

Appendix 10.2 Documentation of Key Assessment Assumptions, Limitation of Assessment Methodologies and Related Prior Agreement(s) with EPD

Note #: N/A = Not applicable

Assessment Methodologies	Key Assessment Assumptions	Limitations of Assessment Methodologies/ Assumptions	Prior Agreements with EPD/ Other Authorities #	
			EIA Study Brief Clause Ref.	Relevant Documentation
Air Quality Impact				
<p>Construction Phase</p> <ul style="list-style-type: none"> Annexes 4 and 12 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) <p>Qualitative assessment was conducted for air quality impact.</p>	<p>The qualitative assessment was conducted based on the Project design and construction details available at the time of the EIA study.</p>	N/A	Not required	N/A
Noise Impact				
<p>Construction Noise</p> <ul style="list-style-type: none"> Annexes 5 and 13 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) Guidance Note “Preparation of Construction Noise Impact Assessment under the Environmental Impact Assessment Ordinance” (GN 9/2010) TM on Noise from Construction Works other than Percussive Piling (GW-TM) under the Noise Control Ordinance (NCO) 	<p>The construction noise was predicted based on standard acoustic principles. Sound Power Levels (SWLs) of the powered mechanical equipment (PME) were taken from Table 3 of the GW-TM. Where no relevant SWL can be found in the GW-TM and other PME, reference is made to the information relating to the Quality Powered Mechanical Equipment (QPME) available at EPD’s Website.</p> <p>Details of the construction programme, plant inventories and working hours and days used are subject to changes in detailed design stage. The current construction programme which is verified by the authority is a preliminary one and was made reference to other building projects with similar scale.</p> <p>The type and quantity of PME were estimated based on best available information and engineering judgement.</p> <p>The assumption of all PME items required for a particular construction activity would be located at the notional source position where the activity is to be performed.</p>	<p>The prediction of construction noise impact was based on the methodology described in the GW-TM under the NCO. There would be limitations of the methodology such as the accuracy of the predictive base data for future (e.g. plant inventory for proposed construction works).</p> <p>With the latest technology, the actual SWLs of PME may be lower than the SWLs adopted, overestimation is considered.</p>	Clauses 2.2.1(a), 2.2.1(c), 2.3,1 of Appendix C	Proposal of Noise Assessment
<p>Fixed Noise</p> <ul style="list-style-type: none"> Annexes 5 and 13 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) TM for the Assessment of Noise from Places Other Than Domestic Premises, Public Places or Construction Site (IND-TM) under the NCO 	<p>Fixed noise was predicted based on the SWLs provided by project engineer, standard acoustic principle and the procedures in the IND-TM under the NCO.</p> <p>The inventory and SWLs of the noise sources were referenced from approved Project Profile/ EIAs and confirmed by Project Proponent and Project Engineer.</p> <p>SWLs for some noise sources to be specified construction contract.</p> <p>Prevailing background noise surveys were conducted to determine the standards for evaluating fixed noise impact.</p> <p>Worst operation mode confirmed by Project Proponent and Project Engineer was assessed to present the maximum noise emission.</p>	<p>The locations of fixed plants, louvers and openings may be refined in detailed design.</p> <p>The actual noise levels emitted from the fixed plants within the proposed Project will be determined in later detailed design stage.</p> <p>As the maximum allowable SWLs are adopted, which the SWL of each equipment may be lower in actual case, overestimation is considered.</p>	Clauses 3.2.1(a), 3.2.1(c), 3.3.1(a) of Appendix C	Proposal of Noise Assessment

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Water Quality Impact				
<ul style="list-style-type: none"> Annexes 6 and 14 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) <p>Qualitative assessment was conducted for water quality impact.</p>	The qualitative assessment was conducted based on the Project design and construction details available at the time of the EIA study.	N/A	N/A	N/A
Sewerage Impact				
<ul style="list-style-type: none"> Annex 14 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) 	<p>Population from each of the components were estimated and the average dry weather follow (ADWF) were calculated based on the “Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning” (GESF) from EPD at the time of the EIA Study.</p> <p>Information on staff and users in HKO Headquarters is advised by Project Proponent.</p> <p>The existing load on the public sewerage network is estimated based on the best available data. Information of no. of flats of existing residential building is collected from the website of Home Affairs Department.</p> <p>Information of users in commercial/ institutional buildings is estimated based on the population density from Table 8 of “Commercial and Industrial Floor Space Utilization Survey” (CIFSUS) issued by PlanD.</p> <p>An average domestic household size of 2.3 people was adopted in the population estimation according to statistic on population and households from Census and Statistic Department.</p> <p>The capacity of the existing public sewerage networks in the vicinity of the Project site have been investigated and reviewed based on the Drainage Record Plans within the vicinity of the Project site from Drainage Services Department (DSD).</p>	N/A	N/A	N/A
Waste Management Implication				
<ul style="list-style-type: none"> Annexes 14 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) 	The amount of waste to be generated were estimated based on best available data, relevant studies or engineering judgement.	N/A	N/A	N/A
Built Heritage Impact				
<ul style="list-style-type: none"> Annexes 10 and 19 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) Guidance Notes for Assessment of Impact on Sites of Cultural Heritage in Environmental Impact Assessment Studies 	The impact assessment was carried out with based on best available information from the archives, libraries, relevant study reports, and information provided by HKO and ArchSD.	Available drawing records and old photos of the site are limited, especially for the early period.	N/A	N/A

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Archaeological Impact				
<ul style="list-style-type: none"> Annexes 10 and 19 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) Guidelines for Cultural Heritage Impact Assessment in Environmental Impact Assessment Studies 	<p>Annex 10 is the “Criteria for Evaluating Visual and Landscape Impact, and Impact on Sites of Cultural Heritage”. Annex 19 of the Memorandum is “Guidelines for Assessment of Impact on Sites of Cultural Heritage and Other Impacts”. It introduces a basic framework of the CHIA report and general content that should be included in the report. It describes “the commonly adopted approaches and methodologies for assessment of impact on sites of cultural heritage and other environmental issues”.</p> <p>Guidelines for Cultural Heritage Impact Assessment sets the framework and detailed requirements of a Cultural Heritage Impact Assessment (CHIA) established by Antiquities and Monuments Office as attached in Appendix F of the Study Brief of this consultancy. It provides step-by-step guidance in writing the baseline study, an impact assessment study, and the proposal of appropriate mitigation measures.</p>	N/A	Clause 2, Appendix F of the EIA Study Brief No. ESB-347/2021	N/A
Landscape & Visual Impact				
<ul style="list-style-type: none"> Annexes 10 and 18 of the EIAO-TM EIA Study Brief (No. ESB-347/2021) Guidance Note “Preparation of Landscape and Visual Impact Assessment under the Environmental Impact Assessment Ordinance” (GN 8/2010) 	<p>The assessment is based on the latest design scheme, footprints and preliminary design scheme with the latest relevant OZP and the best available information.</p> <p>The Broad-Brush Tree Survey is in aid of aerial photos of the Project, and based on the topographical survey conducted prior to the tree survey and site visit to accessible area of the Project.</p> <p>The future management/ maintenance of the proposed new trees will be handed over to the Project Proponent in accordance to <i>Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 10/2013- Tree Preservation</i>.</p>	<p>Assessment of sensitivity of receivers and the magnitude of changes of project works are inherently subjective. No detailed data exists for future planned projects other than described in the report. Changes to these may affect the evaluated impacts of the Project.</p> <p>Individual tree impact as a result of the proposed Project is subject to further review at detailed design stage in accordance with <i>Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 4/2020 – Tree Preservation</i>.</p>	N/A	N/A