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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. No demolitions of marine structures were carried out.

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 quarter between 1 October 2014 and 5 January 2015.

As informed by the Contractor, the major construction activities carried out in the reporting quarter were:

- Backfill to Zones T35C; and
- Disposal of contaminated soil in Zone T32E to the South East New Territories (SENT) Landfill.

The disposal of contaminated soil was completed on 23 December 2014.

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

Daytime noise monitoring	5 sessions
Water quality monitoring	0 session
Environmental site inspection	13 sessions (Including 1 session of Final Site Inspection conducted on 5 January 2015.)

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 quarter.

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

Breaches of Action and Limit Levels for Water Quality

No Action/Limit Level exceedance of water quality was recorded as no water quality monitoring was conducted in the reporting quarter.

Environmental Complaint, Notification of Summons and Successful Prosecution

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

Reporting Change

There was no reporting change required in the reporting quarter.

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「本工程項目」)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。本工程項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。

船廠陸上建築物的拆卸工程於二零一一年十一月二十一日展開，並於二零一二年九月完工。工程期間沒有任何海事結構拆除工程。本工程項目之施工期間環境監察與審核工作暫停，並於二零一三年十月二十八日恢復。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。環保署在二零一三年十二月二十日批准了土地整治方法聲明。土壤修復工程於二零一三年十二月二十三日開始。

本報告記錄了於 2014 年 10 月 1 日至 2015 年 1 月 5 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：

- 在區域 T35C 的回填，以及
- 在新界東南堆填區處置區域 T32E 的污染土壤。

污染土壤的處置於 2014 年 12 月 23 日完成。

在上述的季度有下列次數的監察及審核活動進行：

日間建築噪音監測	5 次
水質監測	0 次
環境巡查	13 次
	(包括 1 次於 2015 年 1 月 5 日進行的最後環境巡查)

違反監測標準

日間建築噪音

在上述的季度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

在上述的季度因為沒有進行水質監測，故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

在上述的季度沒有收到有關環境的投訴、傳票或檢控。

報告修訂

本報告季度並沒有修訂報告。

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. According to the EP, 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 remediation method statement was approved by the EPD on 20 December 2013. The soil remediation works commenced on 23 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 ninth Quarterly EM&A Summary 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 quarter between 1 October 2014 and 5 January 2015.

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.
- 1.4.2 As informed by the Contractor, the major construction activities carried out in the reporting quarter were:
- Backfill to Zones T35C; and
 - Disposal of contaminated soil in Zone T32E to the South East New Territories (SENT) Landfill.
- The disposal of contaminated soil was completed on 23 December 2014.
- 1.4.3 The general layout plan of the Project site is shown in **Figure 1**.
- 1.4.4 The latest Construction Programme is shown in **Appendix B**.
- 1.4.5 The environmental mitigation measures implementation schedule are presented in **Appendix C**.

2 SUMMARY OF EM&A PROGRAMME 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 due to the Project.
- 2.1.2 Water quality monitoring would be carried out when there is demolition of marine structures.
- 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
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 D** 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 C**.

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 E**.
- 3.1.2 Five (5) daytime noise monitoring events were carried out at each designated monitoring station (NM1 to NM3) in the reporting quarter.
- 3.1.3 The weather was fine with occasional cloudy and rainy events in the reporting quarter. Major noise sources during the noise monitoring included construction activities of the Project, construction activities by other contracts and nearby traffic noise.
- 3.1.4 No Action Level exceedance was recorded since no construction noise related complaint was received in the reporting quarter.
- 3.1.5 No Limit Level exceedance was recorded at all monitoring stations in the reporting quarter.
- 3.1.6 **Table 3.1** presents the number of exceedances recorded in each month of the reporting quarter. 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	Month								
		Oct 14			Nov 14			Dec 14		
		NM1	NM2	NM3	NM1	NM2	NM3	NM1	NM2	NM3
Daytime Construction Noise	No. of monitoring events	2	2	2	2	2	2	1	1	1
	Action	0	0	0	0	0	0	0	0	0
	Limit	0	0	0	0	0	0	0	0	0
	<i>Total no. of Action and Limit Level Exceedances</i>	0	0	0	0	0	0	0	0	0

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 quarter as no demolitions of marine structures were carried out.

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. Disposal of contaminated soil was completed on 23 December 2014 and all contaminated soil requiring disposal had been transported to the South East New Territories (SENT) Landfill.
- 5.1.3 All decontamination works were completed on 23 December 2014.

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 completed in July 2014 and the final closure assessment was completed in August 2014. All biopile monitoring and final closure assessment results were found below the remediation targets and showed that the biopiling treatment was completed.
- 5.3.2 Cement Solidification / Stabilization have been completed for contaminated soil from zones T19A, T22BA, T22BB, T32C, T36A, A1, A3, A4, A5, R5, R6, R7, and R8 in May and from zones A2 and T32E in September. The testing 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, 585,000 kg (approximately 356m³) of contaminated soil has been transported

to SENT in the reporting period. As of 23 December 2014, all contaminated soil requiring disposal (about 895,750 kg (approximately 566m³)) has been transported to SENT.

5.5 IEA Spot Check Samples

- 5.5.1 The Independent Environmental Auditor (IEA) conducted the last spot check sampling on 15 August 2014. No spot check sampling was conducted in the reporting period.

6 ENVIRONMENTAL SITE INSPECTION AND AUDIT

6.1.1 There were thirteen (13) site inspections (including four (4) ET, IEC and IEA joint site inspections.) conducted in the reporting quarter. The joint site inspections were conducted on 30 October 2014, 24 November 2014, 18 December 2014 and 5 January 2015. (Due to the presence of several holidays and the availability of different parties, the Final Site Inspection has been postponed to 5 January 2015.)

6.1.2 The environmental site inspections and audits are 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.

6.1.3 The Contractor has rectified observations as identified during environmental site inspections in the reporting quarter within the agreed time frame. Follow-up inspections on the status on provision of mitigation measures was conducted to ensure all identified items are mitigated properly.

Air Quality

6.1.4 Regular spraying of water has been maintained for areas not covered by water sprinklers. (Reminder)

6.1.5 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.

Noise

6.1.6 No adverse observation was identified in the reporting quarter.

Water Quality

6.1.7 No adverse observation was identified in the reporting quarter.

Land Contamination

6.1.8 No IEA spot check sampling was conducted in the reporting period.

6.1.9 All the land decontamination site works has been completed on 23 December 2014. After that no site works have been conducted on site except some minor cleanup works.

Chemical and Waste Management

6.1.10 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).

Landscape and Visual Impact

6.1.11 No adverse observation was identified in the reporting quarter.

Miscellaneous

6.1.12 Due to the presence of several holidays and the availability of different parties, the Final Site Inspection has been postponed to 5 January 2015.

6.1.13 According to the Contractor, the site office and toilets were removed from site during the period of 26 December 2014 to 31 December 2014.

7 ADVICE ON SOLID AND LIQUID WASTE MANAGEMENT STATUS

- 7.1.1 The Contractor submitted the application form for registration as a chemical waste producer for the Project.
- 7.1.2 As advised by the Contractor, 205m³ of soil (of which 0m³ was artificial hard material) was excavated on site; it will be either mixed with cement or transferred to biopile for treatment. No general refuse was generated on site and disposed of at the SENT Landfill. 799m³ of inert C&D materials were reused on site. 356m³ of excavated soil was disposed of at the SENT Landfill. No metals, paper/cardboard packaging or plastics were generated and collected by the registered recycling collectors.
- 7.1.3 The Contractor is advised to properly maintain on site C&D material and waste sorting, and collection and recording system, and maximize the reuse / recycling of C&D materials and wastes. The Contractor is reminded to properly maintain the site tidiness and dispose of wastes accumulated on site regularly and properly.

8 SUMMARY OF NON-COMPLIANCE (EXCEEDANCES) OF ENVIRONMENTAL QUALITY PERFORMANCE LIMITS (ACTION AND LIMIT LEVELS)

- 8.1.1 No Action Level exceedance was recorded since no construction noise related complaint was received in the reporting quarter.
- 8.1.2 No Limit Level exceedance of construction noise was recorded in the reporting quarter.
- 8.1.3 No Action/Limit Level exceedance of water quality was recorded as no water quality monitoring was conducted in the reporting period.

9 COMPLAINT, NOTIFICATION OF SUMMONS AND SUCCESSFUL PROSECUTION

- 9.1.1 The Environmental Complaint Handling Procedure is annexed in **Figure 3**.
- 9.1.2 No environmental complaint, notification of summons and successful prosecution was received in the reporting quarter.
- 9.1.3 Table 9.1 summarizes the numbers of complaints, summons and successful prosecutions received in the reporting quarter.

Table 9.1 Summary of Environmental Complaints, Summons and Successful Prosecutions

	Oct 14	Nov 14	Dec 14	Total
Complaints	0	0	0	0
Summons	0	0	0	0
Successful Prosecutions	0	0	0	0

- 9.1.4 Statistics on complaints, notifications of summons and successful prosecutions recorded in the reporting quarter and since the commencement of the Project are given in **Appendix F**.

10 COMMENTS, RECOMMENDATIONS AND CONCLUSIONS

10.1 Comments on Mitigation Measures

10.1.1 According to the environmental site inspections performed in the reporting quarter, the following comments are provided:

Air Quality

10.1.2 Regular spraying of water has been maintained for areas not covered by water sprinklers.

10.1.3 The stockpile of bioremediated soil has been transferred for backfilling or cement S/S. The impervious sheet should be put back after the transferring process.

Noise

10.1.4 Nil.

Water Quality

10.1.5 Nil.

Land Contamination

10.1.6 Nil.

Chemical and Waste Management

10.1.7 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.

Landscape and Visual Impact

10.1.8 Nil.

Miscellaneous

10.1.9 Nil.

10.2 Recommendations on EM&A Programme

10.2.1 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.

10.2.2 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.

10.3 Conclusions

- 10.3.1 Noise monitoring was carried out 7 times from 1 October 2014 to 5 January 2015, in accordance with the EM&A Manual.
- 10.3.2 No Action Level exceedance was recorded since no construction noise related complaint was received in the reporting quarter.
- 10.3.3 No Limit Level exceedance of construction noise was recorded in the reporting quarter.
- 10.3.4 Water quality monitoring was not conducted in the reporting quarter as no demolitions of marine structures were carried out. Therefore, no Action/Limit Level exceedance of water quality was recorded in the reporting quarter.
- 10.3.5 As informed by the Contractor, the major construction activities carried out in the reporting quarter were:
- Backfill to Zones T35C; and
 - Disposal of contaminated soil in Zone T32E to the South East New Territories (SENT) Landfill.
- The disposal of contaminated soil was completed on 23 December 2014.
- 10.3.6 Environmental site inspection was carried out 13 times in the reporting quarter (Including 1 session of Final Site Inspection conducted on 5 January 2015.). Recommendations on remedial actions were given to the Contractor for the deficiencies identified during the site audits.
- 10.3.7 No environmental complaint, notification of summons and successful prosecution was received in the reporting quarter.