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32

29 April 1999

EHS Consultants Limited
 22/F Loyong Court Comm. Bldg.
 220 Lockhart Road
 Hong Kong

Attn: Mr. Simeon Cheng

EHS Consultants Limited			
Date:	4/15/99 R# 284		
Project:	Yau Tong Reclamation		
Project Code:	HLDYTONG EID1		
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Remarks/file to:			

Dear Sir,

Contamination Assessment Plan (CAP) for Reclamation of Yau Tong Bay

We refer to the above CAP enclosed in your letter under reference dated 19.4.99.

According to Figure 4-1, there are totally 34 marine sites in the captioned study area. We note that six sites (2-4, 25, 26, 27 and two government lots) are inaccessible for inspection as the relevant land owners have not participated in the development project, and six sites (54, 44, 45-46, Gas Pigging Station) are inaccessible for sampling until the departure of current operators. Nevertheless, analysis results for sites of similar operational background can be used as reference, and most of these inaccessible sites are not expected to be extensively contaminated, if any. Therefore, the captioned CAP can be considered meeting the requirement in para 3.7.3 of the EIA Study Brief.

To record the above consideration, please address in the EIA Report that a separate CAP for the sites mentioned in the above para 2 should be prepared and submitted to EPD for approval upon the availability of the inaccessible sites, or if they become consenting partners of the planned development. No construction work at any of these sites should commence until the sites are confirmed to be free of contamination, or else site remediation works must be completed.

The following are our minor comments on the CAP, and we would be grateful if you could amend the text and submit 3 sets of the amendment pages on or before 21.5.99 for our record:

- (a) The two government lots indicated in Figure 4-1 should be included in Tables 3-4 and 3-5; and
- (b) The last four items "Salt Water Pumping Station Maintenance Depot" should be deleted from Table 3-5.

Yours faithfully,



(Anthony Y.K. Ho)
Environmental Protection Officer
for Director of Environmental Protection

c.c.: Maunsell Consultants Asia Ltd.
David C Lee Surveyors Ltd.

(Attn: Mr. Walter Chan)
(Attn: Mr. David C Lee)

Fax: 2302 4400 ✓
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Internal:
E(WS)1 via S(WS)2

3.4 Summary of Site Information

For ease of reference, information regarding marine lot number and its respective figure number, photo number, amount of samples proposed and accessibility was tabulated under Table 3-4 below:

Table 3-4 Summary of Site Information

YTML number	Figure number (Appendix IV)	Photo number (Appendix IV)	No. of Samples	Accessibility for sampling
2-4	Inaccessible for inspection			
5	1	1-4	3	✓
6-11	2	5-12	14	✓
12	3	13-16	3	✓
13-14	-	-	N/A	N/A
Govt. Lot	Ownership status pending			
15	4	17-19	3	✓
54	5	20-21	6	x
19-21	6	22-28	3	✓
22A	7	29-31	2	✓
22B	7	29-31	2	✓
22RP	7	32-36	2	✓
23-24	-	32-36	N/A	N/A
25	Inaccessible for inspection	37	Inaccessible for inspection	
26	Inaccessible for inspection	38	Inaccessible for inspection	
Govt. Lot	Ownership status pending			
27	Inaccessible for inspection	39-40	Inaccessible for inspection	
28	8	41-47	4	✓
29	-	48-51	N/A	N/A
30-31	-	92-94	N/A	N/A
32-33	9	52-61	5	✓
34	-	62-63	N/A	N/A
35	10	64-68	3	✓
36-37	11	69-77	6	✓
38	12	78	4	✓
41-43	13	79-86	11	✓
44	14	87-89	4	x
45-46	15	90-91	4	x
73-74	-	95-97	N/A	N/A
Salt Water Pumping Station	16	98-100	2	x
Ice & Cold Storage Factory	17	101	N/A	N/A
Gas Pigging Station	18	102	2	x
Maintenance Depot	19	103-106	4	x

3.5 Inaccessible lots

The consultant could not gain access to all of the marine lots during the site survey because some of the lots were owned by private land owners which had not participated in the development project. As such, information pertaining to these lots were obtained from historical search only. The inaccessible sites are as listed in Table 3-5 below.

Table 3-5 Description of Inaccessible Sites

YTML No.	Current Operation
2-4	Ship yard
Govt. Lot between 13-14 and 15	Vacated
25	Storage
26	Vacated
Govt. Lot between 26 and 27	Vacated
27	Timber Factory

For the sites that are still in operation, in general, cessation of work will not happen until the commencement of the marine reclamation. Excavation works (sampling) within these sites will inevitably affect their normal operation to an unacceptable level. Hence, sampling works at these sites shall be carried out at a later date upon availability. Current operational status of the sites requiring detailed site investigation (soil sampling), as mentioned in Section 3.4, are as listed in Table 3-6 below:

Table 3-6 Current Operational Status of Sites that Require Soil Sampling

YTML No.	Current Operation	Available for Soil Sampling
5	Vacated	✓
6-11	Active operation as ship repair workshop	✓
12	Cement lorries repair	✓
15	Vacated	✓
54	Active operation as building material storage and distribution	x
19-21	Partially vacated	✓
22A	Parking	✓
22B	Parking	✓
22RP	Building materials transfer	✓
28	Active car repair workshop	✓
32-33	Vacated except structure at street side as car repair centre	✓
35	Will be rented to MTRC in the near future	✓
36-37	Active operation as machinery repair workshop and packed with equipment	✓
38	Vacated	✓
41-43	Rented to MTRC for conveyors, barge loading/mooring facility, temporary stockpiling and office purpose	✓
44	Machinery repair works	x