from the Project and associated works;
- (iii) assess the impact of the Project and associated works on the existing, committed and planned sewerage system and sewage treatment and disposal facilities in NWNT area;
- (iv) prepare a Sewerage Master Plan for the Project using the latest version of the computerized analysis technique “INFOWORKS” or equivalent computer software agreed by the Director;
- (v) identify sewerage upgrading works required for the NWNT area sewerage network, sewage treatment and disposal facilities, taking account of the following projects, namely “Upgrading and Expansion of San Wai Sewage Treatment Works and Expansion of Ha Tsuen Pumping Station” and “Yuen

Long and Kam Tin Sewerage and Sewage Disposal”;

- (vi) recommend interim upgrading of sewage treatment and disposal facilities and sewerage network as appropriate and prepare programme and cost estimates for such interim works; and
- (vii) recommend permanent upgrading to the sewage treatment and disposal facilities and sewerage network and develop a prioritized programme for implementation and prepare cost estimates.

3.4.8 Waste Management Implications

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

3.4.8.2 The assessment of waste management implications shall cover the following :

(i) Analysis of Activities and Waste Generation

The Applicant shall identify the quantity, quality and timing of the waste arising as a result of the construction and operation activities of the Project and associated works, based on the sequence and duration of these activities. The Applicant shall adopt the design, the general layout, the construction methods and the programme to minimize the generation of public fill/inert C&D materials and maximize the use of public fill/inert C&D materials for other construction works.

(ii) Proposal for Waste Management

- (a) 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 which can be taken in the planning and design stages (e.g. by modifying the design approach) and in the construction stage for maximizing waste reduction shall be separately considered.
- (b) After considering the opportunities for reducing waste generation and maximizing re-use, the types and quantities of the wastes required to be disposed of as a consequence shall be estimated and the disposal options for each type of waste shall be described in detail. The disposal method recommended for each type of waste shall take into account the result of the assessment in (c) below.
- (c) The impact caused by handling (including stockpiling, labelling, packaging and storage), collection, and reuse/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.

(iii) Dredging, Filling and Dumping

- (a) The Applicant shall identify and estimate dredging/excavation, dredged/excavated sediment/mud transportation and disposal activities and requirements. Potential dumping ground to be involved shall also be identified. Appropriate field investigation, sampling and chemical and biological laboratory tests to characterize the sediment/mud concerned shall be conducted. The ranges of parameters to be analyzed; the number, type and methods of sampling; sample preservation; chemical and biological laboratory test methods to be used shall be agreed with the Director (with reference to Section 4.4.2(c) of the TM) prior to the commencement of the tests and document in the EIA report for consideration. The categories of sediment/mud which are to be disposed of in accordance with 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 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 viability in consultation with relevant authorities.
- (b) The Applicant shall identify and evaluate the practical dredging/excavation methods to minimize dredging/excavation and dumping requirements based on the criterion that existing sediment/mud shall be left in place and not to be disturbed as far as possible.

3.4.9 Land Contamination Impact

3.4.9.1 If any contaminated land uses as stated in Sections 3.1 and 3.2 of Annex 19 in the TM is identified, the Applicant shall carry out the land contamination assessment as detailed from sub-section (i) to (vi) below and propose measures to avoid disposal :

- (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 potential land contamination site(s) within the Project area (Figure 1 refers) and, if any, within the boundaries of associated areas (e.g. work areas) of the Project.
- (iii) The Applicant shall provide a clear and detailed account of the present land use (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 chronological order, in relation to possible land contamination (including accident records, 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) to the Director for endorsement prior to conducting an actual contamination impact assessment of the land or site(s). The CAP shall include proposals with details on representative sampling and analysis required to determine the nature and the extent of the contamination of the relevant 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 for endorsement. If land contamination is confirmed, a Remedial 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 for approval. 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 for endorsement prior to the commencement of any development or redevelopment works within the site. The CAP, CAR, RAP shall be documented in the EIA report.
- (vi) If there are potential contaminated sites which are inaccessible for conducting sampling and analysis during the course of the EIA study, e.g. due to site access problem, the Applicant's CAP shall include :
 - (a) a review of the available information;
 - (b) an initial contamination evaluation of these sites and possible remediation methods;
 - (c) a confirmation of whether the contamination problem at these sites would be surmountable;
 - (d) a sampling and analysis proposal which shall aim at determining the nature and the extent of the contamination of these sites; and
 - (e) where appropriate, a schedule of submission of revised or supplementary CAP, CAR, RAP and RR as soon as these sites become accessible.

3.4.10 Ecological Impact

3.4.10.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing ecological impact as stated in Annexes 8 and 16 of the TM respectively.

3.4.10.2 The assessment area for the purpose of terrestrial ecological assessment shall include all areas within 500 metres from the site boundaries of the proposed land

based works areas or the area likely to be impacted by the Project and associated works. For aquatic ecology, the assessment area shall be the same as the water impact assessment or the area likely to be impacted by the Project and the associated works.

3.4.10.3 In the ecological impact assessment, 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 and associated works shall avoid impacts on recognized sites of conservation importance and other ecologically sensitive areas. The assessment shall identify and quantify as far as possible the potential ecological impacts arising from the construction and operation of the Project and associated works.

3.4.10.4 The assessment shall include the following major tasks :

- (i) review the findings of relevant studies/surveys, including but not limited to, the NWNT Study completed in year 2003, and collate the available information on the ecological characters of the assessment area (including the ecological survey conducted as part of the NWNT Study) ;
- (ii) evaluate the information collected and identify any information gap relating to the assessment of potential ecological impacts to the aquatic and terrestrial environment; and determine whether ecological surveys are required to fill in any identified information gap for the purpose of establishing a comprehensive and updated ecological profile in accordance with section 3.4.10.4(iv) below.
- (iii) carry out necessary field surveys as specified under section 3.4.10.4(ii) of this study brief, the duration of which shall be at least 6 months covering both the wet and dry seasons and investigations to verify the information collected, fill in the information gaps identified and fulfill 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 any additional 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) habitat maps of suitable scale (1:1000 to 1:5000) showing the types and locations of habitats in the assessment area;
 - (c) ecological characteristics of each habitat type such as size, vegetation type, species present, dominant species found, species richness and abundance, community structure, seasonal patterns, 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; and
 - (e) species found that are rare, endangered and/or listed under local

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- legislation, international conventions for conservation of wildlife/habitats or Red Data Books;
- (v) investigate and describe the existing wildlife uses of the various habitats with special attention to those wildlife groups and habitats with conservation interests, including but not limited to :
 - (a) birds, in particular egrettries;
 - (b) wetlands such as the mitigation wetland provided under the Deep Bay Link project (now named as Kong Sham Western Highway), the wetland habitats at Ngau Hom Shek, pond, natural stream, drainage channel, wet agricultural land and marsh within the Project Site;
 - (c) woodlands at Ngau Hom Shek, Yuen Tau Shan and the hillside southeast of Yuen Long Highway; and
 - (d) any other habitats or wildlife groups identified as having special conservation interests by this EIA study.
 - (vi) describe all recognized sites of conservation importance in the assessment area and its vicinity and assess whether these sites will be affected by the Project and associated works;
 - (vii) using suitable methodology to identify and quantify as far as possible any direct, indirect, on-site, off-site, primary, secondary and cumulative ecological impacts on the wildlife groups and habitats, reduction of species abundance/richness, loss of feeding grounds, reduction of ecological carrying capacity, habitat fragmentation; and in particular the following :
 - (a) habitat loss and disturbance such as increase in noise, dust, water pollution, effluent discharges, traffic and human activities and other deterioration of environmental quality to ecologically sensitive areas and wildlife during the construction and operation of the Project;
 - (b) direct loss of semi-natural/natural streams for river training works, if any;
 - (c) impacts on birds due to collision to transparent or semi-transparent or reflective noise barriers and building facades as well as disturbances to flight lines between breeding and foraging grounds by tall buildings;
 - (d) fragmentation of habitats on ecologically sensitive areas; and
 - (e) cumulative impacts on habitats and associated wildlife on ecologically sensitive areas.
 - (viii) demonstrate that the ecological impacts due to construction and operation of the Project and associated works are avoided to the maximum practicable extent by consideration of best practical alternative design, construction

method and/or programme (such as modification of layout, different alignment, use of tunnels or suppress road and/or other construction methods);

- (ix) evaluate the significance and acceptability of the ecological impacts identified using well-defined criteria;
- (x) recommend practicable mitigation measures to avoid, minimize and/or compensate for the adverse ecological impacts identified;
- (xi) evaluate the feasibility and effectiveness of the recommended mitigation measures and define the scope, type, location, implementation arrangement, subsequent management and maintenance of such measures;
- (xii) determine and quantify as far as possible the residual ecological impacts after implementation of the proposed mitigation measures;
- (xiii) evaluate the severity and acceptability of the residual ecological impacts using well-defined criteria; and
- (xiv) review the need for and recommend any ecological monitoring programme required.

3.4.11 Fisheries Impact

- 3.4.11.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing fisheries impact as stated in Annexes 9 and 17 of the TM.
- 3.4.11.2 The area for fisheries impact assessment shall include all areas within 500m from the boundaries of the Project and associated works and any areas likely to be impacted by the proposed developments. Special attention shall be given to the potential impacts on aquaculture activities in the assessment area and the loss of fish ponds.
- 3.4.11.3 The assessment shall cover any potential impact on culture fisheries during the construction and operation of the Project and associated works.
- 3.4.11.4 Existing information regarding the assessment area shall be reviewed. Based on the review results, the study shall identify data gap and determine if there is any need for field surveys. If field surveys are considered necessary, the study shall recommend appropriate methodology, duration and timing for the field surveys.
- 3.4.11.5 The fisheries impact assessment shall include the following :
 - (i) description of the physical environmental background;

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- (ii) description and quantification of the existing culture fisheries activities;
 - (iii) description and quantification of the existing fisheries resources (e.g. major fisheries products and stocks);
 - (iv) identification of parameters (e.g. water quality parameters) and areas that are important to fisheries and will be affected;
 - (v) identification and quantification of any direct/indirect and on-site/off-site impacts to fisheries, such as permanent resumption and temporary occupation of fish ponds as well as deterioration of water quality of fish ponds, oyster culture areas and their surrounding water bodies;
 - (vi) evaluation of impacts and making proposals for any practical alternatives or mitigation measures with details on justification, description of scope and programme, feasibility as well as manpower and financial implications including those related to subsequent management and maintenance requirements of the proposals; and
 - (vii) review the need for monitoring during the construction and operation phases of the Project and associated works and, if necessary, propose a monitoring and audit programme.

3.4.12 Landscape and Visual Impact

- 3.4.12.1 The Applicant shall follow the criteria and guidelines as stated in Annexes 10 and 18 of the TM and EIAO Guidance Note No. 8/2010 on “Preparation of Landscape and Visual Impact Assessment under the Environmental Impact Assessment Ordinance” for evaluating and assessing landscape and visual impacts of the Project and associated works, such as noise barriers, during both constructional and operational stages. The assessment shall take into account all existing, committed and planned land uses and sensitive receivers.
- 3.4.12.2 The area for the landscape impact assessment shall include all areas within 500 metres from the boundary of the Project area and associated works. The area for the visual impact assessment shall be defined by the visual envelope from the Project and associated works. The defined visual envelope must be shown on a plan.
- 3.4.12.3 In the landscape impact assessment, the Applicant shall describe, appraise, analyze and evaluate the existing and planned landscape resources and character within the assessment area. 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. A broad brush tree and vegetation survey shall be carried out and the impacts on existing trees and vegetation shall be addressed. Summary of tree and vegetation survey information shall be

included in the EIA report. 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 and associated works with the existing and planned landscape settings. The landscape impact assessment shall quantify the potential landscape impacts as far as possible, so as to illustrate the significance of such impacts arising from the Project and associated works. Clear mapping of the landscape resources, landscape character areas and landscape impact is required.

3.4.12.4 The Applicant shall assess the visual impacts of the proposed developments and associated works. Clear illustrations including mapping of visual impact is required. The assessment shall include the following :

- (i) Identification and plotting of visual envelope of the New Development Area and associated works;
- (ii) Identification of the key groups of sensitive receivers within the visual envelope with regard to views from ground level, sea level and elevated vantage points;
- (iii) Description of the visual compatibility of the Project and associated works with the surrounding and the planned setting, and their obstruction and interference with the key views of the adjacent areas;
- (iv) Description of the severity of visual impacts in terms of nature, distance and number of sensitive receivers. The visual impact of the Project and associated works with and without mitigation measures shall be assessed.
- (v) Clear evaluations and explanations with supportive arguments of factors considered in arriving the significance thresholds of visual impact.

3.4.12.5 The Applicant shall review relevant Outline Zoning Plans, Layout Plans, other relevant published land use plans, planning briefs and studies which may identify areas of high landscape value, open space, amenity area and green belt designations. Any guidelines and technical circulars on landscape policy, landscape strategies, landscape frameworks, urban design concepts, building height profiles, special design areas, landmarks, designated view corridors, open space networks, landscape links that may affect the appreciation of the Project and associated works shall also be reviewed. The aim is to gain an insight to the future outlook of the area so as to assess whether the Project and associated works can fit into the surrounding setting. Any conflict with statutory town plan(s) and any published land use plans should be highlighted and appropriate follow-up action should be recommended.

3.4.12.6 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 alignment, 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 minimize the adverse effects identified above, including provision of a landscape design.

- 3.4.12.7 The mitigation measures shall include preservation of vegetation and natural coastline, transplanting of trees, provision of screen planting, re-vegetation of disturbed land, woodland restoration, compensatory planting, provisioning/reprovisioning of amenity areas and open spaces, minimization of noise barriers, design of structures, provision of finishes to structures, colour scheme and texture of material used and any measures to mitigate the impact on existing, committed and planned land uses. Parties shall be identified for the on-going management and maintenance of the proposed mitigation works to ensure their effectiveness throughout the operation phase of the proposed developments and associated works. A practical programme and funding proposal for the implementation of the recommended measures shall be provided.
- 3.4.12.8 Annotated illustration materials 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 fully illustrate the landscape and visual impacts of the Project and associated works to the satisfaction of the Director. In particular, 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 scenarios) to be agreed by the Director, shall also 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 such as system set-up, software, data files and function in preparing the illustration, which may need to be submitted for verification of the accuracy of the illustrations.

3.4.13 Impact on Cultural Heritage

- 3.4.13.1 The Applicant shall follow the criteria and guidelines for evaluating and assessing the cultural heritage impacts as stated in Annexes 10 and 19 of the TM respectively and the Guidance Notes on Assessment of Impact on sites of Cultural Heritage in Environmental Impact Assessment Studies (available on the EIAO web site at <http://www.epd.gov.hk/eia/english/guid/index5.html>).
- 3.4.13.2 The assessment area shall be 100 metres from the boundary of the Project and associated works. The cultural heritage impact assessment shall include archaeological impact assessment and built heritage impact assessment.

(i) Archaeological Impact Assessment

The Applicant shall engage qualified archaeologist(s) to review the archaeological potential of the Project and associated works taking the

results of previous archaeological investigations and other background of the site into account. In case the existing information is inadequate or where the Project or associated works has not been adequately studied before, the archaeologist(s) shall conduct the investigations to assemble data.

The archaeologists shall obtain licences from the Antiquities Authority prior to commence of archaeological field investigations. Details of the archaeological impact assessment shall be submitted to the Antiquities Authority and the Director prior to the commencement of the assessment for consideration in accordance with section 4.4.2(c) of the TM.

Based on existing and collected data, the Applicant shall evaluate whether the proposed development(s) associated with the Project and associated works is (are) acceptable from archaeological preservation point of view. In case adverse impact on archaeological resources cannot be avoided, appropriate mitigation measures should be designed.

The Applicant shall draw necessary reference to relevant sections of the Guidelines for Cultural Heritage Impact Assessment at Appendix C.

(ii) Built Heritage Assessment

The Applicant shall conduct a built heritage impact assessment (BHIA), taking the results of previous BHIA and other background of the site into account, to identify known and unknown heritage items within the assessment area that may be affected by the Project and its associated works to assess the direct and indirect impacts on heritage items. Due consideration should be given to the built heritage aspect in the early planning stage. Opportunity should be given throughout this EIA study so that the identified built heritage could be well integrated into future development. The possible impact on the built heritage items identified by the previous BHIA should be avoided / minimized. Appropriate mitigation measures should be recommended in the BHIA.

The Application shall draw necessary reference to relevant sections of the Guidelines for cultural Heritage Impact Assessment at Appendix C.

3.5 Environmental Monitoring and Audit (EM&A) Requirements

- 3.5.1 The Applicant shall identify and justify in the EIA study whether there is any need for EM&A activities during the construction and operation phases of the Project and associated works and, if affirmative, to define the scope of the EM&A requirements for the Project and associated works in the EIA study.
- 3.5.2 Subject to the confirmation of the EIA study findings, the Applicant shall comply with the requirements as stipulated in Annex 21 of the TM.
- 3.5.3 The Applicant shall prepare a Project Implementation Schedule (in the form of a checklist as shown in Appendix D) containing all the EIA study recommendations and mitigation measures with reference to the Project and

associated works implementation programme. A stand-alone implementation schedule shall be prepared for each of the individual Schedule 2 designated projects as described in sections 1.9 and 2.1(xiii) of this study brief.

3.6 Presentation of Summary Information

3.6.1 Summary of Environmental Outcomes

The EIA report shall contain a summary of the 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 design recommended, key environmental problems avoided, compensation areas included and the environmental benefits of environmental protection measures recommended.

3.6.2 Summary of Environmental Impacts

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

3.6.3 Document of Key Assessment Assumptions, Limitation of Assessment Methodologies and relate Prior Agreement(s) with the Director

The EIA report shall contain a summary including the assessment methodologies and key assessment assumptions adopted in this EIA study, the limitations of these assessment(s) methodologies/assumptions, if any, plus relevant prior agreement(s) with the Director or other Authorities on individual environmental media assessment components. 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) before seeking the Director's agreement. The supporting documents shall be provided in the EIA report.

3.6.4 Documentation of Public Concerns

The EIA report shall contain a summary of the main concerns of the general public, special interest groups and the relevant statutory or advisory bodies received and identified by the Applicant during the course of the EIA study, and describe how the relevant concerns have been taken into account.

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. REPORT REQUIREMENTS

5.1 In preparing the EIA report, the Applicant shall refer to Annex 11 of the TM for the contents of an EIA report. The Applicant shall also refer to Annex 20 of the TM, which stipulates the guidelines for review of an EIA report. The Applicant shall accompany with the submission of the EIA report provide a summary, pointing out where in the EIA report the respective requirements of this EIA Study Brief and TM (in particular Annexes 11 and 20) have been addressed and fulfilled.

5.2 The Applicant shall supply the Director with hard and electronic copies of the EIA report and the executive summary in accordance with the requirements given in Appendix E 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 sections 1.3 to 1.9 of this EIA study brief and in Project Profile (No. PP-531/2015), the Applicant must seek confirmation from the Director in writing on whether or not the scope of issues covered by this EIA study brief can still cover the key changes, and the additional issues, if any, that the EIA study must also address. If the changes to the Project fundamentally alter the key scope of the EIA study brief, the Applicant shall apply to the Director for a fresh EIA study brief.

7. LIST OF APPENDICES

7.1 This EIA study brief includes the following appendices :

Appendix A – List of Declared Monuments, Graded Historic Buildings and Sites of Archaeological Interest

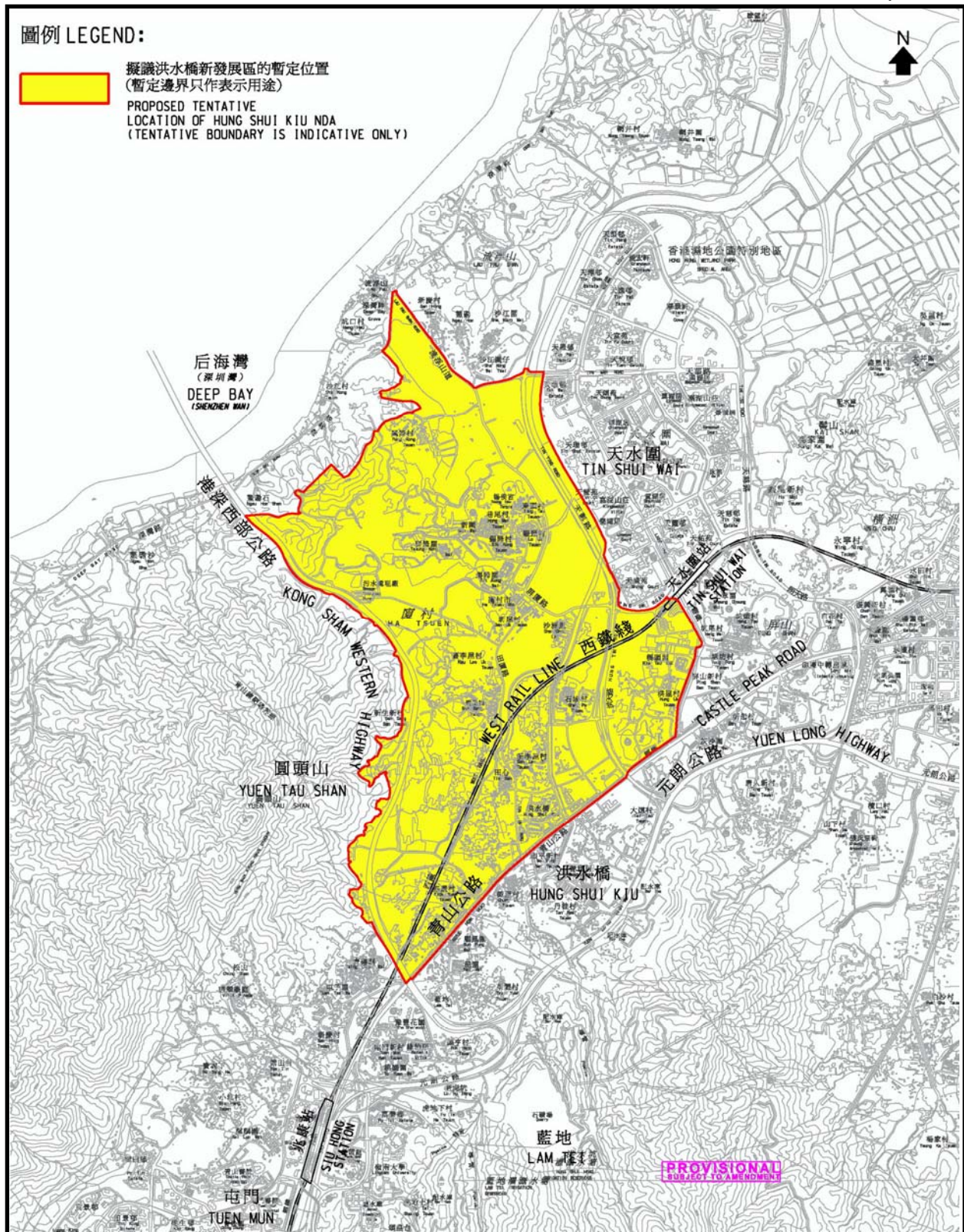
Appendix B – Air Quality Modelling Guidelines

Appendix C – Guidelines for Cultural Heritage Impact Assessment

Appendix D – Project Implementation Schedule

Appendix E – Requirements of EIA Report Documents

--- END OF EIA STUDY BRIEF ---



<p>Project Title – Hung Shui Kiu New Development Area 工程名稱 - 洪水橋新發展區</p>	<p>EIA Study Brief No.: ESB-291/2015 環評研究概要號碼: ESB-291/2015</p>	
<p>(This figure is prepared based on Drawing No. NTWST-Z0115 of Project Profile No.: PP-531/2015) (本圖是根據工程項目簡介 PP-531/2015 圖則編號 NTWST-Z0115 編製)</p>	<p>Figure 1 – Location Plan 圖 1 - 位置圖</p>	

Declared Monuments and Graded Historic Buildings Situated within Project Boundary

- Yeung Hau Kung Temple, Tung Tau Tsuen, Ha Tsuen (Declared Monument)
- Tang Ancestral Hall, Ha Tsuen (Declared Monument)
- Gate Tower, Ha Tsuen Shi (Grade 2)
- Kwan Tai Temple, Ha Tsuen Shi (Grade 2)
- Shi Wang Study Hall, Ha Tsuen (Grade 3)
- Entrance Gate of Shek Po Wai, Shek Po Tsuen, Ha Tsuen (Grade 3)
- Shrine, Tin Sam Tsuen, Hung Shui Kiu (Grade 3)
- Nos. 76-77 Hung Uk Tsuen, Ping Shan (Grade 3)

Declared Monuments and Graded Historic Buildings Situated outside Project Boundary and may be Affected by the Project

- Yu Kiu Ancestral Hall, Ping Shan (Declared Monument)
- Tang Ancestral Hall, Ping Shan (Declared Monument)
- Yan Tun Kong Study Hall (Declared Monument)
- Tsui Sing Lau Pagoda (Declared Monument)
- Tat Tak Communal Hall (Declared Monument)
- Kun Ting Study Hall, Hang Mei Tsuen, Ping Shan (Grade 1)
- Ching Shu Hin, Nos. 104 & 109 Hang Mei Tsuen, Ping Shan (Grade 1)
- Entrance Hall, Shut Hing Study Hall, Tong Fong Tsuen, Ping Shan (Grade 1)
- Sing Hin Kung Study Hall, Hang Mei Tsuen, Ping Shan (Grade 2)
- Nos. 89 & 124 Hang Tau Tsuen, Ping Shan (Grade 2)
- No.64 Hang Mei Tsuen, Ping Shan (Grade 2)
- Hung Shing Temple, Hang Mei Tsuen, Ping Shan (Grade 2)
- Old Ping Shan Police Station (Grade 2)
- Yeung Hau Temple, Sheung Cheung Wai (Grade 3)
- No. 99 Hang Tau Tsuen, Ping Shan (Grade 3)
- No. 37 Hang Mei Tsuen, Ping Shan (Grade 3)
- No. 66 Hang Mei Tsuen, Ping Shan (Grade 3)
- No. 148 Hang Mei Tsuen, Ping Shan (Grade 3)
- Yeuk Hui Study Hall, No. 95 Hang Mei Tsuen, Ping Shan (Grade 3)
- Yeung Hau Temple, Sheung Cheung Wai, Ping Shan (Grade 3)
- Wong Yun Wai Ancestral Hall (Grade 3)
- Chi Hong Po Jai (Grade 3)
- Entrance Gate, Sha Kong Wai (Grade 3)
- Entrance Gate, Sun Fung Wai, Nam Tei (Grade 3)
- Chung Ancestral Hall, Chung Uk Tsuen, Tuen Mun (Grade 3)

Sites of Archaeological Interest Situated within Project Boundary

- Tung Tau Tsuen
- Tseung Kong Wai
- Ngau Hom Shek (partial)
- Hang Hau Tsuen (partial)
- Sha Kong Miu (North) (partial)

Sites of Archaeological Interest Situated outside Project Boundary

- Lau Fau Shan
- Ngau Hom Sha
- Fu Tei Ha
- Sheung Cheung Wai
- Fu Tei Au
- Tsing Chuen Wai
- Tuen Tsz Wai
- Sha Kong Miu (South)
- Nai Wai Kiln

Air Quality Modelling Guidelines

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

The air quality modelling guidelines shall include the following guidelines as published on the website of the Environmental Protection Department

(http://www.epd.gov.hk/epd/english/environmentinhk/air/guide_ref/guide_aqa_model.html):

- (i) Guidelines on Choice of Models and Model Parameters;
- (ii) Guidelines on Assessing the 'Total' Air Quality Impact (Revised);
- (iii) Guidelines on the Use of Alternative Computer Models in Air Quality Assessment (Revised);
- (iv) Guidelines on the Estimation of PM_{2.5} for Air Quality Assessment in Hong Kong; and
- (v) Guidelines on the Estimation of 10-minute Average SO₂ Concentration for Air Quality Assessment in Hong Kong.

Guidelines for Cultural Heritage Impact Assessment (as at January 2012)

Introduction

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

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

(1) Baseline Study

1.1 A baseline study shall be conducted:

- a. to compile a comprehensive inventory of heritage sites within the proposed project area, which include:
 - (i) all recorded sites of archaeological interest (both terrestrial and marine);
 - (ii) all declared monuments;
 - (iii) all proposed monuments;
 - (iv) all buildings/ structures/ sites graded or proposed to be graded by the Antiquities Advisory Board (AAB);
 - (v) Government historic sites identified by AMO;
 - (vi) buildings/ structures/ sites of high architectural / historical significance and interest which are not included in items (i) to (v) above; and
 - (vii) cultural landscapes include places associated with historic event, activity, or person or exhibiting other cultural or aesthetic values, such as sacred religious sites, battlefields, a setting for buildings or structures of architectural or archaeological importance, historic field patterns, clan graves, old tracks, fung shui woodlands and ponds, and etc.
- b. to identify the direct and indirect impacts on the heritage sites at the planning stage in order to avoid causing any negative effects. The impacts include the direct loss, destruction or disturbance of an element of cultural heritage, impact on its settings or impinging on its character through inappropriate siting or design, potential damage to the physical fabric of archaeological remains and historic buildings/ structures/ sites through air pollution, change of ground water level, vibration, ecological damage, new recreation or other daily needs to be caused by the new development. The impacts listed are merely to illustrate the range of potential impacts and not intended to be exhaustive.

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

1.3 Desk-top Research

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- 1.3.1 Desk-top research should be conducted to analyse, collect and collate the best available information. It shall include (if applicable) but not limited to:
- a. List of declared and proposed monuments protected by the Antiquities and Monuments Ordinance (Chapter 53).
 - b. Graded and proposed graded historic buildings/ structures/ sites.
 - c. Government historic sites identified by AMO.
 - d. Lists and archives kept in the Reference Library of AMO including sites of archaeological interest, declared monuments, proposed monuments and recorded historic buildings/ structures/ sites identified by AMO.
 - e. Publications on local historical, architectural, anthropological, archaeological and other cultural studies, such as, Journals of the Royal Asiatic Society (Hong Kong Branch), Journals of the Hong Kong Archaeological Society, AMO Monograph Series and so forth.
 - f. Other unpublished papers, records, archival and historical documents through public libraries, archives, and the tertiary institutions, such as the Hong Kong Collection and libraries of the Department of Architecture of the University of Hong Kong and the Chinese University of Hong Kong, Public Records Office, photographic library of the Information Services Department and so forth.
 - g. Any other unpublished archaeological investigation and excavation reports kept by AMO.
 - h. Relevant information from AMO's website.
 - i. Historical documents in the Public Records Office, the Land Registry, District Lands Office, District Office and the Hong Kong Museum of History and so forth.
 - j. Cartographic and pictorial documents. Old and recent maps and aerial photos searched in the Map and Aerial Photo Library of the Lands Department.
 - k. Existing geological and topographic information (for archaeological desk-top research).
 - l. Discussion with local informants.

1.4 Field Evaluation

1.4.1 General

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

1.4.2 Field survey on historic buildings/ structures/ sites

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

historic buildings/ structures/ sites.

- d. Historical and architectural appraisal of the historic buildings/ structures/ sites, their associated cultural landscape and intangible cultural elements.

1.4.3 Archaeological Survey

- a. Appropriate methods for pricing and valuation of the archaeological survey, including by means of a Bill of Quantities or a Schedule of Rates should be adopted when appropriate in preparing specifications and relevant documents for calling tenders to carry out the archaeological survey. The specifications and relevant documents should be sent to AMO for agreement prior to calling tenders to conduct the archaeological survey.
- b. For archaeologists involved in contract archaeological works, they should adhere to recognized standards for professional practice and ethical conduct in undertaking commissioned archaeological works under contracts. They should make themselves fully understand recognized principles and guidelines regarding contract archaeological works, such as those of the Institute for Archaeologists, European Associations of Archaeologists and in Mainland China.
- c. A licence shall be obtained from the Antiquities Authority for conducting archaeological field work. It takes at least two months to process an application.
- d. An archaeological brief/proposal, as an outline framework of the proposed archaeological works, should be prepared. The brief/proposal should clearly state the project and archaeological background, address necessary archaeological works required, elaborate the strategy and methodology adopted, including what particular research question(s) will be resolved, how the archaeological data will be collected and recorded, how the evidence will be analysed and interpreted and how the archaeological finds and results will be organized and made available. Effective field techniques including method and sampling details are required to be demonstrated clearly in the brief/proposal. Monitoring arrangement, reporting, contingency plan for field and post-excavation works and archive deposition (including finds, field and laboratory records, etc.) should also be addressed in the brief/proposal. The brief/proposal should be submitted to AMO for agreement prior to applying for a licence. Prior site visit to the project site before the submission of the brief/proposal is required so as to ascertain the feasibility of the proposed strategy and methodology as well as the availability of the proposed locations for auger survey and test pitting.
- e. The following methods of archaeological survey (but not limited to) should be applied to assess the archaeological potential of the project area:
- (i) Definition of areas of natural land undisturbed in the recent past.
 - (ii) Field scan of the natural land undisturbed in the recent past in detail with special attention paid to areas of exposed soil which were searched for artifacts.
 - (iii) Conduct systematic auger survey and test pitting. The data collected from auger survey and test pitting should be able to establish the

horizontal spread of cultural materials deposits.

- (iv) Excavation of test pits to establish the vertical sequence of cultural materials. The hand digging of 1 x 1 m or 1.5 x 1.5 m test pits to determine the presence or absence of deeper archaeological deposits and their cultural history.
 - (v) The quantity and location of auger holes and test pits should be agreed with AMO prior to applying for a licence. Additional auger holes and test pits may be required to ascertain and demarcate the extent of archaeological deposits and remains.
 - (vi) A qualified land surveyor should be engaged to record reduced levels and coordinates as well as set base points and reference lines in the course of the field survey.
 - (vii) All archaeological works should be properly completed and recorded to agreed standards.
- f. Archaeologists should adhere to all the agreed professional and ethical standards for archaeological works, such as the standards and guidelines of the Institute for Archaeologists, English Heritage, European Associations of Archaeologists, Society for American Archaeology and in Mainland China.
- g. A Marine Archaeological Investigation (MAI) following *Guidelines for MAI* may be required for projects involving disturbance of seabed.

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

1.5 The Report of Baseline Study

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

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

1.5.3 Historic Buildings/ Structures/ Sites

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

detailed recording form of each identified historic item for easy cross-checking of individual records.

1.5.4 Sites of Archaeological Interest

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

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

1.6 Finds and Archives

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

1.7 Safety Issue

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

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

1.8 Information Disclosure

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

(2) Impact Assessment Study

2.1 Identification of impact on heritage

2.1.1 The impact assessment study must be undertaken to identify the impacts on the heritage sites which will be affected by the proposed development subject to the result of desktop research and field evaluation. The prediction of impacts and an evaluation of their significance must be undertaken by expert(s) in local heritage.

2.1.2 During the assessment, both the direct impacts such as loss or damage of important features as well as indirect impacts should be clearly stated, such as

adverse visual impact on heritage sites, landscape change to the associated cultural landscape features of the heritage sites, temporary change of access to the heritage sites during the work period, change of ground level or water level which may affect the preservation of the archaeological and built heritage *in-situ* during the implementation stage of the project.

2.1.3 The evaluation of cultural heritage impact assessment may be classified into five levels of significance based on type and extent of the effects concluded in the CHIA study:

- a. Beneficial impact: the impact is beneficial if the project will enhance the preservation of the heritage site(s) such as improving the flooding problem of the historic building after the sewerage project of the area;
- b. Acceptable impact: if the assessment indicates that there will be no significant effects on the heritage site(s);
- c. Acceptable impact with mitigation measures: if there will be some adverse effects, but these can be eliminated, reduced or offset to a large extent by specific measures, such as conduct a follow-up Conservation Proposal or Conservation Management Plan for the affected heritage site(s) before commencement of work in order to avoid any inappropriate and unnecessary interventions to the building;
- d. Unacceptable impact: if the adverse effects are considered to be too excessive and are unable to mitigate practically;
- e. Undetermined impact: if the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.

2.1.4 Preservation in totality must be taken as the first priority as it will be a beneficial impact and will enhance the cultural and socio-economical environment if suitable measures to integrate the heritage site into the proposed project are carried out.

2.1.5 If, due to site constraints and other factors, only preservation in part is possible, this must be fully justified with alternative proposals or layout designs which confirm the impracticability of total preservation.

2.1.6 Total destruction must be taken as the very last resort in all cases and shall only be recommended with a meticulous and careful analysis balancing the interest of preserving local heritage as against that of the community as a whole. Assessment of impacts on heritage sites shall also take full account of, and follow where appropriate, paragraph 4.3.1(c), item 2 of Annex 10, items 2.6 to 2.9 of Annex 19 and other relevant parts of the Technical Memorandum on Environmental Impact Assessment (EIA) Process (Technical Memorandum).

2.2 Mitigation Measures

2.2.1 It is always a good practice to recognize the heritage site early in the planning stage and site selection process, and to avoid it, i.e. preserve it *in-situ*, or leaving a buffer zone around the site with full justifications demonstrating the best practice of heritage conservation.

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

2.3 The Impact Assessment Report

- 2.3.1 A detailed description and plans should be provided to elaborate on the heritage site(s) to be affected. Besides, please also refer to paragraph 4.3.1(d), items 2.10 to 2.14 of Annex 19 and other relevant parts of the Technical Memorandum and the Guidance Notes, other appropriate presentation methods for mitigation proposals like elevations, landscape plan and photomontage shall be used in the report extensively for illustrating the effectiveness of the measures.
- 2.3.2 To illustrate the landscape and visual impacts on heritage sites, as well as effects of the mitigation measures, choice of appropriate presentation methods is important. These methods include perspective drawings, plans and section/elevation diagrams, photographs on scaled physical models, photo-retouching and photomontage. These methods shall be used extensively to facilitate communication among the concerned parties.
- 2.3.3 The implementation programme for the agreed mitigation measures should be able to be executed and should be clearly set out in the report together with the funding proposal. These shall form an integral part of the overall redevelopment project programme and financing of the proposed redevelopment project. Competent professionals must be engaged to design and carry out the mitigation measures.
- 2.3.4 For contents of the implementation programme, reference can be made to Annex 20 of the Technical Memorandum and the Guidance Notes. In particular, item 6.7 of Annex 20 requires to define and list out clearly the proposed mitigation measures to be implemented, by whom, when, where, to what requirements and

the various implementation responsibilities. A comprehensive plan and programme for the protection and conservation of the preserved heritage site, if any, during the planning and design stage of the proposed project must be addressed in details.

2.3.5 Supplementary information to facilitate the verification of the findings shall be provided in the report including but not limited to:

- a. layout plan(s) in a proper scale illustrating the location of all heritage sites within the study area, the extent of the work area together with brief description of the proposed works;
- b. all the heritage sites within the study area should be properly numbered, cross-reference to the relevant drawings and plans.
- c. an impact assessment cross-referenced checklist of all the heritage sites within the study area including heritage site reference, distance between the heritage site and work area, summary of the possible impact(s), impact level, summary of the proposed mitigation measure(s), as well as references of the relevant plans, drawings and photos; and
- d. a full implementation programme of the mitigation measures for all affected heritage sites to be implemented with details, such as by whom, when, where, to what requirements and the various implementation responsibilities of individual parties.

* *This Guidelines for Cultural Heritage Impact Assessment was first set out in August 2008 based on the Criteria for Cultural Heritage Impact Assessment and revised subsequently in December 2008, July 2010, October 2010, March 2011, April 2011 and January 2012.*

Guidelines for Archaeological Reports
(As at April 2011)

I. General

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

II. Suggested Format of Reports

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

archaeological work, its aims and main results, and should include reference to authorship and commissioning body.

4. Introduction

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

5. Aims of archaeological work

These should reflect the aims set in the project design.

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

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

7. Methodology

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

8. Results

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

9. Conclusion

This should include summarization and interpretation of the result.

10. Recommendation

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

11. Reference and bibliography

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

12. Archaeological team

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

13. Copyright and dissemination

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

14. Supporting illustrations

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

A. Maps

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

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

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

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

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

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

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

15. Supporting data in appendices

These should consist of essential technical details to support the result. These

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

may include stratigraphic record of test pits and auger holes, records of general and special finds as well as ecofacts discovered with description, quantity and context number/stratigraphic sequence, result of laboratory testing, index of field archives.

16. Other professional views/comments
This can reflect any issues/difficulties regarding the archaeological project observed/encountered by the archaeological team.
17. Comment and response
All comments and responses from AMO and relevant parties should be attached in full.

III. Green Measures

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

Guidelines for Handling of Archaeological Finds and Archives**(As at 28 November 2011)****I. General Remark**

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

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

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

II. Archaeological Finds**7. Cleaning**

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

8. Marking

- The excavated finds should be cleaned before marking object number.
- “Sandwich” technique¹ should be adopted for marking permanent object

¹ Steps for “Sandwich” technique

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

number.

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

9. Labeling and bagging

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

10. Conservation

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

11. Finds register

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

12. Sample register of eco-facts

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

5. Apply a top coat of clear varnish.

6. Let the clear varnish dry completely before packing.

III. Field Records and Finds Processing Records

13. Field records include field diary, site record for individual test pit/trench/square, context recording sheet, special finds recording sheet, soil sample & eco-facts sample recording sheet, map, survey sheet, photograph/ audio-visual records, etc.
14. Finds processing records include conservation record, measured drawings and photographs, laboratory reports, etc.
15. Measured drawing, both hard & soft copies (in pdf format), and photograph (in jpg format) of each special find should be handed over.
16. All the aforesaid records stated in paragraphs 12 to 14 should be handed over to the CAR when post-excavation research and excavation report have been completed. Please note:
 - all the field records should be submitted together with indexes.
 - the video footage should be submitted together with index describing the content of the video footage.
 - all the slides, colour/ black & white negatives or digital photographs should be submitted together with photo register.

IV. Handover of Finds

17. Packing
 - Each special find should be packed and protected with tissue paper, bubble sheet or P.E. foam to avoid shocking when transporting to the repository. No packing material other than the aforesaid items should be used.
 - The general finds should be protected with bubble sheet or P.E. foam and packed in heavy duty plastic container.
 - The heavy duty plastic container, e.g. product of the Star Industrial Co., Ltd. (No. 1849 or 1852), is recommended.
 - For oversized finds, prior advice on packing method should be sought from the AMO.
18. Handover procedure
 - The licensee should make an appointment with the CAR for the handover and arrange to transport the finds and archives to the repository.
 - Prior to handover, licensee is required to supply with the aforesaid finds register, field records register and associated records to the CAR for checking at least three working days in advance. Exact date of handover will be arranged subsequently.
 - Handover forms for finds and archives should be signed by the representatives of the licensee and the AMO.

Project Implementation Schedule

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Objectives of the Recommended Measures & Main Concerns to Address	Who to implement the measure ?	Location of the measure	When to implement the measure ?	What requirements or standards for the measure to achieve ?

Requirements for EIA Report Documents

1. The Applicant shall supply the Director with the following number of copies of the EIA report and the executive summary:
 - (i) 50 copies of the EIA report and 80 copies of the executive summary (each bilingual in both English and Chinese) as required under section 6(2) of the EIAO to be supplied at the time of application for approval of the EIA report.
 - (ii) When necessary, addendum to the EIA report and the executive summary submitted in item (i) above as required under section 7(1) of the EIAO, to be supplied upon advice by the Director for public inspection.
 - (iii) 20 copies of the EIA report and 50 copies of the executive summary (each bilingual in both English and Chinese) with or without Addendum as required under section 7(5) of the EIAO, to be supplied upon advice by the Director for consultation with the Advisory Council on the Environment.
2. In addition, to facilitate public inspection of EIA report via EIAO Internet Website, the Applicant shall provide electronic copies of both the EIA report and executive summary prepared in Hyper Text Markup Language (HTML) and in Portable Document Format (PDF), unless otherwise agreed by the Director. For both of the HTML and PDF versions, a content page capable of providing hyperlink to each section and sub-section of the EIA report and executive summary shall be included in the beginning of the document. Hyperlinks to figures, drawings and tables in the EIA report and executive summary shall be provided in the main text from where respective references are made. The EIA report, including drawings, tables, figures and appendices shall be viewable by common web-browsers including Internet Explorer 8, Firefox 23, Chrome and Safari 8 or later versions as agreed by the Director, and support languages including Traditional Chinese, Simplified Chinese and English.
3. The electronic copies of the EIA report and the executive summary shall be submitted to the Director at the time of application for approval of the EIA report.
4. When the EIA report and the executive summary are made available for public inspection under section 7(1) of the EIAO, the content of the electronic copies of the EIA report and the executive summary must be the same as the hard copies and the Director shall be provided with the most updated electronic copies.
5. To promote environmentally friendly and efficient dissemination of information, both hardcopies and electronic copies of future EM&A reports recommended by the EIA study shall be required and their format shall be agreed by the Director.

– End –