

**Yau Tong Bay Development
Environmental Impact Assessment Study**

**Project Profile
Reclamation of Yau Tong Bay**

August 1998

Maunsell Consultants Asia Ltd.

Yau Tong Bay Development
Environmental Impact Assessment study Package 1
Project Profile of Reclamation of Yau Tong Bay

A. Basic Information

1. Project Title

Yau Tong Bay Development - **Reclamation of Yau Tong Bay**

2. Purpose and Nature of Project

The Yau Tong Bay Development is located on the reclamation site of the CDA (Comprehensive Development Area) on the OZP No. S/K/15/8. The extent of reclamation is being studied in order to tie in the design requirements and programme implications of the proposed Western Coast Road. The information is critical to the construction of the Western Coast Road.

The project comprises reclamation of Yau Tong Bay, construction of seawall, diversion of existing stormwater drainage outfall and demolition of existing building structures in order to provide land formation for the future comprehensive development at the reclaimed Yau Tong Bay.

3. Name of Project Proponent

Main Wealth Development Ltd.

4. Location and Scale of Project

The site covers the entire Yau Tong Bay which is located on the waterfront between Kwun Tong and Lei Yue Mun. A site location plan (Drawing. No. 94697/1001) and proposed development layout plan (Drawing. No. 94697/1002) are attached in Appendix A. The site area is about 28.5 hectares which comprises 9.6 hectares Yau Tong Marine Lots (land area), 0.55 hectare government lots and 18 hectares reclamation. This 18 hectares area of reclamation includes 14.2 hectares of Yau Tong Bay and 3.8 hectares seabed areas of the existing Marine Lots.

The population of the development proposed on the CDA is about 39,000 persons. A substantial area is also proposed as open space for the public.

5. Number and Types of Designated Projects to be Covered

This project profile consists of one designated project which falls in Item C.1 of Schedule 2 Part I (Reclamation Works) of Environmental Impact Assessment Ordinance.

The following list of work elements will be included in the Reclamation of Yau Tong Bay project:

- Reclamation of Yau Tong Bay
- Construction of seawall
- Diversion of existing drainage outfall and provision of new stormwater drainage system
- Provision of new sewerage system
- Demolition of existing building structures
- Provision of infrastructure (e.g. access roads, waterworks, services and utilities, etc.) for the development

6. Consultant

Maunsell Consultants Asia Ltd.

7. Name and Telephone Number: of Contact Person

B. Outline of Planning and Implementation Programme

The inception stage and preliminary design of the project will be planned and designed by the following consultants. The construction and contract administration of the project will be implemented by private consultants and contractor.

- EIA lead consultant : Maunsell Consultants Asia Ltd.
- Planning, Land consultant & Project Coordinator : David C. Lee Surveyors Ltd.
- Architectural Consultant : Dennis Lau & Ng Chun Man Architects & Engineers (HK) Ltd
- Infrastructure Engineering Consultant : Maunsell Consultants Asia Ltd.
- Traffic consultant : MVA Asia Ltd.
- Environmental consultant : EHS Consultants Ltd.
- Noise consultant : Westwood Hong & Associates Ltd.

The envisaged construction period of the project will be from early 2001 to 2002. There will have interaction between this reclamation project and TDD's Western Coast Road (WCR) project. The programme of reclamation of Yau Tong Bay will match with that of WCR project in order to provide sufficient land formation for the less expensive foundation construction of WCR.

C. Possible Impacts on the Environment

From our initial environmental study, we consider that the possible transient and permanent impacts of this project on the environment are limited to the aspects of water quality, air quality, soil contamination and noise impacts.

1. Water Quality Impacts

Reclamation of Yau Tong Bay may affect the aquatic life in the near waters. This impact will be assessed and mitigation measures would be recommended if required. During dredging and reclamation process, there might be multiple inputs of pollutants entering into the aquatic environment and their impacts to water quality will be assessed and monitored. In addition, reclamation will commence from the western side of the site towards Yau Tong Bay in order to prevent the contaminated marine mud from entering into the Harbour. In this case, there might induce a potential embayment during construction stage which would have impacts to the water quality. The impacts will be assessed and mitigation measures will be recommended.

2. Air Quality Impacts

In the process of reclamation, the emission of dust and filling material might have an impact on the air quality especially during dry season. As the existing residential area is in the vicinity of the reclamation area, assessment to the air quality and mitigation measures would be carried out in order to minimize the impacts to existing resident and environment.

3. Land Contamination

The existing site area comprises many land lots at which various types of industrial activities such as shipyards, a town gas pigging station, car and ship repairing workshops are still active. This may result in land contamination. Detailed land contamination assessment will be conducted when the site is vacated and remedial measures would be provided if required in order to ensure the health and safety of residents in the future development.

4. Noise Impacts

During the construction stage, the main noise nuisance to the nearby residential area are come from the demolition of existing building structures and the operation of marine and land plant. Noise control measures will be implemented to reduce the construction noise level.

D. Major Elements of the Surrounding Environment

The development site includes the following features. Yau Tong Bay is bounded by seawall on the northern, southern and eastern sides of the bay whilst the western side is open to the Harbour. The Eastern Harbour Crossing Road Tunnel is located along the northern side of the site. The immediate neighbourhood of the Yau Tong Bay consists of predominately industrial buildings to the south-east and residential uses, with Yau Tong Estate, Ko Chiu Road Estate and Yau Tong Centre located to the east.

The existing main infrastructure within the development site include WSD's salt water pumping station, HKCGC's gas pigging station and the Eastern Harbour Tunnel's

ventilation building located on Cha Kwo Ling Road. CLP's electric sub-station and DSD's sewage pumping station are located on Ko Fai Road outside the development site.

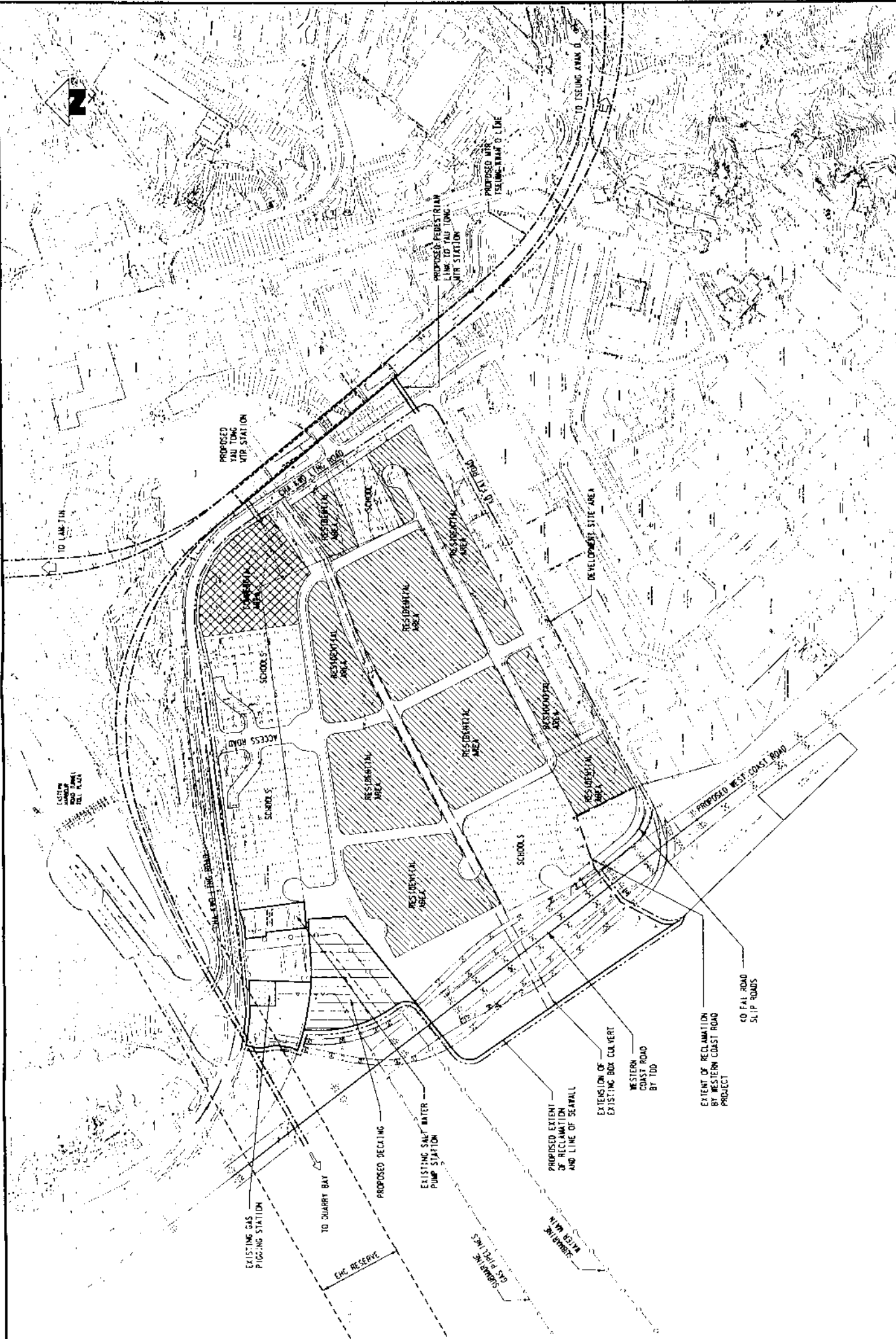
E. Environmental Protection Measures to be incorporated in the Design

In the design of Yau Tong Bay reclamation, dredging would be limited only for the construction of seawall in order to minimize the disturbance of possible contaminated marine mud at seabed. River sand would be proposed as the filling material for the reclamation in lieu of general fill to reduce the amount of dispersion of suspended solid in seawater during reclamation. Seawall would be constructed prior to the filling of Yau Tong Bay such that the seawall can be acted as a barrier to reduce the dispersion of filling material into the Harbour. Regarding the potential embayment impact to the water quality during construction stage, the mouth of Yau Tong Bay would not be fully closed and an opening would be maintained near the northern end of the seawall in order to allow the sea water flowing into and out of the bay. Silt screen would be provided at the opening if necessary, in order to prevent dispersion of filling material or contaminated material into the Harbour.

In view of the potential land contamination caused by industrial activities, a detailed land contamination assessment will be conducted on soil and groundwater. Sampling and analysis will be carried out to provide quantitative information of the contamination. Remedial measures will be recommended for soil and groundwater treatment and restoration if necessary.

During construction stage, all precautionary measures applicable to construction works like dust suppression measures, noise pollution control, existing drainage and watercourse protection, control of dispersion of filling material and wheel washing facilities would be implemented before and during the construction.

APPENDIX A



MAIN WEALTH DEVELOPMENT LIMITED	
Scale	1 : 4000
Date	10 JUL 1998
Proj. Ref.	14427/003/001
Drawing No.	94697 / 002

RECLAMATION OF YAU TONG BAY
 PROPOSED DEVELOPMENT LAYOUT PLAN

Maunsell