

Appendix 2.2 – Changes to the Findings of the Preliminary Environmental Assessment arising from the Modified Conceptual Plan

	<b>Summary of Preliminary Environmental Assessment Findings from Stage 2 Conceptual Plan for ‘City Park’ Option</b>	<b>Changes in the Preliminary Environmental Assessment Findings arising from the Modified Conceptual Plan for ‘City Park’ Option</b>
<b>Air Quality</b>	<p>Air quality impacts were qualitatively reviewed. During construction phase, dust impact may arise from soil excavation activities, backfilling, site erosion, storage and transportation of spoil. With the implementation of appropriate measures, no adverse dust impact is anticipated.</p> <p>During operation phase, emissions from the Western Harbour Crossing (WHC) Ventilation Building may have implications on the fresh air intakes for the proposed hotel located near the WHC portal.</p> <p>The potential odour emission from Yau Ma Tei Typhoon Shelter is anticipated to improve due to various measures to upgrade and enhance the drainage and sewerage systems, however, the feasibility of installing active carbon filters into fresh air intakes of proposed WKCD buildings should also be considered.</p> <p>Potential odour emission from the proposed Sewage Treatment Plant may affect nearby uses. A suitable buffer distance should be provided. Based on the underground design and implementation of mitigation measures, adverse odour impact could be controlled to acceptable levels.</p> <p>Vehicular emissions inside the proposed underpasses and underground car parks should not cause adverse air quality impact with the provision of sufficient ventilation systems.</p>	<p>No changes for construction phase.</p> <p>For operation phase, the Western Harbour Crossing (WHC) Ventilation Building will not be relocated, hence is unlikely to have significant implications on the fresh air intakes for the proposed hotel located near the WHC portal.</p> <p>No sewage treatment plant will be built under the Modified CP, thereby avoiding potential odour impacts from sewage treatment facilities within WKCD.</p> <p>In general, these changes present an improvement on the Stage 2 CP with respect to air quality.</p>
<b>Noise</b>	<p>A qualitative construction noise assessment was conducted, and noise impacts after implementation of good site practice, quiet plant and all practical mitigation measures should not exceed the stipulated noise criteria. Cumulative impacts were assessed and considered to be temporary and insignificant.</p> <p>For operation phase airborne noise, fixed plant noise may implicate</p>	<p>No significant changes for construction phase.</p> <p>For operation phase, the originally proposed float plane and helipad facilities have been removed. Therefore, no aircraft noise impact is anticipated<sup>1</sup>.</p> <p>In general, these changes present an improvement on the Stage 2</p>

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	<p>on WKCD building designs (e.g. need for adopting non-noise sensitive facade facing the fixed noise sources), while existing road traffic noise along Canton Road already exceeds the noise criteria at some sensitive receivers. Aircraft noise<sup>1</sup> is predicted to be acceptable (but nevertheless audible), while the maximum allowable outdoor activities noise level will need to be agreed with EPD on a case by case basis. Overall, with all mitigation measures implemented, adverse noise impact is not anticipated.</p> <p>A qualitative groundborne noise assessment was conducted, and with the provision of low-noise track form to be implemented at the West Kowloon Terminus, no adverse cumulative impact is anticipated on the WKCD from the existing and planned underground railways.</p>	<p>CP with respect to noise.</p>
<b>Water Quality</b>	<p>During construction phase, construction site runoff, sewage from the workforce, drainage diversion and groundwater contamination may cause water pollution but with the application of mitigation measures, residual adverse impacts are not anticipated.</p> <p>During operation phase, the district cooling system may generate thermal, chemical and aesthetic impacts due to the release of heated water, residual chlorine, and foaming of the water surrounding the discharge point. However, adverse water quality impact is not anticipated provided that mitigation measures are incorporated into the project design.</p>	<p>The provision of potential additional marine structures such as the art pontoon may generate additional marine water quality impact during construction phase, however this is anticipated to be minor and surmountable with the implementation of appropriate mitigation measures.</p> <p>No significant changes for operation phase</p>
<b>Waste Management</b>	<p>During construction phase, an estimated 2 million cubic metres of materials will be excavated of which 0.4 million cubic metres can be reused as backfill. An estimated 81,000 cubic metres of C&amp;D materials will also be generated from WKCD construction. Other</p>	<p>No significant change</p>

<sup>1</sup> Based on possible float plane and helipad facilities which were discarded prior to Stage 2 PE Exercise, but have nevertheless been assessed in the preliminary environmental assessment

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	<p>waste that will be generated includes chemical waste, general refuse and possibly contaminated materials / marine sediments.</p> <p>During operation phase, general refuse, industrial waste and chemical waste will be generated. With the implementation of mitigation measures, no residual impacts are anticipated for both construction and operation phase.</p>	
<b>Ecology</b>	<p>Literature reviews of existing information identified that both terrestrial and marine habitats within the assessment area are of low ecological value. Direct impacts from felling trees are considered to be low. Indirect impacts such as disturbances to habitats, coastal water quality and site run-off arising from the project are temporary and considered as insignificant. Impacts will be avoided and minimised by implementation of appropriate good practice. Residual impacts are not anticipated.</p>	No significant change
<b>Landscape and Visual</b>	<p>The present visual environment is extremely poor. The progressive development of WKCD will initially create moderate adverse impact, but will progressively improve with the incremental completion of the WKCD and related introduction of landscape treatments and other mitigation measures. Upon completion, the WKCD will comprise a largely positive built and open space element at the waterfront. The proposed early completion of the Park will significantly enhance the visual environment at an early stage.</p> <p>The tree survey identified approximately 591 trees of variable quality located within the WKCD site. Most of the trees will have to be removed, but it may be possible to retain a significant number through transplantation. A key issue will be to identify possible host sites as these are in short supply.</p> <p>The landscape proposals envisage that over 7,000 trees will be planted within the site. The new planting will adequately compensate</p>	<p>The revised number of trees for the park is subject to the detailed Park study. Nevertheless, numerous trees will be planted within the park and there will be widespread additional planting of trees across the site (such as along the Avenue and other built areas), of which a significant portion will be planted on ground as opposed to on podium. These plantings will more than compensate for the loss of existing trees.</p>

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	for the loss of existing trees. Moreover, the extent of high and low level planting proposed will promote a superior landscape environment compared to that which currently exists.	
<b>Cultural Heritage</b>	The results of the cultural heritage impact assessment indicates that the archaeological potential of the works area is low, and while built heritage features are identified in the vicinity of the WKCD, no mitigation measures are required for either archaeology or built heritage during construction or operation phase.	No significant change
<b>Land Contamination</b>	A qualitative land contamination assessment was conducted, and historical information has been reviewed. The subject site is mainly located on reclaimed land, and while previous EIAs have identified underground storage tanks at the Tsim Sha Tsui Fire Station, no evidence of contamination was found. Therefore, land contamination at the WKCD site is not expected.	No significant change
<b>Sewage</b>	The sewage generated by the WKCD was estimated to be 8,038 m <sup>3</sup> /day. As the sewerage master plans previously commissioned for the West Kowloon and Tsuen Wan area already took into account the total planned gross floor area of the WKCD development (which has remained the same under this conceptual plan) and concluded that no sewerage improvement works would be required at that stage, it is considered that this conclusion remains valid and the existing downstream sewerage network has adequate capacity to convey the sewage flows from WKCD.	The updated estimate of average daily sewage to be generated by the WKCD is 4,536 m <sup>3</sup> /day. As the revised sewage estimates are lower than the previous estimates, the conclusions remain valid.  In general, these changes present an improvement on the Stage 2 CP with respect to sewage.