

Chapter 2

DESCRIPTION OF THE PROJECT

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Key Project Requirements

- 2.1 The Project proposes to decommission the existing CLS at Penny's Bay in order to make space available for the infrastructure construction in association with the Hong Kong Disneyland Phase 1 development. Key works of the Project comprise:
- (a) Demolition of the existing structures within CLS;
 - (b) Removal of abandoned equipment/ installation/ facilities and waste materials in CLS;
 - (c) Carrying out suitable decontamination works to clean up the site in accordance with the Hong Kong Environmental Legislation;
 - (d) Installation and operation of the on-site/ off-site treatment plants;
 - (e) Decommissioning of the on-site/ off-site treatment plants, site re-instatement and associated clean up work
 - (f) Slope improving works behind the CLS;
 - (g) Filling of the CLS to a new formation level after decommissioning; and
 - (h) Implementation of appropriate mitigation measures as recommended in this EIA report to avoid/ minimise any adverse environmental impacts arising from the Project, so that the Project site would be made safe and free of hazards for the planned future use.
- 2.2 The Project consists of two DP elements in accordance with the Schedule 2 of the EIA Ordinance. They are item G.4 of Part I (a waste disposal facility, or waste disposal activity for refuse or chemical, industrial or special wastes) and item 17 of Part II (a facility for ship building or repairing more than 1 ha in size or with lifting capacity in excess of 20,000 tonnes).

Site Locations and History

Cheoy Lee Shipyard

- 2.3 CLS is located on the north and eastern shores of Penny's Bay, Lantau. To the southeast is an existing gas turbine electricity station operated by CLP Power Hong Kong Ltd (Figure 2.1). The shipyard operation had started on a reclaimed land leased from the HKSAR Government since 1964. Upon announcement of the Theme Park Project, the Government planned to resume the land of CLS for the associated infrastructure works. CLS has ceased its operation and the site was returned to the Government in April 2001 under a voluntary surrender. Throughout the 37 years of operation, the size of the CLS site was increased significantly a lot to suit the increasing demand. Additional land spaces were provided by further reclamation with quarrying of the hillside for reclamation materials. CLS now has a site area of about 19 hectares. The past business nature in CLS includes boat manufacture and boat repair & maintenance. Detailed description of past processes in the shipyard is given in the chapter of "Land Contamination Assessment".

To Kau Wan

- 2.4 To Kau Wan (TKW) has been proposed as the proposed area where part of the contaminated soil from CLS is to be treated. A site selection exercise has been conducted and the details are presented in Section 3 on Site Selection. TKW is located on the most northern part of

Lantau. To the south is the toll plaza of North Lantau Expressway and to the west is an operational shipyard. The site of TKW of about 5.8 hectares is a relatively flat area of reclamation with a vertical seawall and pier in place.

- 2.5 The To Kau Wan Site is designated "Undetermined" on the North-East Lantau OZP No. S/I-NEL/8. Temporary uses expected to be less than five years are always permitted as long as they comply with the requirements of other government departments. Temporary uses over five years would require planning permission from the Town Planning Board and all applications should be supported by necessary supporting assessments.

Nature, Scope and Benefits of the Project

- 2.6 The nature of the project is primarily of environmental improvement. Contaminated materials are permanently removed from the ground and cleaned up, removing a source of long term environmental liability. After the shipyard is decommissioned, it provides room for the infrastructure in support of the Theme Park Development. The safety of the slopes are improved. The archaeological artefacts are rescued from or preserved with the site. The scope of the project are detailed in Section 2.1.

Size and Design of the project

- 2.7 The decommissioning of the Cheoy Lee Shipyard involves an area of 19 hectares, removal of around 87,000 cubic metres of contaminated soil, cutting 42,100 cubic metres of soil/ rock for slope stabilisation behind the shipyard, filling the CLS after decommissioning, transporting the contaminated soil to an off-site treatment by land, construction of a 5.2 hectare soil treatment site, and operation of decontamination processes for 1.5 to 3 years. The major elements of the project design include programme interfacing with other projects, selection of a cost-effective and environmentally acceptable decontamination method, site selection for off-site treatment and ecological mitigation measures.

Project Programme

- 2.8 The preliminary work period for each Project component is given below.

Project Components	Preliminary Working Period	
	From	To
Demolition & excavation of contaminated soil	July 2002	March 2003
Operation of on-site soil treatment plant	November 2002	May 2003
Slope works behind CLS	July 2002	December 2003
Preparation of TKW site	July 2002	October 2002
Bio pile operation at TKW	November 2002	November 2004
Solidification operation at TKW	March 2004	March 2006
Thermal desorption operation at TKW	February 2004	February 2006
Filling of CLS after decommissioning	October 2002	July 2003
TKW decommissioning	February 2006	July 2006

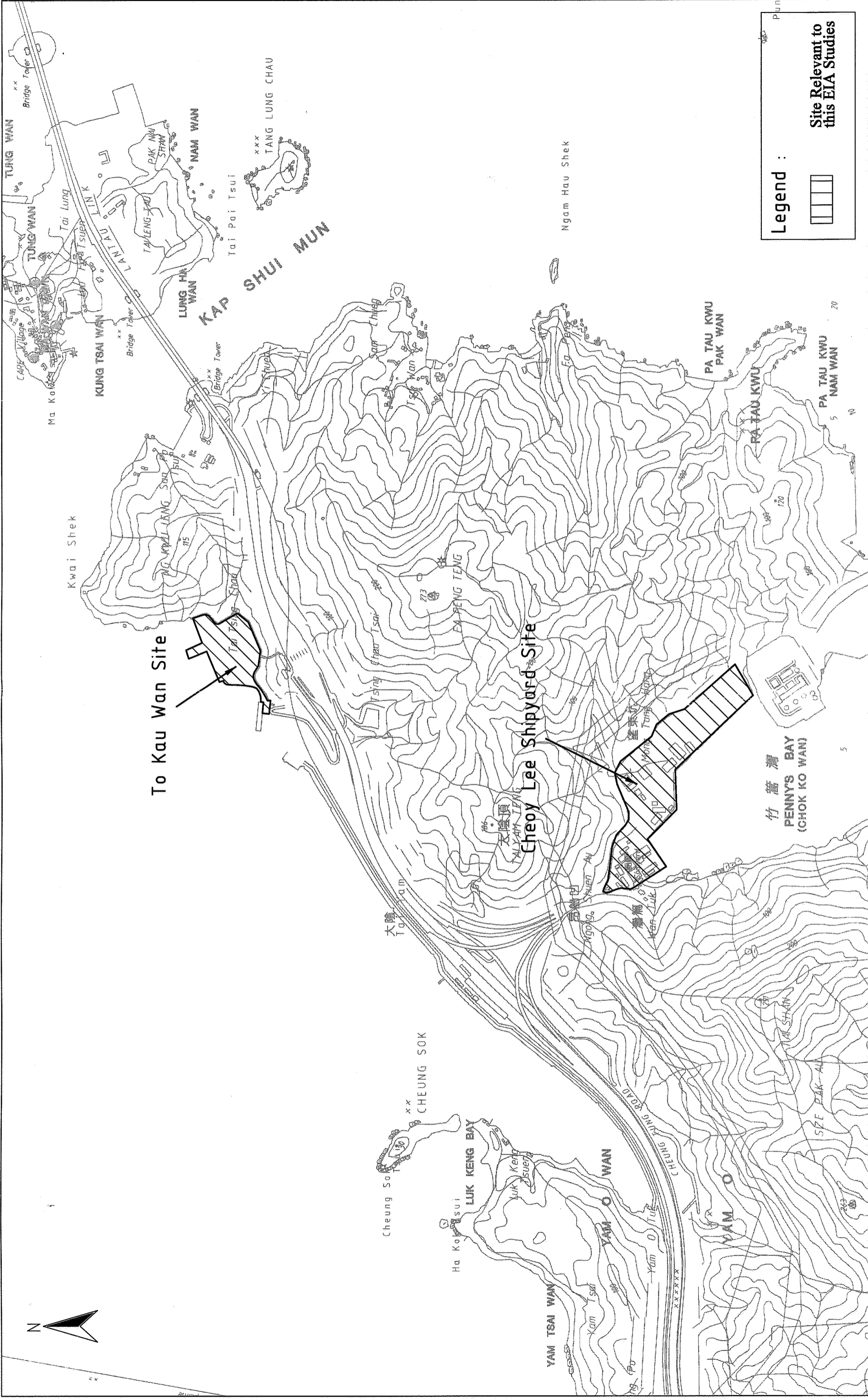
Interactions with Other Projects

2.9 A large-scale international theme park will be constructed together with its related development on a new reclamation to be formed in Penny's Bay. Details of the theme park together with its essential associated infrastructure are as follows:

- Reclamation of about 290 ha. of land at Penny's Bay, construction of about 3.3 km seawall, a public pier and construction of about 1.5 km long open drainage channel (It is expected that 70% of the reclamation work will be completed upon commencement of the CLS decommissioning);
- Construction and operation of a theme park of about 185 ha;
- Construction and operation of an approximately 32 ha. Water Recreation Centre with a 12 ha. multi-function artificial lake, water-based and land-based recreational facilities and ancillary facilities, and other essential and supporting services and utilities;
- Construction and operation of a drainage channel;
- Construction of a 3.5 km local distributor, Resort Road, around the Theme Park plus 800 m pedestrian walkway between Phases I and II of the Theme Park;
- Construction of a 1.5 km section of Chok Ko Wan Link Road from the existing Yam O interchange extending to the proposed Penny's Bay Roundabout;
- Construction of a 4 km district distributor road from Yam O to the eastern Theme Park roundabout and associated access roads;
- Construction of a 3.6 km long rail line linking the Tung Chung Line at Yam O to the Theme Park;
- Construction of a Public Transport Interchange (PTI) for the Theme Park close to the Penny's Bay Station and a temporary PTI adjacent to the Yam O rail station;
- Construction of two public ferry piers for alternative transport mode and a service quay on the southern waterfront;
- Proposed slope formation and stabilization, screening and landscaping works; and
- Route 10 (NLYLH) construction work during the course of soil remediation at To Kau Wan.

Description of scenarios without the Project

2.10 The consequences of not proceeding with the project include: posing long term risks to the health of the workers/visitors/ users of the future theme park and possibly delaying the opening of the theme park.



Title Agreement No. CE 68/99 Infrastructure for Penny's Bay Development - Engineering Design and Construction Decommissioning of Cheoy Lee Shipyard Site Location Map	Scale 1 : 15000	Project No. R06100
	Date Feb 2002	Figure No. 2.1

