

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on 5660CL - Site formation, construction of associated infrastructure and provision of government, institution and community facilities for an international theme park on Lantau Island

INTRODUCTION

In considering paper PWSC(1999-2000)74 on **5660CL** - Site formation, construction of associated infrastructure and provision of government, institution and community facilities for an international theme park on Lantau Island (relevant extracts of the paper are attached for ease of reference), Members asked for the following supplementary information -

- (a) a breakdown of the costs of investigation and consultants' design fees in respect of land formation at Yam O (paragraph 7(b)(iii) of the PWSC paper refers);
- (b) a breakdown of the costs of investigation and consultants' design fees in respect of associated infrastructure and GIC facilities (paragraph 7(c)(i) of the PWSC paper refers); and
- (c) data to substantiate that there will be sufficient capacity in the disposal areas for the disposal of contaminated and uncontaminated mud generated from the project (paragraph 22 of the PWSC paper refers).

ADMINISTRATION'S RESPONSE

2. On item (a) above, the costs of investigation and consultants' design fees for the land formation at Yam O are \$20M and \$10M at September 1999 prices respectively.

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3. On item (b) above, the costs of investigation and consultants' design fees for associated infrastructure and GIC facilities are \$40M and \$75M at September 1999 prices respectively.

4. On item (c) above, we estimate that about 10 000 cubic metres (m³) of contaminated mud will be generated from the project. This mud will be disposed of at East Sha Chau, which currently has an unallocated capacity of 9 million m³ (Mm³). The volume of uncontaminated mud requiring disposal which will be generated from the Penny's Bay Reclamation Stage 1 works is about 30 Mm³. Currently, the unallocated capacity of disposal areas which can be made available for dredging projects, including the Penny's Bay Reclamation Stage 1 works, is 39 Mm³. The details are as follows -

Location of Disposal Area	Disposal Capacity (Mm ³)	Availability during the Construction Period of the Project
East Tung Lung Chau (Northern Pit)	18	Available, but need to brief the Environmental Affairs Panel of the Legislative Council and the Sai Kung Provisional District Board on the details of Environmental Monitoring and Audit programme.
East Ninepins	15	Available
North Lantau	6	Available

5. In addition to the above, some 22 Mm³ of disposal capacity for uncontaminated mud could become available at South Tsing Yi in about three years' time on completion of the sand extraction operation for Container Terminal 9. We will continue to identify additional disposal capacity for future projects as required.

Extract for paragraph 7 of PWSC(1999-2000)74

PWSC(1999-2000)74

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	\$m
(a) Land formation for HKD Phase 1 to be completed by 2002	
(i) Dredging and reclamation works at Penny's Bay (126 ha)	3,267
(ii) Consultants' fees for construction supervision and site staff costs	67
(iii) Contingencies for (a)(i) and (ii) above	326
	<hr style="width: 50px; margin-left: auto; margin-right: 0;"/> 3,660
(b) Land formation to be completed by 2005	
(i) Dredging and reclamation works at Penny's Bay outside HKD Phase 1 area (74 ha)	2,128
(ii) Consultants' fee for construction supervision and site staff costs	46
(iii) Investigation and consultants' fee for design of land formation at Yam O (10 ha)	30
(iv) Contingencies for (b)(i) to (iii) above	220
	<hr style="width: 50px; margin-left: auto; margin-right: 0;"/> 2,424
(c) Associated infrastructure & GIC facilities to be available by 2005	
(i) Investigation and consultants' fees for design of items in para. 3(d)-(f) above	115
(ii) Contingencies	12
	<hr style="width: 50px; margin-left: auto; margin-right: 0;"/> 127
Total in September 1999 prices	6,211.0
Provision for price adjustment	712.9
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Total amount sought in MOD prices	6,923.9

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19. The HKD development is a designated project under the EIA Ordinance and will be strictly controlled under that Ordinance and other environmental legislation. We are carrying out a further EIA study for the HKD development to reconfirm previous findings and to address any alterations as a result of the change in land use (e.g. changes in traffic demand). We will exhibit the EIA report for members of the public and the ACE to comment in accordance with the EIA Ordinance. Environmental permits will need to be obtained from the Environmental Protection Department for all the designated projects before construction works commence. We will implement all recommendations in the EIA study and comply with all conditions in the relevant environmental permits.

20. At the planning and design stages for the reclamation works we considered ways to minimise the generation of construction and demolition material (C&DM) and to maximize the use of public fill. The Penny's Bay Stage 1 reclamation works will use about 60 million cubic metres of fill material comprising both marine sand and public fill. We estimate that about 2 million cubic metres of public fill, which will be sorted for quality control requirements, will be placed in the reclamation. The use of public fill will be addressed further in the EIA study referred to in paragraph 19 above.

21. We estimate that only about 5000 cubic metres of C&D waste will need to be disposed of at landfills.

22. We estimate the reclamation works for the project will produce some 30 million cubic metres of uncontaminated mud. There will be sufficient capacity in the disposal areas at East Ninepins, East of Tung Lung Chau and North of Lantau for the disposal of this mud. About 10,000 cubic metres of Class C contaminated mud generated by the project will be disposed of at East Sha Chau.

LAND ACQUISITION

23. The proposed reclamation at Penny's Bay does not require land clearance and acquisition at this stage although the marine access of an existing shipyard at Penny's Bay will be cut off by the reclamation works. Compensation, if any, will be determined by the Lands Tribunal in accordance with the provisions of the Foreshore and Seabed (Reclamations) Ordinance. In due course, we will initiate the required statutory procedures to acquire the land occupied by the existing shipyard for the construction of the water recreation centre and road works.

/BACKGROUND.....