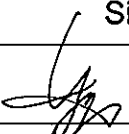



Main Wealth Development Ltd.

**Yau Tong Bay – Decommissioning of
Shipyard Sites**

**Annual EM&A Review Report
for October 2013 to September 2014
(2st Annual EM&A Review Report)**

[01/2015]

	Name	Signature
Prepared & Checked:	Oscar Yip	
Reviewed, Approved & Certified:	Y T Tang (ETL)	

Version:	Rev. 0	Date: 7 January 2015
Disclaimer		
<p>This report is prepared for Main Wealth Development Ltd. and is given for its sole benefit in relation to and pursuant to Yau Tong Bay – Decommissioning of Shipyard Sites and may not be disclosed to, quoted to or relied upon by any person other than Main Wealth Development Ltd. without our prior written consent. No person (other than Main Wealth Development Ltd.) into whose possession a copy of this report comes may rely on this report without our express written consent and Main Wealth Development Ltd. may not rely on it for any purpose other than as described above.</p>		

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Main Wealth Development Limited
71/F Two International Finance Centre
8 Finance Street
Central
Hong Kong

6 January 2015

Attn : Ms. Amy Chan

Dear Madam,

**Yau Tong Bay – Decommissioning of Shipyard Sites
Environmental Permit No. EP-409/2010
Annual EM&A Report for October 2013 to September 2014 (version: Rev. 0)**

Further to the receipt from Environmental Team (ET) of the captioned Annual EM&A Report on 19, 24 December 2014 and 5 January 2015 via email, pursuant to Updated EM&A Manual (v.4), we have no comment on the captioned report (Rev.0) for Yau Tong Bay.

Yours faithfully
for MOTT MACDONALD HONG KONG LIMITED

A handwritten signature in black ink, appearing to read 'Terence Kong'.

Terence Kong
Independent Environmental Checker (IEC)



NATURE & TECHNOLOGIES (HK) LIMITED

科技環保(香港)有限公司

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Our Ref: 3.14/018/2009/at

6 January 2015

Main Wealth Development Ltd.
72 – 76/F, Two International Finance Centre
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Hong Kong

Attn: Ms. Amy Chan

Dear Ms. Chan,

Yau Tong Bay – Decommissioning of Shipyard Sites
Environmental Permit No. EP-409/2010
Annual EM&A Report for October 2013 to September 2014 (Version: Rev.0)

With reference to the captioned document verified by IEC on 6 January 2015, we are pleased to provide our confirmation for the document on sections that is specific to soil remediation work pursuant to the Updated EM&A Manual (V.4).

Yours faithfully,
Nature & Technologies (HK) Limited

Ir Dr Gabriel C K Lam
Independent Environmental Auditor

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EXECUTIVE SUMMARY

The proposed "Yau Tong Bay – Decommissioning of Shipyard Sites" (hereinafter referred to as "the Project") is a Designated Project under the Environmental Impact Assessment Ordinance (Cap. 499) Schedule 2 and is governed by the Environmental Permit No. EP-409/2010. The Project aims to demolish the past and existing shipyards and their building structures and marine structures and decontaminate identified contaminated spots.

The demolition works of the building structures on land commenced on 21 November 2011 and was completed in September 2012. According to the Project Proponent, the marine structures will not be demolished.

The impact Environmental Monitoring and Audit (hereinafter referred to as "EM&A") programme for the Project commenced on 21 November 2011. The EM&A works was suspended from November 2012 for the captioned Project and the EM&A works has been resumed on 28 October 2013. The impact EM&A programme includes daytime construction noise and water quality monitoring, soil remediation works monitoring and auditing and site auditing. The remediation method statement was approved by the EPD on 20 December 2013. The soil remediation works commenced on 23 December 2013.

This report documents the findings of EM&A works conducted in the period between 28 October 2013 and 30 September 2014.

As informed by the Contractor, construction activities were carried out in the reporting period as listed below:

- Setting up biopile base liner and cement solidification mixing pit;
- Decommissioning of the underground oil tank at YTML 6-11;
- Excavation of contaminated soil in Zones A1, A2, A3, A4, A5, R1, R2, R3, R4, R5, R6, R7, R8, T19A, T22BA, T22BB, T32C, T32E (inner), T32E (outer), T35C and T36A;
- Backfilling Zones R2, R3, R4, R5, R6, R7, R8, A1, A3, A4, A5, T22BA, T22BB, T32C, T32E (inner), T35C and T36A;
- Formation of biopiles;
- Cleanup progress monitoring of Biopile;
- Cement solidification treatment for Zones A3, A4, A5, R6, R7, R8, T19A, T22BA, T22BB, T32C, T36A;
- Disposal of contaminated soil in Zone T32E to the South East New Territories (SENT) Landfill; and
- Closure Assessment Sampling of Biopile.

A summary of monitoring and audit activities conducted in the reporting period is listed below:

Daytime noise monitoring	26 sessions
Water quality monitoring	0 session
Environmental site inspection	47 sessions

Breaches of Action and Limit Levels for Daytime Construction Noise

No Action Level exceedance was recorded since no construction noise related complaint was received in the reporting period.

No Limit Level exceedance of construction noise was recorded in the reporting period.

Breaches of Action and Limit Levels for Water Quality

Water quality monitoring was not conducted in the reporting period as demolition of marine structures was not yet commenced. No Action/Limit Level exceedance of water quality was recorded in the reporting period.

Environmental Complaint, Notification of Summons and Successful Prosecution

No environmental complaint, notification of summons and successful prosecution was received in the reporting period.

Reporting Change

There was no reporting change required in the reporting period.

Future Key Issues

Key issues to be considered in the coming month include:

- Proper storage and labeling of oils and chemicals on site;
- Chemical, chemical waste and waste management;
- Proper maintenance of all drainage facilities and wheel washing facilities on site;
- Dust suppression from excavation activities and haul road traffic; and
- Tree protective measures for all retained trees.

行政摘要

「油塘灣-船廠拆卸工程」(以下簡稱「本工程项目」)是一項被臚列於環境影響評估條例(第 499 章)附表 2 中的指定工程項目並受到環境許可證編號 EP-409/2010 所管制。本工程项目的主要目的是要拆除位於油塘灣的舊有和現有的船廠及其建築物和海事結構，以及處理指定的已受污染點。

本工程项目已於二零一一年十一月二十一日竣工並預期於二零一三年完成。本工程項目的施工期間環境監察及審核計劃亦由二零一一年十一月二十一日開始。施工期間環境監察與審核計劃包括：日間建築噪音監測，水質監測，已受污染泥復育工作的監察與審核及工地審核巡查。

本報告記錄了於二零一一年十一月一日至二零一二年十月三十一日期間所進行的環境監察與審核工作。

根據承建商提供的資料，在上述的季度的主要建築活動為

- 設立生物堆積底座內膽及水泥凝固混合坑、
- 清拆在 YTML 6-11 的地下油缸、
- 在區域 A1、A2、A3、A4、A5、R1、R2、R3、R4、R5、R6、R7、R8、T19A、T22BA、T22BB、T32C、T32E (內部)、T32E (外部)、T35C 和 T36A 污染土壤的挖掘、
- 在區域 R2、R3、R4、R5、R6、R7、R8、A1、A3、A4、A5、T22BA、T22BB、T32C、T32E (內部)、T35C 和 T36A 的回填、
- 生物堆的形成
- 生物堆清理進度監控、
- 在區域 A3、A4、A5、R6、R7、R8、T19A、T22BA、T22BB、T32C 和 T36A 的水泥固化處理、
- 在新界東南堆填區處置區域 T32E 的污染土壤，以及
- 生物堆封閉評估抽樣。

在上述的年度有下列次數的監察及審核活動進行：

日間建築噪音監測	26 次
水質監測	0 次
環境巡查	47 次

違反監測標準

日間建築噪音

在上述的期間沒有收到有關建築噪音的投訴，所以噪音監測結果皆符合行動水平。在上述的季度的所有日間建築噪音監測結果皆符合極限水平。

水質

因為相關的海事結構拆除工程仍未開始，故沒有水質監測在上述的年度進行。因此，沒有違反水質行動水平和極限水平的記錄。

有關收到的環境的投訴，傳票及檢控

在上述的年度沒有收到有關環境的投訴、傳票及檢控。

報告修訂

本報告年度並沒有修訂報告。

預計要注意的事項

- 正確保存油類和化學品;
- 化學廢物和廢物管理;
- 正確保養所有排水設施和車輪清洗設施;
- 抑制從發掘活動和運輸道路交通的灰塵;和
- 對保留樹木的保護措施。

1 INTRODUCTION

1.1 Background

- 1.1.1 The Project Site of "Yau Tong Bay-Decommissioning of Shipyard Sites" (hereinafter referred to as "the Project") is located along the shore of Yau Tong Bay (which is also known as Kwun Tong Tsai Wan) in East Kowloon within the Kwun Tong District and the Project Site together with its adjacent land is zoned Comprehensive Development area ("CDA") on the Approved Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan (OZP) No. S/K15/19. It faces Victoria Harbour to the southwest and is bounded by the Eastern Harbour Crossing Ventilation Building to the west, Cha Kwo Ling Road to the north and east, and Ko Fai Road to the south. The site is also adjacent to the former Yau Tong Industrial Area, which is at present mainly occupied by obsolete industrial buildings.
- 1.1.2 The Project is a designated project and is governed by the Environmental Permit No. EP-409/2010 (hereinafter referred to as "the EP").
- 1.1.3 Major works to be undertaken in the Project include:-
- Demolition of past and existing shipyard and building structures;
 - Demolition of marine structure of shipyards; and
 - Decontamination of identified contaminated spots.
- 1.1.4 For the decommissioning of past and existing shipyard lots, there is a total of 39 Marine Lots along the shore of Yau Tong Bay are under the control of the Project Proponent (Main Wealth Development Limited) and covered in this Project. These 39 lots (or the 'concerned lots'), with a total area of over 1 hectare (ha), as listed below and highlighted in **Figure 1**, are hereinafter referred to as the 'Project Site'. The land uses for the Project Site had been industrial and various land uses including shipyards, timber yards, sawmills and concrete batching plant.
- YTML No. 1
 - YTMLs No. 5-14
 - YTML No. 15
 - YTMLs No. 19-24
 - YTMLs No. 27-38
 - YTMLs No. 41-46
 - YTML No. 54
- 1.1.5 Main Wealth Development Limited (the Project Proponent) has commissioned AECOM Asia Company Limited as the Engineer of the Project and Kin Wing Construction Co., Ltd was commissioned as the Decontamination Contractor of the Project (hereafter referred to as "the Contractor").
- 1.1.6 AECOM Asia Company Limited was appointed to undertake the Environmental Team (hereafter referred to as "ET") services for implementation of all the Environmental Monitoring and Audit (hereafter referred to as "EM&A") works under the Project. Mott MacDonald Hong Kong Limited and Nature & Technologies (HK) Limited act as the Independent Environmental Checker (hereafter referred to as "IEC") and Independent Environmental Auditor (hereafter referred to as "IEA") for the Project respectively.
- 1.1.7 According to the updated programme, the demolition works of the Project commenced on 21 November 2011. The demolition works of the building structures on land commenced on 21 November 2011 and was completed in September 2012. The demolition works of marine structures are yet to commence. The remediation method statement was approved by the EPD on 20 December 2013. The soil remediation works commenced on 23 December 2013.
- 1.1.8 In accordance with the updated Environmental Monitoring and Audit Manual (hereinafter referred to as "the EM&A Manual") of the Project, there is a need of an impact EM&A programme includes daytime construction noise and water quality monitoring, soil remediation works monitoring and auditing and site auditing. The impact EM&A Programme for the Project commenced on 21 November 2011. The EM&A works was suspended from November 2012 for the captioned Project and the EM&A works has been resumed on 28 October 2013.

1.2 Scope of Report

1.2.1 This is the second Annual Environmental Monitoring and Audit (EM&A) Review Report for the Project "Yau Tong Bay – Decommissioning of Shipyard Sites". This report presents a summary of the environmental monitoring and audit works, list of activities and mitigation measures proposed by the ET for the Project in the period between 28 October 2013 and 30 September 2014.

1.3 Project Organization

1.3.1 The project organization structure is shown in **Appendix A**. The key personnel contact names and numbers are summarized in **Table 1.1**.

Table 1.1 Contact Information of Key Personnel

Party	Name	Telephone	Fax
Project Proponent (Main Wealth Development Limited)	Gregory Chan	2908 8679	2562 0029
Engineer (AECOM Asia Co. Ltd.)	Edward Poon	3922 9000	3922 9797
Decontamination Contractor (Contractor) (Kin Wing Construction Co., Ltd)	Lee Kam Hung	2717 9139	2725 9316
Independent Environmental Checker (IEC) (Mott MacDonald Hong Kong Limited)	Terence Kong	2828 5919	2827 1823
Independent Environmental Auditor (IEA) (Nature & Technologies (HK) Limited)	Gabriel Lam	2877 3122	2511 0922
Environmental Team Leader (ETL) (AECOM Asia Co. Ltd.)	Y T Tang	3922 9393	3922 9797

1.4 Summary of Construction Works

- 1.4.1 The demolition works of the building structures on land commenced on 21 November 2011 and was completed in September 2012. According to the Project Proponent, the marine structures will not be demolished.
- 1.4.2 The remediation method statement was approved by the EPD on 20 December 2013. The soil remediation works commenced on 23 December 2013. A Supplementary CAR for the underground tank at YTML 6-11 and a Soil Remediation Report (Batch 1, which cover YTML 1, 5, 6-11, 12, 13-14, 54, 19-21, 22A, 22B, 22RP and 23-24) have been submitted on 13 August 2014 and 18 August 2014 respectively. The response from EPD is pending.
- 1.4.3 As informed by the Contractor, the major construction activities carried out in the reporting period were:
- Setting up biopile base liner and cement solidification mixing pit;
 - Decommissioning of the underground oil tank at YTML 6-11;
 - Excavation of contaminated soil in Zones A1, A2, A3, A4, A5, R1, R2, R3, R4, R5, R6, R7, R8, T19A, T22BA, T22BB, T32C, T32E (inner), T32E (outer), T35C and T36A ;
 - Backfilling Zones R2, R3, R4, R5, R6, R7, R8, A1, A3, A4, A5, T22BA, T22BB, T32C, T32E (inner), T35C and T36A;
 - Formation of biopiles;
 - Cleanup progress monitoring of Biopile;
 - Cement solidification treatment for Zones A3, A4, A5, R6, R7, R8, T19A, T22BA, T22BB, T32C, T36A;
 - Disposal of contaminated soil in Zone T32E to the South East New Territories (SENT) Landfill; and
 - Closure Assessment Sampling of Biopile.
- 1.4.4 The general layout plan of the Project site is shown in **Figure 1**.

2 ENVIRONMENTAL MONITORING AND AUDIT REQUIREMENTS

2.1 Monitoring Parameters and Locations

- 2.1.1 The EM&A Manual designated locations for the monitoring of environmental impacts in terms of construction noise, water quality and land contamination impact due to the Project.
- 2.1.2 Water quality monitoring will be conducted when the demolition of marine structures commences.
- 2.1.3 The EM&A Manual also requires environmental site inspections for air quality, noise, water quality, waste management, land contamination, and landscape and visual impacts.
- 2.1.4 The description of monitoring parameters, frequencies and durations, and detailed locations of monitoring stations for impact noise are listed below. The monitoring stations for impact noise are depicted in **Figure 2**.

Table 2.1 Locations of Impact Noise Monitoring Stations

Monitoring Station	Location	Description
NM1	Yau Lai Estate Hong Lai House	1m from the exterior of the roof top façade of the building
NM2	S.K.H. Yau Tong Kei Hin Primary School	1m from the exterior of the roof top façade of the building
NM3	C.C.C. Kei Faat Primary School (Yau Tong)	1m from the exterior of the roof top façade of the building

Table 2.2 Noise Monitoring Parameters, Frequency and Duration

Parameter	Frequency and Duration
30-mins measurement at each monitoring station between 0700 and 1900 on normal weekdays. L_{eq} , L_{10} and L_{90} would be recorded.	At least once per two weeks

2.2 Environmental Quality Performance Limits (Action/Limit Levels)

- 2.2.1 The environmental quality performance limits, i.e. Action and Limit Levels for construction noise monitoring works were derived from the baseline monitoring results as detailed in the EM&A Manual. **Appendix C** shows the established Action and Limit Levels for noise monitoring.

2.3 Environmental Mitigation Measures

- 2.3.1 Relevant environmental mitigation measures as recommended in the Project EIA final report were stipulated in the EM&A Manual and environmental requirement in contract documents for the Contractor to adopt. A list of mitigation measures and their implementation statuses, i.e. Implementation Schedule of Environmental Mitigation Measures (EMIS), are given in **Appendix B**.

3 NOISE MONITORING

- 3.1.1 Noise monitoring was conducted at 3 designated monitoring stations (NM1 to NM3), for at least once per two weeks during daytime 0700 – 1900 of reporting quarter. The graphical plots of trends of the monitoring results are provided in **Appendix D**.
- 3.1.2 Twenty-seven (26) daytime noise monitoring events were carried out at each of the designated monitoring stations (NM1 to NM3) respectively in the reporting period.
- 3.1.3 No Action Level exceedance was recorded since no construction noise related complaint was received in the reporting period.
- 3.1.4 No Limit Level exceedance of construction noise was recorded in the reporting period.
- 3.1.5 **Table 3.1** presents the number of exceedances recorded in the reporting period. The number of monitoring events included regular impact monitoring events and additional ones, if any.

Table 3.1 Summary of Number of Exceedances for Construction Impact Noise Monitoring

Monitoring Parameter	Level of Exceedance	November 2011 to October 2012		
		NM1	NM2	NM3
Daytime Construction Noise	No. of monitoring events	26	26	26
	Action	0	0	0
	Limit	0	0	0
	<i>Total no. of Action and Limit Level Exceedances</i>	<i>0</i>	<i>0</i>	<i>0</i>

Remarks: Exceedances which are not project-related are not presented in this table.

4 WATER QUALITY MONITORING

- 4.1.1 Water quality monitoring was not conducted in the reporting period as demolition of marine structures was not commenced. Therefore, no Action/Limit Level exceedance of water quality was recorded in the reporting period.

5 LAND CONTAMINATION MONITORING

5.1 Monitoring Status

- 5.1.1 The remediation method statement was approved by the EPD on 20 December 2013. The soil remediation works commenced on 23 December 2013.
- 5.1.2 Cement Solidification and Stabilization was commenced on 21 January 2014 and biopile remediation was commenced on 24 March 2014. Monitoring works has been conducted accordingly. Biopile treatment and Cement Solidification and Stabilization were completed in August 2014 and September 2014 respectively and the treated soil was being used for backfilling.

5.2 Excavation Progress

- 5.2.1 As of 30 September 2014, excavation for all contaminated soil requiring biopile and/or cement solidification treatment has been completed in zones T19A, T22BA, T22BB, T32C, T32E, T35C, T36A, A1, A2, A3, A4, A5, R1, R2, R3, R4, R5, R6, R7 and R8. Soil in zone T32D, which required landfill disposal, has not been excavated yet and will be excavated in later phase.
- 5.2.2 Verification sampling has been conducted according to the corresponding CAR/RAPs ((a) *Appendix 7C – Remediation Action Plan for Yau Tong Bay Marine Lots in the Reclamation of Yau Tong Bay Final EIA Report (January 2002)*; (b) *Yau Tong Bay - Decommissioning of Shipyard Sites - Contamination Assessment Report and Remediation Action Plan (YTML 1, 6-11, 15, 28, 29, 38 and 41-43*; (c) *Yau Tong Bay – Decommissioning of Shipyard Sites - Supplementary Contamination Assessment Report and Remediation Action Plan for Previously Inaccessible Lots (YTML 27, 44, 45-46, 54 and Underground Oil Tank at YTML 6-11)*) to define the contamination extent. The excavation extends for all the zones have been confirmed in May, according to the verification sampling results. The locations of the contamination zones are shown in **Figure 4** and the finalized excavation extent of the contaminated zones are indicated in **Figures 5 to 12**.

5.3 Biopiling and Cement Solidification / Stabilization Progress

- 5.3.1 The set up of the biopiling facility has been completed and treatment has been commenced in March. Excavated soil from Zones A2, R1, R2, R3, R4, T32E(outer) and T35C has been transferred to the facility. Biopiling treatment was in progress during the reporting quarter and progress monitoring samples were collected regularly to check if remediation targets have been achieved. As of 30 September 2014, biopiling treatment for all samples were completed.
- 5.3.2 Cement Solidification / Stabilization have been conducted for contaminated soil from zones A2 and T32E. 10 monitoring samples of the cement-treated soil were collected for Toxicity Characteristic Leaching Procedure (TCLP) and Unconfined Compressive Strength (UCS) tests in the reporting quarter. The tested results showed that the remediation targets were achieved for all samples.

5.4 Landfill Disposal Progress

- 5.4.1 Contaminated soil in zone T32D and a portion of zone T32E (T32E(inner)) is subjected to be disposed at landfill. The soils are packed and sealed in impermeable containers with proper labels. The containers with the contaminated soil are then collected and transferred from the Site to the South East New Territories (SENT) Landfill by a licensed chemical waste collector, Sun Base Environmental Service Limited. In total, 191,250 kg (approximately 126m³) of contaminated soil has been transported to SENT in the reporting period.

5.5 IEA Spot Check Samples

- 5.5.1 The Independent Environmental Auditor (IEA) conducted ten (10) spot check samplings in the reporting period. A total of ten (10) spot check samples were collected.
- 5.5.2 The result of the spot check sample are in order with the Contractor's sample, except the sample collected on 19 May 2014, which is found discrepant with the sample collected by the Contractor. Exceedance of remediation target was found in the contractor's sample while the IEA spot check sample result has shown a level within the standard limit. This may due to uneven distribution of the contaminants. With respect to the Contractor result, further sampling for BP2 was conducted in June.

6 ENVIRONMENTAL SITE INSPECTION AND AUDIT

- 6.1.1 There were forty-seven (47) site inspections conducted in the reporting period to monitor the implementation of proper environmental pollution control and mitigation measures for the Project. The major concerns for the Project are air quality, noise, water quality and chemical and waste management. Observations recorded are described below.
- 6.1.2 The Contractor has rectified observations as identified during environmental site inspection in the reporting period within agreed time frame.
- 6.1.3 Particular observations during the site inspections are described below:

Air Quality

- 6.1.4 Wheel washing facilities with high pressure jets were not provided at two entrance points of the site.
- 6.1.5 Stockpiles of wastes and construction materials were not sprayed with water; or covered entirely by impervious sheeting or placed in sheltered areas. The Contractor should cover stockpiles of wastes and construction materials; and regularly spray water to stockpile materials or dusty site surfaces should be maintained.
- 6.1.6 Some site areas are not installed with water sprinklers. Regular spraying of water by other methods (e.g. water vehicles) at those areas should be maintained.
- 6.1.7 Regular spraying of water has been maintained for areas not covered by water sprinklers (Reminder).
- 6.1.8 The stockpile of bioremediated soil has been transferred for backfilling or cement S/S. The impervious sheet has been temporarily removed during the transferring process.
- 6.1.9 Since the cement for solidification process was mixed with soil and water once it is debagged, the dust generated in de-begging and mixing process has been minimised.

Noise

- 6.1.10 A small opening was found at the hoarding at the roadside near YTML 6-11. The opening should be covered.
- 6.1.11 A few hoardings at the seawall side were found temporary removed. The Contractor was reminded to maintain the condition of the hoarding as per the approved hoarding plan. Also, temporary measures such as barricades and sand bags shall be provided in order to prevent surface run-off being discharged outside the site boundary. (Reminder)

Water Quality

- 6.1.12 Open stockpiles of construction materials and stockpiles of cement placed on site were not covered with tarpaulin or similar fabric.
- 6.1.13 Construction debris and spoil be were not covered up or disposed of as soon as possible to avoid being washed into the nearby receiving waters.

Land Contamination

- 6.1.14 IEA has collected spot check samples and the results are in order with the verification samples collected by the Contractor, except the sample taken at BP2 on 19 May 2014.
Discrepancy was observed and exceedance was found in the contractor's sample while the IEA spot check sample result has shown a level within the standard limit. The difference may be due to uneven distribution of contaminants in soil. With respect to the Contractor result, further sampling for BP2 was conducted in June.

Chemical and Waste Management

- 6.1.15 The stockpile of the excavated contaminated soil should be placed on area laid with impermeable liner and properly covered. It was observed that a few excavated soils from the stockpile were spilled

outside the liner. The Contractor should ensure that the stockpile of contaminated soil is properly placed on the liner.

- 6.1.16 Label is missing for an oil drum on site. The oil drum should be properly labelled.
- 6.1.17 The contaminated soil to be disposed of to the landfill (as chemical wastes) is filled in labelled drums or bags, and temporary stored inside a truck's tank provided by a licensed chemical waste collector. The chemical waste collector then collects the tank and disposes of the contaminated soil to the landfill at a regular time interval (Reminder).
- 6.1.18 Two drums of diesel oil were observed placed on the ground with no drip tray or bunding provided. The oil drums should be stored in bunded areas.

Landscape and Visual Impact

- 5.1.1. The protective net in the surrounding of one of the retained trees was found slid off at the time of the site inspection; now, it is fixed to its original position. The nets surrounding other retained trees in the site are also checked to be in proper positions.

Miscellaneous

- 6.1.19 The Contractor should provide recycling bins at the site office area and site exits.
- 6.1.20 Relevant Environmental Permits are not posted at two vehicle site entrances.

7 SUMMARY AND REVIEW OF NON-COMPLIANCE (EXCEEDANCES) OF THE ENVIRONMENTAL QUALITY

- 7.1.1 No Action Level exceedance was recorded since no construction noise related complaint was received in the reporting quarter.
- 7.1.2 No Limit Level exceedance of construction noise was recorded in the reporting quarter.
- 7.1.3 Water quality monitoring was not conducted in the reporting quarter as demolition of marine structures was not commenced.

8 ENVIRONMENTAL COMPLAINTS, NOTIFICATION OF SUMMONS AND SUCCESSFUL PROSECUTIONS

- 8.1.1 The Environmental Complaint Handling Procedure is annexed in **Figure 3**.
- 8.1.2 No environmental complaint, notification of summons and prosecutions was received in the reporting period.
- 8.1.3 Cumulative statistics on complaints, notifications of summons and successful prosecutions are summarized in **Appendix E**.

9 REVIEW OF THE VALIDITY OF THE EIA/ERR PREDICTION

- 9.1.1 The overall result was in line with the Environmental Impact Assessment (EIA) and Environmental Review Report (ERR) prediction that with the implementation of noise mitigation measures, the construction noise from the Project works will meet the stipulated criterion at the NSRs.

10 REVIEW OF ENVIRONMENTAL IMPLEMENTATION STATUS

- 10.1.1 The impact noise and water quality monitoring programme ensured that any environmental impact to the receivers would be readily detected and timely actions could be taken to rectify any non-compliance. Assessment and analysis of monitoring results collected demonstrated the environmental acceptability of the Project. The weekly site inspection and soil remediation monitoring and auditing ensured that all the environmental mitigation measures recommended in the EIA report were effectively implemented. Despite the minor deficiencies found during site audits, the relevant contractor had taken appropriate actions to rectify deficiencies within reasonable timeframe. Therefore, the effectiveness and efficiency of the mitigation measures were considered high in most of the time.

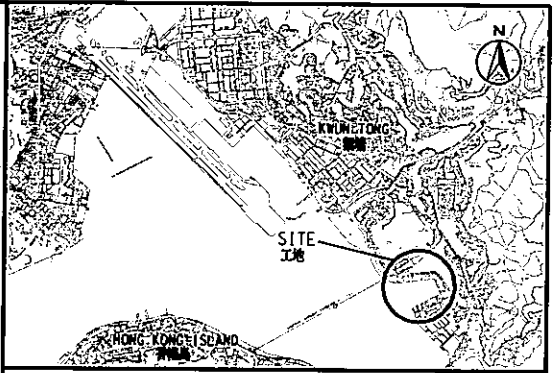
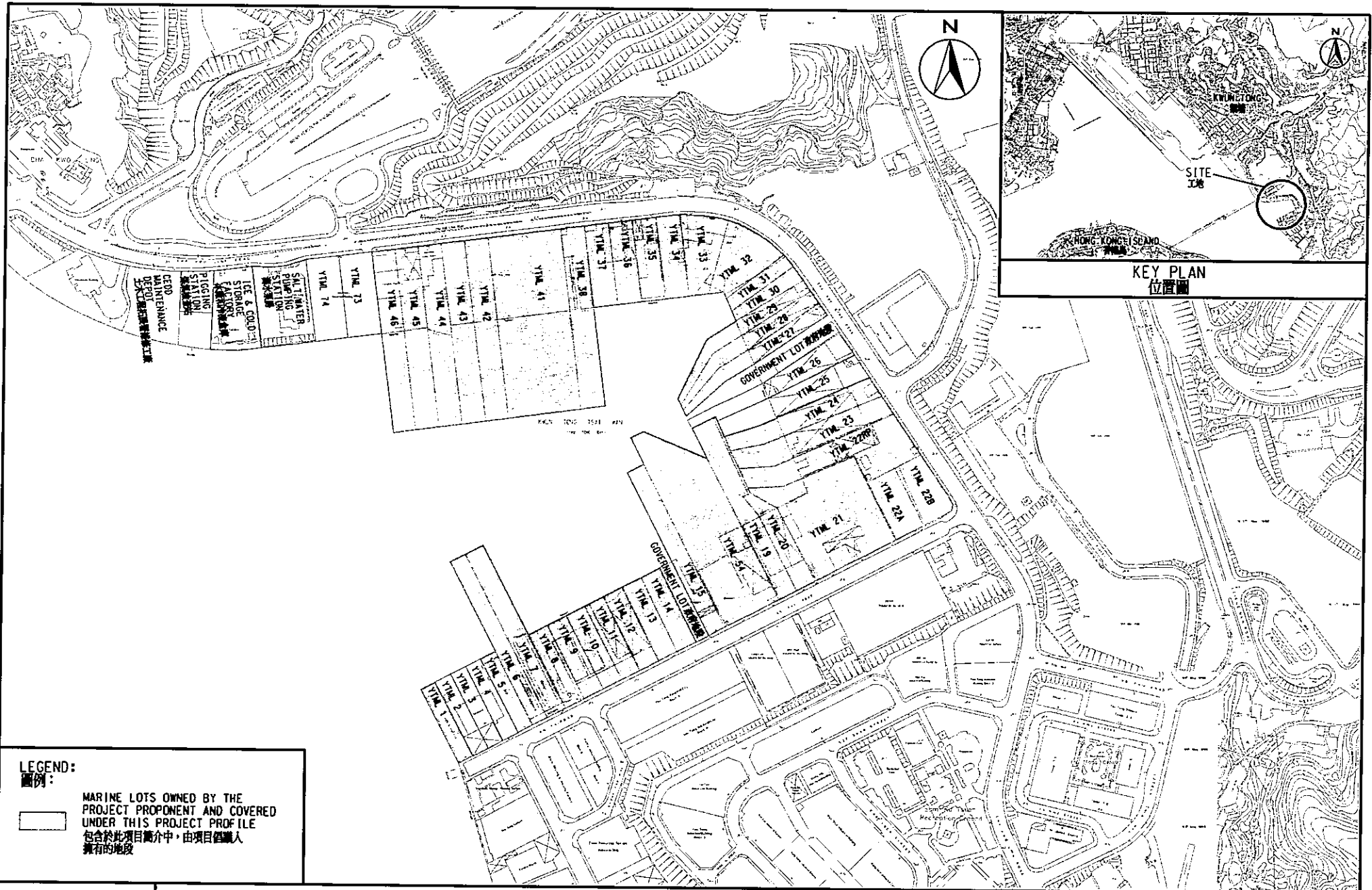
11 REVIEW OF EM&A PROGRAMME

- 11.1.1 The environmental monitoring methodology was considered well established as the monitoring results were found in line with the EIA predictions.
- 11.1.2 The EM&A programme effectively monitored the environmental impacts from the construction activities and no particular recommendation was advised for the improvement of the programme.

12 CONCLUSIONS


- 12.1.1 The demolition works of the Project commenced on 21 November 2011 and was completed in September 2012.
- 12.1.2 The impact EM&A programme for the Project commenced on 21 November 2011.
- 12.1.3 Noise monitoring and weekly site inspection were carried out from October 2013 to September 2014, in accordance with the EM&A Manual.
- 12.1.4 No Action Level exceedance was recorded since no construction noise related complaint was received in the reporting quarter.
- 12.1.5 No Limit Level exceedance of construction noise was recorded in the reporting period.
- 12.1.6 Water quality monitoring was not conducted in the reporting period as demolition of marine structures was not yet commenced. No Action/Limit Level exceedance of water quality was recorded in the reporting period.
- 12.1.7 Four (4) environmental complaints were followed up by Environmental Team in the reporting period.
- 12.1.8 No environmental complaint, notification of summons and successful prosecution was received in the reporting report.
- 12.1.9 Mitigation measures had been implemented by the Contractors to minimize the environmental impacts due to construction activities. Site inspections carried out by ET and IEC showed that the Contractors rectified the problems observed promptly and no major environmental deficiency was induced. The EM&A programme was considered successfully and adequately conducted during the course of the reporting period.

FIGURES



KEY PLAN
位置圖

LEGEND:
圖例:


 MARINE LOTS OWNED BY THE PROJECT PROPONENT AND COVERED UNDER THIS PROJECT PROFILE
 包含於此項目簡介中，由項目發起人擁有的地段



YAU TONG BAY - DECOMMISSIONING OF SHIPYARD SITES PROJECT PROFILE
 油蔴地 - 船廠拆卸工程
 SITE LOCATION PLAN
 工地位置圖

SCALE 比例	A4 1 : 4500	DATE 日期	NOV 2010
CHECK 校核	---	DRAWN 繪圖	---
JOB NO. 圖號	60048283	FIGURE NO. 圖號	1
		REV	A

DRAWING BY: AECOM

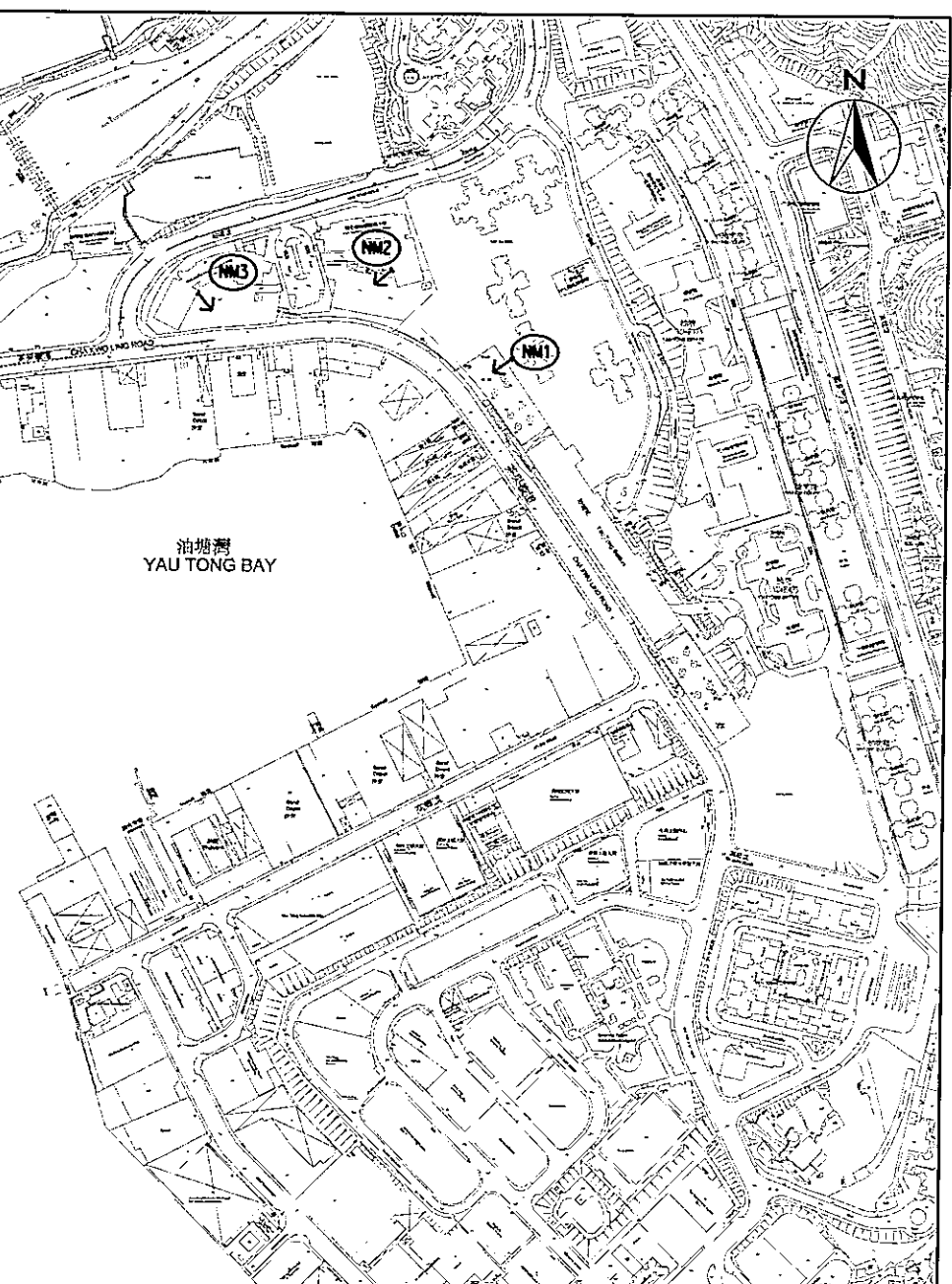
船口
HARBOR

油塘灣
YAU TONG BAY



ID	NOISE MONITORING LOCATION
NM1	YAU LAI ESTATE HONG LAI HOUSE
NM2	S.K.H. YAU TONG KEI HIN PRIMARY SCHOOL
NM3	C.C.C. KEI FAAT PRIMARY SCHOOL (YAU TONG)

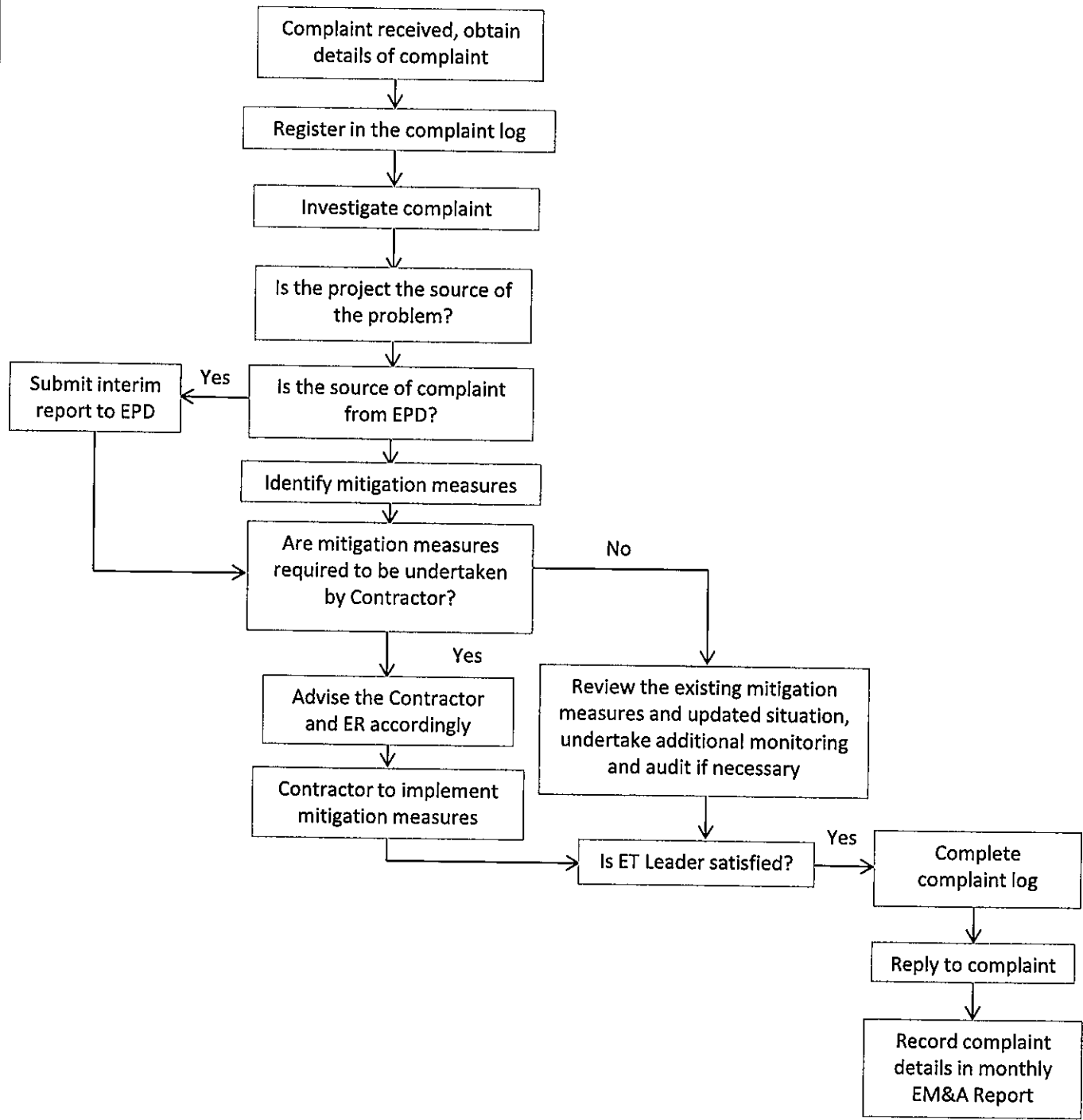
NOTE:
↘ NOISE MONITORING FACADE LOCATION



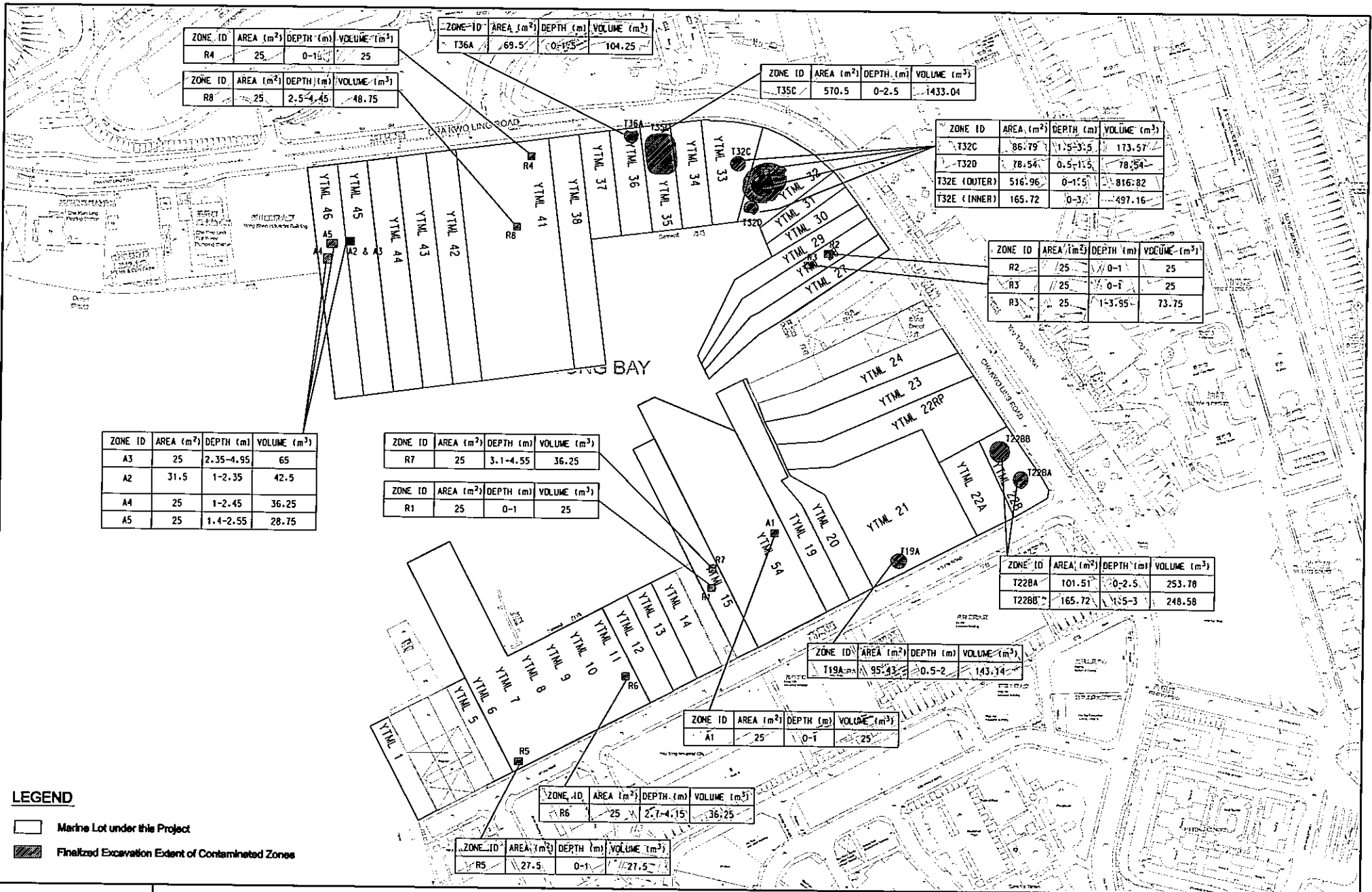
AECOM

YAU TONG BAY - DECOMMISSIONING OF SHIPYARD SITES
NOISE MONITORING LOCATIONS

SCALE	A3 1 : 3000	DATE	AUG. 2011
CHECK	LSHT	DRAWN	LLHY
PROJECT NO.	60048283	FIGURE NO.	2
		REV	--



AECOM	Yau Tong Bay – Decommissioning of Shipyard Sites	SCALE	N.T.S.	DATE	Dec-11
		CHECK	ENFL	DRAWN	JWYM
	Environmental Complaint Handling Procedure	JOB NO.	60048283	FIGURE NO.	3



ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
R4	25	0-1.5	25

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
R8	25	2.5-4.45	48.75

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
T36A	69.5	0-1.5	104.25

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
T35C	570.5	0-2.5	1433.04

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
T32C	86.79	1.5-3.5	173.57
T32D	78.54	0.5-1.5	78.54
T32E (OUTER)	516.96	0-1.5	816.82
T32E (INNER)	165.72	0-3	497.16

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
R2	25	0-1	25
R3	25	0-1	25
R3	25	1-3.95	73.75

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
A3	25	2.35-4.95	65
A2	31.5	1-2.35	42.5
A4	25	1-2.45	36.25
A5	25	1.4-2.55	28.75

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
R7	25	3.1-4.55	36.25

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
R1	25	0-1	25

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
T228A	101.51	0-2.5	253.78
T228B	165.72	1.5-3	248.58

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
T19A	95.43	0.5-2	143.14

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
A1	25	0-1	25

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
R6	25	2.7-4.15	36.25

ZONE ID	AREA (m ²)	DEPTH (m)	VOLUME (m ³)
R5	27.5	0-1	27.5

LEGEND

- Marine Lot under this Project
- Finalized Excavation Extent of Contaminated Zones



YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS
PROJECT LAYOUT PLAN AND EXCAVATION ZONE

SCALE	A3 1:2500	DATE	JUL 2014
CHECK	LLHY	DRAWN	KW
PROJECT NO.	60048208	FIGURE NO.	4



Sand Depot
沙倉

海堤
Seawall

船台滑道
Slipways

船廠
Shipyard

YTML LOT NO. 6-11

UNDERGROUND OIL TANK

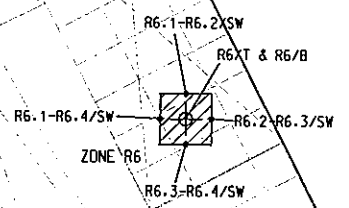
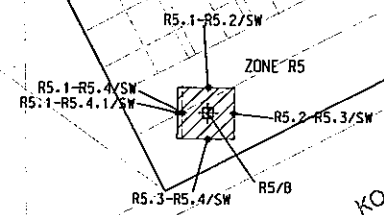
坑
PIT

高仔街
KO FAI ROAD

LEGEND

- SITE EXTENT
- EXCAVATION EXTENT OF CONTAMINATED ZONE
- ORIGINAL EXTENT OF CONTAMINATED ZONE
- PIT BOTTOM CONFIRMATORY SAMPLING LOCATION
- PIT TOP AND PIT BOTTOM CONFIRMATORY SAMPLING LOCATION
- SIDEWALL CONFIRMATORY SAMPLING LOCATION

NOTE:
REFER TO THE REPORT FOR THE COORDINATES OF AS-BUILT SAMPLING LOCATIONS



YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS

EXCAVATION EXTENT OF CONTAMINATED ZONES (ZONES R5 & R6)

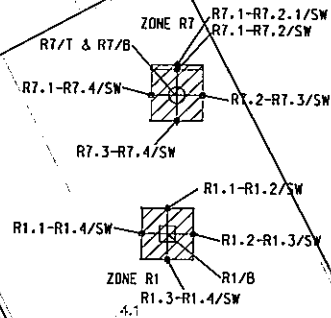
SCALE	A3 1 : 500	DATE	JUL 2014	
CHECK	LLHY	DRAWN	KW	
JOB No.	60048208	DRAWING NO.	5	REV -

DATE: 2014/07/01



Seawall

海墘
Jetty



4.6

4.7

Sand Depot
沙倉

Sand Depot
沙倉

4.7

4.6

YTML LOT NO. 15

Sand Depot
沙倉

高輝道

4.2

13

中華信

萬年工業大廈
Long Life Industrial Building

寶城工業大廈
Well Town Industrial Building

NOTE:
REFER TO THE REPORT FOR THE COORDINATES OF AS-BUILT SAMPLING LOCATIONS

LEGEND

- SITE EXTENT
- EXCAVATION EXTENT OF CONTAMINATED ZONE
- ORIGINAL EXTENT OF CONTAMINATED ZONE
- PIT BOTTOM CONFIRMATORY SAMPLING LOCATION
- PIT TOP AND PIT BOTTOM CONFIRMATORY SAMPLING LOCATION
- SIDEWALL CONFIRMATORY SAMPLING LOCATION

NOTES

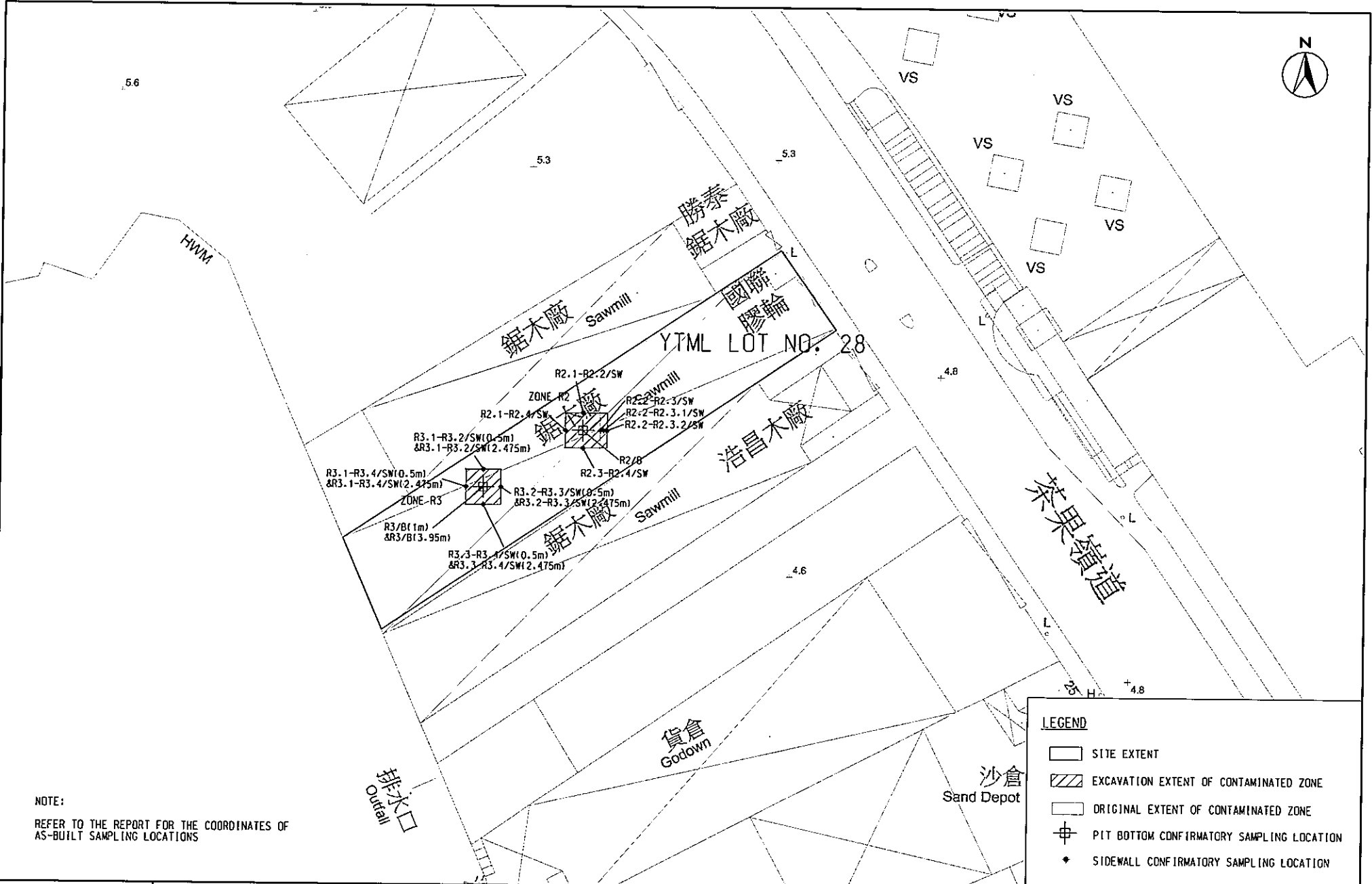
Figure 2.0

AECOM

YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS

EXCAVATION EXTENT OF CONTAMINATED ZONES (ZONES R1 & R7)

SCALE	A3 1 : 500	DATE	JUL 2014
CHECK	LLHY	DRAWN	KW
JOB NO.	60048208	DRAWING NO.	6
		REV	-



NOTE:
REFER TO THE REPORT FOR THE COORDINATES OF
AS-BUILT SAMPLING LOCATIONS

LEGEND

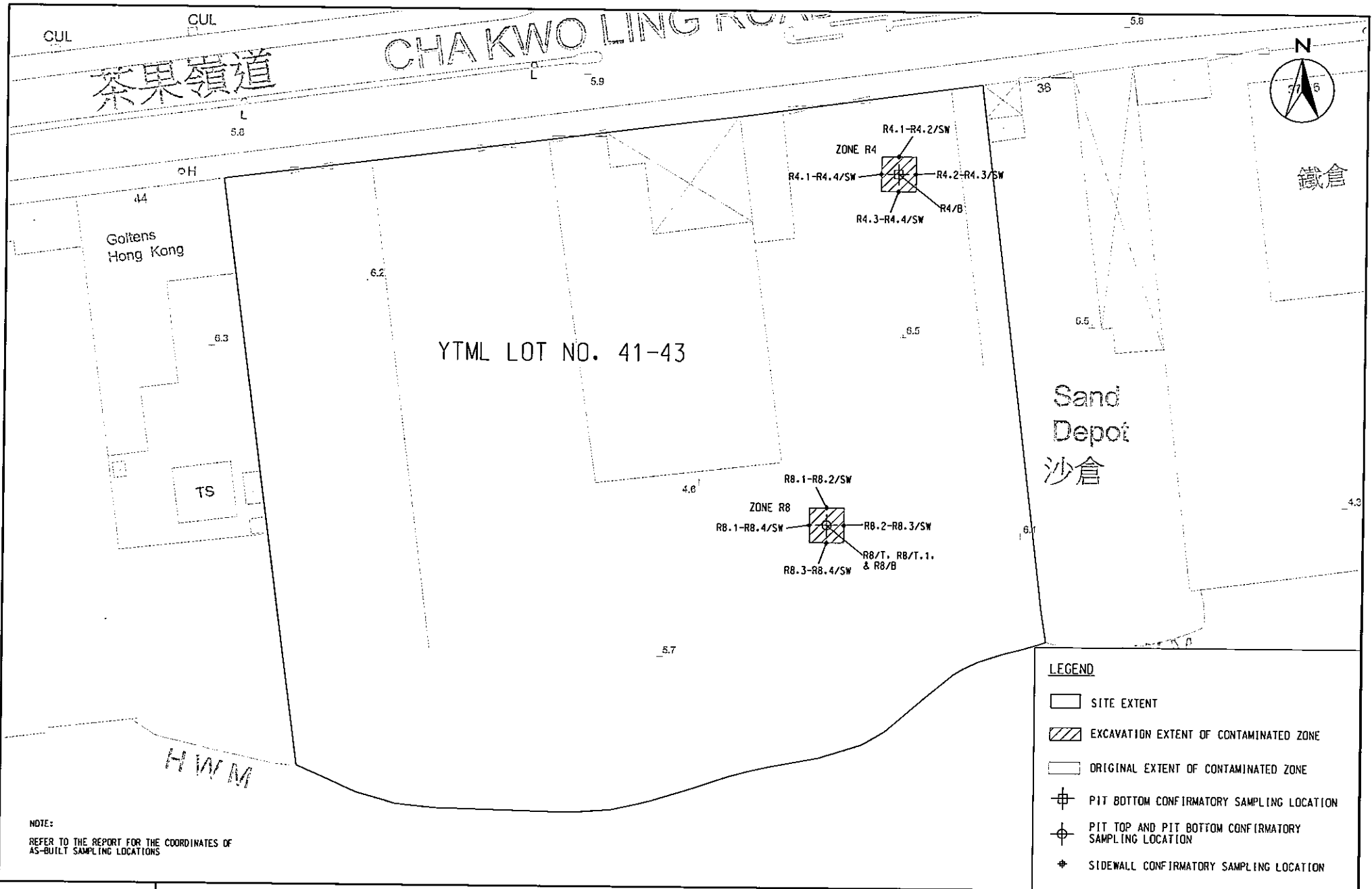
- SITE EXTENT
- EXCAVATION EXTENT OF CONTAMINATED ZONE
- ORIGINAL EXTENT OF CONTAMINATED ZONE
- PIT BOTTOM CONFIRMATORY SAMPLING LOCATION
- SIDEWALL CONFIRMATORY SAMPLING LOCATION



YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS
EXCAVATION EXTENT OF CONTAMINATED ZONES (ZONES R2 & R3)

SCALE	A3 1 : 500	DATE	JUL 2014	
CHECK	LLHY	DRAWN	KW	
JOB NO.	60048208	DRAWING NO.	7	REV
				-

Drawing By: 2014/06

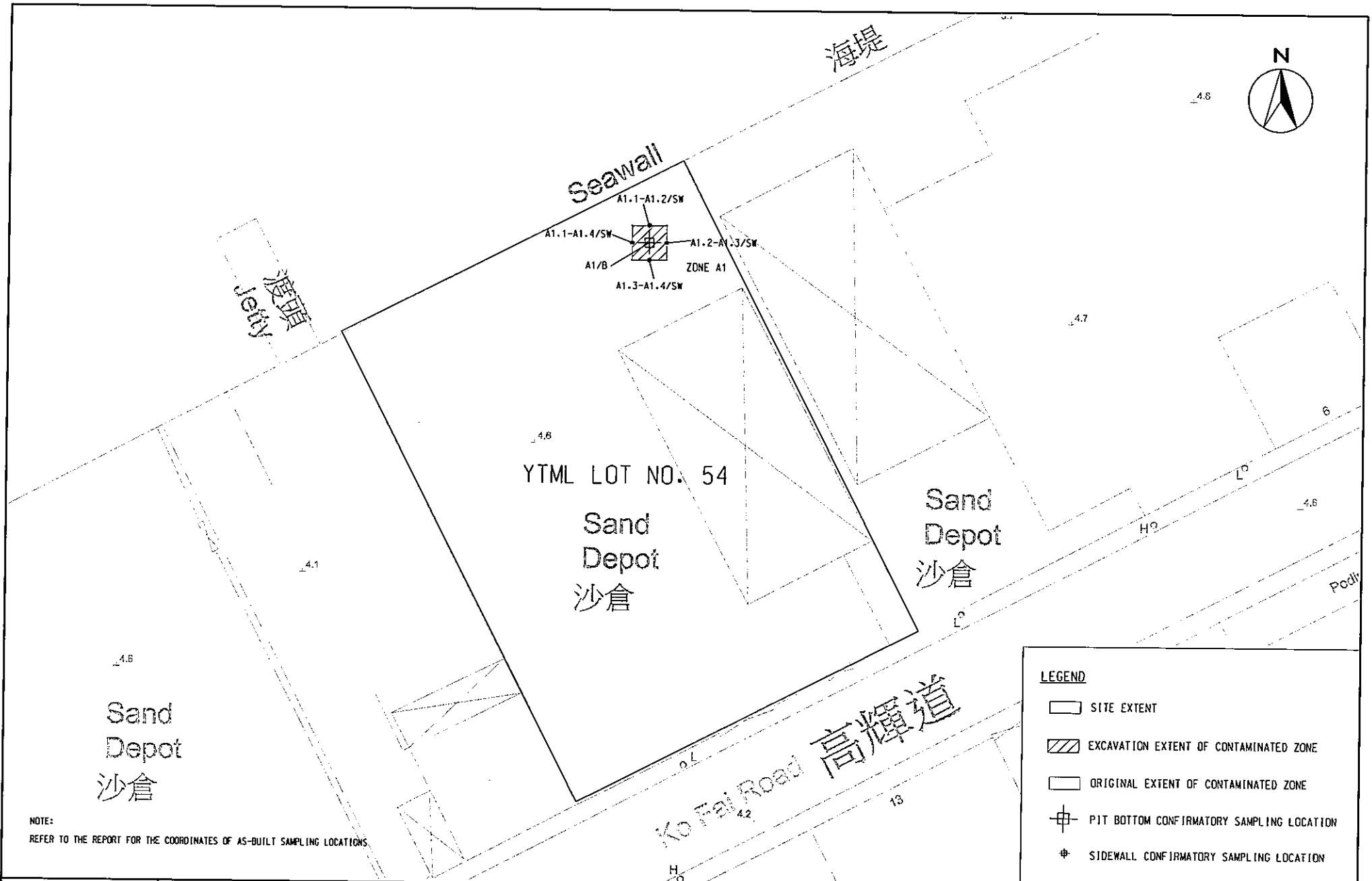


NOTE:
REFER TO THE REPORT FOR THE COORDINATES OF
AS-BUILT SAMPLING LOCATIONS

AECOM

YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS
EXCAVATION EXTENT OF CONTAMINATED ZONES (ZONES R4 & R8)

SCALE	A3 1 : 500	DATE	JUL 2014
CHECK	LLHY	DRAWN	KW
JOB NO.	60048208	DRAWING NO.	8
		REV	-

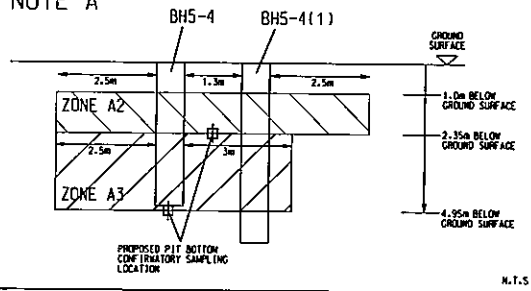


AECOM

YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS
EXCAVATION EXTENT OF CONTAMINATED ZONE (ZDNE A1)

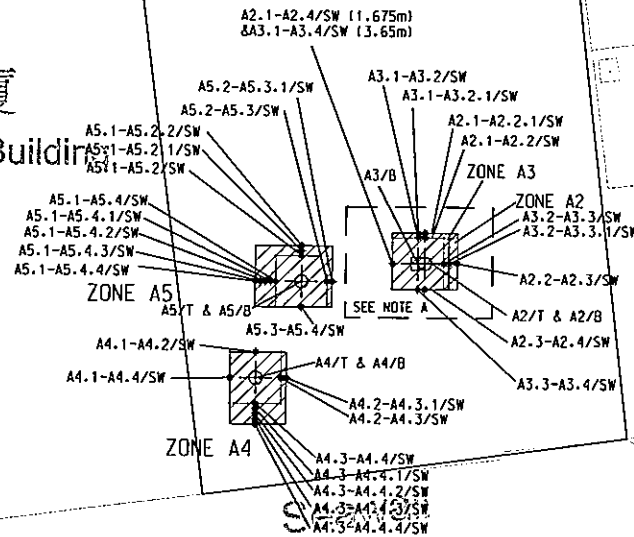
SCALE	A3 1 : 500	DATE	JUL 2014
CHECK	LLHY	DRAWN	KW
JOB NO.	60048208	DRAWING NO.	9
		REV	-

NOTE A



YTML LOT NO. 45-46

Wing Shan Industrial Building
 翼山工業大廈



LEGEND

- SITE EXTENT
- EXCAVATION EXTENT OF CONTAMINATED ZONE
- ORIGINAL EXTENT OF CONTAMINATED ZONE
- AS-BUILT SIDEWALL CONFIRMATORY SAMPLING LOCATION
- PIT BOTTOM CONFIRMATORY SAMPLING LOCATION
- PIT TOP AND PIT BOTTOM CONFIRMATORY SAMPLING LOCATION

NOTE:

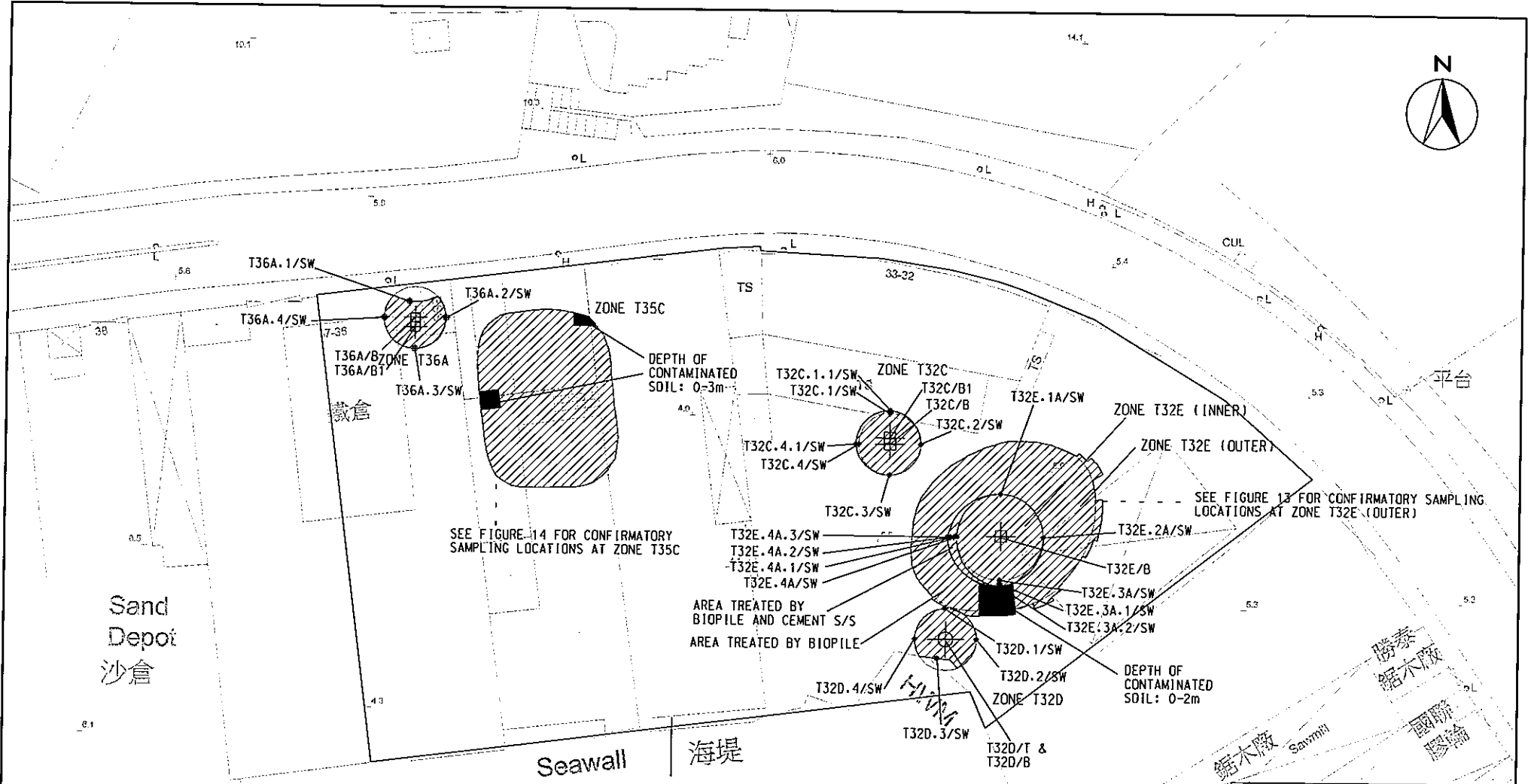
REFER TO THE REPORT FOR THE COORDINATES OF AS-BUILT SAMPLING LOCATIONS

AECOM

YAU TONG BAY REDEVELOPMENT
 LAND DECONTAMINATION WORKS

EXCAVATION EXTENT OF CONTAMINATED ZONES (ZONES A2, A3, A4 & A5)

SCALE	A3 1 : 500	DATE	JUL 2014	
CHECK	LLHY	DRAWN	KW	
JOB NO.	60048208	DRAWING NO.	10	REV
				-



YTML LOT NO. 32-33, 34, 35, & 36

NOTE:
REFER TO THE REPORT FOR THE COORDINATES OF AS-BUILT SAMPLING LOCATIONS

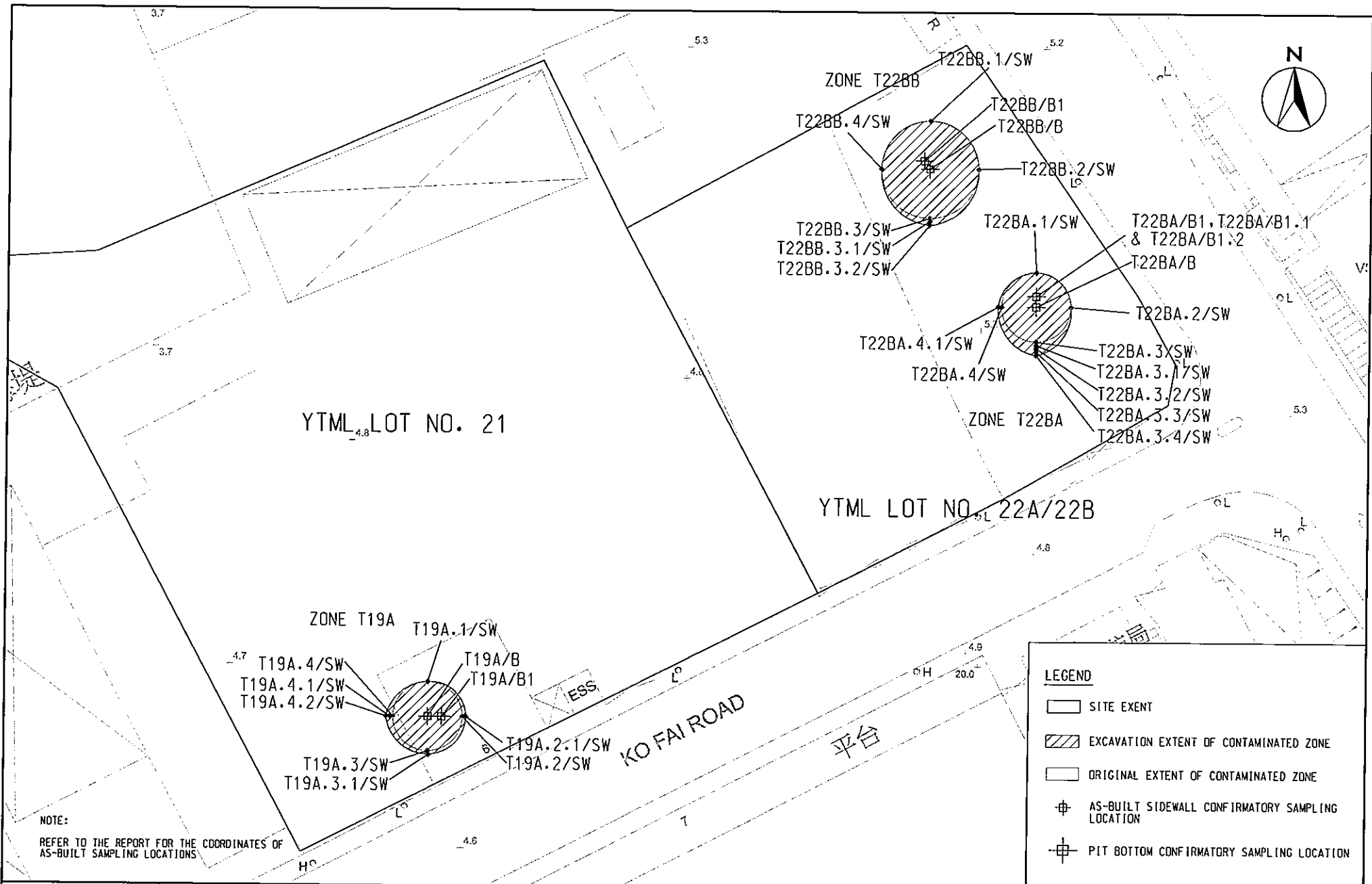
LEGEND	
	SITE EXTENT
	EXCAVATION EXTENT OF CONTAMINATED ZONE
	ORIGINAL EXTENT OF CONTAMINATED ZONE
	PIT BOTTOM CONFIRMATORY SAMPLING LOCATION
	PIT TOP AND PIT BOTTOM CONFIRMATORY SAMPLING LOCATION
	SIDEWALL CONFIRMATORY SAMPLING LOCATION

AECOM

YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS

EXCAVATION EXTENT OF CONTAMINATED ZONES (ZONES T32C, T32D, T32E, T35C AND T36A)

SCALE	A3 1 : 625	DATE	JUL 2014
CHECK	LLHY	DRAWN	KW
PROJECT NO.	60048208	FIGURE NO.	11
		REV	-



AECOM

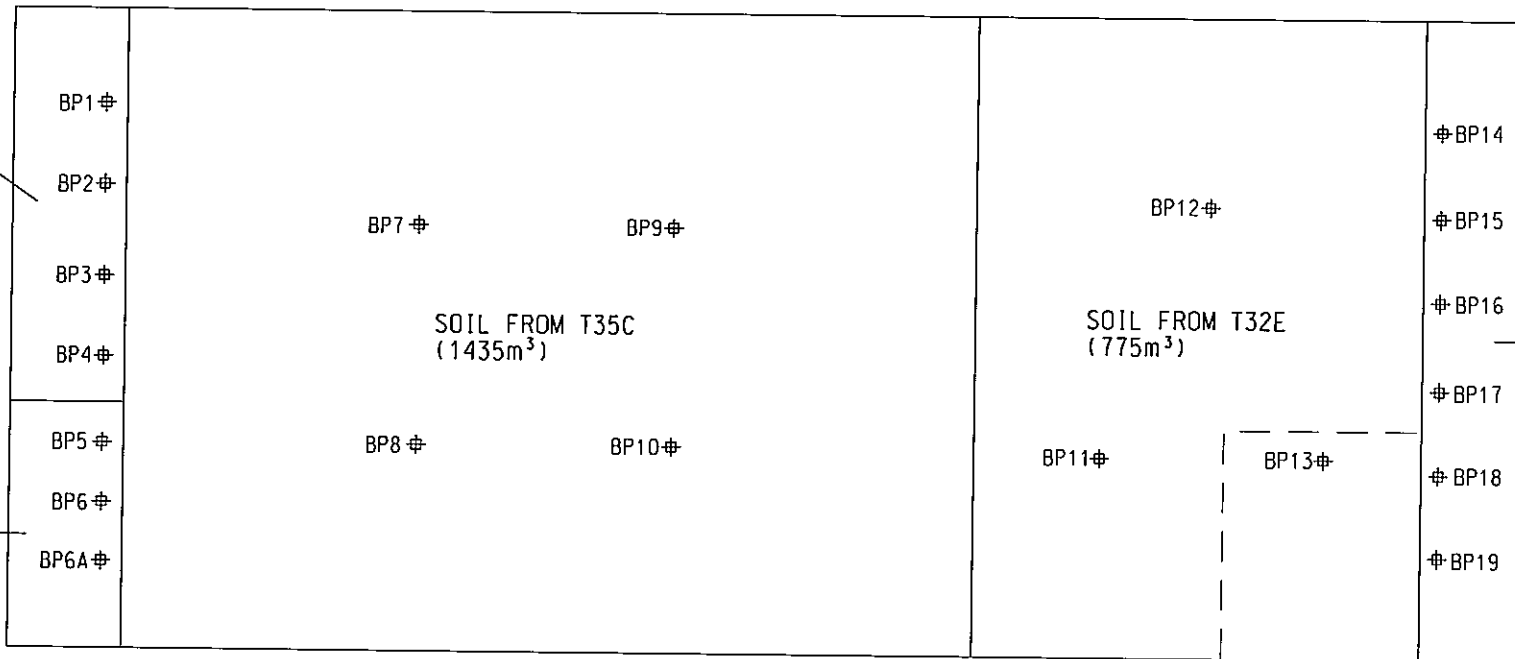
YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS

EXCAVATION EXTENT OF CONTAMINATED ZONES (ZONES T19A, T22BA, T22BB)

SCALE	A3 1 : 500	DATE	JUL 2014	
CHECK	LLHY	DRAWN	KW	
PROJECT NO.	60048208	FIGURE NO.	12	REV -

SOIL FROM R1,
R2 & R4 (80m³)

SOIL FROM A2
(46.8m³)



LEGEND

- BIOPILE SET-UP
- ⊕ SAMPLING LOCATION

NOTE:
THE SAMPLING LOCATIONS ARE INDICATIVE ONLY

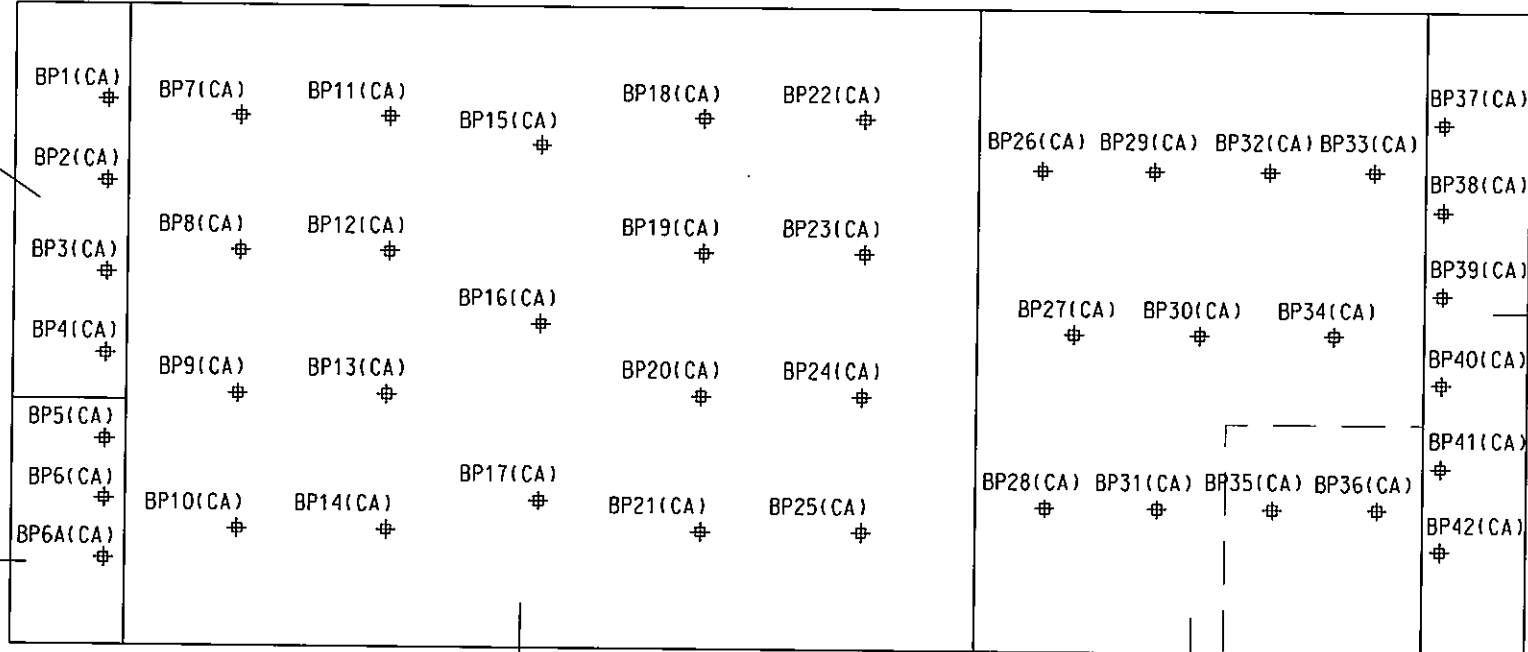
AECOM

YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS
SAMPLING PLAN FOR BIOPILE MONITORING

SCALE	A3 1 : 200	DATE	APR 2014	
CHECK	LLHY	DRAWN	KW	
PROJECT NO.	60048208	FIGURE NO.	13	REV
				-

SOIL FROM R1,
R2 & R4 (80m³)

SOIL FROM A2
(46.8m³)



SOIL FROM R3
(98.8m³)

NOTE:
THE SAMPLING LOCATIONS ARE INDICATIVE ONLY

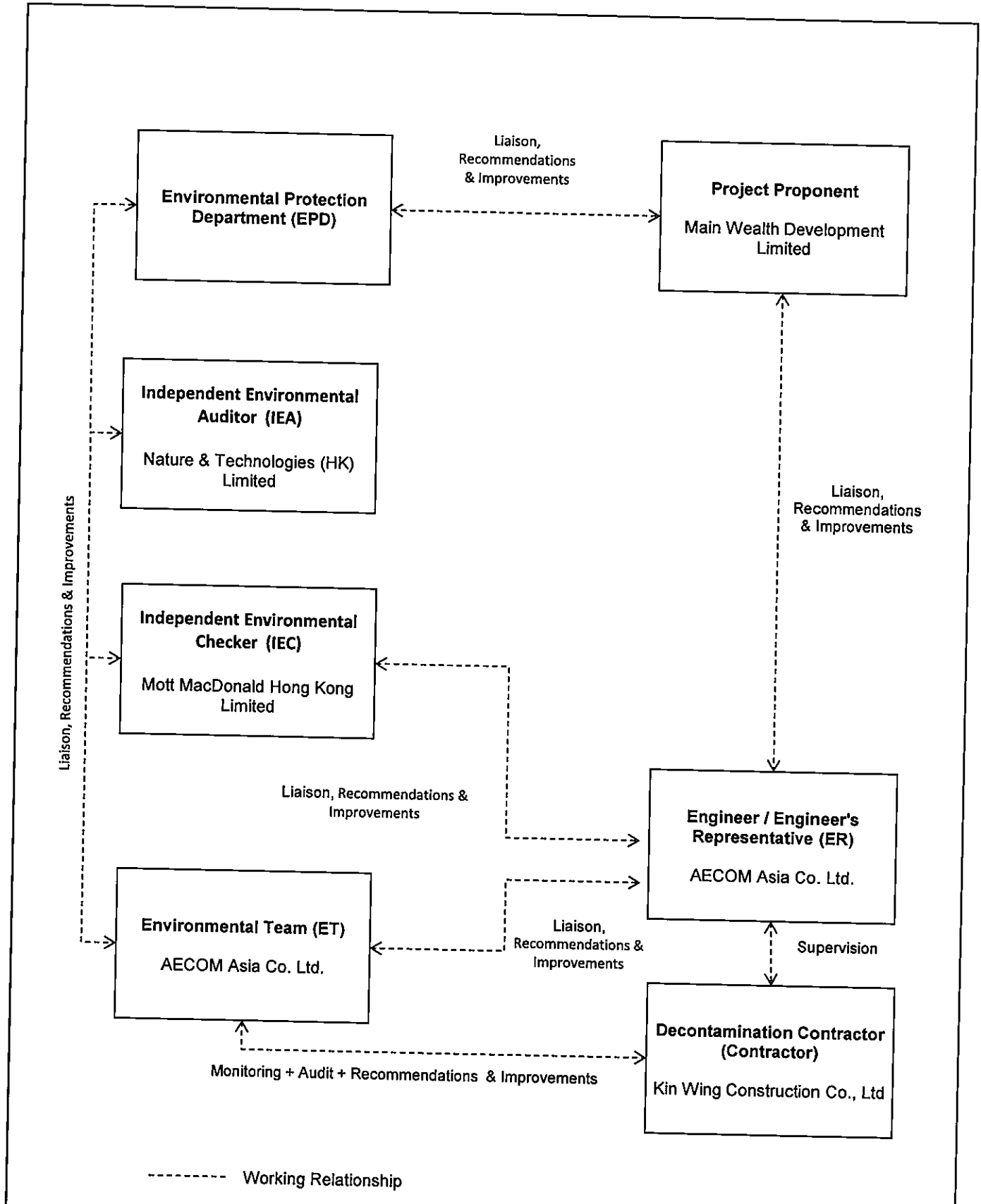
LEGEND
 [] BIOPILE SET-UP
 ⊕ SAMPLING LOCATION

AECOM

YAU TONG BAY REDEVELOPMENT
LAND DECONTAMINATION WORKS
SAMPLING PLAN FOR BIOPILE CLOSURE ASSESSMENT

SCALE	A3 1 : 200	DATE	JUL 2014
CHECK	LLHY	DRAWN	KW
PROJECT NO.	60048208	FIGURE NO.	14
		REV	-

**APPENDIX A
PROJECT ORGANIZATION STRUCTURE**



AECOM	Yau Tong Bay - Decommissioning of Shipyard Sites	SCALE	N.T.S.	DATE	Dec-13
		CHECK	ENFL	DRAWN	JCYK
	Project Organization Structure	JOB NO.	60048283	APPENDIX	A

**APPENDIX B
IMPLEMENTATION SCHEDULE OF
ENVIRONMENTAL MITIGATION MEASURES
(EMIS)**

Appendix B - Implementation Schedule of Environmental Mitigation Measures (EMIS)

Air Quality - Schedule of Recommended Mitigation Measures

Impact	Mitigation Measures	Timing	Implementation Status												
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	
Air Quality during Construction	<ul style="list-style-type: none"> Careful siting of construction activities which generate substantial amount of dust can effectively reduce the overall impact. 	During construction	V	V	V	V	V	V	V	V	V	V	V	@	
	<ul style="list-style-type: none"> Use of regular watering, with complete coverage if possible, to reduce dust emissions from exposed site surfaces and unpaved roads and for dusty construction areas and areas close to ASRs, particularly during dry weather. 		V	V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Open stockpiles shall be avoided. Side enclosure and covering of any aggregate or dusty material storage piles to reduce emissions. Where possible, prevent placing dusty material storage piles near ASRs. Where this is not practicable owing to frequent usage, watering shall be applied to aggregate fines. 		@	@	@	V	V	V	V	V	V	V	V	@	
	<ul style="list-style-type: none"> No free falling construction debris should be allowed; debris should be let down by hoist or enclosed tunnel to the ground. 		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<ul style="list-style-type: none"> All dusty materials should be sprayed with water prior to any loading, unloading or transfer operation so as to maintain the dusty materials wet. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Provision of wind shield and dust extraction units or similar dust mitigation measures at the loading points, and use of water sprinklers at the loading area where dust generation is likely during the loading process of loose material, particularly in dry seasons/ periods. 		N/A	@	@	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Height from which dusty materials are dropped should be controlled to a minimum practical height to limit fugitive dust generation from unloading. 		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<ul style="list-style-type: none"> Tarpaulin covering of all dusty vehicle loads transported to, from and between site locations. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Skip hoist for material transport should be totally enclosed by impervious sheeting. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Establishment and use of vehicle wheel and body washing facilities at the exit points of the site and public roads, combined with cleaning of public roads wherever necessary and practical. 		@	@	@	V	V	V	V	V	V	V	V	V	V

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
Air Quality during Construction	<ul style="list-style-type: none"> The area where vehicle washing takes place and the section of the road between the washing facilities and the exit point should be paved with concrete, bituminous materials or hardcores. 		V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Provision of not less than 2.4m high hoarding from ground level along site boundary where adjoins a road, streets or other accessible to the public except for a site entrance or exit. 		V	V	V	V	V	V	V	V	V	V	V	V
Air Quality during Construction	<ul style="list-style-type: none"> Imposition of speed controls for vehicles on site haul roads. Where feasible, routing of vehicles and positioning of construction plants should be at a maximum possible distances from sensitive receivers. 	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Every stock of more than 20 bags of cement or dry pulverised fuel ash (PFA) should be covered entirely by impervious sheeting or placed in an area sheltered on the top and the 3 sides. 		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	<ul style="list-style-type: none"> Instigation of an environmental monitoring and auditing program to monitor the construction process in order to enforce controls and modify method of work if dusty conditions arise. 		V	V	V	V	V	V	V	V	V	V	V	V

Noise - Schedule of Recommended Mitigation Measures

Impact	Mitigation Measures	Timing	Implementation Status												
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	
Construction Noise during Construction	<ul style="list-style-type: none"> In order to reduce the excessive noise impacts at the affected NSRs during normal daytime working hours, the following mitigation measures shall be implemented:- <ul style="list-style-type: none"> adopting quiet powered mechanical equipment; scheduling of works; erect a 3m tall moveable noise barriers along the site boundary; and noise enclosure. 	During construction	V	V	V	V	V	V	V	V	V	@	@	V	V
	<ul style="list-style-type: none"> Only well-maintained plant should be operated on-site and plant should be serviced regularly. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Silencers or mufflers on construction equipment should be utilized and should be properly maintained. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Mobile plant, if any, should be sited as far away from NSRs as possible. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Machines and plant (such as trucks) that may be in intermittent use should be shut down between works periods or should be throttled down to a minimum. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Plant known to emit noise strongly in one direction should, wherever possible, be orientated so that the noise is directed away from the nearby NSRs. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Material stockpiles and other structures should be effectively utilised, wherever practicable, in screening noise from on-site construction activities. 		V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Use of acoustic barriers as close to the source as possible. Equipment to be shielded: air compressor, water pump, concrete pump, dumper, dump truck, generator, various hand tools, saw, excavator, loader, truck mixer, mobile crane, vibrator and breaker. 	During examination periods of the school nearby	V	V	V	V	V	V	V	V	V	V	V	V	

Water Quality - Schedule of Recommended Mitigation Measures

Impact	Mitigation Measures	Timing	Implementation Status												
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14	
Water Quality during Construction	Construction works at or close to the seafront	During construction	V	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Temporary storage of construction materials (e.g. equipment, filling materials, chemicals and fuel), chemical waste storage area and temporary stockpile of construction and demolition materials should be located well away from the seawater front and storm drainage during carrying out of the works. 		@	V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Stockpiling of construction and demolition materials and dusty materials should be covered and located away from the seawater front and storm drainage. 		@	V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Construction debris and spoil should be covered up and/or disposed of as soon as possible to avoid being washed into the nearby receiving waters. 														
	Construction run-off and Drainage	During construction	V	V	V	V	V	V	V	V	V	V	V	V	V
<p>The site practices outlined in ProPECC PN 1/94 "Construction Site Drainage" shall be followed as far as practicable in order to minimise surface runoff and the chance of erosion, and also to retain and reduce any suspended solids prior to discharge. These practices include, inter alia, the following items:-</p> <ul style="list-style-type: none"> Provision of perimeter channels to intercept storm-runoff from outside the site. These shall be constructed in advance of site formation works and earthworks. 															
	<ul style="list-style-type: none"> Vehicle and plant servicing areas, vehicle wash bays and lubrication bays should as far as possible be located within roofed areas. The drainage in these covered areas should be connected to foul sewers via a petrol interceptor and/or oil/grease separator. Oil leakage or spillage should be contained and cleaned up immediately. Waste oil should be collected and stored for recycling or disposal in accordance with the Waste Disposal Ordinance. 		N/A	V	V	V	V	V	V	V	@	V	V	V	

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
	<ul style="list-style-type: none"> Sand/silt removal facilities such as sand traps, silt traps and sediment basins shall be provided to remove sand/silt particles from runoff to meet the requirements of the Technical Memorandum standard under the Water Pollution Control Ordinance. The design of silt removal facilities should be based on the guidelines provided in ProPECC PN 1/94. All drainage facilities and erosion and sediment control structures should be inspected monthly, regularly cleaned and maintained to ensure proper and efficient operation at all times and particularly during rainstorms. 		V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Careful programming of the works to minimise the potential of soil erosion during the rainy season. Other measures that need to be implemented before, during, and after rainstorms are summarized in ProPECC PN 1/94. 	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Exposed soil surface shall be protected by paving as soon as possible to reduce the potential of soil erosion. 		V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Open stockpiles of construction materials on site shall be covered with tarpaulin or similar fabric during rainstorm. 		@	@	@	V	V	V	V	V	V	V	V	V
General Construction Activities														
	<ul style="list-style-type: none"> Debris and rubbish generated on-site shall be collected, handled and disposed of properly to avoid entering the nearby nullah and stormwater drains. Stockpiles of cement and other construction material should be kept covered when not being used. 	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Oils and fuels should only be used and stored in designated areas which have pollution prevention facilities. All fuel tanks and storage areas shall be provided with locks and be sited on sealed areas, within bunds of a capacity equal to 110% of the storage capacity of the largest tank. The bund should be drained of rainwater after a rain event. 		V	V	V	V	V	V	V	V	@	V	@	V
Sewage Effluent														
	<ul style="list-style-type: none"> Temporary sanitary facilities, such as portable chemical toilets, shall be employed on-site. A licensed contractor would be responsible for appropriate disposal and maintenance of these facilities. 	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Effluent discharged from the construction site should comply with the standards stipulated in the TM-DSS. 		N/A	V	V	V	V	V	V	V	V	V	V	V

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
	<ul style="list-style-type: none"> Subject to the sampling results of Contamination Assessment Plan of the site, any contaminated land treatments are subjected to EPD's requirements on handling, treatment and disposal. Should effluent stream and/or extracted ground water be discharged from the site, the discharge shall comply with the WPCO and any EPD special requirements. 		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<ul style="list-style-type: none"> Establishment of baseline and impact monitoring program to establish the baseline water quality condition and monitor the construction process in order to enforce controls and modify method of work if any adverse impacts on the water sensitive receivers are detected. 		V	V	V	V	V	V	V	V	V	V	V	V

Waste Management- Schedule of Recommended Mitigation Measures

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
Waste Management during Construction	Good Site Practice	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Nominate an approved personnel, such as a site manager, to be responsible for good site practices and effective arrangements for collection and disposal to an appropriate facility of all wastes generated at the works area. Training of site personnel in proper waste management and handling procedures shall be undertaken. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Construction materials should be planned and stocked carefully to minimise and avoid unnecessary generation of waste. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> General refuse shall be stored and collected separately from other construction and chemical wastes. Provide on-site refuse collection facilities and enclosed transfer facility for storage and containment. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Waste points should be provided sufficiently and waste should be collected regularly. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Appropriate measures to minimise windblown litter and dust during transportation of waste by either covering trucks or by transporting wastes in enclosed containers. 		V	V	V	V	V	V	V	V	V	V	V	

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
	<ul style="list-style-type: none"> Separate chemical wastes for special handling and appropriate treatment at the Chemical Waste Treatment Centre located at Tsing Yi. Chemical waste shall be handled according to the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes. Regular cleaning and maintenance programme for drainage systems, sumps and oil interceptors. Develop procedures such as a trip-ticket system to monitor the disposal of C&D material and solid wastes at public filling areas and landfills, and to control fly-tipping. A recording system for the amount of wastes generated, recycled and disposed should be proposed. 		V	V	V	V	V	V	@	V	V	V	V	V
			V	V	V	V	V	V	V	V	V	V	V	V
			V	V	V	V	V	V	V	V	V	V	V	V
			V	V	V	V	V	V	V	V	V	V	V	V
	Waste Reduction Measures													
	<p>Good management and control can prevent the generation of a significant amount of waste. Waste reduction is best achieved at the planning and design stage, as well as by ensuring the implementation of good site practices. Recommendations to achieve waste reduction include:-</p> <ul style="list-style-type: none"> Segregation and storage of different types of waste in different containers, skips or stockpiles to enhance reuse or recycling of materials and their proper disposal. 	During construction	V	V	V	V	V	V	V	V	V	V	V	V
Waste Management during Construction	<ul style="list-style-type: none"> Encourage collection of aluminum cans, PET bottles and paper by providing separate labelled bins to enable these wastes to be segregated from other general refuse generated by the work force. 	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> Any unused chemicals or those with remaining functional capacity shall be recycled. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Use of reusable non-timber formwork to reduce the amount of C&D material. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Prior to disposal of C&D waste, it is recommended that wood, steel and other metals shall be separated for reuse and / or recycling to minimise the quantity of waste to be disposed of to landfill. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Proper storage and site practices to minimise the potential for damage or contamination of construction materials. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Plan and stock construction materials carefully to minimise amount of waste generated and avoid unnecessary generation of waste. 		V	V	V	V	V	V	V	V	V	V	V	

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
General Site Wastes														
	• Collection area for construction site waste should be provided where waste can be stored prior to removal from site.	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	• An enclosed and covered area for the collection of the waste is recommended to reduce 'wind blow' of light material.		V	V	V	V	V	V	V	V	V	V	V	V
	• An open area used for storage or loading/unloading of wastes should be bunded and all the polluted surface run-off collected within this area should be diverted into sewers.		V	V	V	V	V	V	V	V	V	V	V	V
	• General refuse should be stored in enclosed bins or compaction units separate from C&D material. A reputable waste collector should be employed by the contractor to remove general refuse from the site, separately from C&D material.		V	V	V	V	V	V	V	V	V	V	V	V
Workforce Wastes														
	• Suitable collection sites around site offices and canteen should be required.	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	• Waste should be removed daily or as often as required.		V	V	V	V	V	V	V	V	V	V	V	V
Chemical Waste														
	• After use, chemical waste (for example, cleaning fluids, solvents, lubrication oil and fuel) should be handled according to the Code of Practice on the Package, Labelling and Storage of Chemical Wastes.	During construction	V	V	V	V	V	V	@	V	@	V	V	V
	• Waste should be properly stored on site within suitably designed containers and should be collected by approved licensed waste collectors for disposal at the Chemical Waste Treatment Centre (CWTC) or other licensed facility in accordance with the Waste Disposal Chemical Waste (General) Regulation.		V	V	V	@	V	V	V	V	V	V	V	V
Waste Management during Construction	• Any service shop and minor maintenance facilities should be located on hard standing within a bunded area, and sumps and oil interceptors should be provided.	During construction	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	• Provision of appropriate on-site temporary storage facility for any asbestos containing materials (ACM) where necessary. Storage facilities shall be designed in accordance with the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes.		V	V	V	V	V	V	V	V	V	V	V	V
	• Employ registered contractors for removal of ACM off-site and disposal at a designated landfill site.		V	V	V	V	V	V	V	V	V	V	V	V

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
	Construction and Demolition Material													
	<ul style="list-style-type: none"> The selective demolition method is recommended to be employed to minimize the effort of sorting mixed C&D materials. 	During construction	V	V	V	V	V	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> In order to minimise the impact resulting from collection and transportation of C&D material for off-site disposal, it is recommended that the public fill material generated from demolition works shall be re-used on-site as far as possible. 		V	V	V	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> A suitable area should be designated to facilitate the sorting process and a temporary stockpiling area will be required for the separated materials. Separate construction and demolition material into C&D waste (non-inert material) and public fill (inert material) for appropriate disposal. Public fill disposed at a public filling area shall only consist of earth, building debris, broken rock and concrete. The material shall be free from marine mud, household refuse, plastic, metals, industrial and chemical waste, animal and vegetable matter, and other material considered to be unsuitable by the Filling Supervisor. Small quantities of timber mixed with otherwise suitable material would be permitted. C&D waste, such as wood, glass, plastic, steel and other metals, shall be reused or recycled and, as a last resort, disposed to landfill. 		V	V	V	V	V	V	V	V	V	V	V	

Land Contamination - Schedule of Recommended Mitigation Measures

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
Land Contamination (For inaccessible lots and lots which the Permit Holder opt to re-assess in accordance with the Risk-Based Remediation Goals (RBRGs) approach)	<ul style="list-style-type: none"> Further land contamination assessments to be carried out for inaccessible lots, lots which the Permit Holder opt to re-assess in accordance with the RBRGs approach, as well as areas that required further sampling to ascertain contamination extent. Supplementary CAP, CAR and RAPs to be submitted to EPD for endorsement before commencement of remediation work. These reports shall detail the further sampling & remediation works required. The development construction work shall only commence after all the remediation work has been completed. 	<p>Inaccessible lots as described under para. 3.5 of Appendix 7A of YTB-EIA as well as areas that required further sampling to ascertain contamination extent/ Upon availability of site access</p> <p>Supplementary CAP, CAR and RAPs to be submitted to EPD for endorsement before commencement of the remediation work.</p> <p>Development construction work should only commence after all the remediation work has been completed.</p>	V			V			V			V		
			<p>(Two CAPs (Yau Tong Bay - Decommissioning of Shipyard Sites Supplementary CAP for Previous Inaccessible Lots (YTML 27, 44, 45-46, 54 and Underground Oil Tank at YTML 6-11) & Yau Tong Bay - Decommissioning of Shipyard Sites (CAP for YTML 1, 6-11, 15, 28, 29, 38 and 41-43)) have been submitted to EPD and approved on 6 Jul 2011 and 30 Aug 2011 respectively. The corresponding CARs and RAPs were submitted to EPD in June 2012 and were subsequently approved in June 2013 after two rounds of comment.)</p>	<p>(Two CAPs (Yau Tong Bay - Decommissioning of Shipyard Sites Supplementary CAP for Previous Inaccessible Lots (YTML 27, 44, 45-46, 54 and Underground Oil Tank at YTML 6-11) & Yau Tong Bay - Decommissioning of Shipyard Sites (CAP for YTML 1, 6-11, 15, 28, 29, 38 and 41-43)) have been submitted to EPD and approved on 6 Jul 2011 and 30 Aug 2011 respectively. The corresponding CARs and RAPs were submitted to EPD in June 2012 and were subsequently approved in June 2013 after two rounds of comment.)</p>	<p>(Two CAPs (Yau Tong Bay - Decommissioning of Shipyard Sites Supplementary CAP for Previous Inaccessible Lots (YTML 27, 44, 45-46, 54 and Underground Oil Tank at YTML 6-11) & Yau Tong Bay - Decommissioning of Shipyard Sites (CAP for YTML 1, 6-11, 15, 28, 29, 38 and 41-43)) have been submitted to EPD and approved on 6 Jul 2011 and 30 Aug 2011 respectively. The corresponding CARs and RAPs were submitted to EPD in June 2012 and were subsequently approved in June 2013 after two rounds of comment.)</p>	<p>(Two CAPs (Yau Tong Bay - Decommissioning of Shipyard Sites Supplementary CAP for Previous Inaccessible Lots (YTML 27, 44, 45-46, 54 and Underground Oil Tank at YTML 6-11) & Yau Tong Bay - Decommissioning of Shipyard Sites (CAP for YTML 1, 6-11, 15, 28, 29, 38 and 41-43)) have been submitted to EPD and approved on 6 Jul 2011 and 30 Aug 2011 respectively. The corresponding CARs and RAPs were submitted to EPD in June 2012 and were subsequently approved in June 2013 after two rounds of comment.)</p>								
Land	<ul style="list-style-type: none"> A method statement detailing the 	All areas identified to require	V			V			V			V		

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
Contamination (For inaccessible lots and lots which the Permit Holder opt to re-assess in accordance with the Risk-Based Remediation Goals (RBRGs) approach)	<p>following shall be submitted to EPD for endorsement:-</p> <ul style="list-style-type: none"> - Methodology, monitoring and verification procedures for biopiling and solidification; - Pilot test procedures for solidification process to ascertain the concrete mix recipe and leachability of the product; - The sample size for the verification soil test to be conducted by IEA for spot check purpose; - The notification system for notifying the Director the satisfactory completion of the excavation and treatment of contaminated soil; and - Provision and operation requirements of equipment and personnel decontamination facilities. 	<p>solidification of soil as land remediation / The pilot test results and method statement shall be submitted and endorsed at least one month prior to the full scale solidification works.</p> <p>All soil identified and to be identified as contaminated with TPH / The method statement shall be submitted and endorsed at least one month prior to the commencement of the biopiling works.</p>	(A method statement for biopiling and solidification has been submitted to EPD on 2 Oct 2013. The method statement is endorsed by EPD on 20 Dec 2013.)			(A method statement for biopiling and solidification has been submitted to EPD on 2 Oct 2013. The method statement is endorsed by EPD on 20 Dec 2013.)			(A method statement for biopiling and solidification has been submitted to EPD on 2 Oct 2013. The method statement is endorsed by EPD on 20 Dec 2013.)			(A method statement for biopiling and solidification has been submitted to EPD on 2 Oct 2013. The method statement is endorsed by EPD on 20 Dec 2013.)		
Land Contamination (For inaccessible lots and lots which the Permit Holder opt to re-assess in accordance with the Risk-Based Remediation Goals (RBRGs) approach)	<ul style="list-style-type: none"> • A Soil Remediation Report should be submitted to EPD to demonstrate that the remediation work has been properly carried out. 	<p>All areas identified to require soil and groundwater remediation / The Remediation Report shall be submitted and endorsed prior to the commencement of the development construction works.</p>	N/A			N/A			N/A			<p>Jul 14 and Aug 14: N/A</p> <p>Sep 14: @</p> <p>(The batch 1 of Soil Remediation Report [SRR for YTML 1, 5, 6-11, 12, 13-14, 54, 19-21, 22A, 22B, 22RP and 23-24 (Zone nos. T19A, T22BA, T22BB, A1, R5, R6)] has been submitted</p>		

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
ProPECC PN3/94 – Contaminated Land Assessment and Remediation)			subsequently endorsed by EPD on 20 Dec 2013.)			subsequently endorsed by EPD on 20 Dec 2013.)			subsequently endorsed by EPD on 20 Dec 2013.)			subsequently endorsed by EPD on 20 Dec 2013.)		
	<ul style="list-style-type: none"> A Soil Remediation Report should be submitted to EPD to demonstrate that the remediation work has been properly carried out. 	All areas identified to require soil and groundwater remediation / The Remediation Report shall be submitted and endorsed prior to the commencement of the development construction works.	N/A			N/A			N/A			Jul 14 and Aug 14: N/A Sep 14: @ (The batch 1 of Soil Remediation Report [SRR for YTML 1, 5, 6-11, 12, 13-14, 54, 19-21, 22A, 22B, 22RP and 23-24 (Zone nos. T19A, T22BA, T22BB, A1, R5, R6)] has been submitted to EPD on 18 August 2014.)		

Landscape and Visual Impact - Schedule of Recommended Mitigation Measures

Impact	Mitigation Measures	Timing	Implementation Status											
			Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14	Aug 14	Sep 14
Landscape and Visual Impact during Construction	<ul style="list-style-type: none"> On-site mature trees within the Project boundary shall be retained. Any mature tree shall not be transplanted or fell unless permission has been given by EPD. 	During construction	V	V	V	V	@	V	V	V	V	V	V	V
	<ul style="list-style-type: none"> During the biopiling process, the biopiles shall be limited to a height of less than 3m. 		N/A	N/A	N/A	V	V	V	V	V	V	V	V	
	<ul style="list-style-type: none"> Erection and maintenance of decorative screen/colour hoarding around the site. 		V	V	V	V	V	V	V	V	V	V	V	V

Legend: V = implemented;
X = not implemented;
@ = partially implemented;
N/A = not applicable - No such work was undertaken or no such material was used on site.



**APPENDIX C
SUMMARY OF ACTION AND LIMIT LEVELS**

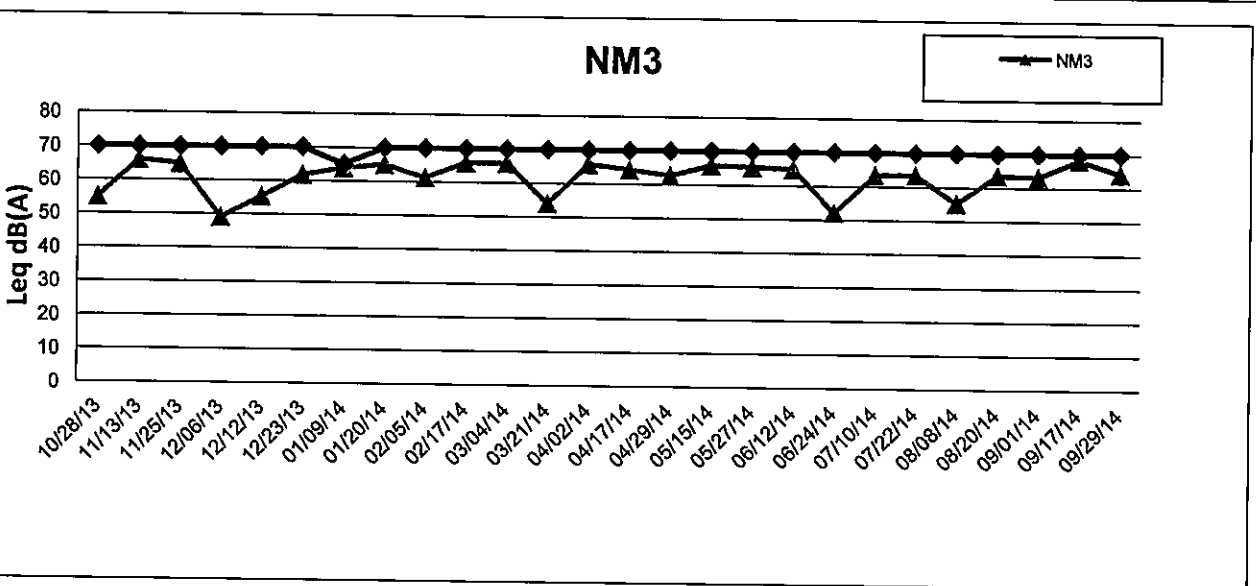
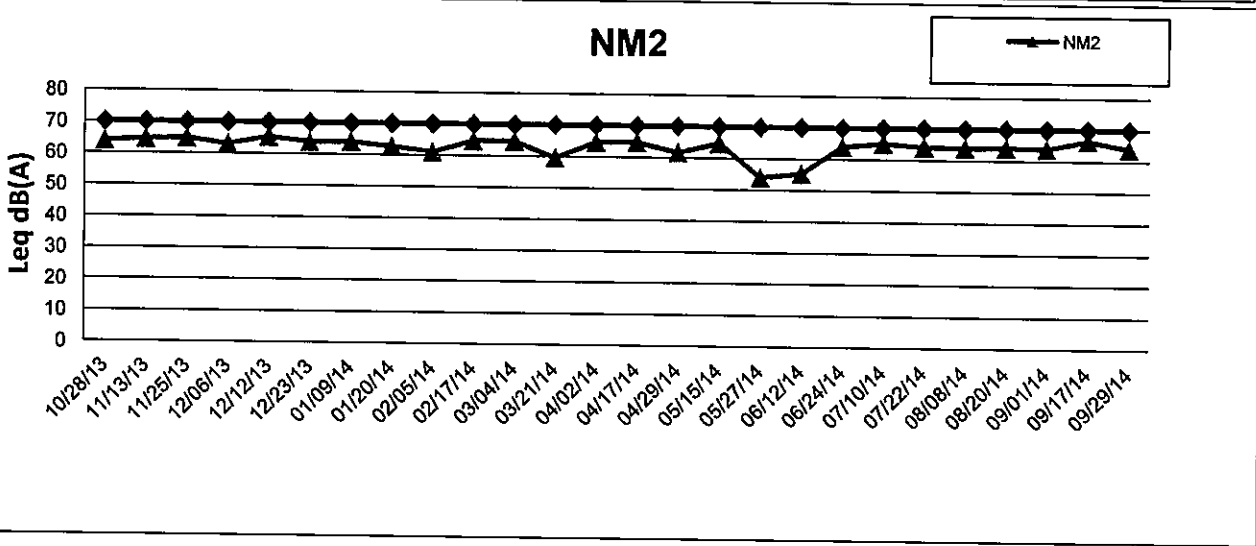
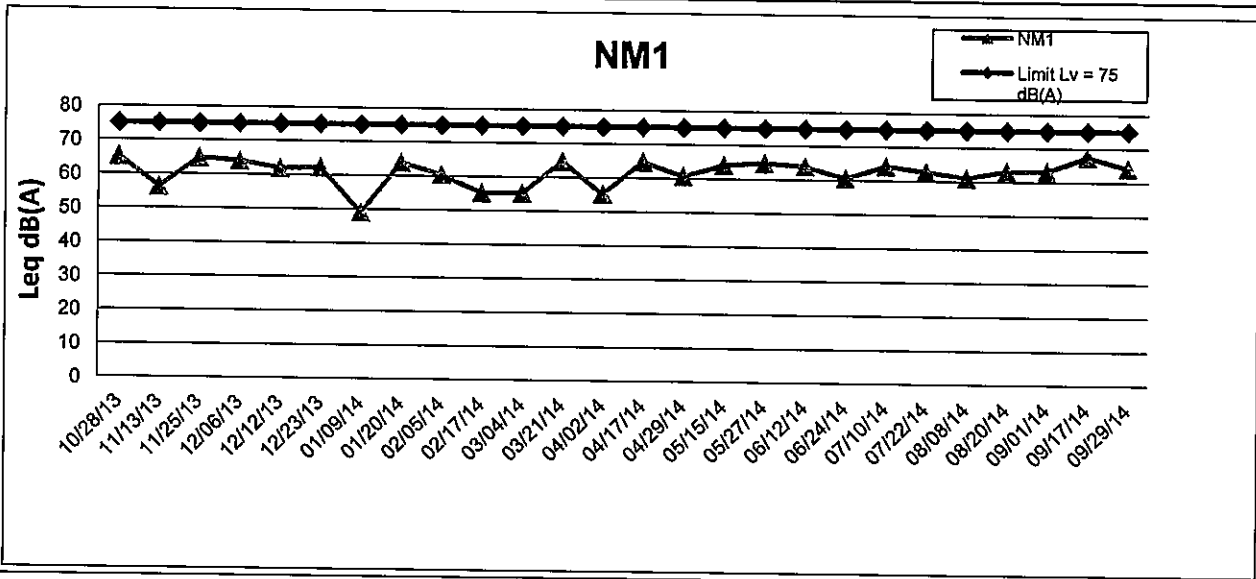
Appendix C - Summary of Action and Limit Levels

Table 1 – Action and Limit Levels for Construction Noise (0700-1900 hrs of normal weekdays)

Location	Action Level	Limit Level
NM1	When one documented complaint, related to 0700 – 1900 hours on normal weekdays, is received from any one of the sensitive receivers.	75 dB(A)
NM2		65/70 dB(A)*
NM3		65/70 dB(A)*

*Daytime noise Limit Level of 70 dB(A) applies to education institutions, while 65dB(A) applies during school examination period.

**APPENDIX D
GRAPHICAL PRESENTATION OF IMPACT
DAYTIME CONSTRUCTION NOISE
MONITORING RESULTS**



Remark: Measured noise level would be shown if Measured noise level (Leq) <= Baseline noise level

AECOM	Yau Tong Bay – Decommissioning of Shipyard Sites	SCALE	N.T.S.	DATE	Dec-14
	Graphical Presentation of Impact Daytime Construction Noise Monitoring Results	CHECK	ENFL	DRAWN	OLWY
		JOB NO.	60048283	APPENDIX No.	D

**APPENDIX E
CUMULATIVE STATISTICS ON
COMPLAINTS, NOTIFICATIONS OF
SUMMONS AND SUCCESSFUL
PROSECUTIONS**

Appendix E
Cumulative Statistics on Complaints, Notifications of Summons and
Successful Prosecutions

	Date Received	Subject	Status	Total no. in this reporting period	Total no. since project commencement
Environmental complaints	-	-	-	0	4
Notification of summons	-	-	-	0	0
Successful Prosecutions	-	-	-	0	0