

For information

Legislative Council Panel on Planning, Lands and Works

**Infrastructure for Penny's Bay Development, Package 3 and
Penny's Bay Reclamation Stage 2**

INTRODUCTION

When Members considered LC Paper No. CB(1)1409/01-02(04) – “Infrastructure for Penny's Bay Development, Package 3 and Penny's Bay Reclamation Stage 2” on 12 April 2002, the Administration was requested to provide the following information:-

- (a) Progress of the settlement of the concerned mariculturists' claims against fish loss allegedly caused by the reclamation works during Penny's Bay Reclamation Stage 1;
- (b) Whether it was more appropriate to set up a fire depot in Siu Ho Wan than in Hong Kong Disneyland (HKD), having regard to the future development of the whole area;
- (c) Whether the provision of a fire depot was included in the contract between Government and Hong Kong International Theme Parks Limited. If so, please provide a copy of the relevant section(s) of the contract; and
- (d) The approved estimate, forecast estimate after award of tender and latest forecast estimate for HKD Phase 1 development.

ADMINISTRATION'S RESPONSE

Progress of mariculturists' claims against fish loss

2. The Independent Review Panel (IRP) on the investigation on the fish kills at Ma Wan and Cheung Sha Wan fish culture zones (FCZs), which occurred

between August and December 2000, submitted its final report on 28 March 2002 to a liaison group comprising representatives of the two FCZs, Legislative Councillors and officials from the relevant Government departments.

3. The IRP made the following conclusions:

- The suspended sediment plumes generated by the reclamation works at Penny's Bay could reach the two FCZs under certain tidal conditions.
- Different fish species showed different responses to the suspended sediment plumes created by the dredging activities at Penny's Bay. The sediment plumes were the direct cause of mortality for certain types of sensitive fish, namely red snapper, headgrunt and white blocked snapper.
- At turbidity above 50 NTU (Nephelometric Turbidity Unit), seabream infected with skin lesions could not cope with the added stress load and the suspended sediment plumes could be indirectly responsible for their increased mortality.
- Groupers, cobia and three-band sweetlip were tested and found to be very tolerant of suspended solids. Other species including Russell's snapper, pampano and Japanese seabass showed mortality patterns unrelated to the sediment plumes. Their sudden high mortality suggested bacterial and parasitic infections as the cause of death.

4. The IRP recommended that sensitive species like red snapper and headgrunt that have low tolerance of suspended sediments should be kept out of fish farms that are exposed to periodic turbid waters.

5. The liaison group met on 9 April to discuss the method for assessing the quantity of fish killed at the two FCZs attributable to the Penny's Bay reclamation works. On 26 April, the IRP presented to the liaison group its assessment on the quantity of fish killed attributable to the reclamation works.

6. We will negotiate with the mariculturists of the two FCZs and compensate them in the light of the findings of the IRP report, the quantities of adult fish and fry killed at the two FCZs attributable to the reclamation works and the ex-gratia allowance previously paid for the loss of fry stock caused by the increased turbidity.

Fire station for new town development in Lantau

7. To serve the future new town development in Tung Chung and Tai Ho, Fire Services Department has earmarked a site at Tai Ho for the potential development of a fire station with ambulance depot. Preliminary planning work for this proposed station at Tai Ho is underway. The actual construction of the proposed station is however subject to the overall progress of the new town development. There is no implementation plan at present. When developed, the fire station at Tai Ho will also serve the Siu Ho Wan area. A separate fire station is therefore not required for the development planned at Siu Ho Wan.

8. The earmarked site at Tai Ho, which is adjacent to the existing Siu Ho Wan MTR Depot, is 8km away from Penny's Bay. It takes about 9 minutes for a fire appliance coming out of Tai Ho to reach Penny's Bay. This does not meet the target response time of 6 minutes for fire services for Hong Kong Disneyland (HKD). To ensure provision of adequate emergency services to HKD upon its opening in 2005, we need to provide a fire station with ambulance depot at Penny's Bay in time.

Provision of fire station for HKD

9. It is important for HKD to have adequate fire service protection and emergency medical service. The proposed fire station with ambulance depot at Penny's Bay is therefore strategically located to enable Fire Services Department to meet its prevailing performance targets for such services for HKD.

10. It is not appropriate to disclose details of the project agreement between Government, The Walt Disney Company and Hongkong International Theme Parks Limited on ground of commercial confidentiality.

Information on the approved estimate, forecast estimate after award of tender, and latest forecast estimate for HKD Phase 1 development

11. The approved estimate, forecast estimate after award of tender, and latest forecast estimate for HKD Phase 1 development are as follows:

PWP item	Approved Project Estimate \$M (MOD)	Project Estimate after award of tender \$M (MOD)	Latest forecast estimate of the project \$M (MOD)
662CL ^{note 1}	6,923.9	4,543.9	4,543.9
322WF ^{note 2}	165.0	155.0	155.0
687CL ^{note 3}	3,917.0	3,899.7	3,899.7
660CL(Part) ^{note 4}	1,290.9 (Pending approval)	-	1,290.9
660CL(Remaining for HKD Phase 1) ^{note 5}	177.7 (Project estimate)	-	177.7
Total	12, 474.5^{note 6}	-	10,067.2

Notes:

1. Item 662CL “Reclamation of Penny’s Bay Stage 1 works, design of site formation at Yam O and design of associated infrastructure and government, institution and community facilities for the development of Hong Kong Disneyland Phase 1 on Lantau Island”.
2. Item 322WF “Infrastructure for Penny’s Bay Development, Package 1 – Yam O Tuk fresh water service reservoir and associated works”.
3. Item 687CL “Infrastructure for Penny’s Bay Development, Package 2”.
4. Item 660CL(Part) The works “Infrastructure for Penny’s Bay development, package 3” to be upgraded to Cat A in the part-upgrading of Item 660CL “Site formation, construction of associated infrastructure and provision of government, institution and community facilities for an international theme park on Lantau Island” in May 2002. Value of works “Penny’s Bay reclamation stage 2” is not included here.
5. Item 660CL (Remaining for HKD Phase 1) The remaining works in HKD Phase 1 development after the part upgrading of item 660CL in May 2002, which are the remaining works for the salt water system.
6. Total Project Estimate The total cost of \$12,474.5M is in MOD price and is equivalent to \$11,802M in Sept 99 Prices.

Civil Engineering Department

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