

**Kai Tak Airport North Apron Decommissioning
Report on the Final Soil Quality of the Previously Contaminated Areas**

Introduction

In 1998, the Advisory Council on the Environment endorsed the EIA report for “Kai Tak Airport North Apron Decommissioning” with conditions. One of the conditions requires the project proponent, Territory Development Department, to submit to the EIA Subcommittee of the Advisory Council on the Environment (Subcommittee) a report on the final soil quality of the previously contaminated areas before starting the proposed housing developments. This was subsequently translated into relevant condition in the Environmental Permit EP-006/1998 (EP) issued on 23 September 1998.

2. Territory Development Department submitted an advance report on final soil quality for consideration of the Subcommittee at its meeting on 3 June 2002, before commencement of the housing developments at sites 1A and 1B in South East Kowloon Development. The Subcommittee considered the advance report and had no objection to the Housing Department proceeding with housing developments at the two sites. The Subcommittee however would like to take a further opportunity to consider the report on final soil quality when it is finalized.

Purpose

3. This paper summarizes the conclusions of the finalized report on final soil quality of the previously contaminated areas at Kai Tak north apron area for members’ consideration.

Advice Sought

4. Members’ views are sought on the conclusions of the final soil quality report prior to commencement of construction works on the remaining areas of Kai Tak Airport north apron, which will start in phases starting early 2004.

Description of Remediation Process

5. In Hotspot B (see Annex A), Soil Vapour Extraction (SVE) and Air Sparging (AS) were operated in phases from March 2000 to June 2001. Subsequent to this pre-treatment operation, the remaining heavily contaminated areas in Hotspot B were excavated and treated by biopiling. For the other contaminated hotspots (see Annex A), excavation and biopiling of contaminated soil were undertaken as specified in the approved EIA report. The total volume of contaminated soil treated by SVE/AS and biopiling is estimated at about 400,000 m³.

6. Heavy metal contaminants were found in a disused electroplating workshop site. While the slightly contaminated soil (about 1,500 m³) was excavated and disposed of at landfill, the heavily contaminated part (about 120 m³) was treated on site using cement solidification.

Work Done since Last Submission on 3 June 2002

7. Minor outstanding and remedial works were completed in April 2003⁽¹⁾. A comprehensive remediation report with all detailed laboratory results and QA/QC data had been vetted by EPD and no adverse comment was received.

Updated Information in the Finalized Soil Quality Report

8. The closure assessment results of all hotspots and biopiles are summarized in Appendices H and I of the final soil quality report. Additional information is also abstracted from the comprehensive remediation report submitted to EPD as Appendices C, D, E and F in the final soil quality report.

Investigation for Possible Land Contamination in the Ex-Passenger Terminal Building and Carpark Building

9. The EP for this project covers the entire Kai Tak Airport north apron area including the ex-passenger terminal building and carpark building. These buildings did not form part of the decontamination and demolition contract because they are currently occupied. After the buildings are vacated and TDD given possession thereof, TDD will undertake further site investigations to ascertain if there is contamination on

⁽¹⁾ Due to the liquidation of the original contractor, Luen Cheong Tai Construction Company Limited, in July 2002, works could only resume by late 2002.

the land underneath. Based on the present programme the buildings are expected to be vacated by end-2003. TDD will commence site investigations in early 2004.

10. A Contamination Assessment Plan will be agreed with EPD beforehand, and a Contamination Assessment Report summarizing the site investigation and sample testing results will be prepared afterwards. If land contamination is confirmed, a Remedial Action Plan will be submitted to EPD for approval. The clean-up programme will depend on the scope and extent of land contamination found.

Conclusions

11. All contamination hotspots identified within the Kai Tak north apron area were decontaminated to the remediation targets specified in the approved EIA report, or standards specified by the Director of Environment Protection.

12. Post remediation monitoring for checking any rebound of ground contamination at all localized hotspots except Hotspots A and B was completed. No sign of rebound has been observed at these hotspots. Post remediation monitoring at Hotspots A and B will continue till December 2003, in accordance with the requirements specified in the EM&A report.

Territory Development Department
June 2003