

Chapter 1

INTRODUCTION

1 INTRODUCTION

Background of the Project

- 1.1 The decommissioning of the former Cheoy Lee Shipyard at Penny's Bay (the Project) involves the demolition of all buildings and structures, and where necessary, decontamination of site areas. The area cleared up will be used for the construction of infrastructures associated with Hong Kong Disneyland Phase 1, including the Penny's Bay Section of the Chok Ko Wan Link Road (CKWLR), Road P2, etc. The Project shall be on the critical path for the construction of the Hong Kong Disneyland Theme Park.
- 1.2 By definition under the Environmental Impact Assessment (EIA) Ordinance, the Project that is categorised as a Designated Project (DP) shall require an Environmental Permit (EP) prior to the Project commencement. In September 2000, the Project Proponent, Special Duties (Works) Division of Civil Engineering Department applied to the Environmental Protection Department for an EIA Study Brief with a Project Profile. An EIA Study Brief (No. ESB-062/2000) to guide the EIA study was issued on 9 November 2000.
- 1.3 The asbestos survey that has been conducted in pursuant to the Air Pollution Control Ordinance concluded the presence of asbestos-containing materials (ACM) within the Cheoy Lee Shipyard (CLS). In response to the recommendation made in the investigation report to remove the ACM at the earliest possibility to avoid inadvertent disturbance by the future site workers, the Project Proponent applied for a direct Environmental Permit (Asbestos EP) considering that the asbestos abatement work is a significant part of the Project. The Asbestos EP has been issued in late October 2001 and the asbestos abatement work is expected to complete by mid 2002.
- 1.4 Maunsell Consultants Asia Ltd. (MCAL) are the infrastructure consultants for the Project to assess the potential environmental impact of the shipyard decommissioning and the associated clean-up activities. The site investigation (SI) work for the land contamination commenced in June 2001 and was completed in November 2001. On the issue of land contamination, URS Corporation (URS) in association with BMT Asia Pacific Limited (BMT), collectively referred as the Independent Environmental Consultant (IEC), have conducted separate environmental assessment and remediation assessment at the CLS site. Their inputs to the land contamination process include designing the Remedial Investigation Work Plan (RIWP), providing oversight for the site investigation works, independent assessment on the nature and extent of contamination, evaluation of the risks and recommendation of any on-site clean up measures. The IEC's report summarising their independent findings is annexed in Appendix 4I.

Purpose of the EIA Study

- 1.5 The purpose of this EIA Study is to provide information on the nature and extent of the environmental impacts likely to arise from the Project and related activities taking place concurrently. The information provided by this EIA Study will contribute to the decisions on:
 - i) the overall acceptability of any adverse environmental consequences that are likely to arise as a result of the proposed Project;

- ii) the conditions and requirements for the Project to mitigate against adverse environmental consequences wherever practicable; and
- iii) the acceptability of residual impacts after the proposed mitigation measures have been implemented.

The Approach

1.6 This EIA Study has made reference to previously approved studies/ EIA studies relevant to the Project have been reviewed and findings have been incorporated where appropriate in this EIA Report. The relevant reports include:

- (i) Environmental Impact Assessment, Construction of an International Theme Park in Penny's Bay of North Lantau and its Essential Associated Infrastructures, Civil Engineering Department, (Feb 2000) (EIAO Register No.: AEIAR-032/2000) (the Theme Park EIA); and
- (ii) North shore Lantau Development Feasibility Study, Environmental Impact Assessment Final Report, Civil Engineering Department, (Feb 2000) (EIAO Register No.: AEIAR-031/2000) (the NLDFS-EIA).

1.7 The scope of this EIA report shall cover the objectives mentioned in Section 1.2 of the EIA Study Brief. The EIA study shall also be able to address the key issues as below and any other key issues identified in this assessment exercise.

- The potential land contamination and groundwater impacts due to the present and past land uses in the Project site, and the release of gaseous emissions (including odour, volatile organic compounds and soil gas) and contaminants through surface runoff, groundwater seepage and effluent generated during the Project;
- The waste management (including handling, storage, collection, transport, treatment and final disposal) of building debris generated from demolition works, ship wreckage and on-site installation/ facilities removed during shipyard decommissioning, contaminated soil and various types of chemical wastes/ hazardous materials to be cleaned up and generated from decontamination and site clearance;
- The potential ecological impacts on flora, fauna and natural habitats, in particular the freshwater Mong Tung Hang Stream and wetland close to the Project area and rare/ restricted/ protected species identified the previous EIA studies;
- The environmental impacts of the off-site and on-site contaminated soil treatment;
- The cultural heritage impact of the decommissioning work;
- The cumulative environmental impacts of the Project, through interaction or in combination with other existing, committed and planned developments in the vicinity of the Project.

- 1.8 The assessment will identify impacts arising from the proposed Project on both existing and planned sensitive developments, and locations where acceptable criteria are exceeded and appropriate mitigation measures are required.
- 1.9 Considering the nature and environment of the Project, constructional/ operational noise, visual and landscape impacts are considered to be minimal. Landscape and visual impact from decommissioning at CLS is minimal as it has already been enclosed by the reclamation and the activities are limited to building demolition and excavation. The off-site treatment is a temporary landuse (3 years) and the landscape and visual impacts on this area is limited and no such assessment is required. These areas have not been included in the Study Brief and are outside the scope of this EIA.
- 1.10 The EIA Report has been prepared in accordance with the requirements stipulated in the *Technical Memorandum on Environmental Impact Assessment Process*. This covers relevant project information, relevant legislation, existing environmental conditions, assessment criteria and methods, assessment findings and proposed mitigation measures.