

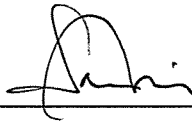
MTR Corporation Limited

South Island Line (East)

Landscape and Visual Plan  
Part 13: Temporary Bus Terminus  
at the junction of  
Nam Long Shan Road  
and Police School Road

May 2019

Verified by:



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Sam Tsoi

Independent Environmental Checker

Date:

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20 May 2019

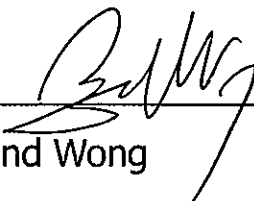
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Certified by:

  
\_\_\_\_\_  
Raymond Wong  
Environmental Team Leader

Date:

\_\_\_\_\_  
20 May 2019

## 1. INTRODUCTION

The purpose of the Landscape and Visual Plan as required under the condition 2.32 of the Environmental Permit (EP No. EP-407/2010/F) of the South Island Line (East) (hereinafter called 'Project') is to reduce the landscape and visual impact due to the Project, in particular the reinstated Harcourt Garden, the new structures of ventilation shafts and electrical and mechanical plant buildings and the viaduct section along reinstated Wong Chuk Hang Nullah. This is the thirteenth batch of the submission which covers the temporary bus terminus at the junction of Nam Long Shan Road and Police School Road.

The landscape and visual mitigation measures of the Project will be commenced by phases. The Landscape and Visual Plan for other areas of the Project shall be submitted by stages at least one month before commencement of the respective landscape and visual mitigation measures. This Landscape and Visual Plan is prepared based on EIA S6.7.5 compensatory planting principles and ETWB TCW No. 3/2006.

## 2. LANDSCAPE AND VISUAL PLAN FOR TEMPORARY BUS TERMINUS AT THE JUNCTION OF NAM LONG SHAN ROAD AND POLICE SCHOOL ROAD

### 2.1 Design Details

#### EIA Stage (Preliminary)

The recommended landscape and visual mitigation measure illustrated in Figures 6.9.12 of the approved EIA report within the captioned site area is listed below.

#### I. Compensatory planting proposals (OP3)

This mitigation measure included compensatory trees planting within the captioned area.

#### Detailed Design Stage

During the detailed design stage, the temporary bus terminus site at the junction of Nam Long Sha Road and Police School Road design was modified to meet the traffic needs and operational requirements. Agreements and approvals from relevant government departments, such as Planning Department, Highway Department and Leisure and Cultural Services Department, have been obtained.

However, prior to reinstatement of the site, it was noted that Transport Department requested to use the site continuously as a bus terminus until the site is required for other purpose and Home Affairs Department had proposed to build a multi-purpose community complex at the site. HAD's proposal to use the site as multi-purpose community complex is also indicated in Section 9.7.2 of the Explanatory Statement of the approved Aberdeen & Ap Lei Chau Outline Zoning Plan (OZP) S/H15/33. As such, the planting of any compensatory trees at the site is not possible if the site is to be retained for temporary bus terminus.

Alternative tree receptor sites in government land or LCSD venues at Wong Chuk Hang District within SIL (E) scheme boundary have been optimized and no other sites are identified in the vicinity by MTR and noted by Lands Department.

As such, approximately 32 no. large planter with 160no. of *Schefflera arboricola* and 192no. of *Asparagus densiflorus cv. Sprengeri* (as shown on the attached drawing no 907/B/WCD/OAP/C24/965/F) are proposed in the captioned area to fulfil the compensatory planting proposal (OP3) requirement. It is also noted that additional tree planting are provided at the WCH Depot and the WCH CDA as per their Master Layout Plan. In summary, the overall

landscape resources within the WCH area are anticipated to be no worse than the findings from the approved EIA report.

## **2.2    *Locations***

Please refer to the attached drawing 907/B/WCD/OAP/C24/965/F in Annex A.

## **2.3    *Implementation Programme***

The planting of the shrubs in large planters will commence in Q2 2019.

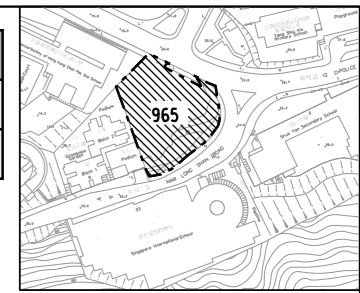
## **2.4    *Maintenance and Management Schedules***

MTR Corporation is responsible for the maintenance of the landscape and visual mitigation measures for one year after completion. The compensatory planting at the captioned area as shown in this plan will be referred back to the LCSD after the warranty period.

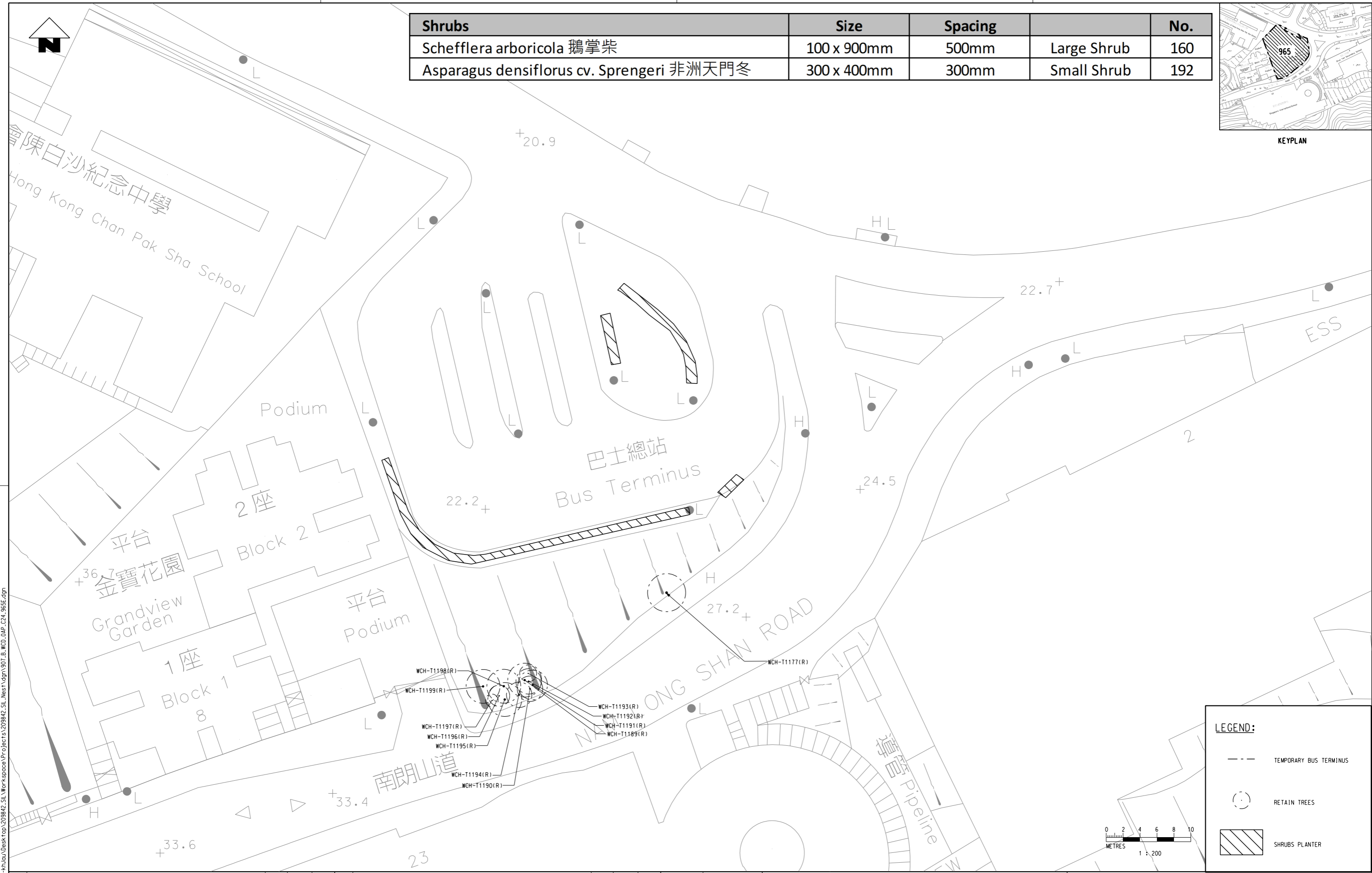
## Annex A

Landscape and visual mitigation measures at temporary  
bus terminus at the junction of Nam Long Shan Road and  
Police School Road

| Shrubs                                    | Size        | Spacing |             | No. |
|---|-------------|---------|-------------|-----|
| Schefflera arboricola 鵝掌柴                 | 100 x 900mm | 500mm   | Large Shrub | 160 |
| Asparagus densiflorus cv. Sprengeri 非洲天門冬 | 300 x 400mm | 300mm   | Small Shrub | 192 |



KEYPLAN



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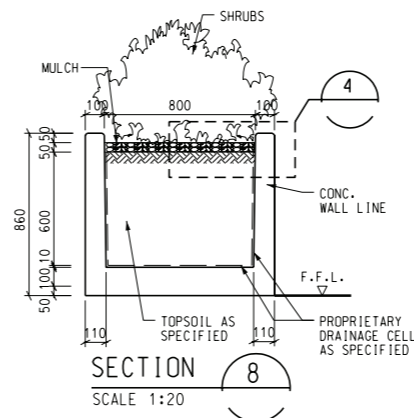
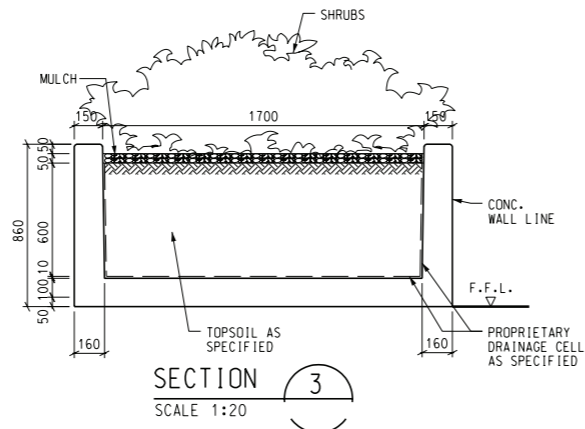
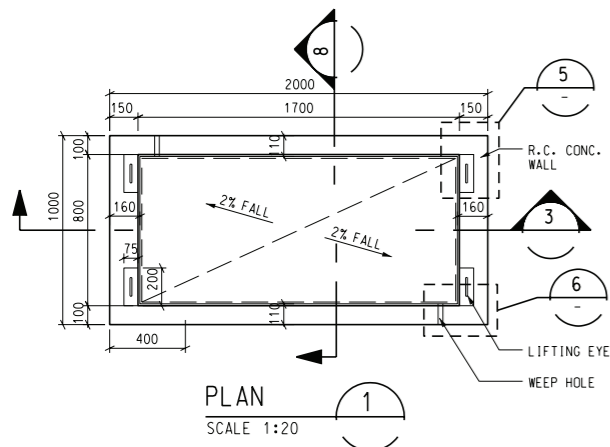
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| E   | REVISE TREE COMPENSATION                        | KN | 08MAR12 | DP       |
| D   | REVISE TREE COMPENSATION                        | KN | 16JAN12 | DP       |
| C   | REVISE TREE COMPENSATION                        | KN | 07APR11 | DP       |
| B   | REVISED TRA - TEMPORARY BUS TERMINUS            | KN | 19MAR10 | DP       |
| A   | TREE REMOVAL APPLICATION REPORT - TEMPORARY PT1 | KN | 13OCT09 | DP       |

| BY     | DATE | APPROVED |
|--------|------|----------|
| AW     |      |          |
| MELODY |      |          |
| KN     |      |          |
| DP     |      |          |

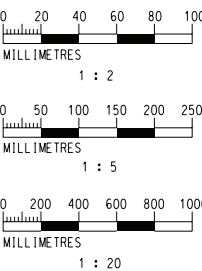
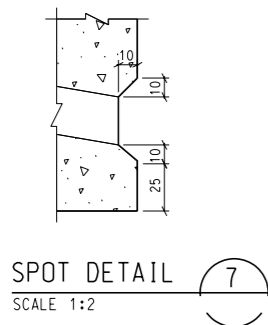
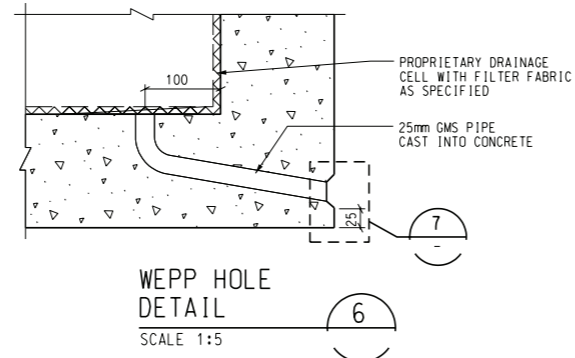
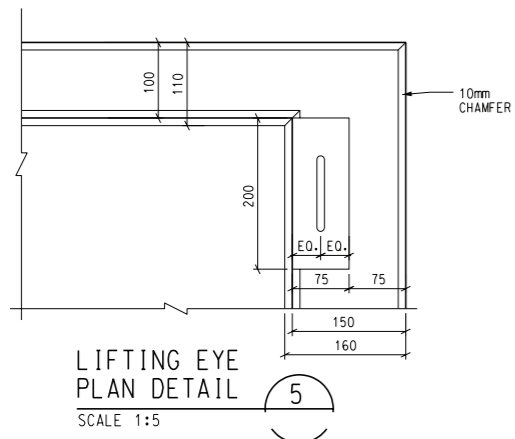
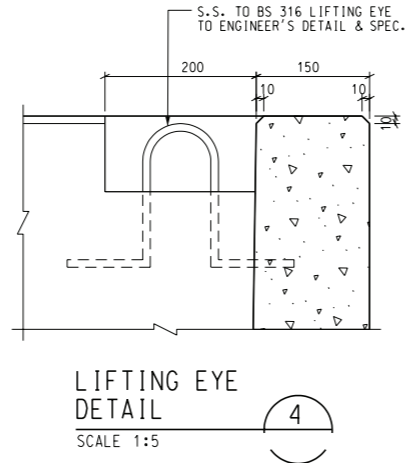
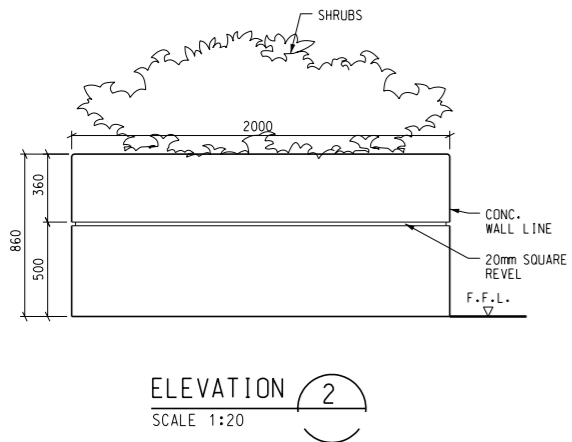
DRAWN AW  
 DESIGNED MELODY  
 CHECKED KN  
 APPROVED DP  
 DATE 11/AUG/2009  
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MTR  
**SOUTH ISLAND LINE (EAST)**  
 ORIGINATOR  
**ARUP**  
 Supported by :  
 Urbis Limited  
 Kenneth Ng & Associates  
 Davis Langdon & Seah HK Ltd.  
 CADD REF. \$FILEAS\$

| TITLE                      | SCALE        | DRAWING NO.           | REV. |
|----------------------------|--------------|-----------------------|------|
| COMPENSATORY PLANTING PLAN | 1 : 200 (A1) | 907/B/WCD/OAP/C24/965 | E    |



- NOTE:
1. CONCRETE FINISH FOR CONCRETE FINISH REFER TO ENG. DWG. 903/W/320/ATK/C12/811
  2. CONCRETE COLOUR CONCRETE TO HAVE INTEGRAL COLOUR, BEIGE COLOUR SAMPLES TO BE SUBMITTED FOR LCSD & ENG'S APPROVAL
  3. FOR SPECIFICATION OF DRAINAGE CELL, TOPSOIL, & MULCH REFER TO LANDSCAPE PARTICULAR SPECIFICATION.
  4. FOR PLANTING REFER TO PLANTING PLANS



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|     |             |    |      | DRAWN AC<br>DESIGNED RN<br>CHECKED SE<br>APPROVED LI<br>DATE 29/APR/2011  |     |             |    |      |          |               |                       | TITLE<br><b>CONTRACT 903</b><br><b>NAM FUNG PORTAL TO ABERDEEN CHANNEL BRIDGE</b><br><b>MOVABLE PLANTER BOX DETAILS</b> |  |  |  |
|     |             |    |      | SOUTH ISLAND LINE (EAST)  |     |             |    |      |          |               |                       | Supported by<br>Aedas, PBA, Urbis, DLS  |  |  |  |
|     |             |    |      | ORIGINATOR<br>CADD REF. 903_W_320_ATK_A58_822A.dgn  |     |             |    |      |          |               |                       |   |  |  |  |
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|     |             |    |      | A WORKING DRAWING TO 29APR11 LI   |     |             |    |      |          |               |                       |   |  |  |  |
| REV | DESCRIPTION | BY | DATE | APPROVED  | REV | DESCRIPTION | BY | DATE | APPROVED | SCALE         | DRAWING NO.           | REV.  |  |  |  |
|     |             |    |      |   |     |             |    |      |          | AS SHOWN (A1) | 903/W/320/ATK/A58/822 | A   |  |  |  |

# ANNEX 1

## LEGEND

- 1 Jogging Trail
- 2 Lift Lobby
- 3 Lawn area
- 4 Walking Track
- 5 Exercise area
- 6 Children's Playground
- 7 Residential Tower
- 8 Mechanical louvers on top
- 9 Floral Garden
- 10 Outdoor Swimming Pool
- 11 Little Forestry Garden
- 12 Covered Walkway
- 13 Open Space
- On Grade Open Space
- Paving
- Wood Deck
- Landscaped Canopy
- Vent Shaft
- Staircase

