

**Environmental Impact Assessment for
the Hong Kong Disneyland in Penny's Bay
and the Associated Facilities**

1. Purpose

This paper informs Members of the key aspects of the environmental impact assessment process for the proposed Hong Kong Disneyland (HKD) and the associated facilities in North East Lantau at Penny's Bay.

2. The Penny's Bay Development Project (the Project)

2.1 It is proposed to construct a large-scale international theme park, i.e. the Hong Kong Disneyland, together with the related infrastructure development at Penny's Bay, North East Lantau. HKD will become an anchor of tourism attraction in North East Lantau which is planned for tourism and recreational development.

2.2 To enable the early opening of HKD, essential associated infrastructures including road works, water supplies, sewerage, stormwater drains, railway, a water recreation centre with a multi-purpose lake, various utilities, etc. will need to be completed as soon as possible.

2.3 The site was previously planned for two container terminals. Three Environmental Impact Assessments (EIAs) were completed in 1994-1995 which thoroughly examined all environmental issues in relation to the reclamation works and associated infrastructures. The EIA reports show that the environmental impacts of the works can be controlled to meet relevant criteria. In particular the reports concluded that Penny's Bay area was less utilized by dolphins as compared with North Lantau and was not an area of major significance to dolphins. This conclusion is supported by other extensive surveys initiated by CED (1996) and AFD (1995-1998). To further minimize any potential impact specific precautionary measures have also been recommended. These EIA reports were endorsed by the Advisory Council on the Environment (ACE) and are placed in the Environmental Impact Assessments Ordinance (EIAO) Register accessible by the public.

3. Location and Scale of the Project

3.1 The Project is located in Penny's Bay and the adjacent area on North East Lantau. The proposed HKD will be located on part of the proposed reclamation in the Penny's Bay area. To the north of the Project site is Yam O Wan. The North Lantau Highway is running through the northern portion of the site. To the south

across the bay is the sparsely inhabited Peng Chau Island. To the west is Discovery Bay, a residential community on Lantau Island. Both Peng Chau and Discovery Bay are over two kilometers away from the Project Site.

3.2 Under the EIA Ordinance, the following work elements of the Penny's Bay Development Project are subject to EIA studies:

- (i) reclamation of about 280 ha of land at Penny's Bay;
- (ii) reclamation of about 10 ha of land at Yam O;
- (iii) theme park development including hotels, retail, dining and entertainment elements, and any DG storage;
- (iv) road works;
- (v) water recreation centre with a lake for water sport recreation activities and irrigation;
- (vi) stormwater drainage system;
- (vii) new rail line from the Tung Chung Line at Yam O to Penny's Bay,
- (viii) waste disposal facility/activity for refuse; and
- (ix) decommissioning of the Cheoy Lee Shipyard.

3.3 The detailed aspects to be examined will be ascertained in the course of the detailed EIA studies.

4. Procedures under Environmental Impact Assessment Ordinance

4.1 CED is currently carrying out a comprehensive EIA on the whole of the proposed developments in North East Lantau. This study will assess the environmental acceptability of the individual elements of the developments, as well as the cumulative impacts arising from them.

4.2 In addition, as the Project is a Designated one under the EIA Ordinance, a project profile has been submitted to EPD to support the application for a study brief. The project profile has been advertised in local newspapers inviting public comments in accordance with the requirements of the EIAO. Based on the project profile and the public comments received, EPD will issue the EIA study brief setting out the coverage and specific requirements of the study to be conducted.

4.3 An EIA study will then be carried out in accordance with the requirements under the Study Brief. The public and the Advisory Committee on the Environment will be consulted on the findings and recommendations of the EIA studies in early 2000. Subject to the above, the EPD will consider if the EIA study can be endorsed. If the studies are approved, applications for Environmental Permits will be made before commencement of the respective works packages. All conditions in the permits will have to be complied with.

5. **Conclusion**

As explained above, the cumulative environmental impacts and wider issues due to the proposed developments in the whole of North East Lantau are being assessed in the comprehensive EIA now being conducted by Civil Engineering Department. A detailed EIA study will also be carried out to address the potential environmental impacts arising from the Project in accordance with the requirements of the EIA Ordinance. Recommendations of the study will be incorporated in the construction and operation of the theme park and the associated infrastructure.

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