Design and Construction of Chai Wan Government Complex and Vehicle Depot

Contract No.: SS H504, Programme No. 184GK

Landscape Management Plan (LMaP) Submission

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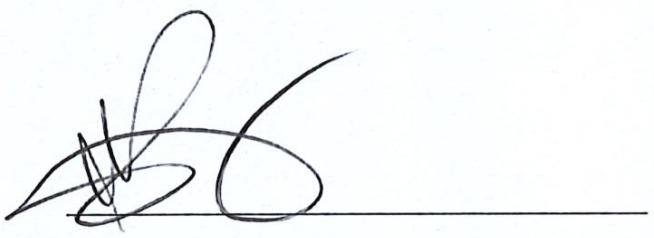

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Condition 2.6 of Environmental Permit No. EP-505/2015/A

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1 INTRODUCTION AND CONTEXT

1.1 BACKGROUND

This Project is to construct and operate a vehicle depot-cum-office building (hereinafter referred to as the "proposed Project") for the **Hong Kong Police Force** (HKPF), the **Food and Environmental Hygiene Department** (FEHD), the **Electrical and Mechanical Services Department** (EMSD) and the **Government Laboratory** (GL), who are also responsible for the operation of the proposed Project upon completion of construction works. The Project Proponent for this project is the **Hong Kong Police Force** (HKPF). Pointed out at Public Works Subcommittee of Finance Committee at Legislative Council on 12 May 2021, the Project aims to accommodate the facilities of multiple government departments scattered across Hong Kong so that various sites can be released for long-term development, while alleviating the acute shortage of space for the facilities and of the departments concerns It is hence designed and used for reprovisioning the existing facilities and providing additional facilities for the departments concerned, supporting the surrounding community and government operations.

Commenced on 19 July 2021, Yau Lee Construction Co., Ltd. (Contractor) is commissioned by Architectural Services Department (Employer) to the Project on a Design-and-Build contract. The Project is under Schedule 2 of the Environmental Impact Assessment (EIA) Ordinance (Cap. 499) and an Environmental permit (EP) is required for construction and operation of the project. In October 2015, the EIA report for the report was approved under the EIA, and an EP was subsequently issued. The EIA report concluded that the environmental impacts arising from the construction and operation of the project could be controlled within the criteria under the EIA Ordinance and the Technical Memorandum on EIA process. An Environmental Review in October 2019 was also conducted, which concluded that the evaluation and recommendations presented in the approved EIA report are still valid.

According to Environmental Permit (EP-505/2015/A) Condition 2.6, the Project Proponent, the **Hong Kong Police Force** (HKPF) shall 'no later than 6 months before the completion of the construction works of the Project'…submit a…' Landscape Management Plan(s) (LMaP(s)).The LMaP shall include at least the following information : "

- design details of the Project
- the Project locations
- implementation programme of landscape mitigation measures proposed in Condition 2.5 (c) & (d) above
- maintenance and management schedules of the landscape mitigation measures proposed in Condition 2.5 (c) & (d) above"

1.2 LOCATION AND CONTEXT OF THE PROJECT

This Project's (proposed name: Chai Wan Government Complex and Vehicle Depot) corresponding address is 11 Sheung Tat Street and the total area of the Site is approximately 7,000m^2. The Site is located in Chai Wan District, near the waterfront of cargo handling area. It is surrounded by Sheung Tat Street on the north-west, Sheung Mau Street on the southwest and Sheung On Street on the south-east. It is abutted by the Citybus Chong Fu Road Depot along its north-east boundary. The development involves site hoarding, site formation and construction works, therefore, existing trees within or immediately adjacent to the project area will inevitably be affected.

The design of the complex and vehicle depot shall convey the identities and images of shall convey the identities and images of:

- a contemporary government vehicle depot that stands out at the water front and well-integrated with the scale and context of surrounding environment;
- a showcase of green and sustainability design in the context of vehicle depot and government-use complex; and
- a welcoming, user-friendly, and worker-centered environment.

1.3 OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

The LMaP Submission is prepared in fulfilment of Specific Condition 2.6 of Environmental Permit (EP-505/2015/A) sets out to:

The LmaP would be also a continuation of the previously submitted and approved Landscape Mitigation Plan. The Project Proponent, the **Hong Kong Police Force** (HKPF) submitted the Landscape Mitigation Plan (LMP), which was approved by EPD on 17 October 2023, pursuant to Environmental Permit (EP-505/2015/A) Condition 2.5, to reduce the landscape and visual impact during construction stage of the project. The LMP approved has included a) details on the design of temporary site hoardings, landscape and visual mitigation measures; b) recommended protection and mitigation measures to avoid felling of existing trees; c) landscape area on the roof of the Project; and d) a tree compensatory planting proposal.

The LMaP submission captures the completed landscape design and included details, not limited to the following:

- Presentation of appropriate landscape and visual details, including conceptual plans/ photomontages on general greening.
- Presentation of visual aspect details not limited to:
  - Detailed conceptual plans/ drawings identifying the landscape and visual measures of the Project
  - General depiction of greening and design arrangements
  - Location and details of landscapes within buildings; and
  - An overall Key Plan for the Project including relevant information on the proposed mitigation measures in the Master Landscape Plan
- Presentation Illustrations on greening measures and their extent across the Project, not limited to greening of external areas such as at-grade greening and roof top greening.
- Status of achievement of landscape and visual mitigation measures including an overall mitigation measures plan and relevant blow ups (with appropriate scale) to better identify relevant mitigation measures; and
- Tree management aspects including details on tree compensation such as tree species, quantity, planting locations, plant spacing and soiling detail as appropriate.

1.4 SCOPE OF THE LANDSCAPE MANAGEMENT PLAN

The site area for the Project landscape management aspects matches the area captured (see ***Figure 1.1***) as included in Environment Permit (EP-505/2015/A). The specific focus of EIA/ EP landscape mitigations is L1 (G/F) and roof area L2, L8 to URF of the building complex within the site boundary. There is no off-site areas of landscape mitigation or management to be considered in the Project.

2 DESIGN CODES, STANDARDS AND BENCHMARKS

This chapter sets out the legislation, codes and standards of relevance to this Project. A comprehensive review of available and relevant international standards and/or best practices relating to the landscape and visual environment of a complex building was also conducted, with quality criteria and broad-brush targets for the Project recommended.

2.1 RELEVANT LEGISLATION, CODES AND STANDARDS

Annex A summarises the Hong Kong legislation, codes and standards that are of relevance to this Project. The planting scheme of trees also adhere to the Greening Master Plan for Eastern District, which serves as a guide for the users of the Project when planting proposals are under consideration and aims to strike a balance between security and maintenance requirements and landscape attractiveness, both within the Project boundary and in its close vicinity.

2.2 LANDSCAPE MITIGATION MEASURES FROM EIAO PROCESS

Landscape mitigation measures from the EIAO process are detailed in ***Table 4.1***, which provides a review of the Project landscape design along with landscape mitigation measures, summarising how they are considered and integrated into the Project.

2.3 INTERNATIONAL BENCHMARKS & BEST PRACTICES

Sustainable Building Design Guidelines

The Buildings Department, Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers – Sustainable Building Design Guidelines (PNAPP 152), which promulgates guidelines on building design intended to enhance the quality and sustainability of the built environment in Hong Kong, captures recommended practices for aspects including site coverage, with recommendations for greenery targets in different Hong Kong developments. In particular, PNAPP 152 identifies a general requirement for 20% overall greenery for developments with a site area ranges from 1,000m^2 to 20,000 m^2.

BEAM Plus

The Project has been awarded a Provisional Platinum rating (Project No. 2021-1616NB(G)) under the BEAM Plus New Buildings (NB) standard (Version 2.0).

BEAM Plus is the leading green building initiative in Hong Kong, and uses independent, third-party assessments to determine building sustainability performance, seeking to enhance the environmental performance of new buildings, while also improving user satisfaction. The BEAM Plus assessment process involves an Independent Assessor considering a comprehensive set of criteria (defined by the BEAM Society Limited - BSL) to assess sustainability performance aspects relating to planning, design, construction, commissioning, management, operation and maintenance of a building. Some of the assessment criteria are relevant to landscape and greening and these have been considered at the planning and design phases.

The BEAM Plus criteria fulfilled in the Project as specified in the BEAM Plus NB Version 2.0 Manual listed as follows:

Items	Extent of Application	Objective	Credit Attainable/ Requirement
3.P SSP1 Minimum Landscaping Requirements	All sites with site area of 1,000 m2 or more	Encourage building development to preserve or expand urban greenery	Prerequisite achieved for demonstrating compliance with minimum planting provisions in terms of viability and *site* coverage of greenery of at least 20% of the *site*.
3.2 SS6a) Light Pollution Control	Exterior Lighting	Ensure that the exterior lighting do not create unwanted and unnecessary light pollution.	(a) Control of Obtrusive Artificial Light 1 credit for demonstrating that the obtrusive light from exterior lighting meets the specified performance for the environmental zone in which the building development is located.

3 TREE TREATMENT AND COMPENSATORY PLANTING PROPOSAL

This chapter details the treatment of trees for the Project, summarizing locations, size, number and plant species of trees to be transplanted, felled or compensated, before providing information on the programme implementation, maintenance and management schedules.

3.1 TREE TREATMENT

The principle of tree preservation/ tree treatment follows the below hierarchy, with #1 being the top priority:

1. Retain trees at their existing locations and avoid impacting trees if possible;

2. If impact and removal of trees is unavoidable (e.g. due to overlap with construction works or impact on long-term viability of the tree), suitable trees should be transplanted on-site in a permanent location first before considering off-site transplantation, in which the preferred location of the receptor site would be as near to the Project site as possible, to retain the amenity effect in the vicinity. Only trees suitable for transplanting should be considered for transplanting. Factors to be taken into account when determining if a tree is transplantable include:

- Conditions of the tree to be transplanted (including form, health and structure), which may affect the success of the proposed transplanting;

- Size (transplanting is often deemed impractical for trees over a certain size), species (species are recognised as generally having a different survival rate after transplanting), and conservation status of the tree to be transplanted;

- Availability and suitability of a permanent receptor site, both within and outside the Project site;

- Adequate time for preparation of any transplanting operation;

- Identification of a long-term maintenance party for the transplanted tree(s);

- Access to the existing location and transportation to the receptor site (including availability of access to accommodate the tree, topography of the proposed route, engineering limitations, etc.); and

- Cost-effectiveness.

3. If neither retaining nor transplanting trees is considered practicable, the last choice is to fell/ remove trees impacted by the Project and undertake compensatory tree planting either within the site or at an appropriate off-site area.

Annex B shows the tree assessment for each tree individually in schedule format; the tree treatment on each individual tree and the recipient locations for transplanted trees and photo records of “retain” and “transplant” trees. The summary of the tree treatments is described below.

Table 3.1 Combined Summary of Tree Treatment (1)

Trees felled	Trees transplanted	Trees retained or to be retained	Total Trees
10	**1**	**19**	30

Note (1): Tree numbers are based on November 2024 tree records.

As mentioned in the Approved LMP, tree treatment numbers were subject to adjustment due to new planted trees at roadside tree pits by LCSD and as more detailed design for Project building became available. For this LMaP, the tree treatment numbers are updated with revised information shown in ***Table 3.1***.

Further details of tree treatment are provided below.

Existing Tree Conditions

All trees are located on pavements. Hoarding has been erected along the same street tree area. Site hoarding has been modified to accommodate existing tree pits, tree trunks and tree branches.

There were 5 tree species found in the surveyed area. The most dominant species is *Bombax ceiba* (木棉) with 12 trees (60%). Other two more equally distributed species in terms of quantity are *Archontophoenix alexandrae* (假檳榔) and *Melaleuca cajuputi subsp. cumingiana* (白千層) with 3 trees (15%) to each species. These street trees vary in size. The dominant *Bombax ceiba* (木棉) are found to be largest with average tree height of 13.6m, DBH 462mm, and crown spread 7.7m. Other large species is *Melaleuca cajuputi subsp. cumingiana* (白千層) with average tree height of 11.7m, DBH 333mm, and crown spread of 6.0m. The species *Archontophoenix alexandrae* (假檳榔) has an average overall height 3.0m, DBH 135mm and crown spread 1.6m. The general condition of the trees surveyed was found to be average and health condition recorded to be fair in the recent Monthly Tree Monitoring Report (Nov 2024).

Table 3.2 Summary of Surveyed Trees (1)

Botanical Name	Chinese Name	No. of Trees
Archontophoenix alexandrae	假檳榔	3
Bombax ceiba	木棉	12
Melaleuca cajuputi subsp. cumingiana	白千層	3
Sapthodea campanulata	火焰樹	1
Wodyetia bifurcata	狐尾椰子	1
	Total	20

Note (1): Tree numbers are based on November 2024 tree records.

Trees to be Retained

19 trees were assessed as not being affected by the Project works and are being retained. Measures were implemented to protect the existing retained trees on site, including but not limited to the following:

1. The Contractor shall ensure, for the duration of the works that:

- No unnecessary intrusion into existing trees to be retained is made;

- No nails or other fixings shall be driven into trees;

- No fencing or signs shall be attached to trees;

- No materials or machinery shall be stored within the area of a tree's crown diameter;

- No workshop, canteens, or similar shall be installed beneath trees, nor shall equipment maintenance etc. be carried out under trees; and

- No trees shall be used as anchors for ropes or chains used in guying, pulling and the like.

2. The Contractor shall exercise the greatest care during the progress of the work to avoid damage to any tree which is not required to be cleared.

- For the trees within the works area, the Contractor shall erect Temporary Protective Fencing around each such tree, preferably to protect the whole area within the spread of the tree's crown, but no closer than 2m from the trunk of any such tree. In case there is site limitation to provide the standard tree protection zone, the contractor should develop a contract-specific tree protection plan comprising of the detail proposal of tree protection zone and fencing. The plan should be agreed with the Project Manager (PM).

- The Contractor shall inform the PM if works are to be carried out within such fenced areas and, save with the express permission of the PM or on his order, all such work shall be executed using only hand-held tools.

3. The Contractor shall maintain the Temporary Protective Fencing in good repair and subsequently remove it.

- Removal shall be subject to the permission of the PM which shall not normally be given earlier than the substantial completion of an adjacent part of the Works other than Landscape Soft works.

- The Contractor may seek permission to remove the fencing temporarily if its removal is necessary for the satisfactory execution of the Works. The Contractor shall reinstate the temporary protective fencing as soon as possible.

4. Temporary Protective Fencing shall be provided, and shall ideally be constructed of strong, impenetrable material such as steel sheet or wooden board.

- In certain circumstances where space for tree protection is a particular problem, protection of the tree trunk with planks may be acceptable. In these cases, the ground within the root zone should be protected from compaction with mats and gravel or boards/tracks for vehicles. (It should be noted that these treatments should only be used temporarily so that anaerobic soil conditions do not build up in the root zone).

5. Unless adequate proof is submitted by the Contractor to demonstrate that death or damage of existing vegetation was caused by circumstances beyond his control, replacement of dead or damaged plants of similar sizes of the same species is required as instructed by the PM.

- When instructed by the PM, slow-release fertilizer shall be applied to existing mature trees in a feeding band 1.5m either side of the branch spread as and when required.

Trees for Transplantation

1 tree affected by the Project works is proposed to be transplanted, updated from the last approved LMP. The tree was on street pavement outside site boundary and surveyed during site handover stage and was found in clash with the future permanent run-in/ out location of the development. The tree is proposed to be transplanted to the adjacent tree pit which is readily available (see Tree Treatment Plan of ***Annex B***).

Selection for transplanting has taken account of the above criteria and only trees with high conservation value or medium to high amenity value (with high suitability for transplanting) have been considered. Most of the Project surveyed trees found to be in conflict with the proposed works had low amenity value, poor structure/form for transplanting, low anticipated survival chance after transplanting, were too mature or oversized or had poor health, hence were not found to be suitable for transplanting. The location of the transplanted tree is shown in Tree Treatment Plan of ***Annex B.*** Tree transplanting is undertaken at the late stages of construction due to site constraints.

Trees for Removal/ Felling

10 trees were assessed as needing to be removed/ felled. In accordance with the hierarchy of tree treatment presented above, trees in conflict with the proposed works, with low conservation or low amenity value (i.e. common species and/or of poor health/ structure/ form) and with low suitability for transplanting were recommended to be felled. Tree removal has been undertaken before the early stages of construction at respective areas.

It should be noted that there is no protected/ rare/ endemic/ old and valuable tree species at the Project site, with reference to the IUCN Red Data Books, international conventions for conservations of wildlife, as well as relevant local legislation and other references (i.e. Cap. 96 Forests and Countryside Ordinance; Cap. 586 Protection of Endangered Species of Animals and Plants Ordinance; Register of Old and Valuable Tree; Rare and Precious Plants of Hong Kong; China Plant Red Data Book).

Tree Compensation

Taking relevant technical circulars into account, e.g. DEVB TC (W) No. 7/2015, a compensatory tree planting of heavy-standard size in a ratio of 1:1 in terms of quantity and aggregate diameter at breast height (DBH) is targeted for the trees that require felling to make way for the Project. 12 compensatory trees are proposed to be compensated within the Project site, with a compensatory ratio of 1:1.2.

The compensatory tree planting would provide screening of the Project's operation together with the retained roadside vegetation and softens the impact of the permanent structure of the proposed Project. The planting would also create a more greenery view with healthy vegetation to the neighbourhood and enhance the visual quality and the amenity value of the surrounding environment as compared to the existing condition of the Project site that consists of temporary works area with exposed soil and trees in poor health condition with low amenity value, compiling the considered mitigation measure (OM1) indicated in the approved EIA report.

A selection of exotic species of heavy standard sizes are proposed for stronger adaptability to the local seaside environment. 12 nos. of *Osmanthus fragans* (桂花) in heavy standard size are proposed at L1 (G/F). The species is selected due to the following considerations:

- being one of the theme plants suggested in the Greening Master Plan for Eastern District;
- matching with overall planting design theme of the Project;
- in view of security requirements by the HKPF, the tree height of maximum 3.0m is proposed. Also, planting locations is away from openings of external walls of not less than 4.5m height;
- and branching structure allows easier for a regular pruning and maintenance in tree form and height in the long run.

A summary of the tree compensation numbers is shown in ***Table 3.3***.

Table 4.3 Proposed Tree Compensation

Botanical Name	Chinese Name	Responsible Maintenance Party	Size	Spacing	Quantity
		Within the Site on L1 (Ground Level)			
Osmanthus fragans	桂花	HKPF	Heavy Standard	Min. 4.0m	12
				Total	12

3.2 IMPLEMENTATION PROGRAMME, MAINTENANCE AND MANAGEMENT SCHEDULES

The tree identified as suitable for transplanting from the Site will be at the late stages of construction due to site constraints. The compensatory trees to be provisioned will be planted during soft landscape works and would be commenced during construction stage and be completed before the completion of construction stage to ensure the measure will be implemented on Day 1 of operation stage. The implementation programme can be referred to ***Annex C***. The substantial completion date and overall completion of Work is set to be end of June 2025 and end of August 2025 respectively. The landscape works would be commenced during construction stage at the end of May 2025 and be completed before end of August 2025 (end of overall completion of Work), to ensure the landscape mitigation measures will be implemented on Day 1 of operation stage.

The Scope of the Project Contract specifies that the duration for establishment works for soft landscape works planting works is 12 months after completion of the Project's construction works. Landscape works during the establishment period shall strictly adhere to the ***Annex D*** - Itemized Establishment Works Program. During construction phase, Table 5.2 The Event and Action Plan of the EM&A Manual (see ***Annex I***) shall be referred to ensure that construction works progress shall be regularly reviewed on site to identify the earliest practical opportunities for the tree compensation and landscaping works to be undertaken.

Measures undertaken during the construction phase and the 12-month establishment period shall be audited by a landscape architect or a member of the Environmental Team (ET), on a regular basis to ensure the required standards are achieved and works are successful. Documentation on compliance will be carried out in the Environmental Monitoring and Audit (EM&A) Reports as necessary. Implementation of landscape construction works and subsequent maintenance activity during the 12-month establishment period shall also be supervised by a Registered Landscape Architect or Professional Member of the Hong Kong Institute of Landscape Architects. Should non-compliance of the landscape and visual impacts occur, actions in accordance with the Event and Action Plan stated in Section 12.7 of approved EM&A Manual shall be carried out.

After the establishment period, responsibility for the long-term management of planting works (including trees) will transfer to the HKPF's long-term landscaping contractor. Planting works shall be maintained and managed according to ***Annex E*** – Itemized Long Term Horticultural Maintenance and Management Manual. Planting works shall be monitored during the first 10 years after the completion of each batch of transplanting or compensation works. As such, in accordance with the approved EM&A Manual, Table 5.1 (see ***Annex I***) stated that long-term monitoring works should be reported on compliance by ET or Maintenance Agency as appropriate.

4 IMPLEMENTATIONS OF LANDSCAPE AND VISUAL MITIGATION MEASURES

This chapter provides the implementation schedule from the EIAO Process, which outlines the landscape and visual mitigation measures to be implemented, including the implementation agent, location, timing and status. Relevant drawings and figures showing the proposed mitigation are further provided in ***Figure 2.1*** to ***Figure 2.3***, ***Figure 4.1***.

Table 4.1 below summarises details of the construction phase mitigation measures and the operation phase mitigation measures from the EIAO Process. Progress on the implementation of the operation phase measures will also be updated in regular EM&A reporting in due course.

Table 4.1 Implementation Schedule

EIA Ref. (Why)	EM&A Ref. (Why)	EP Condition	Landscape Mitigation Measures	Location/ Duration of Measures Timing of Completion of Measures (Where/ When)	Implementation Agent (Who)	Implementation Stage (When)			Implementation Status (What)	Timeline (When)
						Design	Construction	Completed		
Landscape Mitigation Measures – Operation Phase										
7.8.5 EIA (2015) & 6.8.2 ERR (2019)	Table 5.1	2.5 & 2.6	**OM1** – Compensatory planting should be provided in the landscape area on level 1 for the no. of trees that are proposed to be felled. The planting would follow the requirements as stipulated in DEVB TC(W) No.7/ 2015, such as the provision of compensatory trees of heavy-standard size in a ratio of 1:1 in terms of number and aggregate diameter at breast height (DBH). The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure twill be implemented on Day 1 of operation stage. Vegetation maintenance should be provided by the Operator.	Locations at Level 1 (G/F); Ongoing duration upon end of 12 months of establishment period after completion of Works.	Main Contractor and Sub-contractor (s) (during construction and establishment period); Operator: HKPF (after establishment period)	✓			The provision of compensatory tree planting for felled tree is adjusted in accordance with the Tree Preservation Removal Proposal approved by Tree Works Vetting Panel of the Architectural Service Department on 27 September 2024. It is required to compensate 12 nos. of heavy standard trees in minimum 4m spacing at L1 (G/F). It achieves the minimum compensatory ratio of not less than 1:1 in terms of number. The compensatory ratio is 1:1.2. A selection of 12 nos. of *Osmanthus fragans* (桂花) in heavy standard sizes are proposed for stronger adaptability to the local seaside environment. Species of the compensatory trees are proposed to take account of the surrounding landscape and to suit project requirements. Refer to ***Figure 2.3*** – OM1 Compensatory Tree Planting Schedule and ***Annex B*** – Approved TPRP Table 6.2 – Compensatory Tree Planting Schedule	Completion date will be targeted at the end of August 2025, before completion of construction stage. Refer to ***Annex C*** – Implementation Programme.
7.8.6 EIA (2015)	Table 5.1	2.5 & 2.6	**OM2** – Landscape areas should be provided along the Site Boundary on Level 1 to soften the built structure of the proposed Project. An approximate of 700m^2 of trees, shrubs or groundcovers shall provide year-round streetscape amenity as well as enhancing visual interest at street level. A mix of native and ornamental trees, shrubs or groundcovers shall be planted to articulate the spatial	Locations at Level 1 (G/F); Ongoing duration upon end of 12 months of establishment period after completion of Works.	Main Contractor and Sub-contractor (s) (during construction and establishment period);	✓			Target to achieve 700m2 greenery (10% green coverage) as far as practicable in landscape areas along the Site boundary on L1 (G/F). Green coverage includes a mix of ornamental trees, shrubs, groundcovers, and climbers to articulate the spatial arrangements as well as to further add to the visual amenity.	Completion date will be targeted at the end of August 2025, before completion of construction stage. Refer to ***Annex C*** – Implementation Programme.

			arrangements as well as to further add to the visual amenity. The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure twill be implemented on Day 1 of operation stage. Vegetation maintenance should be provided by the Operator.		Operator: HKPF (after establishment period)				Refer to ***Figure 2.3*** – OM2 Proposed Planting Schedule of L1 Planting Areas.	
7.8.7 EIA (2015) & 6.8.2 ERR (2019)	Table 5.1	2.5 & 2.6	**OM3** – A multi-patch of landscape area should be provided on the roof of the proposed building to soften the impact of the built structure. An area of approximately 2750m^2 of shrubs comprises of a mix of native and ornamental species, is proposed to be provided to enhance the aesthetics of views of those viewing the roof. The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure will be implemented on Day 1 of operation stage. Vegetation maintenance should be provided by the Operator.	Locations at Level 2, Level 8, Rooftop, Upper Rooftop;	Main Contractor and Sub-contractor (s) (during construction and establishment period); Operator: HKPF (after establishment period)	✓			A total area of approximately 2750m^2 greenery area is provided on green roof at L2, L8, Roof and Upper Roof, including shrubs, groundcover, lawn and climber. Target to achieve 2750m2 greenery (39% green coverage) as far as practicable in landscape at all floors. Greenery has been maximised at the inaccessible roof, balconies, atria, roof garden, solid wall, building façade and the areas under PV panel. The roof planting is proposed to enhance the aesthetics of views for those viewing on roof. There is meadow-like planting with groundcovers & grass showing the waves of colour bands created by accent planting with low horticultural maintenance demand. Vertical green i.e. climbers on facilities room wall are also proposed to maximize the roof greenery. Refer to ***Figure 2.2 and Figure 2.3*** – Site Coverage of Greenery – (2) & (3) for L2, L8, RF and URF greenery breakdown.	Completion date will be targeted at the end of August 2025, before completion of construction stage. Refer to ***Annex C*** – Implementation Programme.
7.8.8 & 7.8.9 EIA (2015)	Table 5.1	2.5 & 2.6	**OM4** - In order to blend in with the surrounding environment, the exterior of the permanent structure of the proposed Project should use non-reflective external finishes in light colour that is visually unobtrusive with surrounding context. Non-reflective paving materials should be considered to reduce potential glare from surface reflectance. The finishing material and colour should be reviewed and confirmed during detailed design stage.	All exterior of the permanent structure and external area for duration of works; Upon handover and completion of works.	Main Contractor and Sub-contractor (s) (during construction and establishment period); Operator: HKPF (after establishment period)	✓			Non-reflective finishes are used on the external wall texture paint of the façade. Non-reflective finishes are used on paving material and recycled block paver for parts of L1 (G/F). Refer to ***Figure 4.1*** – Paving Material Plans. Lighting has been efficiently designed such that minimum amount of lighting is required for security and safety. Only essential lighting for safety and security is provided.	External wall texture pain to the façade will be completed with Architectural Works by the end of June 2025. Completion date of other hard landscape works will be targeted at the end of August 2025, before completion of construction stage. Refer to ***Annex C*** – Implementation Programme.

			Lighting should be efficiently designed so that minimum amount of lighting is required for safety and security. The design may make reference to the Guidelines on Industry Best Practices for External Lighting Installations by Environmental Bureau, EPD and EMSD. The mounting height and direction of exterior lighting fixtures shall be designed and arranged to point away from sensitive receivers where possible. Specification of lighting operation schedule shall be formed by the operator to impose restriction on lighting operation after business hours, such as limiting the operation of lighting except for security lighting only, and in areas with necessary night-time operation where applicable.						Except from the back-house area of L1 where emergency lighting would be provided, the other areas at L1 are provided by the existing street light poles and does not require extra lighting provisions.	

FIGURES

LIST OF FIGURES

Figure 1.1 Project Site Boundary

Figure 2.1 Site Coverage of Greenery – (1)

Figure 2.2 Site Coverage of Greenery – (2)

Figure 2.3 Site Coverage of Greenery – (3)

Figure 4.1 OM4 - Paving Material Plans

No.	Date	Description	Initial
0	01/ 2025	LMaP Submission	

Revision

The Contractor :

有利建築有限公司
Yau Lee Construction Co., Ltd.

Landscape Designer :

	Name	Signed	Date
Designed	JM		
Drawn	JM		
Checked	IH		

Contract No. SS H504

Programme No. 184GK

Contract

DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title

LANDSCAPE MANAGEMENT PLAN CONDITION 2.6 OF ENVIRONMENTAL PERMIT (EP-505/ 2015)
PROJECT SITE BOUNDARY

Drawing No. **FIGURE 1.1** Rev. 1

Job No.	Scale	Date
YL8	1 : 200	01/ 2025

ARCHITECTURAL SERVICES DEPARTMENT

LEGEND:

L1 UNCOVERED GREENING AREA

L1 COVERED GREENING AREA

L1 UNCOVERED GREENING AREA		
	A01	162.04 sq.m
	A02	4.26 sq.m
	A03	198.04 sq.m
	A04	47.84 sq.m
	A05	27.03 sq.m
	A06	65.91 sq.m
	A07	32.15 sq.m
	A08	75.82 sq.m
	A09	38.53 sq.m
	A10	15.79 sq.m
	A11	5.89 sq.m
	A12	10.04 sq.m
	A13	10.11 sq.m
	A14	1.92 sq.m
	TOTAL : 695.37 sq.m	

L1 COVERED GREENING AREA		
	A15	11 x 50% =5.50 sq.m

L1 TOTAL GREENING AREA	
TOTAL : 700.37 sq.m	

NOTE: EXACT LAYOUT SUBJECT TO FINAL BUILDING DEVELOPMENT

A02 4.26 sq.m

A01 162.04 sq.m

R.C. PARAPET WALL T.L. AT 7.900

SIGNAGE X5

MAIN VEHICULAR ENTRY

RAMP UP 1 : 8

A03 198.04 sq.m

A14 1.92 sq.m

A13 10.11 sq.m

A12 10.04 sq.m

A11 5.89 sq.m

A10 15.79 sq.m

SHEUNG TAT STREET

RAMP UP 1 : 21

RAMP UP 1 : 12

RAMP UP 1 : 6.25

RAMP DN 1 : 12

A04 47.84 sq.m

SIGNAGE X2

A05 27.03 sq.m

REGIONAL FLAG POLE

A06 65.91 sq.m

NATIONAL FLAG POLE

SIGNAGE X6

A07 32.15 sq.m

A15 11.00 sq.m

A08 75.82 sq.m

A09 38.53 sq.m

SHEUNG MAU STREET

SCALE 1 : 200

No.	Date	Description	Initial
0	02/2025	LMaP Submission	

Revision

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FOR AND ON BEHALF OF
Earthasia Limited
Date:

Landscape Designer
Iris Hoi

FOR AND ON BEHALF OF
URBIS Limited
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Drawn	JL		
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Contract No. SS H504

Programme No. 184GK

Contract
DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title
LANDSCAPE MANAGEMENT PLAN
CONDITION 2.6 OF ENVIRONMENTAL PERMIT (EP-505/2015)
SITE COVERAGE OF GREENERY - (1)

Drawing No.
FIGURE 2.1

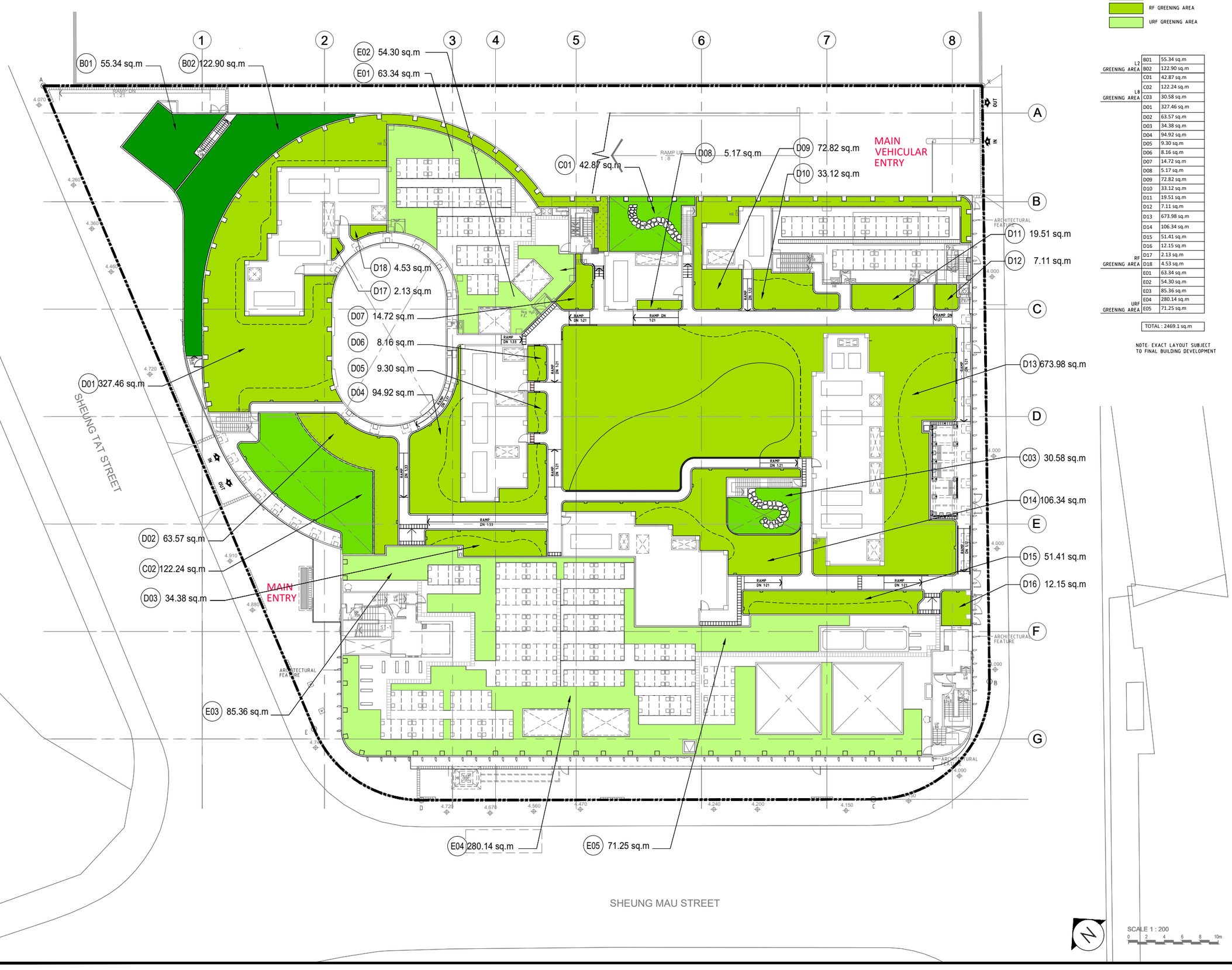
Rev. 0

Job No. YL8

Scale 1 : 200

Date 02/2025

ARCHITECTURAL SERVICES DEPARTMENT



LEGEND:

- L2 GREENING AREA
- L8 GREENING AREA
- RF GREENING AREA
- URF GREENING AREA

L2 GREENING AREA	B01	55.34 sq.m
	B02	122.90 sq.m
	C01	42.87 sq.m
L8 GREENING AREA	C02	122.24 sq.m
	C03	30.58 sq.m
	D01	327.46 sq.m
	D02	63.57 sq.m
	D03	34.38 sq.m
	D04	94.92 sq.m
	D05	9.30 sq.m
	D06	8.16 sq.m
	D07	14.72 sq.m
	D08	5.17 sq.m
	D09	72.82 sq.m
	D10	33.12 sq.m
	D11	19.51 sq.m
	D12	7.11 sq.m
	D13	673.98 sq.m
	D14	106.34 sq.m
	D15	51.41 sq.m
	D16	12.15 sq.m
RF GREENING AREA	D17	2.13 sq.m
	D18	4.53 sq.m
	E01	63.34 sq.m
	E02	54.30 sq.m
	E03	85.36 sq.m
URF GREENING AREA	E04	280.14 sq.m
	E05	71.25 sq.m

TOTAL : 2469.1 sq.m

NOTE: EXACT LAYOUT SUBJECT TO FINAL BUILDING DEVELOPMENT

SCALE 1 : 200

No.	Date	Description	Initial
0	02/2025	LMoP Submission	

Revision

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FOR AND ON BEHALF OF
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Contract No. SS H504
Programme No. 184GK

Contract
DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

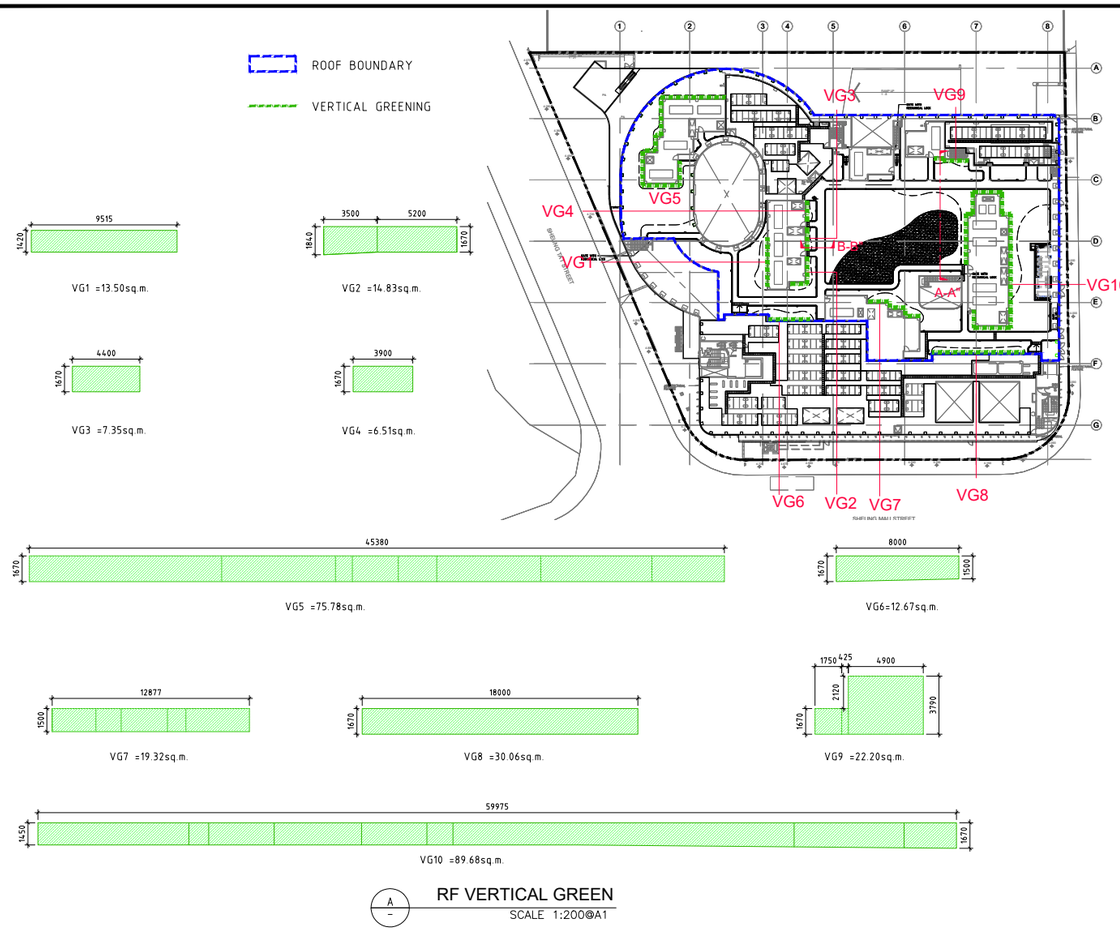
Drawing Title
LANDSCAPE MANAGEMENT PLAN
CONDITION 2.6 OF ENVIRONMENTAL PERMIT (EP-505/2015)
SITE COVERAGE OF GREENERY - (2)

Drawing No. FIGURE 2.2
Rev. 0

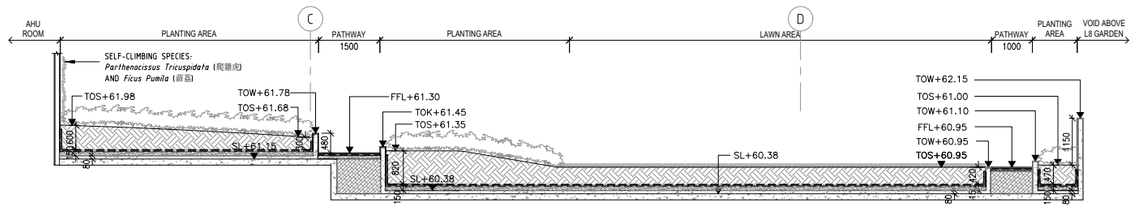
Job No. YL8
Scale 1 : 200
Date 02/2025

ARCHITECTURAL SERVICES DEPARTMENT

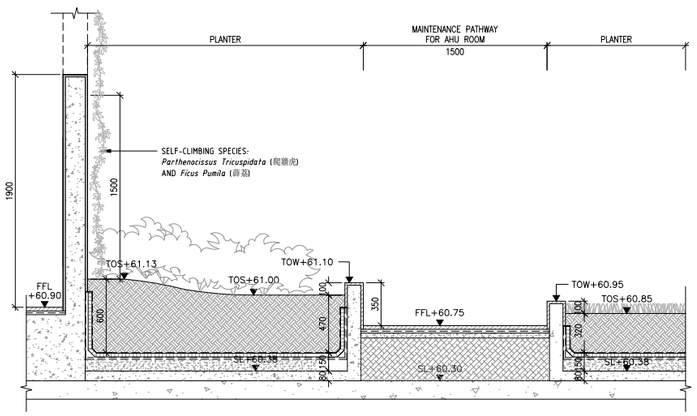
I:\YL8\DWG-GIA\LMoP SUBMISSION\YL8_GA_LMoP_FIGURE 2.2.dwg, A1, 2/13/2025 3:28:23 PM, wilson, DWG To PDF.pc3, ISO full bleed A1 (841.00 x 594.00 MM), 1:1



A — RF VERTICAL GREEN
SCALE 1:200@A1



B — SECTION A-A"
SCALE 1:75



C — SECTION B-B"
SCALE 1:25

OM1-COMPENSATORY TREE PLANTING SCHEDULE

SCIENTIFIC NAME	CHINESE NAME	SIZE	MIN. DBH (MM)	LOCATION	SPACING	REMARKS	QTY
TREES							
Osmanthus fragrans	桂花	HEAVY STANDARD	75	L1	AS SHOWN	3000MM HEIGHT X 2000MM SPREAD	12

NOTE: EXACT PLANTING PROPOSAL SUBJECT TO DETAIL DESIGN STAGE AND FINAL BUILDING DEVELOPMENT

OM3 – GREEN ROOF

	TYPE OF COUNTABLE GREENERY AREA	GREEN ROOF AREA (SQ.M)	GREENERY AREA (SQ.M)
URF	GREEN ROOF	554.39	554.39
RF	GREEN ROOF	1540.78	1540.78
RF	GREEN ROOF (VG)	291.9	291.9
L8	GREEN ROOF	195.69	195.69
L2	GREEN ROOF	178.24	178.24
		TOTAL GREENERY AREA	2761

REQUIREMENT			REQUIRED GREENERY AREA (SQ.M)		PROVIDED GREENERY AREA (SQ.M)	ACHIEVEMENT
OM3	EIA NO VEP – 570/2019	GREEN ROOF	2,750	<	2761	ACHIEVED

NOTE: THE EXACT GREENERY AREA IS SUBJECT TO DETAIL DESIGN STAGE AND FINAL BUILDING DEVELOPMENT, UNDER THE CONDITION THAT GREENERY PROVISION HAS COMPLIED WITH THE REQUIREMENT.

OM2 - PROPOSED PLANTING SCHEDULE OF L1 PLANTING AREAS

SCIENTIFIC NAME		CHINESE NAME	SIZE (MM)	SPACING (MM)
CLIMBER				
Ficus pumila		薜荔	600 LONG	300
Parthenocissus dalzielii		異葉爬山虎	600 LONG	300
LAWN				
Axonopus compressus		地毯草	-	-
SHRUB				
Alpinia zerumbet 'variegata'		花葉豔山薑	600 x 500	400
Breynia nivosa		白雪木	500 x 400	300
Codiaeum variegatum		變葉木	450 x 350	350
Duranta repens 'Golden Leaves'		金連翹	300 x 200	200
Ficus benjamina 'Variegata'		花葉垂榕	800 x 600	600
Loropetalum chinensis 'rubrum'		紅繼木	400 x 400	400
Pittosporum tobira		海桐	800 x 800	800
Scaevola taccada		草海桐	800 x 800	800
Schefflera arboricola		鵝掌藤	600 x 400	400
GROUNDCOVER				
Asparagus densiflorus 'Sprengeri'		非洲天門冬	200 x 200	150
Calathea makoyana		孔雀竹芋	250 x 250	300
Dianella ensifolia 'Variegata'	#	花葉山菅蘭	300 x 300	300
Dieffenbachia amoena 'Tropic Snow'		夏雪黛粉葉	300 x 200	150
Hymenocallis littoralis		蜘蛛蘭	300 x 300	300
Nephrolepis auriculata	#	腎蕨	250 x 250	200
Ophiopogon jaburan		沿階草	200 x 200	200
Phyllanthus myrtifolius		蝴蝶葉下珠	200 x 300	300

NATIVE SPECIES

NOTE: EXACT PLANTING PROPOSAL SUBJECT TO DETAIL DESIGN STAGE AND FINAL BUILDING DEVELOPMENT

OM3 - PROPOSED PLANTING SCHEDULE OF GREEN ROOF

SCIENTIFIC NAME		CHINESE NAME	SIZE (MM)	SPACING (MM)
CLIMBER				
Ficus pumila		薜荔	600 LONG	300
Parthenocissus dalzielii		異葉爬山虎	600 LONG	300
LAWN				
Axonopus compressus		地毯草	-	-
SHRUB				
Alocasia macrorhizos		海芋	700 x 700	750
Alternanthera bettzickiana		紅草	150 x 150	150
Cordyline fruticosa		朱蕉	400 x 300	300
Dypsis lutescens		散尾葵	1500 x 800	700
Rhapis excelsa	#	棕竹	600 x 400	400
FEATURE PLANTS				
Pennisetum alopecuroides 'Little bunny'		小兔子狼尾草	300 x 300	300
Pennisetum setaceum 'Rubrum'		紫葉狼尾草	300 x 300	300
GROUNDCOVER				
Aglaonema commutatum 'Silver King'		銀皇粗肋草	300 x 200	200
Asparagus densiflorus 'Myersii'		狐尾天冬	200 x 200	200
Asparagus densiflorus 'Sprengeri'		非洲天門冬	200 x 200	150
Blechnum gibbum		肋骨蕨	300 x 300	300
Cuphea hyssopifolia		雪茄花	300 x 200	150
Dianella ensifolia 'Variegata'	#	花葉山菅蘭	300 x 300	300
Liriope spicata	#	山麥冬	150 x 150	150
Hymenocallis littoralis		蜘蛛蘭	300 x 300	300
Hippastrum vittatum		花朱頂蘭	300 x 300	250
Melastoma dodecandrum	#	地茶	100 x 100	100
Nephrolepis auriculata	#	腎蕨	250 x 250	200
Ophiopogon intermedius 'Argenteo marginatus'		銀紋沿階草	150 x 150	150
Ophiopogon japonicus		沿階草	150 x 150	150
Ophiopogon japonicus 'Nanus'		玉龍草	150 x 150	150
Ophiopogon japonicus 'Variegata'		花葉沿階草	150 x 150	150
Pilea cadierei		花葉冷水花	150 x 150	100
Piper sarmentosum		假荊	250 x 250	200
Trachelospermum asiaticum 'Tricolor'		花葉絡石	100 x 150	150
Tradescantia spathacea 'Dwarf'		小蚌花	100 x 150	150
Tradescantia zebrina		吊竹草	200 x 300	300
TREE				
Plumeria rubra		雞蛋花	2500 x 2500	Min. 3.5m

NATIVE SPECIES
NOTE: EXACT PLANTING PROPOSAL SUBJECT TO DETAIL DESIGN STAGE AND FINAL BUILDING DEVELOPMENT

No.	Date	Description	Initial
0	02/2025	LMoP Submission	

Revision

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Contract
DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

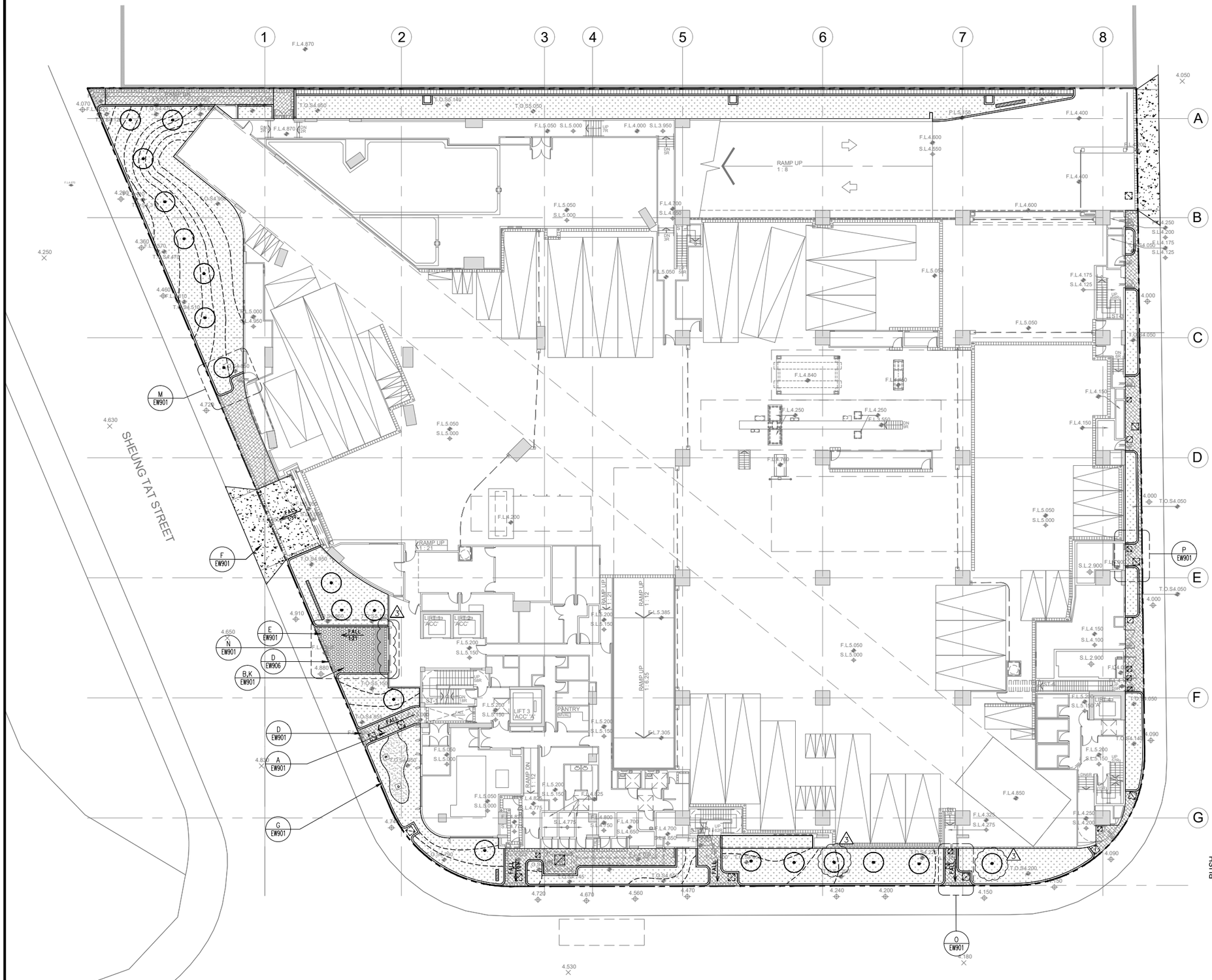
Drawing Title
LANDSCAPE MANAGEMENT PLAN
CONDITION 2.6 OF ENVIRONMENTAL PERMIT (EP-505/2015)
SITE COVERAGE OF GREENERY - (3)

Drawing No.
FIGURE 2.3

Rev.
0

Job No.	Scale	Date
YL8	AS SHOWN	02/2025

ARCHITECTURAL SERVICES DEPARTMENT



LEGEND

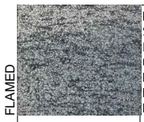
- SITE BOUNDARY
- PV01 - NATURAL GRANITE STONE
- PV02 - RECYCLED GLASS CONCRETE PAVERS
- PV01 - NATURAL GRANITE STONE WITH MATCHING COVER ON SURFACE CHANNEL
- PV02 - RECYCLED GLASS CONCRETE PAVERS WITH MATCHING COVER ON SURFACE CHANNEL
- PLANTING AREA
- PV03 - CONCRETE PAVEMENT IN-SITU CONCRETE (BRUSH FINISH)

NOTES:
1. REFER TO EW901 & EW906 FOR PAVING DETAILS.
2. RESTRICTION OF MINIMUM PAVING UNIT SIZE TO BE NOT LESS AND ¼ THEIR ORIGINAL SIZE.

OM4 - Non-reflective finishes are used on paving material and recycled block paver for parts of L1 (G/F).

NOTE: EXACT LAYOUT AND MATERIAL SUBJECT TO FINAL BUILDING DEVELOPMENT

FLAMED



PV01 - NATURAL GRANITE STONE
DIM: 300X600X32 MM THK.
COLOURS: DARK GREY
FINISHES: MIX OF BUSH-HAMMERED FINISH & FLAMED FINISH

BUSH-HAMMERED

PV01 - NATURAL GRANITE STONE

PV02 - RECYCLED GLASS CONCRETE PAVERS
DIM: 200X100X60 MM THK.
COLOURS: LIGHT GREY
TO MATCH WITH ADJACENT

PV02 - RECYCLED GLASS CONCRETE PAVERS

SCALE 1 : 200
0 2 4 6 8 10m

No.	Date	Description	Initial
0	02/ 2025	LMaP Submission	

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Yau Lee Construction Co., Ltd.

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DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

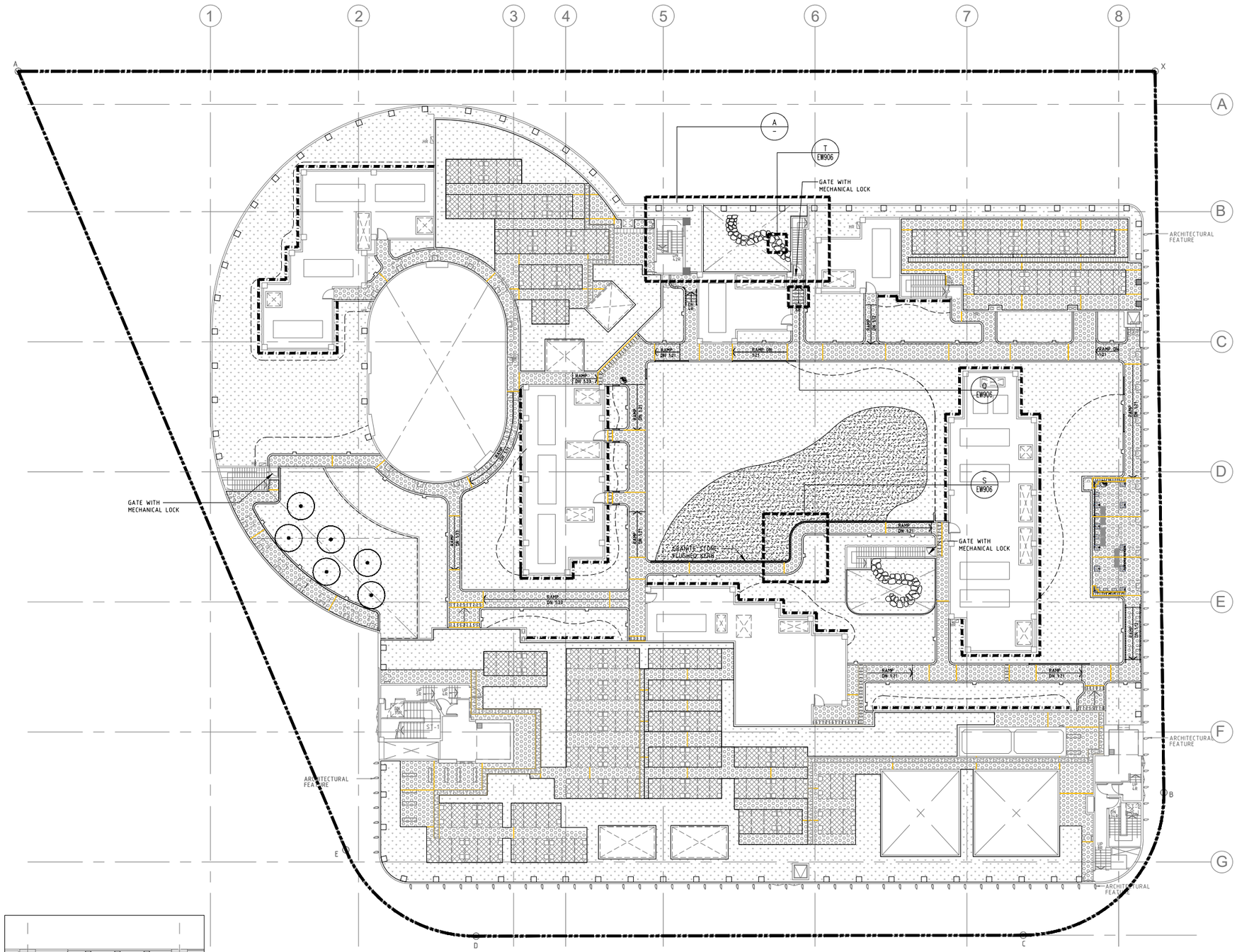
Drawing Title

LANDSCAPE MANAGEMENT PLAN CONDITION 2.6 OF ENVIRONMENTAL PERMIT (EP-505/ 2015)
PAVING MATERIAL PLANS - (1)

Drawing No.	Rev.
FIGURE 4.1	0

Job No.	Scale	Date
YL8	1 : 200	02/ 2025

ARCHITECTURAL SERVICES DEPARTMENT



A L8 PART PLAN
SCALE 1:200

LEGEND

- SITE BOUNDARY
- PV04 - HOMOGENEOUS TILE
- PV04 - HOMOGENOUS TILES WITH MATCHING COVER ON SURFACE CHANNEL
- PV06 - STEPPING STONE
- PV07 - PEBBLE STONES
- K3 - GRANITE STONE FLUSHED KERB
- EXPANSION JOINT
- PLANTING AREA
- VERTICAL GREEN

NOTES:

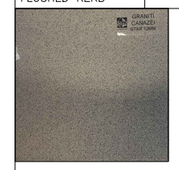
1. REFER TO EW901 & EW906 FOR PAVING DETAILS.
2. PER 9m2 CUT THROUGH JOINTS, AN EXPANSION WITH A 75mm SPACE AROUND PERIMETER AND 25mm JOINTS FILLED WITH COLD BITUMEN OR APPROVED SEALANT.
3. RESTRICTION OF MINIMUM PAVING UNIT SIZE TO BE NOT LESS THAN ¼ THEIR ORIGINAL SIZE.
4. THE PROPOSED CONCRETE STAIRCASE ON ROOF IS SPECIFIED BY ARCHITECTURAL DESIGNER.

OM4 - Non-reflective finishes are used on paving material and recycled block paver for parts of L1 (G/F).

NOTE: EXACT LAYOUT AND MATERIAL SUBJECT TO FINAL BUILDING DEVELOPMENT

K3 – GRANITE STONE FLUSHED KERB
DIM: 250 X MIN. 1000 X 150 MM THK.
COLOUR: DARK GREY
FINISHES: BUSH-HAMMERED FINISH

K3 – GRANITE STONE FLUSHED KERB



PV04 – HOMOGENEOUS TILE
DIM: 200 X 200 X 12 MM THK.
COLOUR: WARM GREY RAL7030
FINISHES: SUPERFICIE STAR
SLIP RESISTANCE: R12 V4

SCALE 1 : 200
0 2 4 6 8 10m

No.	Date	Description	Initial
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Drawing Title
LANDSCAPE MANAGEMENT PLAN CONDITION 2.6 OF ENVIRONMENTAL PERMIT (EP-505/ 2015)
PAVING MATERIAL PLANS - (2)

Drawing No.
FIGURE 4.1

Rev. 0

Job No. YL8
Scale 1 : 200
Date 02/ 2025

ARCHITECTURAL SERVICES DEPARTMENT

ANNEX A

Hong Kong Regulatory Framework

A1. APPLICABLE HONG KONG STANDARDS

Key standards applicable to the LMaP are listed below.

1.1 ORDINANCES AND REGULATIONS

- Environmental Impact Assessment Ordinance (EIAO) legislation (Cap. 499, S16);

- Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM), particularly:
  - Annex 10 (Criteria for Evaluating Visual and Landscape Impact, and Impact on Sites of Cultural Heritage); and

  - Annex 18 (Guidelines for Landscape and Visual impact Assessment);

- Environmental Impact Assessment Ordinance Guidance Note 8/2010;

1.2 TECHNICAL CIRCULARS & PUBLICATIONS

- ArchSD General Specification for Building (2012);

- AFCD Nature Conservation Practice Note No.2 – Measurement of Diameter at Breast Height (DBH);
-
- Buildings Department, Lands Department and Planning Department Joint Practice Note No.1, Green and Innovative Buildings (2011);

- Buildings Department, Lands Department and Planning Department Joint Practice Note No.2, Second Package of Incentives to Promote Green and Innovative Buildings (2011);

- Buildings Department, Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers, APP-152;

- Environment, Transport and Works Bureau Technical Circular (Works) No. 11/2004, Cyber Manual for Greening;

- Environment, Transport and Works Bureau Technical Circular (Works) No. 7/2002- Tree Planting in Public Works;

- AFCD Nature Conservation Practice Note No.3 – The Use of Plant Names;

- DEVB Technical Circular (TC) (Works) (W) No. 3/2012 – Site Coverage of Greenery for Government Building Project;

- DEVB Technical Circular (TC) (Works) (W) No. 2/2012- Allocation of Spaces for Quality Greening;

- DEVB Technical Circular (TC) (Works) (W) No. 6/2015- Maintenance of Vegetation and Hard Landscape Features;

- DEVB Technical Circular (TC) (Works) (W) No. 4/2020 – Tree Preservation;

- Architectural Services Department, Study on Green Roof Application in Hong Kong Final Report (2007); Architectural Services Department, Universal Accessibility for External Areas, Open Space & Green Spaces (2007);

- and Development Bureau, Handbook on Tree Management (2016);

1.3 GREENING, LANDSCAPE AND TREE MANAGEMENT (GLTM) SECTION, DEVELOPMENT BUREAU

In addition to the Greening, Landscape and Tree Management (GLTM) Section, Development Bureau lists a number of technical circulars and guidelines that are relevant to greening and planting for new developments such as the Project, including:

- DEVB Technical Circular (TC) (Works) (W) No. 3/2012 Site Coverage of Greenery for Government Building Projects

- DEVB Technical Circular (TC) (Works) (W) No. 2/2012 Allocation of Spaces for Quality Greening on Roads

- DEVB TC(W) No. 4/2020 - Tree Preservation

- Hong Kong Planning Standards and Guidelines (HKPSG). Appendix 3 of the HKPSG Standards lists a number of other references regarding greening, including:
  - Architectural Services Department, Study on Green Roof Application in Hong Kong Final Report (2007);

  - Architectural Services Department, Universal Accessibility: Best Practices and Guidelines (2004);

  - Architectural Services Department, Universal Accessibility for External Areas, Open Spaces & Green Spaces (2007);

  - Buildings Department, Lands Department and Planning Department Joint Practice Note No. 1, Green and Innovative Buildings (2011);

  - Buildings Department, Lands Department and Planning Department Joint Practice Note No. 2, Second Package of Incentives to Promote Green and Innovative Buildings (2011);

ANNEX B

Approved Tree Preservation and Removal Proposal with TWVP Minutes of the approved TPRP (27 September 2024)

Minutes of 53rd Meeting of the Tree Works Vetting Panel (1)

Date : **27 September 2024 (Friday)**
Time : **3:00 pm**
Venue : **Rm 4001**

Mr. Ryan LIN	CLA	Chairperson
Ms. Carmen LEE	SLA/1	Member
Mr. Stanley HOI	SPM237 (Ag.)	Member
Ms. Rose LAM	LA/3	Secretary

Agenda Item

Item	Project title
1.	InForM 8811 – Design and Construction of Light Public Housing at Sheung On Street/Sheung Ping Street, Chai Wan (Amendment Submission – 1st Submission)
2.	InForM 6690 – Design and Construction of Chai Wan Government Complex and Vehicle Depot (Amendment Submission – 1st Submission)
3.	InForM 8786 – Reconstruction of the Public Toilet and Refreshment Kiosk at Aberdeen Country Park P.H.A.B. Barbecue site (New Submission – 1st Submission)
4.	InForM 8720 – Provision of a Viewing Platform and associated P.H.A.B. Recreation Facilities within Aberdeen Country Park (New Submission – 2nd Submission)
5.	InForM 8533 – Provision of Columbarium at Wo Hop Shek Cemetery - Phase 2 (New Submission – 1st Submission)

Item 2 **InForM 6690 – Design and Construction of Chai Wan Government Complex and Vehicle Depot**
(Amendment Submission – 1st Submission)

1. The previous submission was approved with conditions in the 1st TWVP(1) Meeting on 4 June 2020. The updates of this amendment submission were as follows:-

   i. The Project Team updated the TPRP to cover tree treatment for 4 nos. of newly surveyed trees outside site boundary, of which 3 nos. of trees were proposed to be retained and 1 no. of tree was proposed to be transplanted.

   ii. To compensate for the loss of the 12 nos. of existing trees within the site boundary, 12 nos. of compensatory trees were proposed to be planted within the site. The compensatory ratio of 1:1 in terms of quantity was achieved.

2. After deliberation, the Panel decided to **approve the TPRP** with remarks:

   i. The Project Team was requested to submit a digital copy of the TPRP, on a CD or DVD for filing purposes.

Tree Summary

	Last Submission (Approved in the 1st TWVP(1) Meeting)			**This Submission**		
Proposed Tree Treatment	**Within Site**	**Outside Site**	**TOTAL**	**Within Site**	**Outside Site**	**TOTAL**
Total No. of Tree	6	20 + 2*	**26 + 2***	6	24 + 2*	**30 + 2***
To be Retained	0	16	**16**	0	19	**19**
To be Transplanted	0	0	**0**	0	1	**1**
To be Removed	6	4 + 2*	**10 + 2***	6	4 + 2*	**10 + 2***
Compensatory Planting Proposal						
Compensatory Tree	**12**	**0**	**12**	**12**	**0**	**12**
Compensatory Ratio (in terms of quantity)	>1:1		**>1:1**	**>1:1**		**>1:1**

*Undersized trees as requested by LCSD

-END-

There being no other business, the meeting ended at 4:30 pm.
The next meeting would be held on 8 November 2024.

(For Item 1 & 2)*

Minutes prepared by: Secretary of the TWVP(1): _____
Ms. Rose LAM, LA/3

Minutes confirmed by: Member: _____
Ms. Carmen LEE, SLA/1

Chairperson: _____
Mr. Ryan LIN, CLA

Date: 27.09.2024

* Notes

If any member of the TWVP is a Project Team member of a particular TPRP submitted to the TWVP, he/she shall declare conflict of interest and refrain from discussion.

Contract No.: SS H504

Design and Construction of Chai Wan Government Complex and Vehicle Depot, (Programme No. 184GK) Hong Kong

Tree Preservation & Removal Proposal (Rev. 0)

Client:
Architectural Services Department

Prepared by
URBIS Limited

Document No. YL8 – 01

Prepared by :	*Jay Man*	13 September 2024 **Date**
Checked by :	*Dennis Cristobal*	13 September 2024 **Date**
Approved for issue by :	*Iris Hoi*	13 September 2024 **Date**

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Appendix A Tree Assessment Schedules

Appendix B Drawings

Drawing Nos.	*Drawing Titles*
YL8_TS01	Tree Survey Plan L1
YL8_TT01	Tree Treatment Plan L1
YL8_CP01	Compensatory Tree Plan L1

Appendix C Tree Survey Photographs

Appendix D Method Statement for Tree Transplanting Works

Appendix E Previous Approved Tree Information & Plans

1. Previous meeting minute of 1st Meeting of The Tree Works Vetting Panel (1)
2. Tree Assessment Schedule
3. Tree Survey Plan
4. Tree Treatment Plan
5. Tree Treatment Plan (Part Plan)
6. Compensatory Planting Plan

Appendix F Supporting Documents

1. LCSD reply on U2 treatment 13 October 2023
2. HKPF consent on this submission

1 INTRODUCTION

1.1 Background

1.1.1 Yau Lee Construction Co., Ltd. (YL) has been commissioned by Architectural Services Department (ArchSD) to undertake the Design and Construction of Chai Wan Government Complex and Vehicle Depot at Sheung On Street, Chai Wan, Hong Kong.

1.1.2 URBIS Limited has been employed by YL as Landscape Designer to prepare this Tree Preservation & Removal Proposal (TPRP) for this project.

1.1.3 This TPRP is based on the topographic survey prepared by "Patrick Yuen Land Surveyor Co. Ltd."; on 14th Aug, 2021.

1.1.4 Before YL took site possession of the site on 19th July, 2021, a pre-construction TPRP was approved in June 2020, which involved felling 6 trees within site and 4 trees on pavement outside site. Compensatory tree planting is to provide with 12 trees to be planted within site boundary, thus achieving a compensation ratio 1:1.2 in terms of quantity.

1.2 Content of Report

1.2.1 The TPRP contains the following information:

- description of the project and survey area (Section 2);
- description of tree survey methodology (Section 3);
- findings of the tree survey (Section 4);
- recommendations for trees (Section 5);
- summary of tree survey findings and new planting proposals (Section 6);
- Tree Assessment Schedule including tree treatment recommendation (**Appendix A**);
- Tree Survey Plan showing the location of the site and survey boundary, the location of each tree surveyed and its reference number (**Appendix B**);
- Tree Treatment Plan showing proposed treatment of each existing tree and transplant tree locations (**Appendix B**);
- Compensatory Tree Plan (**Appendix B**);
- Tree Survey Photographs (**Appendix C**) (note: all trees previously approved to be felled under TPRP had been removed and therefore the photos are deleted in this update submission;
- Method Statement for Tree Transplanting Works (**Appendix D**);
- Previously Approved Tree Information & Plans (**Appendix E**);
- Supporting Documents (**Appendix F**).

1.3 Relevant Legislation and Guidelines

1.3.1 In preparation of the Report, reference has been made to the following technical circulars, practice notes and publications:

- Forests and Countryside Ordinance (Cap.96);

- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Country Parks Ordinance (Cap. 208);
- Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation;
- Development Bureau Technical Circular (Works) No. 5/2020 – Registration and Preservation of Old and Valuable Trees;
- Development Bureau Technical Circular (Works) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- Agriculture, Fisheries and Conservation Department Publication – 'Check List of Hong Kong Plants 2012' (2012); and
- Agriculture, Fisheries and Conservation Department Publication – 'Rare and Precious Plants of Hong Kong' (2003).

1.4 Tree Impact in This Report

1.4.1 Since YL has taken over the site, the major reason to make this TPRP application would be: one tree (A1) located on the pavement of Sheung On Street is found to be in clash with the future permanent run-in/ out location of the development. As per the initial tree survey record indicates, the tree was planted during site handover stage. This TPRP addresses the necessary removal of A1 from the site and proposed transplanting. The location of the compensatory tree as per LCSD's approval, shall be at the adjacent U2 tree pit. Note that the undersized tree (U2) located on the pavement of Sheung On Street was found dead due to natural causes for which TPRP for removal is not required. Also note the removal of U2 and transplant of A1 has been reviewed with LCSD via join site inspection on 27 July, 2023 and via LCSD's written nil-objection 13 October, 2024.

1.5 Updates in This Report

1.5.1 Since the last approved TPRP in June 2020 [approval record – minutes of the 1st TWVP is attached in **Appendix E**], compensatory tree proposal has been updated. Species of the compensatory trees has been reviewed to take account of the surrounding landscape and to suit project requirements.

2 DESCRIPTION OF THE PROJECT AND SURVEY AREA

2.1 Project Description and Site Constraints

2.1.1 The proposed Chai Wan Government Complex and Vehicle Depot will be built for five government departments including Hong Kong Police Force (HKPF), Food and Environmental Hygiene Department (FEHD), Electrical and Mechanical Services Department (EMSD), Government Logistics Department (GLD) and Government Laboratory (GL). The design of the complex and vehicle depot shall convey the identities and images of shall convey the identities and images of:

- a contemporary government vehicle depot that stands out at the water front and well-integrated with the scale and context of surrounding environment,
- a showcase of green and sustainability design in the context of vehicle depot and government laboratory, and
- a welcoming, user-friendly, and worker-centered environment.

2.1.2 The total area of the Site is approximately 7,006m2. The Site is located in Chai Wan District, near the waterfront. It is surrounded by Sheung Tat Street on the north-west, Sheung Mau Street on the southwest and Sheung On Street on the south-east. It is abutted by the Citybus Chong Fu Road Depot along its north-east boundary.

2.1.3 The development involves site hoarding, site formation and construction works, therefore, existing trees within or immediately adjacent to the project area will inevitably be affected. With the exception of dead tree U2, street trees along Sheung Tat Street, Sheung Mau Street, and Sheung On Street are in fair conditions. Among the existing street trees, one of the trees (A1) along Sheung On street was surveyed during site handover stage and was found in clash with the future permanent run-in/ out location of the development.

3 TREE SURVEY METHODOLOGY

3.1 Tree Survey Methodology

3.1.1 Where practical, all trees are surveyed individually, in which case the following information is identified for each individual tree:

- tree number;
- botanical name;
- height;
- trunk diameter at breast height (measured at 1.3 metres from the ground);
- crown spread;
- an assessment of amenity value (high / medium / low);
- an assessment of form (good / average / poor);
- an assessment of health (good / average / poor);
- an assessment of structural condition (good / average / poor);
- the suitability for transplanting (high / medium / low);
- the conservation status of the tree species (indicates rarity and protection status under relevant ordinances of a species in Hong Kong);
- the government department responsible for maintaining the tree;
- whether the tree is included in the Register of Old and Valuable Trees promulgated under DEVB TC(W) No. 5/2020;
- whether the tree is potentially registrable in accordance with the criteria as set out in DEVB TC(W) No. 5/2020;
- whether the tree species is included in the latest edition of the publication 'Rare and Precious Plants of Hong Kong' issued by AFCD;
- whether the tree is potentially hazardous;
- whether the tree should be removed or treated with tree surgery to ensure safety and prevent health deterioration; and

- additional remarks are provided for trees to which special importance is ascribed due to special attributes such as protected status; rarity; age over 100 years, outstanding size or form; and cultural or historical significance; and
- photographic records.

3.2 Assessment of Values

3.2.1 Amenity Value

The amenity value of all trees surveyed is evaluated as high, medium or low, taking account of the following criteria (based on Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation):

- the functional values for shade, shelter, screening;
- the functional values for reduction of pollution and noise; and
- the tree's fung shui significance.

3.2.2 Tree Form

The form of all trees surveyed is evaluated as good, average or poor taking account of the following criteria:

- whether the tree is a good example of the typical form and shape of that species;
- the degree to which the tree possesses a well-balanced, attractive shape;
- the presence / absence of dead, damaged or broken branches / trunks; and
- the presence / absence of crossing, tangled branches.

3.2.3 Tree Health

The health of all trees surveyed is evaluated as good, average or poor taking account of the following criteria:

- foliage – poor leaf colour or small leaf size may indicate root damage; deep green and dense foliage indicates good health of tree.
- twigs – poor shoot growth and die-back of twigs in the crown are often signs of root problems;
- branches – dead, broken or crossing branches are noted, as well as splits and cavities; and
- trunk – cavities or internal rot can be revealed by discoloured bark, sap seeping through the bark and bracket fungi. Any open cavities and bark damage are noted;
- root – any lifting of the root plate is noted. Any root severance by trenches and cuttings, or burial of the roots by adding fill and of soil compaction and paving up to the trunk are noted.

3.2.4 Structural Condition

The structural condition of all trees surveyed is evaluated as good, average or poor taking account of the following criteria:

- root conditions and stability;
- trunk and branch soundness; and

- the presence / absence of critical decay, or cavities that potentially lead to tree failure and damage.

3.2.5 Suitability for Transplanting

The predicted survival rate of the trees after transplanting is evaluated as high, medium or low taking account of the following criteria:

- the typical ability of that species to survive after transplanting;
- the individual tree size, form and health condition;
- the presence of any physical impediments to which may hamper the preparation of root balls and tree lifting operation, such as wall, utilities, manholes, rocks, foundations etc.;
- the degree of root ball distortion; and
- tree growing location.

3.2.6 Conservation Status

The conservation status of each tree indicates rarity and protection status under relevant ordinances of a species in Hong Kong, with references such as:

- Scheduled under Cap. 96;
- Protected under Cap. 586;
- Rare and Precious Plants of Hong Kong (Status in China); and
- China Plant Red Data Book

If the species of a particular tree is not listed in any of the above references, this entry for the tree will be "Nil" in the tree assessment schedule.

4 FINDINGS OF TREE SURVEY

4.1 General Tree Survey Findings

4.1.1 The recent tree survey carried out by YL is its July 2024 Tree Monitoring Report. This report captures all existing trees along the pavements surrounding the site (there are no trees within site boundary). The tree locations are shown on Drawings YL8_TS01 in **Appendix B**.

4.1.2 There were 20 trees surveyed within this report. All trees surveyed are located on Sheung Tat Street, Sheung Mau Street, and Sheung On Street beyond the site boundary on the Pavement. A summary of the tree survey is provided in Table 4.1 below.

Table 4.1 – Tree Survey Summary

No. of Trees Surveyed within the Project Boundary	No. of Trees Surveyed Outside the Project Boundary	Total number of Trees surveyed
0	20	20

4.1.3 No dead trees were found within the site boundary.

4.1.4 The existing trees surveyed are summarized in Tables 4.2 and in the Tree Assessment Schedules in **Appendix A**.

4.1.5 There are no existing trees included in the Register of Old and Valuable Trees and no mature trees on site to meet the criteria for registration of potential OVTs as set out in DEVB TC(W) No. 5/2020. There are no existing trees of species included in the latest edition (2003) of the publication 'Rare and Precious Plants of Hong Kong' issued by AFCD.

4.2 Existing Tree Conditions

4.2.1 All trees are located on pavements. Hoarding has been erected along the same street tree area. Site hoarding has been modified to accommodate existing tree pits, tree trunks and tree branches.

4.2.2 There were 5 tree species found in the surveyed area. The most dominant species is *Bombax ceiba* (木棉) with 12 trees (60%). Other two more equally distributed species in terms of quantity are *Archontophoenix alexandrae* (假檳榔) and *Melaleuca cajuputi subsp. cumingiana* (白千層) with 3 trees (15%) to each species.

4.2.3 These street trees vary in size. The dominant *Bombax ceiba* (木棉) are found to be largest with average tree height of 13.6m, DBH 462mm, and crown spread 7.7m. Other large species is *Melaleuca cajuputi subsp. cumingiana* (白千層) with average tree height of 11.7m, DBH 333mm, and crown spread of 6.0m. The species *Archontophoenix alexandrae* (假檳榔) has an average overall height 3.0m, DBH 135mm and crown spread 1.6m.

4.2.4 The general condition of the trees surveyed was found to be average and health condition recorded to be fair in the recent Monthly Tree Monitoring Report.

4.2.5 The findings regarding the trees in this tree survey are summarised in the following table:

Table 4.2 – Summary of Surveyed Trees

Botanical Name	Chinese Name	No. of Trees
Archontophoenix alexandrae	假檳榔	3
Bombax ceiba	木棉	12
Melaleuca cajuputi subsp. cumingiana	白千層	3
Sapthodea campanulata	火焰樹	1
Wodyetia bifurcata	狐尾椰子	1
	Total =	**20**

5 TREE TREATMENT RECOMMENDATIONS

5.1 Works Affecting Existing Trees

5.1.1 One of the trees (A1) on the Sheung On Street Pavement outside site boundary was surveyed during site handover stage and was found in clash with the future permanent run-in/ out location of the development.

5.1.2 It is proposed that the affected tree (A1) being *Archontophoenix alexandrae* would be transplanted to the adjacent available U2 tree pit outside site boundary because its 'Amenity Value' and 'Suitability for transplanting' is 'Medium'. The tree treatment proposal in this section is supported by the Tree Assessment Schedules in **Appendix A**; a Tree Survey Plan showing the location of each tree

surveyed and its reference number in **Appendix B** and a Tree Treatment Plan showing the location of transplant tree and proposed treatment of each tree in **Appendix B**. Tree transplanting methodology shall follow the baselines of 'Guidelines on Tree Transplanting' promulgated by the Greening, Landscape and Tree Management Section of the Development Bureau and the Method Statement for Tree Transplanting Works in **Appendix D.**

5.1.3 The followings table outlines the summary recommendation of all existing trees surveyed.

Table 5.2 – Recommendations for Existing Trees

Botanical Name	Chinese Name	Retain	Transplant	Total
Archontophoenix alexandrae	假檳榔	2	1	3
Bombax ceiba	木棉	12		12
Melaleuca cajuputi subsp. cumingiana	白千層	3		3
Sapthodea campanulata	火焰樹	1		1
Wodyetia bifurcata	狐尾椰子	1		1
	Total =	**19**	**1**	**20**

6 COMPENSATORY PLANTING PROPOSAL

6.1.1 Recapping the last approved TPRP in June 2020 [approval record – minutes of the 1st TWVP is attached in **Appendix E**], the 6 trees within the Site (GLA – HK1178) and 4 trees on the Pavement were approved for felling and to compensate for the loss of trees, 12 compensatory trees of heavy standard size were proposed within site, The compensatory ratio was 1:1.2.

6.1.2 In the current submission, the compensatory planting proposal is retained to be in total number of 12, with a compensatory ratio of 1:1.2, achieving the minimum compensatory planting ratio of not less than 1:1 in terms of quantity, The compensatory planting ratio is summarized in Table 6.1 below.

Table 6.1 – Compensatory Planting Ratio

No, of Trees Approved to be Felled in 1st TWVP June 2020	No. of Compensatory Trees provided	Compensatory Plating Ratio (by Quantity)
10	12	1:1.2

6.1.3 The proposed compensatory tree planting is as shown on the Compensatory Tree Plan (**Appendix B**).

6.1.4 A selection of exotic species of heavy standard sizes are proposed for stronger adaptability to the local seaside environment. 12 nos. of *Osmanthus fragans* (桂花) in heavy standard size are proposed at L1 (G/F) at the height of 3.0m in view of security concerns raised by HKPF. Details of the proposed compensatory tree planting species are shown in Table 6.2 below.

Table 6.2 – Compensatory Tree Planting Schedule

Botanical Name	Chinese Name	Responsible Maintenance Party	Size	Height	Spacing	Quantity
Within the Site on L1 (Ground Level)						
Osmanthus fragans	桂花	HKPF	Heavy Standard	3.0m	Min. 4.0m	12

Total =	12

6.1.5 In addition to the compensatory tree planting, other planting including shrubs, groundcovers and climbers are also proposed to be planted as part of the landscape treatment to enhance the amenity of the environment within the project site boundary for staff and visitors.

7 SUMMARY

7.1.1 Table 7.1 below provides the consolidated findings and recommendations for the proposed tree treatments.

Table 7.1 – Tree Summary

	TRPP Approved with Condition (1st TWVP (1) Meeting on 4th June 2020)			This Submission		
	Within Site	Outside Site	TOTAL	Within Site	Outside Site	TOTAL
Existing Trees						
Total	6	20	26	0	20	20
Proposed Tree Treatments						
Retained	0	16	16	0	19	19
Transplanted	0	0	0	0	1	1
Felled	6	4	10	0	0	0
Compensatory Planting Proposal						
Compensatory Tree	12	0	12	12	0	12
Compensatory Ratio	1:1.2		1:1.2	1:1.2		1:1.2
Total Tree Summary						
Total No. of Trees after Tree Treatment and Compensatory Planting	-	-		12	20	32

Appendix A
Tree Assessment Schedule

Project Title: Contract No.: SS H504 Design and Construction of Chai Wan Government Complex and Vehicle Depot
Date of Tree Survey: 29 July 2024 Surveyed by: Wan Wai Chung (AAUK Technician Member - TE03548)

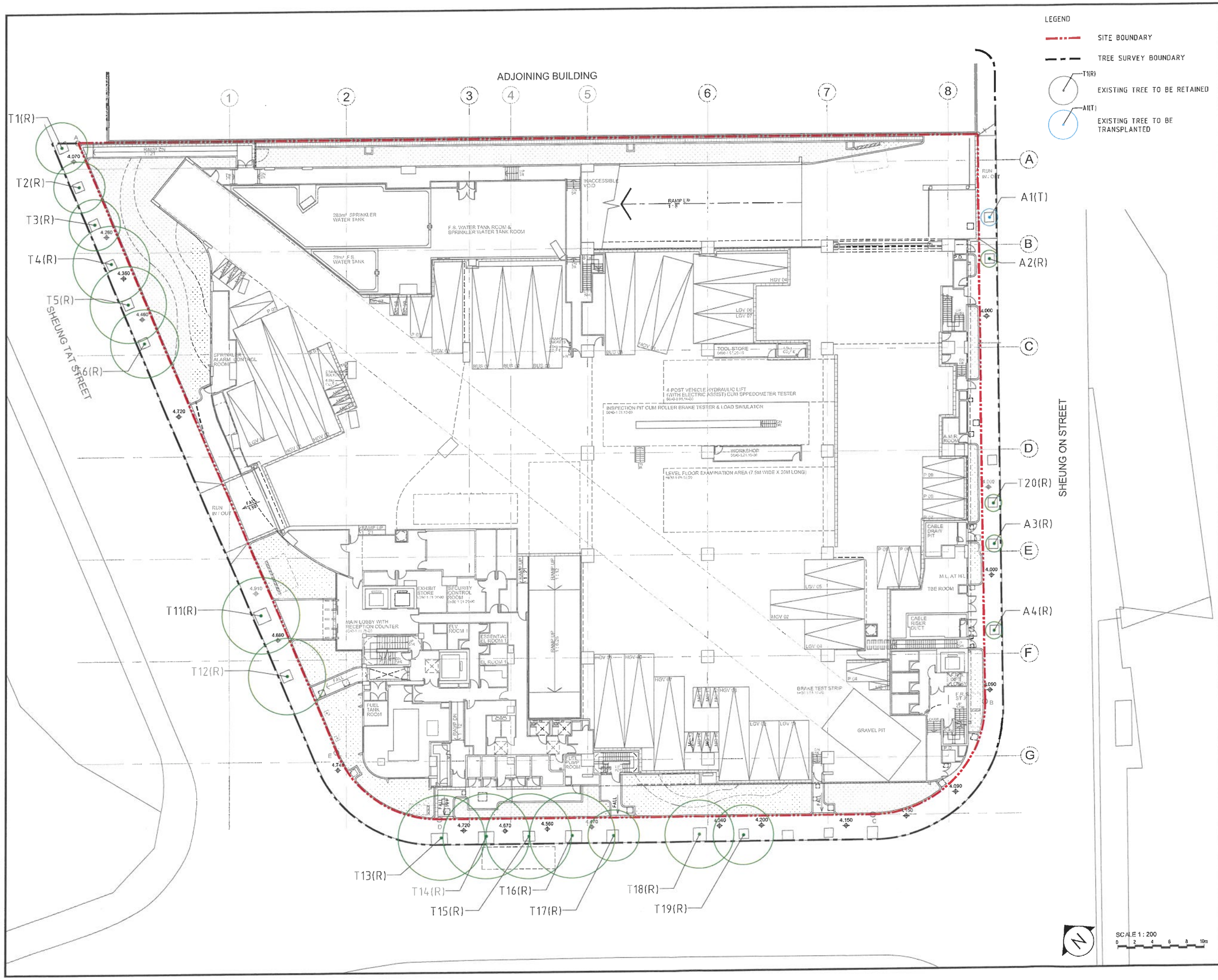
Tree Assessment Schedule

TREE No.	SPECIES		MEASUREMENTS			AMENITY VALUE	FORM	HEALTH CONDITION	STRUCTURAL CONDITION	SUITABILITY FOR TRANSPLANTING		CONSERVATION STATUS	Top of Soil Level Above Root Collar (mPD)	RECOMMEN-DATION	JUSTIFI-CATION	MAINTENANCE DEPARTMENT TO PROVIDE ADVISE		ADDITIONAL REMARKS
	SCIENTIFIC NAME	CHINESE COMMON NAME	Height (m)	DBH (mm)	Crown Spread (m)	[high (H)/ medium (M) / Low (L)]	[good (G) / average (A)/ Poor (P)]	[good (G) / average (A)/ Poor (P)]	[good (G) / average (A)/ Poor (P)]	[high (H)/ medium (M) / Low (L)]	REMARKS			(retain / transplant / remove)		BEFORE	AFTER	
A1	*Archontophoenix alexandrae*	假檳榔	3	160	2	Medium	Average	Average	A	M	in roadside tree pit	Nil	+4.08	Transplant	note 1	LCSD	LCSD	new tree not covered in previous TPRP, to be transplanted to U2 tree pit
A2	*Archontophoenix alexandrae*	假檳榔	3	110	2	Medium	Average	Average	A	H	in roadside tree pit	Nil	+4.06	Retain	-	LCSD	LCSD	new tree not covered in previous TPRP
A3	*Archontophoenix alexandrae*	假檳榔	3	180	2	Medium	Average	Average	A	H	in roadside tree pit	Nil	+3.95	Retain	-	LCSD	LCSD	new tree not covered in previous TPRP, broken fronds
A4	*Wodyetia bifurcata*	狐尾椰子	3	200	2	Medium	Average	Average	A	H	in roadside tree pit	Nil	+3.97	Retain	-	LCSD	LCSD	new tree not covered in previous TPRP, dead fronds
T1	*Melaleuca cajuputi subsp. cumingiana*	白千層	9	320	6	Low	Poor	Average	A	L	in roadside tree pit	Nil	+3.99	Retain	-	LCSD	LCSD	multiple attachments, crooked branch, tree crown close to nearby building, low-level branch growing over carriageway
T2	*Melaleuca cajuputi subsp. cumingiana*	白千層	13	370	6	Medium	Average	Average	A	L	in roadside tree pit	Nil	+4.16	Retain	-	LCSD	LCSD	low-level branch growing over carriageway
T3	*Melaleuca cajuputi subsp. cumingiana*	白千層	13	310	6	Medium	Average	Average	A	L	in roadside tree pit	Nil	+4.25	Retain	-	LCSD	LCSD	multiple attachments
T4	*Bombax ceiba*	木棉	13	395	9	Medium	Average	Average	A	L	in roadside tree pit	Nil	+4.38	Retain	-	LCSD	LCSD	restricted root zone, crooked trunk, broken leader was found after Typhoon No. 8 Signal – KOMPASU lowered at 13 October 2021, fungal fruiting bodies at trunk base, 2 low-level branches growing over carriageway
T5	*Bombax ceiba*	木棉	14	410	9	Medium	Average	Average	A	L	in roadside tree pit	Nil	+4.40	Retain	-	LCSD	LCSD	low-level branch growing over carriageway
T6	*Bombax ceiba*	木棉	15	395	8	Medium	Average	Average	A	L	in roadside tree pit	Nil	+4.58	Retain	-	LCSD	LCSD	restricted root zone, wound on branch & trunk, low-level branch growing over carriageway
T11	*Bombax ceiba*	木棉	15	550	9	Medium	Average	Average	A	L	in roadside tree pit	Nil	+5.01	Retain	-	LCSD	LCSD	Girdling roots
T12	*Bombax ceiba*	木棉	15	510	9	Medium	Average	Average	A	L	in roadside tree pit	Nil	+4.90	Retain	-	LCSD	LCSD	co-dominant scaffold branches, large wound (1600mm x 250mm) along the south of middle trunk with woundwood was found before site handover, wound on a scaffold branch with woundwood, low-level epicormic branches growing over carriageway
T13	*Bombax ceiba*	木棉	11	470	7	Low	Poor	Average	A	L	in roadside tree pit	Nil	+4.73	Retain	-	LCSD	LCSD	asymmetric crown, broken branch, low-level branches growing over carriageway
T14	*Bombax ceiba*	木棉	15	445	8	Low	Poor	Average	A	L	in roadside tree pit	Nil	+4.67	Retain	-	LCSD	LCSD	over-extended branch, girdling roots, low-level branch growing over carriageway
T15	*Bombax ceiba*	木棉	15	345	5	Low	Poor	Average	A	L	in roadside tree pit	Nil	+4.56	Retain	-	LCSD	LCSD	asymmetric crown, broken leader, low-level decaying branch growing over carriageway
T16	*Bombax ceiba*	木棉	15	600	7	Low	Poor	Average	A	L	in roadside tree pit	Nil	+4.42	Retain	-	LCSD	LCSD	asymmetric crown, pruning wound along the trunk, abandoned bird nest, low-level branches growing over carriageway
T17	*Bombax ceiba*	木棉	15	455	6	Low	Poor	Average	A	L	in roadside tree pit	Nil	+4.24	Retain	-	LCSD	LCSD	asymmetric crown, low-level branches growing over carriageway
T18	*Bombax ceiba*	木棉	11	550	8	Medium	Average	Average	A	L	in roadside tree pit	Nil	+4.25	Retain	-	LCSD	LCSD	Tree DBH is updated from 600mm to 550mm, low-level branches growing over carriageway
T19	*Bombax ceiba*	木棉	10	420	7	Low	Poor	Average	A	L	in roadside tree pit	Nil	+4.17	Retain	-	LCSD	LCSD	asymmetric crown, leaning, Tree DBH is updated from 450mm to 420mm, low-level branches growing over carriageway
T20	*Spathodea campanulata*	火焰樹	6	165	2	Low	Poor	Average	A	L	in roadside tree pit	Nil	+3.94	Retain	-	LCSD	LCSD	leaning, dieback twigs, wound on trunk, crooked trunk, epicormic shoots at very low trunk area

Key to Justification:
note 1 tree location conflicts with approved vehicular run-in/ run-out extent.

Note
1. A pre-construction TPRP was approved in June 2020. There were 6 trees within the site and 4 trees on the pavement outside the site in direct conflict with the proposed development and the run-in/out. The D&B contractor (Yau Lee) has removed those 10 trees in accordance with the approved TPRP after the site possession on 19th July 2021.

Appendix B
Drawings



No.	Date	Description	Initial
0	09/2024	TPRP SUBMISSION	

Revision

DDA SUBMISSION
( ) CONSENT IS GIVEN WITHOUT CONDITIONS
( ) CONSENT IS GIVEN WITH CONDITIONS
( ) CONSENT NOT GRANTED
FOR AND ON BEHALF OF
ARCHITECTURAL SERVICES DEPARTMENT

PM / SOR / ARCHITECT
DATE:

Landscape Designer
Iris Hoi

FOR AND ON BEHALF OF
URBIS Limited
Date:

The Contractor :
有利建築有限公司
Yau Lee Construction Co., Ltd.

Architectural Designer :
ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

Structural, Geotechnical, Building Services, Traffic and Facade Designer; Civil Engineer; Environmental, Acoustic Sustainability and BEAM Plus Consultant :
AECOM

Landscape Designer :
Urbis

Interior & Wayfinding Designer :
BREAD

Wayfinding Sub-consultant :
graphia | BRANDS

	Name	Signed	Date
Designed	JM		
Drawn	JM		
Checked	IH		

Contract No. SS H504
Programme No. 184GK

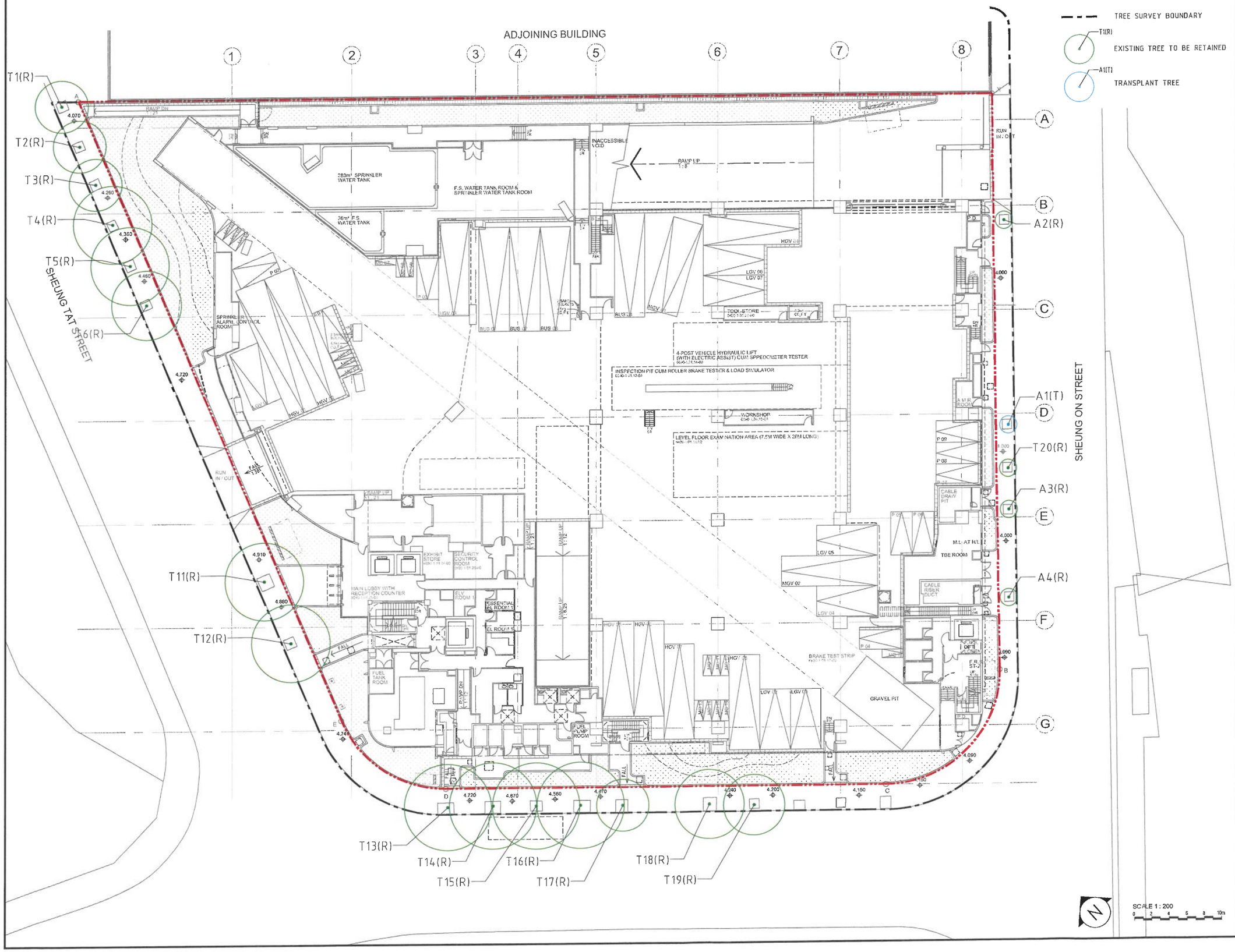
Contract
DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title
TREE SURVEY PLAN L1

Drawing No. YL8-TS01
Rev. 0

Job No. YL8
Scale 1 : 200
Date 09/2024

ARCHITECTURAL SERVICES DEPARTMENT



No.	Date	Description	Initial
0	05/2024	TPRP SUBMISSION	

Revision

DDA SUBMISSION
( ) CONSENT IS GIVEN WITHOUT CONDITIONS
( ) CONSENT IS GIVEN WITH CONDITIONS
( ) CONSENT NOT GRANTED
FOR AND ON BEHALF OF
ARCHITECTURAL SERVICES DEPARTMENT

PM / SOR / ARCHITECT
DATE:

Landscape Designer
Iris Hoi

FOR AND ON BEHALF OF URBIS Limited Date:

The Contractor :
有利建築有限公司
Yau Lee Construction Co., Ltd.

Architectural Designer :
ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

Structural, Geotechnical, Building Services, Traffic and Facade Designer; Civil Engineer; Environmental, Acoustic Sustainability and BEAM Plus Consultant :
AECOM

Landscape Designer :
Urbis

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BREAD

Wayfinding Sub-consultant :
graphia | BRANDS

	Name	Signed	Date
Designed	JM		
Drawn	JM		
Checked	IH		

Contract No. SS H504
Programme No. 184GK

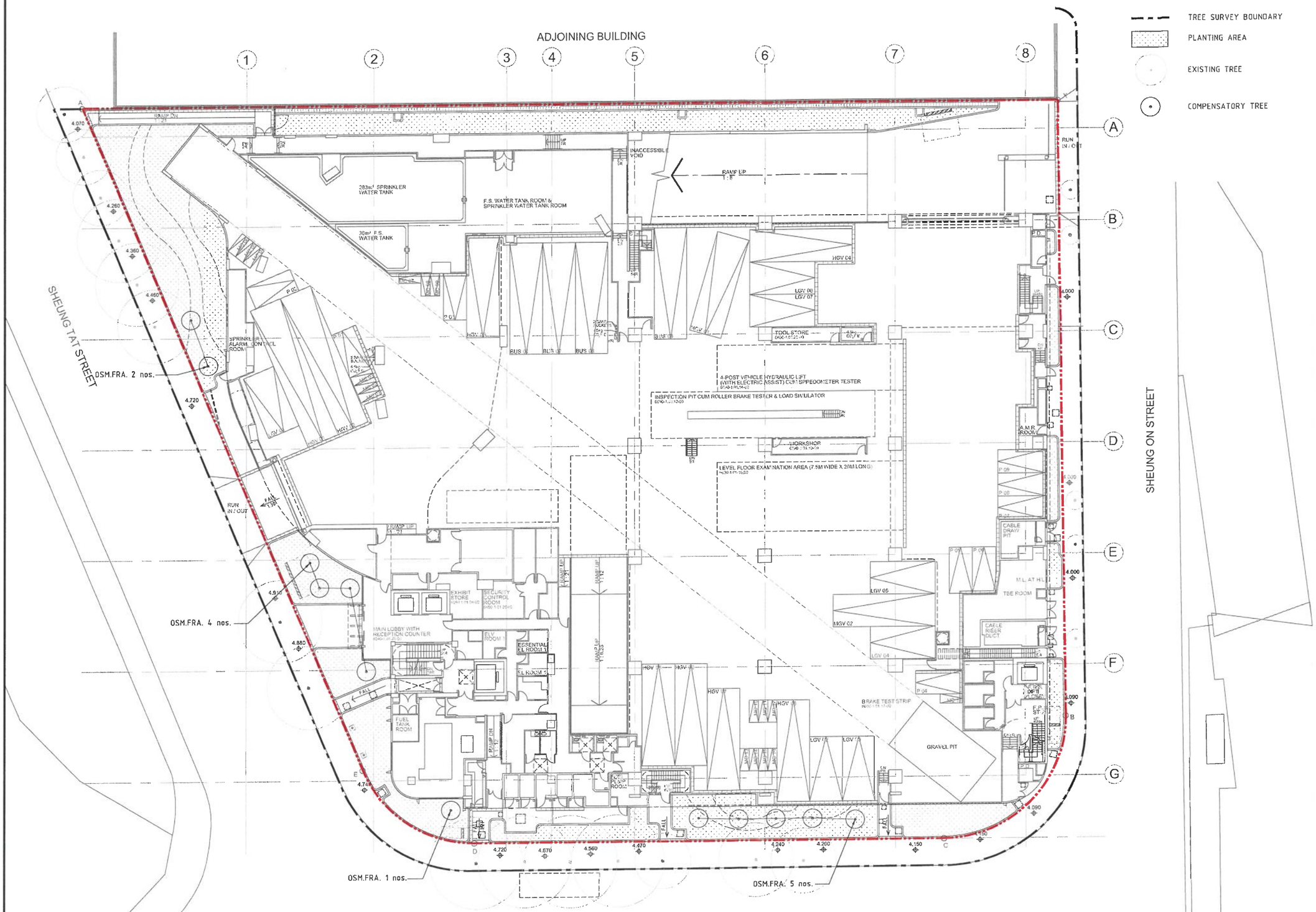
Contract
DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title
TREE TREATMENT PLAN L1

Drawing No. YL8-TT01 Rev. 0

Job No. YL8 | Scale 1 : 200 | Date 09/2024

ARCHITECTURAL SERVICES DEPARTMENT



LEGEND

- SITE BOUNDARY
- TREE SURVEY BOUNDARY
- PLANTING AREA
- EXISTING TREE
- COMPENSATORY TREE

COMPENSATORY TREE SCHEDULE

ABB.	SCIENTIFIC NAME	CHINESE NAME	SPACING (MM)	SIZE (MM)	MIN. DBH (MM)	REMARKS	QTY
TREES							
OSM.FRA.	Osmanthus fragrans	桂花	As shown	Heavy St.	75	3000MM HEIGHT X 2000MM SPREAD	12

SCALE 1 : 200
0 2 4 6 8 10m

No.	Date	Description	Initial
0	09/2024	TPRP SUBMISSION	

Revision

DDA SUBMISSION

( ) CONSENT IS GIVEN WITHOUT CONDITIONS
( ) CONSENT IS GIVEN WITH CONDITIONS
( ) CONSENT NOT GRANTED
FOR AND ON BEHALF OF
ARCHITECTURAL SERVICES DEPARTMENT

PM / SOR / ARCHITECT
DATE:

Landscape Designer
Iris Hoi

FOR AND ON BEHALF OF URBIS Limited
Date:

The Contractor :
有利建築有限公司
Yau Lee Construction Co., Ltd.

Architectural Designer :
ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD

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AECOM

Landscape Designer :
Urbis

Interior & Wayfinding Designer :
BREAD

Wayfinding Sub-consultant :
graphia | BRANDS

	Name	Signed	Date
Designed	JM		
Drawn	JM		
Checked	IH		

Contract No. SS H504
Programme No. 184GK

Contract
DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title
COMPENSATORY TREE PLAN
L1

Drawing No. YL8-CP01
Rev. 0

Job No. YL8
Scale 1 : 200
Date 09/2024

ARCHITECTURAL SERVICES DEPARTMENT

Appendix C
Tree Survey Photographs

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:A1
Species: *Archontophoenix alexandrae* (假檳榔)
Proposed Treatment: Transplant
Remarks: In roadside tree pit, new tree not covered in previous TPRP, to be transplanted to U2 tree pit

Justification of Proposed Tree Treatment:
- ... In clash with the future permanent run-in/ out location of the development.
- ... 'Medium' 'Amenity Value' and 'Suitability for transplanting'

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:A2
Species: *Archontophoenix alexandrae* (假檳榔)
Proposed Treatment: Retain
Remarks: : In roadside tree pit, new tree not covered in previous TPRP,

Photo 1. Overview

Photo 2. Basal Trunk

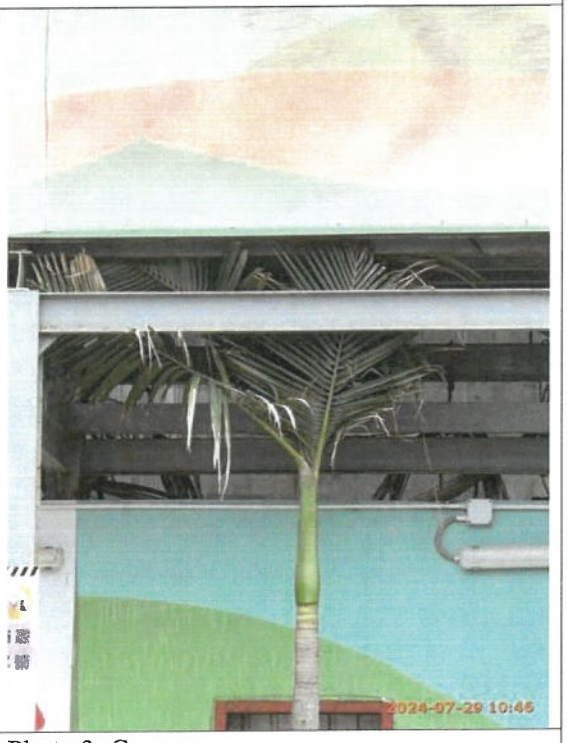


Photo 3: Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:A3
Species: *Archontophoenix alexandrae* (假檳榔)
Proposed Treatment: Retain
Remarks: : In roadside tree pit, new tree not covered in previous TPRP, broken fronds.

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.: A4
Species Wodyetia bifurcata
(狐尾椰子)
Proposed Treatment: Retain
Remarks: : In roadside tree pit, new tree not covered in previous TPRP, dead fronds.

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T1
Species: *Melaleuca cajuputi subsp. cumingiana* (白千層)
Proposed Treatment: Retain
Remarks: In roadside tree pit, multiple attachments, crooked branch, tree crown close to nearby building, low-level branch growing over carriageway.

Photo 1. Overview

Photo 2. Basal Trunk

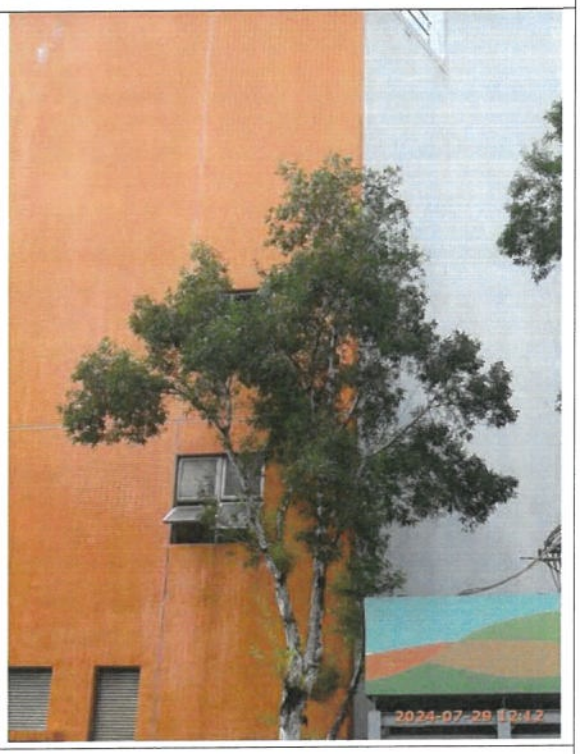


Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T2
Species: *Melaleuca cajuputi subsp. cumingiana* (白千層)
Proposed Treatment: Retain
Remarks: In roadside tree pit, low-level branch growing over carriageway

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T3
Species: *Melaleuca cajuputi subsp. cumingiana* (白千層)
Proposed Treatment: Retain
Remarks: In roadside tree pit, multiple attachments

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T4
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, restricted root zone, crooked trunk, broken leader was found after Typhoon No. 8 Signal – KOMPASU lowered at 13 October 2021, fungal fruiting bodies at trunk base, 2 low-level branches growing over carriageway.

Photo 1. Overview

Photo 2. Basal Trunk

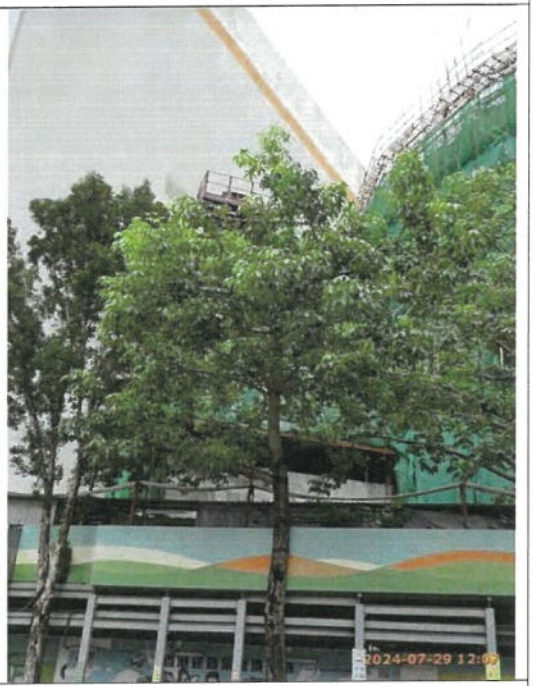


Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T5
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, low-level branch growing over carriageway

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T6
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, restricted root zone, wound on branch & trunk, low-level branch growing over carriageway

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T11
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, girdling roots

Photo 1. Overview

Photo 2. Basal Trunk

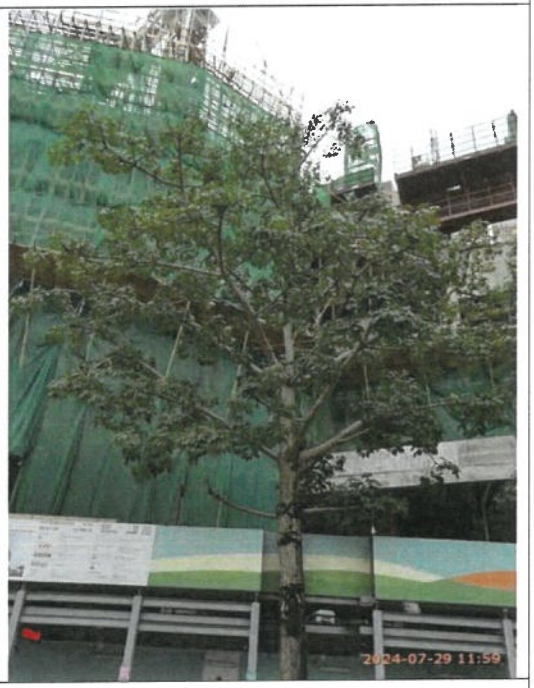


Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T12
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, co-dominant scaffold branches, large wound (1600mm x 250mm) along the south of middle trunk with woundwood was found before site handover, wound on a scaffold branch with woundwood, low-level epicormic branches growing over carriageway

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Photo 4. Large Wound (1600mm x 250mm) along the middle trunk with wound wood (1)

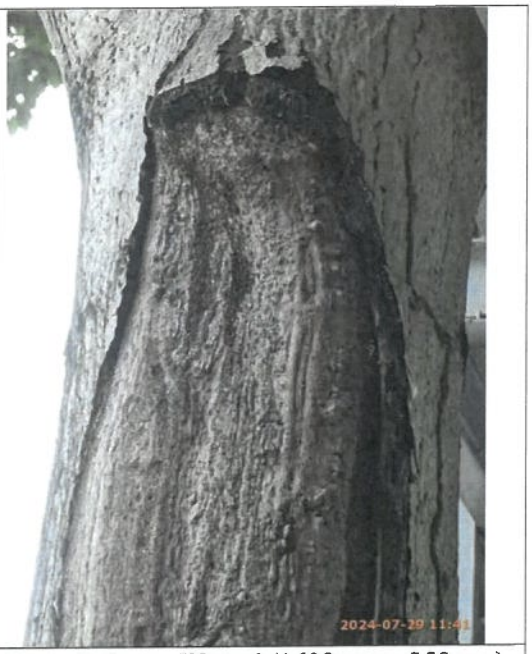


Photo 5. Large Wound (1600mm x 250mm) along the middle trunk with wound wood (2)

Photo 6. Large Wound (1600mm x 250mm) along the middle trunk with wound wood (3)

Photo 7. Large Wound (1600mm x 250mm) along the middle trunk with wound wood (4)

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T13
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, asymmetric crown, broken branch, low-level branches growing over carriageway.

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T14
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, over-extended branch, girdling roots, low-level branch growing over carriageway

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T15
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, asymmetric crown, broken leader, low-level decaying branch growing over carriageway.

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T16
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, asymmetric crown, pruning wound along the trunk, abandoned bird nest, low-level branches growing over carriageway.

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T17
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, asymmetric crown, low-level branches growing over carriageway.

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T18
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, tree DBH is updated from 600mm to 550mm, low-level branches growing over carriageway.

Photo 1. Overview

Photo 2. Basal Trunk

Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T19
Species: *Bombax ceiba* (木棉)
Proposed Treatment: Retain
Remarks: In roadside tree pit, asymmetric crown, leaning, Tree DBH is updated from 450mm to 420mm, low-level branches growing over carriageway.

Photo 1. Overview

Photo 2. Basal Trunk

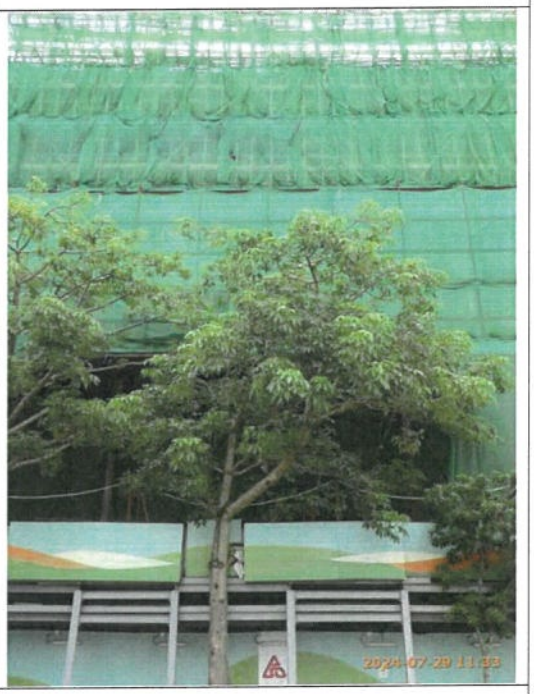


Photo 3. Crown

Project Title: Design and Construction of Chai Wan Government Complex and Vehicle Depot, Hong Kong
Programme No.: 184GK Date of visit/ Photo taken: 29/07/2024 and 29/7/2024
Contract No.: SS H504
TREE SURVEY PHOTOGRAPHS – Tree (DBH ≥ 95 mm) - Outside Site

Tree No.:T20
Species: *Spathodea campanulata* (火焰樹)
Proposed Treatment: Retain
Remarks: In roadside tree pit, leaning, dieback twigs, wound on trunk, crooked trunk, epicormic shoots at very low trunk area.

Photo 1. Overview

Photo 2. Basal Trunk

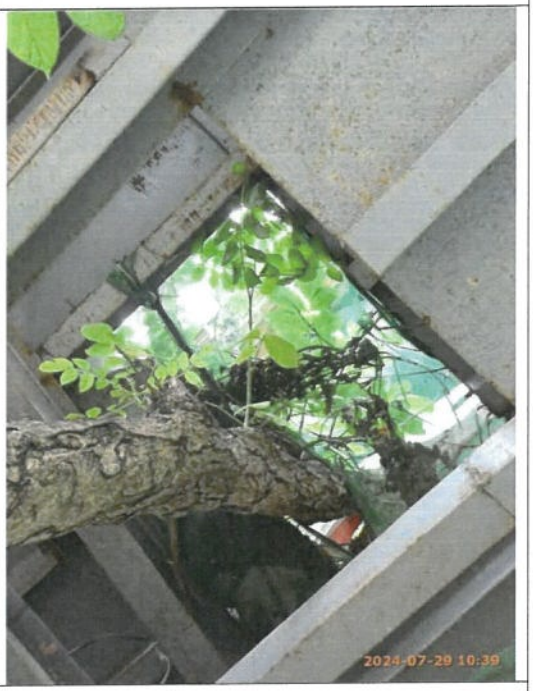


Photo 3. Crown

Appendix D

Method Statement for Tree Transplanting Works

Oriental Landscapes Limited
東方綠化有限公司

Yau Lee Construction Co., Ltd.

Contract No: SS H504
Design and Construction of
Chai Wan Government Complex and Vehicle Depot
(Programme No. 184GK) Hong Kong

Method Statement for Tree Transplanting Works (For Palm)

1. Instruction

For execution of construction works, an existing tree under this contract has been identified to be transplanted. This document is to present the methodology of the tree transplanting works.

2. Scope of Work

The scope of works includes transplanting the existing tree to the designated location on site.

The existing tree (A1) "*Archontophoenix alexandrae*" 假檳榔 to be transplanted to the site existing tree pit of dead U2 on Sheung On Street.

荃灣沙咀道 57 號荃運工業中心二期 3 樓 A 室 Unit A, 3/F, Superluck Industrial Centre Phase 2, 57 Sha Tsui Road, Tsuen Wan, N.T.

電話 Tel: (852) 2885-3883 傳真 Fax: (852) 2885-3226 電郵 Email: info@oll.com.hk

Methods

1. Description

A. Root Pruning – 1 Stage

The diameter of root ball shall be a minimum 1000 mm dia and the depth of rootball shall be as large as possible and the root ball shall be wrapped with hessian or Geotextile.

Root pruning shall be done in one stage.

Cutting one circle trenches on all sides of the root ball. The trench size shall be 300 mm wide and around 600 mm deep.

Cutting of the underside of the root ball and root ball shall be wrapped with geotextile or hessian. The root ball shall be kept moist during transplanting to the receptor site at Sheung On Street.

B. Preparation Works at Receptor Location on Site

The tree pit shall be filled with water before receiving the transplanted tree to ensure free drainage.

The base and sides of the pit shall be broken up to a depth of 150mm larger or deeper than the rootball.

The working area shall be fenced off during operation. No trespassing is allowed. TTA shall be provided by the main contractor. Additional manpower shall be deployed on site for safety.

C. Transplanting Works

Upon lifting of tree by 20-30 tons mobile crane, the root ball shall be wrapped with damp hessian and enclosed by a section of chain link fence or metallic wire mat to hold the rootball intact (refer to Diagrams 1 and 2 as shown below). Trunk and terminal bud of palm will be wrapped for protection during transplanting process until it is transplanted.

The tree shall be lifted carefully to avoid damage to stem, fronds and roots. Lifting both the rootball and the trunk should be applied in this case. The lifting cables and harnesses shall only be anchored to the root ball or the chain net wrapping around the root ball, should never be attached to terminal bud. The upper part of the lifting cable should be spread out by frame spacer to prevent the cable from touching the terminal bud at the time of lifting. Guying rope should be tie to the lifting cable to stabilize the tree at the time of lifting. The trunk and the terminal bud should be temporary protected by burlap wrapping and be removed once complete.

Diagram 1

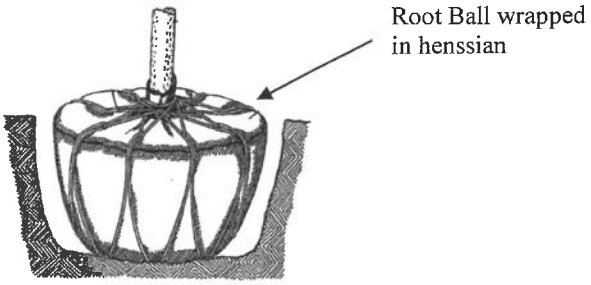
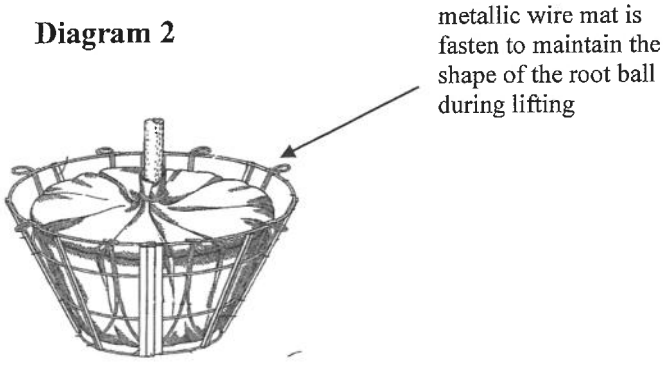


Diagram 2



After transferring to the planting location, trees shall be off-loaded carefully to ensure that no damage is done to the rootball, trunk or terminal bud of palm. The metallic wire mat and hessian will be removed from the rootball after the tree has been placed in the receptor tree pit. The receptor tree pit will be backfilled with a soil mix to encourage proper root growth.
Transplanted trees will be planted in an upright position, allowing adequate space for growth.

Backfilling shall be done in layer, each being firmly consolidated to eliminate air pockets. The level of the tree pit shall be formed to match with the future soil level and a saucer shaped depression of the diameter of the root ball shall be left to facilitate watering.

The palm will be watered. The base of the palm will be well watered, using enough water to thoroughly soak the rootball.

Photographic records shall be submitted to the main contractor at the completion of transplantation.

2. Resources/Plants

1. Hand-saw and Chain-saw
   (for cutting the tree roots)
2. Hand-held small tools
3. 20-30 tons Mobile crane
   (for uplifting trees and transporting trees to site location)

Appendix E

Previously Approved Tree Information & Plans

APPENDIX E
SUPPORTING DOCUMENT 1

Minutes for the 1st Tree Works Vetting Panel (1) Meeting

Date: 4th June 2020 (Thursday)
Time: 10:00 am
Venue: Room 4032

Attendants:

Mr. Tony MUI	CLA	Chairperson
Ms. Eva LEE	SLA/1	Member (for items 1 to 4)
Mr. CHOW Yun-tong	SPM321	Member (for items 1 to 4)
Ms. Josephine CHOW	SPM239	Member (for items 5 and 6)
Mr. Elven TANG	SLA/3 (Ag.)	Member (for items 5 and 6)
Miss Helen NGAI	SLA/2 (Ag.)	Secretary

Item	Project No.	Project Title
1	GK184	Chai Wan Government Complex and Vehicle Depot (InForM 6690)
2	MH116	The Development of Chinese Medicine Hospital in Tseung Kwan O (CMH Site) (InForM 8515)
3	MC073	Community Health Centre and Social Welfare Facilities Building in Siu Sai Wan (InForM 8371)
4	RO409	Consultancy Agreement No.9AG113 Proposed Lei Yue Mun Waterfront Enhancement Project and Related Improvement Works (InForM 6081)
5	NB023	Provision of Columbarium at Cape Collinson Road in Chai Wan (InForM 8017)
6	ZX179	Consultancy Agreement No.9AG131 Upgrading of the Village Refuse Collection Point at Yung Shue Long, Lamma Island (InForM 8122)

Item 1

Project:	**GK184** Chai Wan Government Complex and Vehicle Depot **(1st Submission)**
InForM:	**6690**
From:	**Josephine CHOW (SPM239) via Jason LEE (LA/PMB2/2)**
Reference No.:	**ASD 203/6690/PB/S66/904 dated 15 May 2020**
Other Correspondences:	**Nil**

1.0 **Case Summary:** This Submission proposed to fell 6 trees within site and 4 trees outside site (including 2 undersized trees). The felling of 2 undersized trees was recorded and compensated as per LCSD's request.

1.1 The trees proposed to be felled were common species. The tree form and structural conditions of the affected trees were rated "average" or "poor". The health conditions of the affected trees were rated "average". The amenity values of the affected trees were rated "medium" or "low". The ratings for "suitability for transplanting" of all the affected trees were "low".

1.2 To compensate for the loss of trees, 12 compensatory trees of heavy standard size were proposed within site. The compensatory ratio was 1:1.2. LCSD had no objection to the proposed tree treatment outside site.

1.3 Having reviewed the TPRP, the Panel requested the Project Team to review the species of the compensatory trees by taking the existing trees of the neighbourhood and surrounding landscape character into account and making reference to the Greening Master Plan for Chai Wan. The proposed species should also cater the environmental conditions, such as proximity to waterfront for sustainable growth.

1.4 Summary of the proposed tree treatments:

	1st submission		
Proposed Treatment	**Within site**	**Outside site**	**Total**
Retained	0	16	**16**
Transplanted	0	0	**0**
Felled	6	4 + 2 undersized trees as requested by LCSD	**10**
No. of trees covered by this project	**6**	**20**	**26**
Compensatory tree(s)	12	0	**12**
Compensatory ratio	1:1.1.2		

1.5 The Panel **approved** the TPRP **with conditions.** Resubmission to address the above comments in paragraph 1.3 should be made to the TWVP(1) for review **within 3 months**.

7.0 The Panel Meeting adjourned at 12:00pm. Next Panel Meeting would be on 02 July 2020.

Minutes taken by: Secretary of the TWVP(1)

Miss Helen NGAI, SLA/2 (Ag.)

Minutes confirmed by:

Members

Ms. Eva LEE, SLA/1
(for items 1 to 4)

Mr. CHOW Yun-tong, SPM321
(for items 1 to 4)

Ms. Josephine CHOW, SPM239
(for items 5 and 6)

Mr. Elven TANG, SLA/3 (Ag.)
(for items 5 and 6)

Chairperson

Mr. MUI Tung-king, Tony, CLA

22 June 2020

Topographical and Tree Surveys and Tree Preservation and Removal Proposal for
Chai Wan Government Complex and Vehicle Depot
(Programme No. 184GK)
Date of Tree Survey: 12 Mar 2019 and 06 May 2020 Surveyed by: Lin Luoxian, Lorraine (ISA Certified Arborist No. HK-1196A)

Urbis Limited

Tree Assessment Schedule 1 (ArchSD to provide expert advice) - Trees (Trunk diameter at 1.3m ≥ 95 mm)

TREE ID NO.	SCIENTIFIC NAME	CHINESE COMMON NAME	SIZE			AMENITY VALUE	FORM	HEALTH CONDITION	STRUCTURAL CONDITION	SUITABILITY FOR TRANSPLANTING		CONSERVATION STATUS	RECOMMENDATION	JUSTIFICATION	Maintenance department to provide comments on TPRP		ADDITIONAL REMARKS
			OVERALL HEIGHT (m)	TRUNK DIAMETER (mm)	CROWN SPREAD (m)	(high(H)/ medium(M) /low(L))	(good G)/average (A)/ poor (P))			(high(H)/ medium(M)/ low(L))	REMARKS		(retain/transplant/ remove)		Before	After	
T21	*Morus alba*	桑	6.0	190	6.0	M	A	A	P	L	Poor structural condition not suitable for transplanting	-	Remove	Note 1 and 5	ArchSD	HKPF	Stockpiling of construction materials around the rooting area, trunk base embedded by construction materials resulted in wounds with decay and deformed trunk base, a significant wound on upper trunk with decay, epicormics on a broken branch, close to nearby building
T22	*Carica papaya*	番木瓜	7.0	120	3.0	M	A	A	A	L	Close to building wall, preparation of a balanced rootball with adequate size for transplanting is impraticable	-	Remove	Note 2, 6 and 7	ArchSD	HKPF	Trunk base close to building wall
T23	*Carica papaya*	番木瓜	6.0	190	2.0	L	P	A	A	L	Close to building and concrete pavement, preparation of a balanced rootball with adequate size for transplanting is impraticable	-	Remove	Note 3, 4, 5, 6 and 7	ArchSD	HKPF	Leaning, bent trunk, broken leader
T24	*Bombax ceiba*	木棉	7.0	160	3.0	M	A	A	A	L	Close to concrete pavement, preparation of a balanced rootball with adequate size for transplanting is impraticable	-	Remove	Note 3 and 7	ArchSD	HKPF	Stockpiling of construction materials close to trunk base
T25	*Bombax ceiba*	木棉	6.0	110	3.0	M	A	A	A	L	Close to concrete pavement, preparation of a balanced rootball with adequate size for transplanting is impraticable	-	Remove	Note 3 and 7	ArchSD	HKPF	Stockpiling of construction materials close to trunk base, sparse foliage
T26	Psidium guajava	番石榴	4.0	100	4.0	L	P	A	A	L	Close to concrete pavement, preparation of a balanced rootball with adequate size for transplanting is impraticable	-	Remove	Note 3, 4, 5, 6 and 7	ArchSD	HKPF	Asymmetric crown, dead branches

Key to Justification
Note 1 In direct conflict with the proposed vehicular run-in / run-out
Note 2 In direct conflict with the building construction
Note 3 In direct conflict with the proposed boundary fence wall construction
Note 4 Low amenity value
Note 5 Poor form, health or structure
Note 6 Low chance of survival upon transplanting
Note 7 Trees grown under poor conditions which have limited the formation of proper root ball necessary for transplanting

Summary Table	Total number of trees surveyed	Total number of trees proposed to be Retained	Total number of trees proposed to be Retained and pruned	Total number of trees proposed to be Removed	Total number of trees proposed to be Felled
ArchSD to provide expert advice	**6**	0	0	0	6
Total	**6**	0	0	6	0

Topographical and Tree Surveys and Tree Preservation and Removal Proposal for
Chai Wan Government Complex and Vehicle Depot
(Programme No. 184GK)
Date of Tree Survey: 12 Mar 2019

Surveyed by: Lin Luoxian, Lorraine (ISA Certified Arborist No. HK-1196A)

Urbis Limited

Tree Assessment Schedule 2 (LCSD to provide expert advice) - Trees (Trunk diameter at 1.3m ≥ 95 mm)

TREE ID NO.	SCIENTIFIC NAME	CHINESE COMMON NAME	SIZE			AMENITY VALUE	FORM	HEALTH CONDITION	STRUCTURAL CONDITION	SUITABILITY FOR TRANSPLANTING		CONSERVATION STATUS	RECOMMENDATION	JUSTIFICATION	MAINTENANCE DEPARTMENT TO PROVIDE COMMENTS ON TPRP		ADDITIONAL REMARKS
			OVERALL HEIGHT (m)	TRUNK DIAMETER (mm)	CROWN SPREAD (m)	(high(H)/ medium(M) /low(L))	(good G)/average (A)/ poor (P))			(high(H)/ medium(M)/ low(L))	REMARKS		(retain/transplant/ remove)		Before	After	
T1	*Melaleuca cajuputi* subsp. *cumingiana*	白千層	9.0	260	6.0	L	P	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Multiple attachments, crooked branch, tree crown close to nearby building
T2	*Melaleuca cajuputi* subsp. *cumingiana*	白千層	13.0	290	6.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	
T3	*Melaleuca cajuputi* subsp. *cumingiana*	白千層	13.0	200	6.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Multiple attachments
T4	*Bombax ceiba*	木棉	13.0	340	9.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Hanger, restricted root zone, crooked trunk
T5	*Bombax ceiba*	木棉	14.0	350	9.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Hanger
T6	*Bombax ceiba*	木棉	15.0	340	8.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Wound on branch & trunk, with woundwood, hanger, restricted root zone
T7	*Melaleuca cajuputi* subsp. *cumingiana*	白千層	5.0	200	3.0	M	P	A	A	L	In roadside tree pit, poor quality specimen, impossible to prepare a balanced root ball due to proximity to road	-	Remove	Note 1, 3 and 4	LCSD	LCSD	Severely asymmetric crown, epicormics, wound on trunk
T8	*Bombax ceiba*	木棉	7.0	350	8.0	M	A	A	A	L	In roadside tree pit, mature tree, impossible to prepare a balanced root ball due to proximity to road	-	Remove	Note 1 and 4	LCSD	LCSD	Asymmetric crown, dead stubs, vines at crown
T9	*Bombax ceiba*	木棉	7.0	290	6.0	L	P	A	A	L	In roadside tree pit, poor quality specimen, impossible to prepare a balanced root ball due to proximity to road	-	Remove	Note 1, 2, 3 and 4	LCSD	LCSD	Crooked trunk, asymmetric crown, broken leader, epicormics, dead branches
T10	*Bombax ceiba*	木棉	14.0	280	7.0	M	A	A	A	L	In roadside tree pit, mature tree, impossible to prepare a balanced root ball due to proximity to road	-	Remove	Note 1 and 4	LCSD	LCSD	Minor wound on trunk with woundwood
T11	*Bombax ceiba*	木棉	15.0	530	9.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Wound on trunk, girdling roots
T12	*Bombax ceiba*	木棉	15.0	480	9.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Co-dominant scaffold branches, wound on a scaffold branch with woundwood
T13	*Bombax ceiba*	木棉	11.0	420	7.0	L	P	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Asymmetric crown, broken branch
T14	*Bombax ceiba*	木棉	15.0	410	8.0	L	P	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Over-extended branch, girdling roots
T15	*Bombax ceiba*	木棉	15.0	320	7.0	L	P	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Asymmetric crown, broken leader
T16	*Bombax ceiba*	木棉	15.0	560	7.0	L	P	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Asymmetric crown, multiple pruning wounds along the trunk, broken branches with epicormics
T17	*Bombax ceiba*	木棉	15.0	420	6.0	L	P	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Asymmetric crown, hanger, broken branches
T18	*Bombax ceiba*	木棉	11.0	580	8.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Hanger
T19	*Bombax ceiba*	木棉	10.0	430	7.0	L	P	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Asymmetric crown, leaning
T20	*Spathodea campanulata*	火焰樹	6.0	160	2.0	L	P	P	P	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Leaning, dieback, wound on trunk, crooked trunk, dead branches

Key to Justification
Note 1 In direct conflict with the proposed vehicular run-in / run-out
Note 2 Low amenity value
Note 3 Poor form, health or structure
Note 4 Preparation of a balanced root ball of reasonable size for transplanting is impracticable due to the proximity to road

Summary Table	Total number of trees surveyed	Total number of trees proposed to be Retained	Total number of trees proposed to be Retained and pruned	Total number of trees proposed to be Removed	Total number of trees proposed to be Felled
LCSD to provide expert advice	**20**	16	0	4	0
Total	**20**	16	0	4	0

Topographical and Tree Surveys, Tree Preservation and Removal Proposal for
Chai Wan Government Complex and Vehicle Depot
(Programme No. 184GK)
Date of Tree Survey: 12 Mar 2019

Surveyed by: Lin Luoxian, Lorraine (ISA Certified Arborist No. HK-1196A)

Urbis Limited

Tree Assessment Schedule 3 - Undersized Trees (95 mm > trunk diameter at 1.3m ≥ 50 mm)

TREE ID NO.	SCIENTIFIC NAME	CHINESE COMMON NAME	SIZE			AMENITY VALUE	FORM	HEALTH CONDITION	STRUCTURAL CONDITION	SUITABILITY FOR TRANSPLANTING		CONSERVATION STATUS	RECOMMENDATION	JUSTIFICATION	MAINTENANCE DEPARTMENT TO PROVIDE COMMENTS ON TPRP		ADDITIONAL REMARKS
-	-	-	OVERALL HEIGHT (m)	TRUNK DIAMETER (mm)	CROWN SPREAD (m)	(high(H)/ medium(M) /low(L))	(good G)/average (A)/ poor (P))			(high(H)/ medium(M)/ low(L))	REMARKS		(retain/transplant/ remove)	-	Before	After	-
U1	*Xanthostemon chrysanthus*	金蒲桃	5.0	70	3.0	M	A	A	A	L	In roadside tree pit	-	Retain	-	LCSD	LCSD	Co-dominant scaffold branches, pruning wound, sparse foliage
U2	*Archontophoenix alexandrae*	假檳榔	3.0	70	2.0	M	A	A	A	M	In roadside tree pit	-	Retain	-	LCSD	LCSD	Minor wound on trunk, slightly crooked trunk, wilted foliage tips
U3	*Spathodea campanulata*	火焰樹	3.0	80	2.0	L	P	A	A	L	In roadside tree pit, preparation of a balanced rootball is impraticable due to proximity to road	-	Remove	Note 1, 2 and 3	LCSD	LCSD	Asymmetric crown, leaning
U4	*Spathodea campanulata*	火焰樹	3.0	60	1.0	L	P	P	P	L	In roadside tree pit, preparation of a balanced rootball is impraticable due to proximity to road	-	Remove	Note 1, 2 and 3	LCSD	LCSD	Low live crown ratio, leaning

Key to Justification
Note 1 In direct conflict with the proposed vehicular run-in / run-out
Note 2 Low amenity value
Note 3 Poor form, health or structure

Summary Table	
	Qty.
Total number of undersized trees surveyed:	4
Total number of undersized trees proposed to be retained:	2
Total number of undersized trees proposed to be felled:	2

APPENDIX E
SUPPORTING DOCUMENT 3

LEGEND

- SITE BOUNDARY(GLA HK1169)
- TREE SURVEY BOUNDARY
- EXISTING LAYOUT
- T2 EXISTING TREE
- U2 UNDERSIZED TREE

GLA-HK1178

Sheung Tat Street

Sheung On Street

Chai Wan Public Cargo Working Area
Marine Department
(Access Restricted)

Road

Sheung Mau Street

SHEUNG MAU STREET

SHING

NORTH

SCALE 1 : 500
0 10 20 30m

Amendment No.	Date	Description	Drawn by	Checked by	Approved by

Job Title: CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title: TREE SURVEY PLAN

Drawing No.: ASD25_TS01

Scale: 1:500@A3

Drawn by	DW	Checked by	THT	Approved by	AD	Date	APR 2019	Job. No.	ASD25

Urbis Limited 雅邦
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

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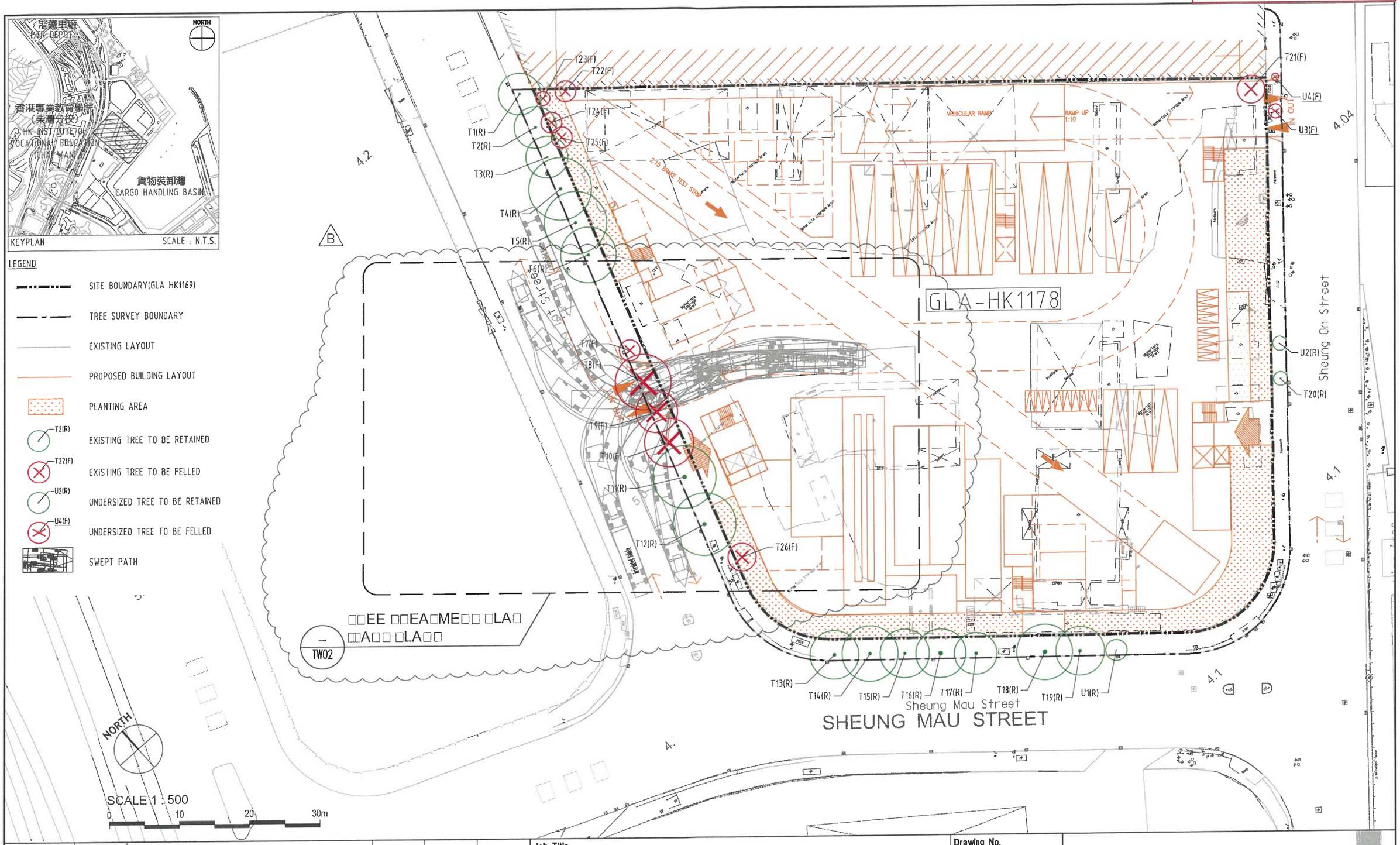
APPENDIX E
SUPPORTING DOCUMENT 4

LEGEND

- SITE BOUNDARY(GLA HK1169)
- TREE SURVEY BOUNDARY
- EXISTING LAYOUT
- PROPOSED BUILDING LAYOUT
- PLANTING AREA
- T2(R) — EXISTING TREE TO BE RETAINED
- T22(F) — EXISTING TREE TO BE FELLED
- U2(R) — UNDERSIZED TREE TO BE RETAINED
- U4(F) — UNDERSIZED TREE TO BE FELLED
- SWEPT PATH



Amendment No.	Date	Description	Drawn by	Checked by	Approved by
B	23/08/2019	RUN-IN / RUN-OUT REVISED	BW	THT	
A	05/08/2019	SWEPT PATH ADDED	BW	THT	

Job Title: CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title: TREE TREATMENT PLAN

Drawing No.: ASD25_TW01

Scale: 1:500@A3

Drawn by	Checked by	Approved by	Date	Job. No.
DW	THT	AD	APR 2019	ASD25

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Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

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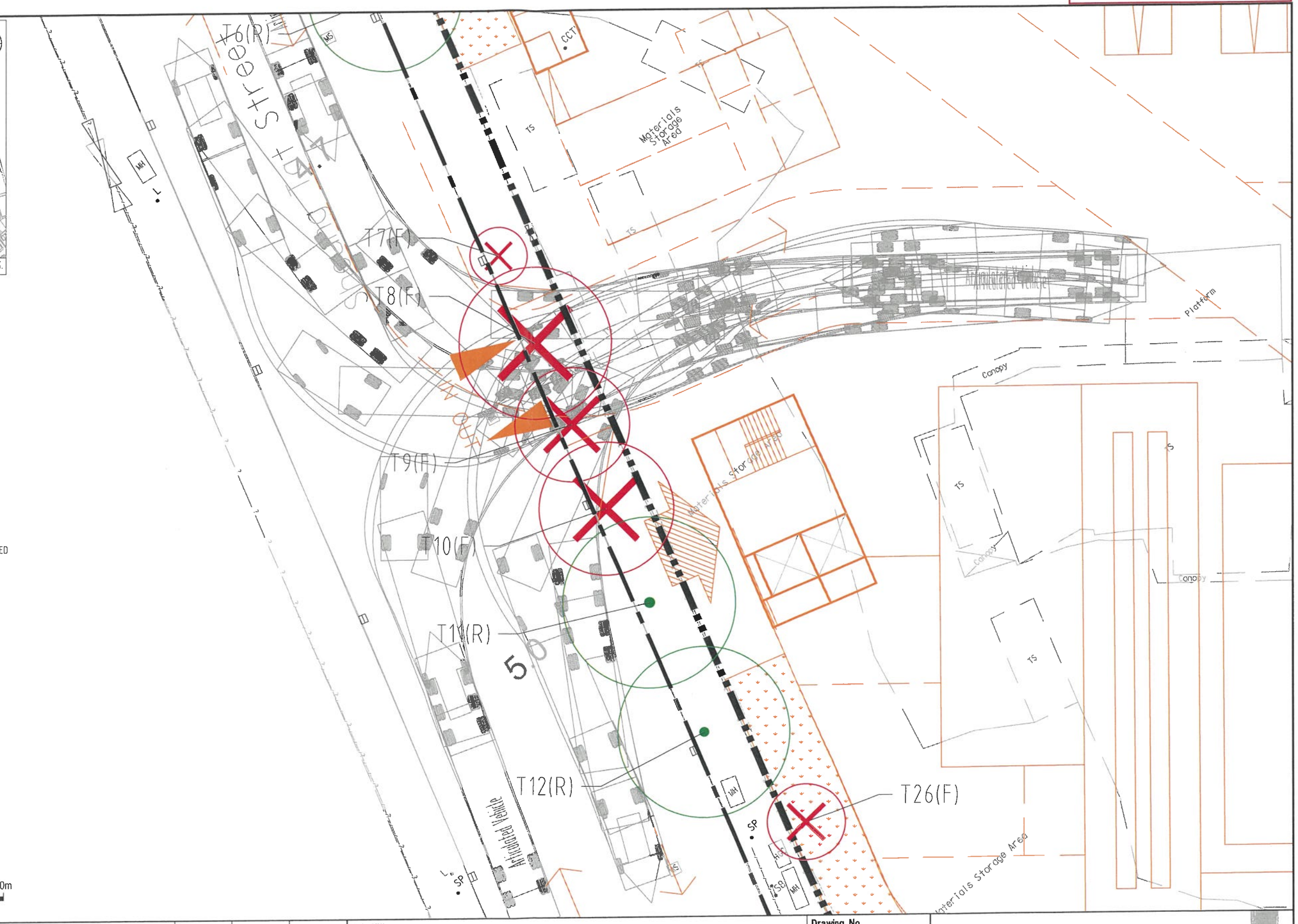
APPENDIX E
SUPPORTING DOCUMENT 5

LEGEND

- SITE BOUNDARY(GLA HK1169)
- TREE SURVEY BOUNDARY
- EXISTING LAYOUT
- PROPOSED BUILDING LAYOUT
- PLANTING AREA
- T2(R) EXISTING TREE TO BE RETAINED
- T22(F) EXISTING TREE TO BE FELLED
- U2(R) UNDERSIZED TREE TO BE RETAINED
- U4(F) UNDERSIZED TREE TO BE FELLED
- SWEPT PATH



Amendment No.	Date	Description	Drawn by	Checked by	Approved by

Job Title: CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title: TREE TREATMENT PLAN(PART PLAN)

Drawn by	Checked by	Approved by	Date
DW	THT	AD	AUG 2019

Drawing No.: ASD25_TW02

Scale: 1:200@A3

Job. No.: ASD25

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Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

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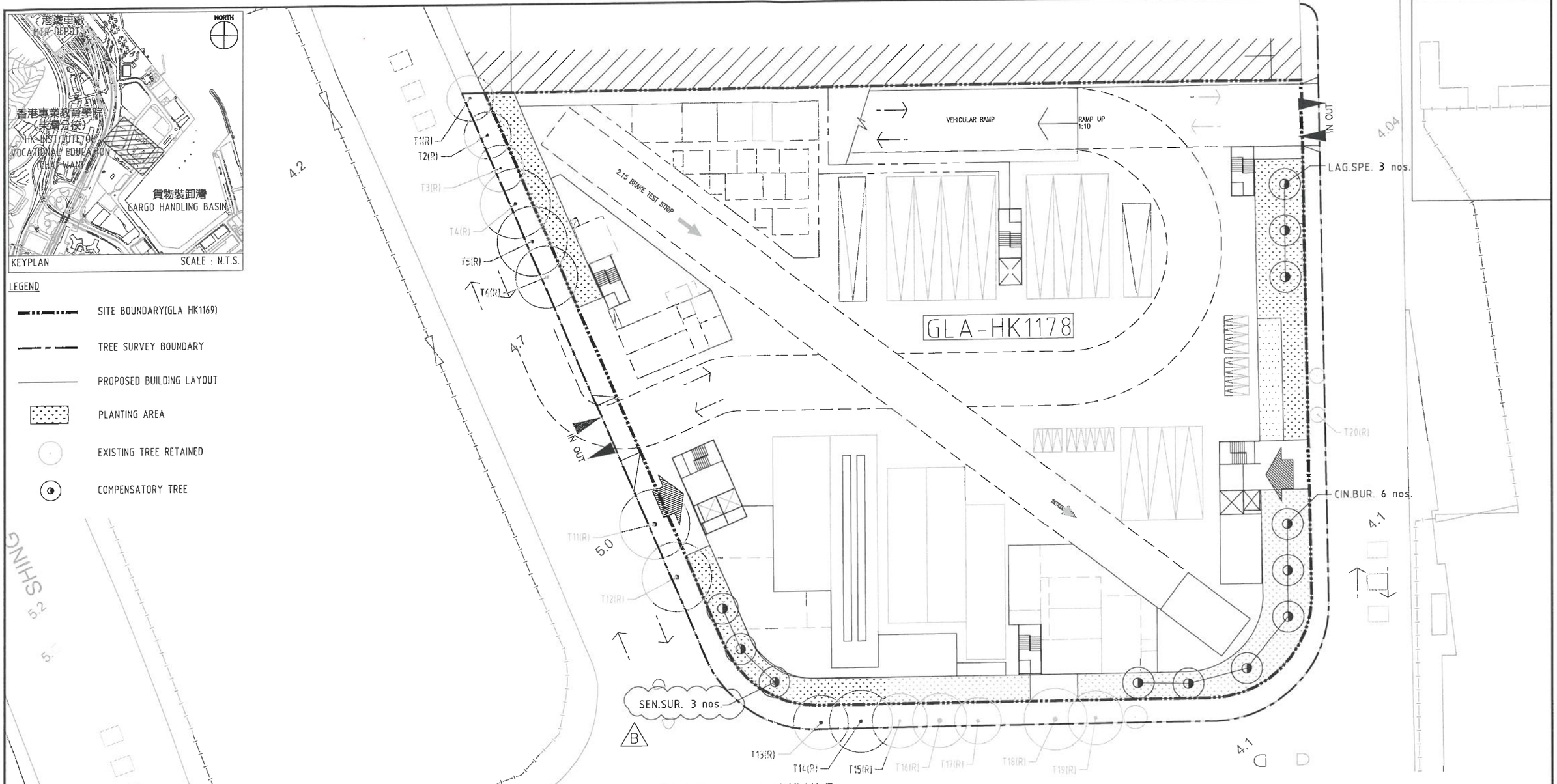
APPENDIX E
SUPPORTING DOCUMENT 6

LEGEND

- SITE BOUNDARY(GLA HK1169)
- TREE SURVEY BOUNDARY
- PROPOSED BUILDING LAYOUT
- PLANTING AREA
- EXISTING TREE RETAINED
- COMPENSATORY TREE



PLANTING SCHEDULE

ABB.	SCIENTIFIC NAME	CHINESE NAME	SPACING (MM)	SIZE (MM)	MIN. DBH (MM)	LIVE CROWN RATIO	REMARKS	QTY
TREES								
CIN.BUR.	Cinnamomum burmannii	陰 香	As shown	Heavy St.		40%		6
LAG.SPE.	Lagerstroemia speciosa	大花紫薇	As shown	Heavy St.		40%		3
SEN.SUR.	Senna surattensis	黃 槐	As shown	Heavy St.		40%		3

Amendment No.	Date	Description	Drawn by	Checked by	Approved by
B	12/05/2020	GENERAL REVISION	BW	THT	
A	23/08/2019	GENERAL REVISION	BW	THT	

Job Title
CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT

Drawing Title
COMPENSATORY PLANTING PLAN

Drawing No. ASD25_CP01
Scale 1:500@A3
Job. No. ASD25

Drawn by DW | Checked by THT | Approved by AD | Date APR 2019

Urbis Limited 雅邦
Planning, Urban Design, Landscape, Golf & Environmental Consultants
Urbis Limited, 11/F Siu On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel : 2802 3333 Fax : 2802 8662

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Appendix F
Supporting Documents

APPENDIX F
SUPPORTING DOCUMENT 1

Jay Man

From: Vannessa TK YUEN <vtkyuen@lcsd.gov.hk>
Sent: Friday, August 23, 2024 3:31 PM
To: Cheryl Wing Sze JAM
Cc: KL YUNG; Terry CY CHONG; Laura YW LAM; Pui Lan LIU; Gordon PK LAU; Kenny WK WONG; Lok Him HOI; Jay Man
Subject: 轉寄: Re: Re: Chai Wan Sheung On Street Tree 柴灣常安街樹 Proposed Transplant

Dear Cheryl,

This office has no adverse comment on your proposal of transplanting A1 to the adjacent tree pit of U2 while removing U2 at the same period. For tree U2, replanting is necessary and we could discuss further for the arrangement.

If you require further information, please contact me at 2879 5600. Thanks.

Regards,

Vannessa YUEN
Assistant Leisure Manager I (Tree) Hong Kong East
Leisure and Cultural Services Department
Tel: 2879 5600
Fax: 2598 8440

GR - Please on file with attachment. Thanks.

----- Forwarded by Vannessa TK YUEN/LCSD/HKSARG on 23/08/2024 15:17 -----

From: Cheryl Wing Sze JAM/ARCHSD/HKSARG@ARCHSD
To: vtkyuen@lcsd.gov.hk
Cc: Lok Him HOI/ARCHSD/HKSARG@ARCHSD
Date: 02/08/2024 11:17
Subject: Re: Re: Chai Wan Sheung On Street Tree 柴灣常安街樹 Proposed Transplant

---

Dear Vannessa,

Nice speaking with you just now, regarding the proposed treatment prepared by Urbis at below email, I would like to draw your attention particularly on transplanting the A1 to the adjacent U2 tree pit on Sheung On Street.
It involves the preparation /submission of TPRP and obtaining consents from several parties. Plus, the Contractor is currently applying for the XP for other construction works on Sheung On Street. Given the chance, they would carry out the removal of dead U2 and transplanting A1 at the same period. If LCSD has no objection on the proposal, we would prepare the TPRP (for A1) accordingly for your review and consent prior to vetting.
For tree U2 not involving TPRP submission, we can further discuss and settle whether replanting or not.
It would be appreciated your prompt attention to this matter. Should you have any question, please do not hesitate to contact us. Thank you.

Regards,

Cheryl Jam
CntLD/PMB2/1
Tel: 2867 7670

From: "Jay Man" <Jay.Man@urbis.com.hk>
To: "Vannessa TK YUEN" <vtkyuen@lcsd.gov.hk>
Cc: "KL YUNG" <klyung@lcsd.gov.hk>, "Terry CY CHONG" <tcychong@lcsd.gov.hk>, "Laura YW LAM" <lywlam@lcsd.gov.hk>, "Pui Lan LIU" <planliu@lcsd.gov.hk>, "Gordon PK LAU" <gpklau@lcsd.gov.hk>, "Kenny WK WONG" <kwkewong@lcsd.gov.hk>, "John Hung" <johnhung@yaulee.com>, "'Angus Cheung'" <angus_cheung@alkf.com>, Cheryl Wing Sze JAM/ARCHSD/HKSARG@ARCHSD, "Peter W.H. Chan" <peterwhchan@yaulee.com>, "Beacon Chan" <beaconchan@yaulee.com>, "Wai Chuen Wong" <waichuenwong@yaulee.com>, "Alvin Kwok" <alvinkwok@yaulee.com>, "Billy Fung" <billyfung@yaulee.com>, "cwd_cclist" <cwd@yaulee.com>, "Desmond Ho" <desmondho@yaulee.com>, "'Lai, Ivan'" <ivan.lai@aecom.com>, "Joyce Mok" <joycemok@yaulee.com>, Ka Ming MAK/ARCHSD/HKSARG@ARCHSD, "Kelvin Iu" <kelviniu@yaulee.com>, "Kenneth Wong" <kennethwong@yaulee.com>, Man Pan CHUNG/ARCHSD/HKSARG@ARCHSD, "Steve Chin" <stevechin@yaulee.com>, "Teresa Wong" <teresa.wong@urbis.com.hk>, "URBIS-YL8-CWGCVD" <URBIS-YL8-CWGCVD@urbis.com.hk>, Wilson Heung Yeung MA/ARCHSD/HKSARG@ARCHSD, Tak Shing CHAN/ARCHSD/HKSARG@ARCHSD, Lok Him HOI/ARCHSD/HKSARG@ARCHSD
Date: 26/07/2024 11:31
Subject: Re: Re: Chai Wan Sheung On Street Tree 柴灣常安街樹 Proposed Transplant

---

Dear Madam Yuen,

As per our tele- conversation last Friday (19 Jul 2024), we would like to report/ seek for your advice for the following issues of roadside trees A1 and U2:

A1 (*Archontophoenix alexandrae* 假檳榔)

As mentioned previously, the existing **A1** tree pit is in conflict with the future run-in/out of the development. With technical advice by our arborist, it is suggested the condition of tree **A1** is suitable for transplanting.

After considering technical and programme aspects, rather than excavating a new tree pit on pavement (our previous suggestion to LCSD dated 25 Jan 2025), we would like to revise our proposal and transplant the **A1** to the existing tree pit of dead **U2** (also on Sheung On Street). Attached please find "Tree Treatment Plan L1" for your reference.

If no further comments from LCSD, we would prepare a TPRP accordingly for your final review in facilitating the ArchSD's TWVP process.

U2 (*Archontophoenix alexandrae* 假檳榔, undersized tree)

U2 was reported dead due to natural causes since 2023. Please refer to attached Monthly Monitoring Report (Sept 2023 and Jun 2024) for your reference.

According to the DEVB TC(W) No. 4/2020, para 2(d), a tree refers to a plant "with trunk diameter measures 95 mm or more at a height of 1.3 m above the ground level". Further to the record, **U2** with DBH 90mm is not regarded as a tree, thus, TPRP for **U2** vetting by ArchSD and compensation proposal are not required. Further to the recently site walk, there is no existing tree pit available along Sheung On Street, in addition, the undersize tree **U2** was dead due to nature cause, we would suggest not to replant an ***Archontophoenix alexandra*** to compensate the undersized tree **U2** should you have no objection.

For the **T11** status, we would report in a separated email.

Regards,

Jay

Jay Man | Landscape Designer | Direct line: 3126 1378

APPENDIX F
SUPPORTING DOCUMENT 2

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted

Fw: 184GK - Consent on Tree Preservation and Removal Proposal

19/09/2024 10:33

From: Tak Shing CHAN/ARCHSD/HKSARG
To: Cheryl Wing Sze JAM/ARCHSD/HKSARG@ARCHSD
Cc: Wilson Heung Yeung MA/ARCHSD/HKSARG@ARCHSD, Lok Him HOI/ARCHSD/HKSARG@ARCHSD

Dear Cheryl,

For your further action, please. Thanks.

Regards,
Derek T.S. Chan
PM286
ArchSD

Tel: 2867 4390
----- Forwarded by Tak Shing CHAN/ARCHSD/HKSARG on 19/09/2024 10:30 -----

From: cip-2b-p-d/P&D/STATION/POLICE/HKSARG@HPF
To: Tak Shing CHAN/ARCHSD/HKSARG@ARCHSD
Cc: ~cm_eo-2-p-d/P&D/STATION/POLICE/HKSARG@HPF
Date: 19/09/2024 10:28
Subject: Re: Fw: 184GK - Consent on Tree Preservation and Removal Proposal

Dear Derek,

In the capacity of relieving P&D project officer for this development in Chai Wai and given to understand that the proposal was within the knowledge of HKPF's users, I consent to the TPRP.

Best Regards,

Mr HEUNG Tsz-kwong, Jason

Chief Inspector of Police (2B) / Relieving EO (2)
Planning and Development Branch
Hong Kong Police Force
Tel : 3660 7622 Fax : 2856 2922

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Tak Shing CHAN Dear Jason Sir, For your consideration, please. Thanks. 2024/09/17 17:56:06

Tak Shing CHAN/ARCHSD/HKSARG@ARCHSD
2024/09/17 17:56
○ w/ CONFIDENTIAL Attachment
○ RESTRICTED
● Unclassified

To: cip-2b-p-d/P&D/STATION/POLICE/HKSARG@HPF
Cc:
Subject: Fw: 184GK - Consent on Tree Preservation and Removal Proposal
☐ GR to file
Reference:

Dear Jason Sir,

For your consideration, please. Thanks.

Regards,
Derek T.S. Chan
PM286
ArchSD

Tel: 2867 4390
----- Forwarded by Tak Shing CHAN/ARCHSD/HKSARG on 17/09/2024 17:52 -----

From:	Tak Shing CHAN/ARCHSD/HKSARG
To:	eo-2-p-d/P&D/STATION/POLICE/HKSARG@HPF
Cc:	Wilson Heung Yeung MA/ARCHSD/HKSARG@ARCHSD, Cheryl Wing Sze JAM/ARCHSD/HKSARG@ARCHSD, Lok Him HOI/ARCHSD/HKSARG@ARCHSD
Date:	17/09/2024 17:51
Subject:	184GK - Consent on Tree Preservation and Removal Proposal

Dear Donald,

We would like to seek for project proponent's written consent on the Tree Preservation and Removal Proposal (TPRP) prepared by the Landscape Designer.

https://ftp.archsd.gov.hk/i1ODkxNTA/Mzg4NTI2MDM4NjI2NzI5/

For ease of understanding, summary of the revised TPRP is listed below,

- This submission is updated based on the previous TPRP approved in May 2020. It included felling of existing trees within CWD, roadside trees on Sheung Tat Street and corresponding compensatory planting;
- Additional trees on Sheung On Street (A1, A2, A3 and A4) are surveyed out during initial tree survey in 2021, in which Tree A1 was found to clash with the run-in/out of the proposed development;
- Therefore, we reached out to LCSD for transplanting A1 to an existing tree pit on Sheung On Street. (Tree location refers to DWG YL8-TS01 and DWG YL-TT01 on P.14 and P.15 of the pdf). And LCSD has confirmed no objections to proposed direction (Supporting Document 2 in Appendix D)
- Compensatory planting proposal (within project site) including proposed tree species and tree size are revised after taking account of site conditions, environmental factors, and client's concern on security (refer to DWG YL8-CP01 P.16 of the pdf);

In facilitating ArchSD's TWVP vetting process, much appreciate if you could provide written consent **by COB, 19th Sept 2024** and we would like your side to convey the relevant information to delegate maintenance agent in the future.

Should you have any queries, please contact us for discussion/ additional information. Thanks.

Regards,
Derek T.S. Chan
PM286
ArchSD

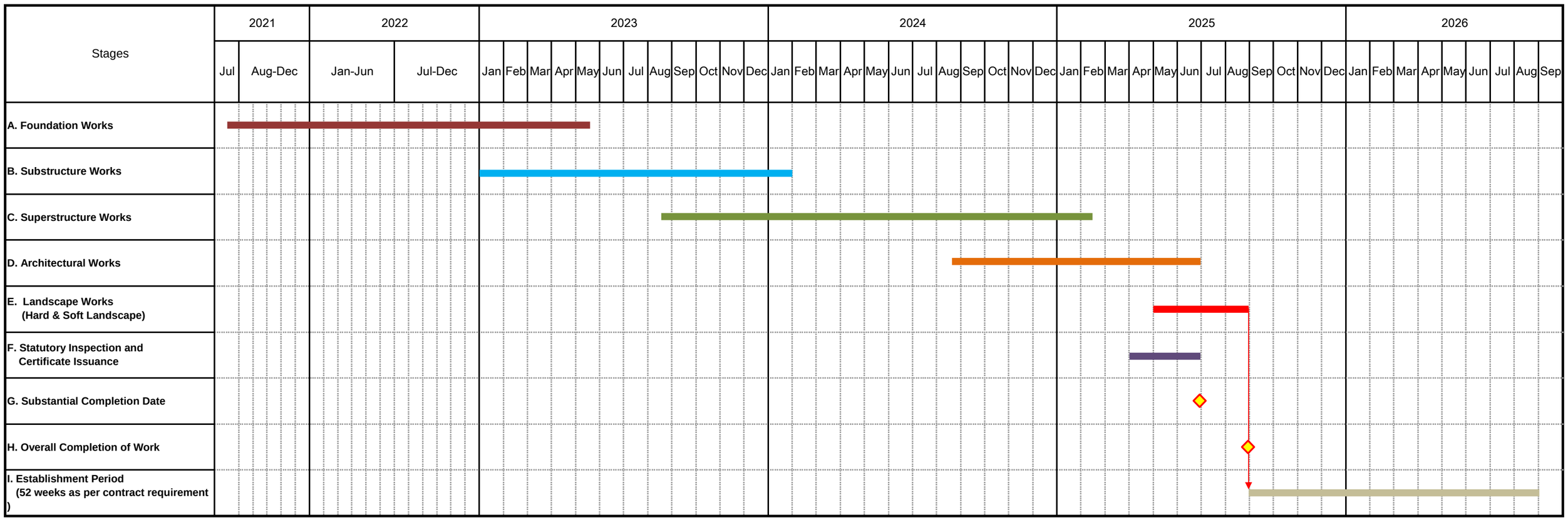
Tel: 2867 4390

ANNEX C

Implementation Programme

Yau Lee Construction Company Limited
Design and Construction of Chai Wan Government Complex and Vehicle Depot
Contract No. SS H504 (Programme No. 184GK)

Implementation Programme of Landscape Works



ANNEX D

Itemized Establishment Works Program

1.0 Itemized Establishment Works Programme

1/M 1 time per month 1/D 1 time per day

Item	Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.1	Replacement Planting (GS 25.93, GS 25.94(a) & 25.97)	As required upon Monthly Inspection (Replacement should be completed within 14 days upon instructions)	As required upon monthly inspection											
1.2	Report of Damaged Plant due to Vandalism or Typhoon (GS 25.94(b))	Report to be submitted within 14 days	As required upon occurrence											
1.3	Firming up & Securing Stakes & Ties for Tree Planting (GS 25.100) & (GS 25.101)	Min. once a month and as required upon inspection or inclement weathers	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M
1.4	Watering (GS 25.98)	1 time / Day (early morning / late afternoon)	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D
1.5	Litter /Debris Collection and Weed Control (GS 25.99)	1 time/ Day	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D
1.6	Lawn Mowing/ Grass Cutting (GS 25.102(c))	Min. 1 time/ Month between April and October or as required upon Monthly Inspection			1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M		
1.7	Coring,Top dressing, Rolling for Lawn Area	Min. 1 time/ Year or as required upon Monthly Inspection										1/M		
1.8	Fertilizer Application (GS 25.102(e))	2 times / Year			1/M							1/M		
1.9	Pruning for Trees (GS 25.102(a), (b) & 25.89)	As required upon Monthly Inspection	As required upon monthly inspection											
1.10	Thinning for Trees (GS 25.102(d))	Min. 1 time/ Year or as required upon Monthly Inspection before Typhoon Seasons				1/M								
1.11	Pruning/ Trimming for Shrubs/ Groundcovers (GS 25.102(a) & (b))	4 times/ Year (Shrubs to be kept between 400 & 700mm; Groundcovers 300-400mm)				1/M		1/M		1/M		1/M		
1.12	Aeration (GS 25.103)	2 times / Year			1/M							1/M		

1.0 Itemized Establishment Works Programme

1/M 1 time per month 1/D 1 time per day

Item	Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1.13	Top - Up Mulch (GS 25.104)	1 time/ Year (by end of EP)				1/M								
1.14	Pest Control (GS 25.105)	As required upon Monthly Inspection	As required upon monthly inspection											
1.15	Establishment Report/ Maintenance Works Site Record (GS 25.96)	1 time / Month	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M
1.16	Tree Risk Assessment	1 time/ Year or as required				1/Y								

Notes:

1 : Frequency of work at each month

According to clause 25.25(a) in “General Specification for Building (2017 edition)” (GS) of Architectural Services Department (ArchSD), “planting season” refers to the months from March to November; “non-planting season” is during the months of December, January and February.

- For full details of Establishment Works, please refer to the General Specification for Building (2017 Edition) – Section 25 Landscape Work.
- Notices and Instructions:
  - In case of emergency, the Contractor shall undertake any remedial Landscape Works within 24 hours of the notice by the SO.
- Establishment Operations after Planting:
  - During the period between planting and the notification by the SO of the commencement of Establishment Works, the contractor shall perform all Works as specified for the healthy establishment of plants in accordance with the requirements of GS clause 25.93.
  - The Contractor shall ensure that at the time of commencement of the Establishment Works, all plants are in a healthy growing condition. The Contractor shall be responsible for any replacement planting which is necessary prior to the onset of the Establishment Period with consent from the SOR/LA.
- General
  - During the period for Establishment Works, the Contractor shall carry out regular inspections and horticultural operations to ensure that all trees and other plants thrive and become established. The Contractor shall keep the site neat and tidy at all times. Unless otherwise specified (and/or exceptional weather conditions prevail), inspections with the FO and LD shall be carried out at monthly intervals. Monthly establishment report shall be submitted to SO for record. Prior endorsement of reports and records by Landscape Designer is required.
- Change to soiling profile in planting area without prior approval from authorized person / registered structural engineer (under Building Ordinance) is prohibited.

ANNEX E

Itemized Long-term Horticultural Maintenance and Management Manual

2.0 Itemized Long Term Horticultural Maintenance and Management Manual

Item	Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2.1	Replacement Planting (GS 25.93, GS 25.94(a) & 25.97)	As required upon inspection(s) (Replacement should be completed within 14 days upon instructions)	As required upon inspection(s)											
2.2	Report of Damaged Plant due to Vandalism or Typhoon (GS 25.94(b))	Report to be submitted within 14 days/ to HKPF's requirements	As HKPF's Requirements											
2.3	Firming up & Securing Stakes & Ties for Tree Planting (GS 25.100) & (GS 25.101)	Min. once a month and as required upon inspection or inclement weathers	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M
2.4	Watering (GS 25.98)	1 time / Day (early morning / late afternoon)	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D
2.5	Litter /Debris Collection and Weed Control (GS 25.99)	1 time/ Day	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D	1/D
2.6	Lawn Mowing/ Grass Cutting (GS 25.102(c))	Min. 1 time/ Month between April and October or as required upon inspection(s)			1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M		
2.7	Coring,Top dressing, Rolling for Lawn Area	Min. 1 time/ Year or as required upon inspection(s)										1/M		
2.8	Fertilizer Application (GS 25.102(e))	2 times / Year			1/M							1/M		
2.9	Pruning for Trees (GS 25.102(a), (b) & 25.89)	As required upon inspection(s)	As required upon inspection(s)											
2.10	Thinning for Trees (GS 25.102(d))	Min. 1 time/ Year or as required upon inspection(s) before Typhoon Seasons				1/M								
2.11	Pruning/ Trimming for Shrubs/ Groundcovers (GS 25.102(a) & (b))	4 times/ Year (Shrubs to be kept between 400 & 700mm; Groundcovers 300-400mm)				1/M		1/M		1/M		1/M		
2.12	Aeration (GS 25.103)	2 times / Year			1/M							1/M		

Item	Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2.13	Top - Up Mulch (GS 25.104)	1 time/ Year				1/M								
2.14	Pest Control (GS 25.105)	As required upon inspection(s)	As required upon inspection(s)											
2.15	Establishment Report/ Maintenance Works Site Record (GS 25.96)	1 time / Month or to HKPF's Requirement	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M	1/M
2.16	Tree Risk Assessment	1 time/ Year or as required				1/Y								

Notes:

1 : Frequency of work at each month

According to clause 25.25(a) in “General Specification for Building (2017 edition)” (GS) of Architectural Services Department (ArchSD), “planting season” refers to the months from March to November; “non-planting season” is during the months of December, January and February.

- Change to soiling profile in planting area without prior approval from authorized person / registered structural engineer (under Building Ordinance) is prohibited.

ANNEX F

Letter of Application for Environmental Permit No. AEP505/2015

本署檔號
OUR REF: (35) in EP 2/H20/A/14 Pt.2
來函檔號
YOUR REF:
電話
TEL. NO.: 2835 1122
圖文傳真
FAX NO: 2591 0558
電子郵件
E-MAIL:
網址
HOMEPAGE: http://www.epd.gov.hk

Environmental Protection Department
Branch Office
28th Floor, Southorn Centre,
130 Hennessy Road,
Wan Chai, Hong Kong.

環境保護署分處
香港灣仔
軒尼詩道
一百三十號
修頓中心廿八樓

17th December 2015

By Registered Post & Fax 2200 4374

Hong Kong Police Force
28/F, Arsenal House,
Police Headquarters,
No.1 Arsenal Street,
Wan Chai, Hong Kong.
(Attn: Mr. KO Chun kit, Nick)

Dear Mr. KO,

Environmental Impact Assessment (EIA) Ordinance, Cap. 499
Application for Environmental Permit

Project Title : Project Title: Chai Wan Government Complex and Vehicle Depot
(Application No. AEP-505/2015)

I refer to your above application received on 20 November 2015 for an environmental permit under Section 10(1) of the EIA Ordinance.

Pursuant to Section 10(5) of the EIA Ordinance, I now issue the attached Environmental Permit (No. EP-505/2015) for your use.

Under Section 15 of the EIA Ordinance, the Environmental Permit will be placed on the EIA Ordinance Register. It will also be placed on the EIA Ordinance website (http://www.epd.gov.hk/eia/).

Please note that if you are aggrieved by any of the conditions imposed in this Permit, you may appeal under Section 17 of the EIA Ordinance within 30 days of receipt of this Permit.

Should you have any queries on the above application, please contact my colleague Mr. Richard WONG at 2835 1128.

Yours sincerely,

(Ken Y.K. WONG)
Principal Environmental Protection Officer
for Director of Environmental Protection

Annex F

Letter of Application for Environmental Permit No. AEP505/2015 dated 17 December 2015 (relevant items clouded in relation to LMaP submission)

Annex F

Letter of Application for Environmental Permit No. AEP505/2015 dated 17 December 2015 (relevant items clouded in relation to LMaP submission)

2.2 An IEC shall be employed by the Permit Holder no later than one month before commencement of construction of the Project. The IEC shall not be in any way an associated body of the Contractor or the ET for the Project. The IEC shall be a person who has at least 7 years of experience in EM&A or environmental management. The IEC shall be responsible for duties defined in the EM&A Manual and shall audit the overall EM&A performance, including the implementation of all environmental mitigation measures, submissions required in the EM&A Manual, and any other submissions required under this Permit. In addition, the IEC shall be responsible for verifying the environmental acceptability of permanent and temporary works, relevant design plans and submissions under this Permit. The IEC shall verify the log-book(s) mentioned in Condition 2.1 of this Permit. The IEC shall notify the Director by fax, within one working day of receipt of notification from the ET Leader of each and every occurrence, change of circumstances or non-compliance with the EIA Report (Register No.: AEIAR-191/2015) and this Permit, which might affect the monitoring or control of adverse environmental impacts from the Project. In the case where the IEC fails to so notify the Director of the same, fails to discharge the duties of the IEC as defined in the EM&A Manual or fails to comply with this Condition, the Director may require the Permit Holder by notice in writing to replace the IEC. Failure to replace the IEC as directed or further failure to so notify the Director despite employment of a new IEC may render the Permit liable to suspension, cancellation or variation. Notification by the Permit Holder is the same as notification by the IEC for the purpose of this Condition.

Management Organization of Main Construction Companies

2.3 The Permit Holder shall, no later than one month before the commencement of construction of the Project, inform the Director in writing the management organization of the main construction companies and/or any form of joint ventures associated with the construction of the Project. The submitted information shall include at least an organization chart, names of responsible persons and their contact details.

Submission of Construction Noise Management Plan

2.4 To avoid construction noise impact on the noise sensitive receivers, the Permit Holder shall, no later than one month before the commencement of construction of the Project, submit to the Director for approval four hard copies and one electronic copy of a Construction Noise Management Plan (CNMP) for construction work during examination periods of the Schools, including Hong Kong Institute of Vocational Education (Chai Wan) and the Planned THEi New Campus. The plan shall include:-

(a) a proposal of construction noise mitigation measures, including the provision of noise barriers and enclosures for different types of construction activities to be carried out for the Project where applicable, and any other initiatives proposed by the Permit Holder; and

(b) administrative measures, including setting up a manned hotline or a channel of communication with the Schools, including Hong Kong Institute of Vocational Education (Chai Wan) and the Planned THEi New Campus, to avoid noisy construction activities during examination.

Submission of Landscape Mitigation Plan and Landscape Management Plan

2.5 To reduce the landscape and visual impact during construction stage of the Project, the Permit Holder shall, no later than one month before commencement of construction of the Project, deposit with the Director three hard copies and two electronic copies of the Landscape Mitigation Plan(s) (LMP(s)). The LMP(s) shall include:

(a) the details on the design of temporary site hoardings, landscape and visual mitigation measures;
(b) recommended protection and mitigation measures to avoid felling of existing trees;
(c) landscape area on the roof of the complex building; and
(d) a tree compensatory planting proposal.

2.6 The Permit Holder shall, no later than 6 months before the completion of the construction works of the Project, deposit with the Director three hard copies and two electronic copies of the Landscape Management Plan(s) (LMaP(s)). The LMaP(s) shall include the design details, locations, implementation programme, maintenance and management schedules of the landscape mitigation measures proposed in Condition 2.5(c) & (d) above

Before submission to the Director, the LMP(s) and LMaP(s) shall be certified by the ET Leader and verified by the IEC as conforming to the relevant information and recommendations contained in the approved EIA Report.

3. Environmental Monitoring and Audit Requirements

3.1 The EM&A programme shall be implemented in accordance with the procedures and requirements as set out in the EM&A Manual. Any major changes to the programme shall be justified by the ET Leader and verified by the IEC as conforming to the information and requirements contained in the EM&A Manual, and shall seek the prior approval from the Director before implementation.

3.2 Samples, measurements and necessary remedial actions shall be taken in accordance with the requirements of the EM&A Manual by:

(a) conducting baseline environmental monitoring;

(b) conducting impact monitoring;

(c) carrying out remedial actions described in Event/Action Plans of the EM&A Manual in accordance with the time frames set out in Event/Action Plans, or as agreed by the Director, in case where specified criteria in the EM&A Manual are exceeded; and

(d) logging and keeping records of details of (a) to (c) above for all parameters within 3 working days of collection of data or completion of remedial action(s), for the purpose of preparing and submitting the monthly EM&A Reports and to make available for inspection on site.

3.3 Four hard copies and one electronic copy of the Baseline Monitoring Report shall be submitted to the Director at least 2 weeks before commencement of construction of the Project. The submission shall be certified by the ET Leader and verified by the IEC. Additional copies of the submission shall be made available to the Director upon his request.

3.4 Four hard copies and one electronic copy of monthly EM&A Report shall be submitted to the Director within 10 working days after the end of each reporting month. The monthly EM&A Reports shall include a summary of all non-compliance (exceedances) of the environmental quality performance limits (Action and Limit Levels). The submission shall be certified by the ET Leader and verified by the IEC as complying with the requirements as set out in the EM&A Manual before submission to the Director. Additional copies of submission shall be provided upon request by the Director.

3.5 All environmental monitoring and audit data submitted under this Permit shall be true, valid and correct.

ANNEX G

Extracts from ‘EIA Report 2015’ Register No. AEIAR-101/2015

prominent with higher amenity value than that from the Project site. Therefore, with consideration of their occasionally view of the Project site, the magnitude of change is **adversely intermediate** and the resulting visual impact is **slightly or moderately adverse** during operation phase.

VSR-O7: Planned THEi New Campus

7.7.32. The predicted view of the Project site, which is dominated by building structures, harbour area and natural hill slope, will be replaced by the hard structure of the proposed Project that has partial to substantial obstruction by the roadside vegetation and Citybus Depot. Since the proposed Project is built with a building height as similar to the adjacent bus depots, the view corridors of harbour area and hill slope landscape, which are of much higher amenity value as compared to that of the hard structure of the proposed Project, are not affected and will be more attractive to these VSRs. Therefore, the magnitude of change is **adversely small** and the resulting visual impact is **slightly adverse** during operation phase.

Potential Visual Impact without Mitigation

7.7.33. The potential visual impact without mitigation measures for individual VSRs are derived from the sensitivities and magnitude of changes in accordance with ***Table 7.2*** and summarised in ***Table 7.11***. The mapping of significant threshold of visual impact is shown in ***Figure 7.8***.

7.8. MITIGATION MEASURES

7.8.1. The identification of landscape and visual impacts highlights the potential sources of impacts and their magnitude of change caused to LRs, LCAs and VSRs. Corresponding mitigation measures are proposed to avoid and reduce the identified impacts and to remedy and compensate unavoidable impact as well as providing potential landscape and visual enhancement.

Mitigation Measures during Construction

CM1 – Construction Site Hoarding

7.8.2. Hoardings should be provided with aesthetic treatment and designed to be subtle and camouflaged. It should be compatible with the surrounding landscape and visually "impermeable" to block the view of construction activities from VSRs. The visual quality and amenity value of the Project site would be enhanced as compared to the existing condition of the Project site that consists of temporary works area surrounded by grey hoarding.

CM2 – Temporary Landscape Treatment

7.8.3. Temporary landscape treatment, such as the provision of temporary planting around the Site office in ornamental pots and application of green roof for Site office, should be considered during construction phase. Landscape planting in movable planters should also be considered as a temporary greening measure for the Project area (i.e. along Site hoarding). Design of the green roof and the type of species to be used shall be reviewed

Annex G

Extracts from 'EIA Report 2015' Register No. AEIAR-101/2015 (relevant items clouded in relation to LMaP submission)

and confirmed during detailed design stage. The visual quality and amenity value of the Project site is considered to be enhanced by the provision of a more greenery view to the neighbourhood as compared to the existing condition of the Project site that consists of temporary works area with exposed soil and trees in poor health condition.

CM3 – Preservation of Existing Vegetation

7.8.4. Disturbance to existing vegetation should be avoided as far as practicable. Where possible, the construction programme should retain all trees in situ that are not in direct conflict with the development proposals. Subject to the detailed design of the proposed Project, a review shall be carried out before commencement of construction phase to assess the potential conflict of the construction activities with existing roadside trees and the need of corresponding measures. Proper protective fencing should be provided by the Contractor to protect the preserved trees before commencement of any works within the Project site. The protective fencing should be erected along or beyond the perimeter of the tree protection zone of each individual tree.

Mitigation Measures during Operation

OM1 – Compensatory Planting

7.8.5. Compensatory planting should be provided in the landscape area on Level 1 for the 12 trees that are proposed to be felled. The planting would follow the requirements as stipulated in DEVB TC(W) No. 10/2013, such as the provision of compensatory trees of heavy-standard size in a ratio of 1:1 in terms of number and aggregate diameter at breast height (DBH). A preliminary compensatory planting plan is provided in ***Figure 7.9***. The planting location and the type of compensatory plant species will be reviewed and confirmed during detailed design stage. The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure will be implemented on Day 1 of operation stage. Vegetation maintenance should be provided by the Operator. A compensatory tree planting proposal should be submitted together with tree removal application for approval by authorities in later stage. The compensatory planting would provide screening of the Project's operation together with the retained roadside vegetation and softens the impact of the permanent structure of the proposed Project. The planting would also create a more greenery view with healthy vegetation to the neighbourhood and enhance the visual quality and the amenity value of the surrounding environment as compared to the existing condition of the Project site that consists of temporary works area with exposed soil and trees in poor health condition with low amenity value.

OM2 – Landscape Planting near Pedestrian Zone

7.8.6. Landscape areas should be provided along the Site boundary on Level 1 to soften the built structure of the proposed Project. An approximate of 700m^2 of trees, shrubs or groundcovers shall provide year-round streetscape amenity as well as enhancing visual interest at street level. A mix of native and ornamental trees, shrubs or groundcovers shall be planted to articulate the spatial arrangements as well as to further add to the visual amenity. The type of species to be used will be confirmed during detailed design stage. The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure will be implemented on Day 1 of

operation stage. Vegetation maintenance should be provided by the Operator. The planting further enhances the screening effect together with the compensatory trees, which would create a more greenery view with healthy vegetation to the neighbourhood and enhance the visual quality and the amenity value of the surrounding environment as compared to the existing condition of the Project site that consists of temporary works area with exposed soil and trees in poor health condition with low amenity value.

OM3 – Green Roof

7.8.7. A multi-patch of landscape area should be provided on the roof of the proposed building to soften the impact of the built structure. An area of approximately 2600m^2 of shrub, which comprises of a mix of native and ornamental species, is proposed to be provided to enhance the aesthetics of views for those viewing the roof. The type of shrub species will be confirmed during detailed design stage. The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure will be implemented on Day 1 of operation stage. Vegetation maintenance should be provided by the Operator. The planting would create a more greenery view with healthy vegetation to the neighbourhood, particularly for the sensitive receivers where the roof of the proposed Project is visible, and enhance the visual quality and the amenity value of the surrounding environment as compared to the existing condition of the Project site that consists of temporary works area with exposed soil and trees in poor health condition with low amenity value.

OM4 – Hard Landscape Feature and Lighting Design

7.8.8. In order to blend in with the surrounding environment, the exterior of the permanent structure of the proposed Project should use non-reflective external finishes in light colour that is visually unobtrusive with surrounding context. Non-reflective paving materials should be considered to reduce potential glare from surface reflectance. Sample colours of the hard structures of the proposed Project are provided in ***Figure 7.10*** for indicative purpose. The finishing material and colour will be reviewed and confirmed during detailed design stage.

7.8.9. Lighting should be efficiently designed so that minimum amount of lighting is required for safety and security. The design may make reference to the *Guidelines on Industry Best Practices for External Lighting Installations* by Environmental Bureau, EPD and EMSD. The mounting height and direction of exterior lighting fixtures shall be designed and arranged to point away from sensitive receivers where possible. Specification of lighting operation schedule shall be formed by the operator to impose restriction on lighting operation after business hours, such as limiting the operation of lighting except for security lighting only, and in areas with necessary night-time operation where applicable.

7.8.10. The operator should provide regular maintenance for the proposed mitigation measures to ensure the effectiveness of the measures. The mitigation measures are illustrated in the preliminary master landscape plan in ***Figure 7.11a*** and ***7.11b***.

ANNEX H

Extracts from ‘Environmental Review Report 2019’ Application No. AEP505/2015/A

proposed Project, when travelling along Ka Yip Street due to the small scale of the proposed Project and its existing low amenity value. Therefore, the magnitude of change is **adversely small** and the resulting visual impact is **slightly adverse** during operation phase.

VSR-C1: Pet Garden

6.7.19. Due to the small scale of the proposed Project and its existing low amenity value, the sea view of the cargo handling basin and the open sky view will not be blocked by the proposed Project, even with the two additional floors. These VSRs remain easily distracted by the open sky view and the sea view that are more prominent with higher amenity value than that of the Project site. Therefore, the magnitude of change is **adversely small** and the resulting visual impact is **slightly adverse** during construction phase.

VSR-P1: Users/Staffs of ExxonMobil Petrol-cum-LPG Filling Station

6.7.20. Under the Proposed Scheme of the proposed Project, these VSRs remain easily distracted by the roadside vegetation on Sheung Mau Street and the sea view of the cargo handling basin that will not be blocked by the proposed Project and are more prominent with higher amenity value than that of the Project site. Therefore, with consideration of their occasionally view of the Project site, the magnitude of change is **adversely intermediate** and the resulting visual impact is **slightly or moderately adverse** during operation phase.

Potential Visual Impact without Mitigation

6.7.21. The potential visual impact without mitigation measures for individual VSRs are derived from the sensitivities and magnitude of changes in accordance with ***Table 6-1*** and are summarised in ***Table 6-7***.

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Extracts from 'Environmental Review Report 2019' Application No. AEP505/2015/A (relevant items clouded in relation to LMaP submission)

6.8. MITIGATION MEASURES

6.8.1. The mitigation measures identified in the approved EIA Report for construction and operation phase are still valid, except with the minor updates on the compensatory planting (i.e. OM1) and green roof (i.e. OM3).

OM1 – Compensatory Planting

6.8.2. Compensatory planting should be provided in the landscape area on Level 1 for the 9 trees that are proposed to be felled. The planting would follow the requirements as stipulated in DEVB TC(W) No. 7/2015, such as the provision of compensatory trees of heavy-standard size in a ratio of 1:1 in terms of number and aggregate diameter at breast height (DBH). A preliminary compensatory planting plan is provided in ***Figure 6.7***. The planting location and the type of compensatory plant species will be reviewed and confirmed during detailed design stage.

OM3 – Green Roof

6.8.3. A multi-patch landscape area should be provided on the roof of the proposed building to soften the impact of the built structure. An area of approximately 2750m^2 of shrub, which

comprises of a mix of native and ornamental species, is proposed to be provided to enhance the aesthetics of views for those viewing the roof. The type of shrub species will be confirmed during detailed design stage.

6.9. RESIDUAL IMPACTS AFTER MITIGATION

Landscape Impact during Construction Phase

6.9.1. As mentioned in *Section 6.6.5*, the Proposed Scheme of the proposed Project will not induce additional impact beyond those identified in the approved EIA Report.

6.9.2. Therefore, in accordance with the approved EIA Report, LR4-4, LR7-2, LCA2 and LCA7 would experience insubstantial residual impact from the proposed tree felling and construction activities with proper implementation of the proposed mitigation measures, such as control of construction programme and erection of site hoarding to screen-off construction activities.

Landscape Impact during Operation Phase

6.9.3. As mentioned in *Section 6.6.9*, the Proposed Scheme of the proposed Project will not induce additional impact beyond those identified in the approved EIA Report.

6.9.4. Therefore, as assessed in the approved EIA Report, the magnitude of change at LR4-4, LR7-2, LCA2 and LCA7 would be reduced to negligible when the planting becomes mature in Year 10. The residual landscape impact in operation phase is insubstantial when the mitigation measures are established.

Visual Impact with Mitigation during Construction Phase

VSR-C1: Pet Garden

6.9.5. With mitigation, the existing view of these VSRs, which is dominated by the sea view and marine vessels in the cargo handling basin at the foreground with the Project site visible in background, will change to a construction site with screen hoarding and temporary landscape planting. These VSRs are easily distracted by the open sky view and sea view that will not be blocked by the proposed Project and are more prominent with higher amenity value than that from the Project site. Therefore, the magnitude of change is **adversely small** and the resulting visual impact is **slightly adverse** during construction phase.

Visual Impact with Mitigation during Operation Phase

6.9.6. With mitigation, the existing view of the Project site will be replaced by the hard structure of the proposed Project with pre-mature landscape planting and green roof in Day 1 of operation.

ANNEX I

Extracts from ‘Environmental Monitoring and Audit Manual (EM&A Manual) 2015’

5 LANDSCAPE AND VISUAL

5.1 INTRODUCTION

5.1.1 Potential landscape and visual impacts arising from the construction and operation of the proposed Project have been identified and evaluated in the EIA Report. With the implementation of the proposed mitigation measures, the impacts from the proposed Project should be minimised as well as enhancing the overall landscape and visual quality.

5.1.2 The Contractor should be responsible for the implementation of the recommended landscape and visual mitigation measures for construction phase. A qualified landscape consultant should be employed by the Contractor to undertake a landscape and visual baseline review prior to commencement of construction works. The objectives of the baseline review are:

- To verify the status of the Landscape Resources (LRs) within and in close proximity to the Project site;
- To determine whether any change has occurred to the status of the LRs since the EIA study;
- To determine whether amendments in the design of the landscape and visual mitigation measures are required in response to the changes during detailed design of the proposed Project and the status change of the LRs; and
- To recommend any necessary amendments to the design of the landscape and visual mitigation measures.

5.1.3 It is anticipated that most of the mitigation measures for the operation phase should be designed and confirmed during the detailed design stage. The project designer/ Contractor should ensure the proposed mitigation measures are incorporated in the design. The operator should provide regular maintenance for the proposed mitigation measures to ensure the effectiveness of the measures.

5.2 MITIGATION MEASURES

5.2.1 The EIA Report has recommended a series of landscape and visual mitigation measures for both the construction and operation phases of the proposed Project. A preliminary master landscape plan is provided in ***Figure 5.1***. The mitigation measures are also summarised in ***Table 5.1***.

Table 5.1 Recommended Mitigation Measures

Mitigation Code	Responsible Party for Implementation	Mitigation Measures
Construction Phase		
CM1	Contractor and Sub-contractor(s)	Construction Site Hoarding – Hoardings should be provided with aesthetic treatment and designed to be subtle and camouflaged. It should be compatible with the surrounding landscape and visually "impermeable" to block the view of construction activities from visual sensitive receivers (VSRs).
CM2	Contractor and Sub-contractor(s)	Temporary Landscape Treatment – Temporary landscape treatment, such as the provision of temporary planting around the Site office in ornamental pots and application of green roof for Site office, should be considered during construction phase. Landscape planting in movable planters should also be considered as a temporary greening measure for the Project area (i.e. along Site hoarding). Design of the green roof and the type of species to be used will be reviewed and confirmed during detailed design stage.
CM3	Contractor and Sub-contractor(s)	Preservation of Existing Vegetation – Disturbance to existing vegetation should be avoided as far as practicable. Where possible, the construction programme should retain all trees in situ that are not in direct conflict with the development proposals. Subject to the detailed design of the proposed Project, a review shall be carried out before commencement of construction phase to assess the potential conflict of the construction activities with existing roadside trees and the need of corresponding measures. Proper protective fencing should be provided by the Contractor to protect the preserved trees before commencement of any works within the Project site. The protective fencing should be erected along or beyond the perimeter of the tree protection zone of each individual tree.
Operation Phase		
OM1	Contractor and Sub-contractor(s), Operator	Compensatory Planting – Compensatory planting should be provided in the landscape area on Level 1 for the 12 trees that are proposed to be felled. The planting would follow the requirements as stipulated in the Development Bureau Technical Circular (Works) (DEVB TC(W)) No. 10/2013, such as the provision of compensatory trees of heavy-standard size in a ratio of 1:1 in terms of number and aggregate diameter at breast height (DBH). The planting location and the type of compensatory plant species should be reviewed during detailed design stage. The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure will be implemented on Day 1 of operation stage. Vegetation maintenance should be provided by the Operator. A compensatory tree planting proposal should be submitted together with tree removal application for approval by authorities in later stage.

OM2	Contractor and Sub-contractor(s), Operator	Landscape Planting near Pedestrian Zone – Landscape areas should be provided along the Site boundary on Level 1 to soften the built structure of the proposed Project. An approximate of 700m^2 of trees, shrubs or groundcovers shall provide year-round streetscape amenity as well as enhancing visual interest at street level. A mix of native and ornamental trees, shrubs or groundcovers shall be planted to articulate the spatial arrangements as well as to further add to the visual amenity. The type of species to be used will be confirmed during detailed design stage. The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure will be implemented on Day 1 of operation stage. Vegetation maintenance should be provided by the Operator.
OM3	Contractor and Sub-contractor(s), Operator	Green Roof – A multi-patch of landscape area should be provided on the roof of the proposed building to soften the impact of the built structure. An area of approximately 2600m^2 of shrub, which comprises of a mix of native and ornamental species, is proposed to be provided to enhance the aesthetics of views for those viewing the roof. The type of shrub species will be confirmed during detailed design stage. The planting should be commenced during construction stage and be completed before the completion of construction stage to ensure the measure will be implemented on Day 1 of operation stage. Vegetation maintenance should be provided by the Operator.
OM4	Contractor and Sub-contractor(s), Operator	Hard Landscape Feature and Lighting Design – In order to blend in with the surrounding environment, the exterior of the permanent structure of the proposed Project should use non-reflective external finishes in light colour that is visually unobtrusive with surrounding context. Non-reflective paving materials should be considered to reduce potential glare from surface reflectance. The finishing material and colour should be reviewed and confirmed during detailed design stage. Lighting should be efficiently designed so that minimum amount of lighting is required for safety and security. The design may make reference to the *Guidelines on Industry Best Practices for External Lighting Installations* by Environmental Bureau, EPD and EMSD. The mounting height and direction of exterior lighting fixtures shall be designed and arranged to point away from sensitive receivers where possible. Specification of lighting operation schedule shall be formed by the operator to impose restriction on lighting operation after business hours, such as limiting the operation of lighting except for security lighting only, and in areas with necessary night-time operation where applicable.

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Extracts from 'Environmental Monitoring and Audit Manual (EM&A Manual) 2015' (relevant items clouded in relation to LMaP submission)

5.3 AUDIT REQUIREMENTS

5.3.1 With proper implementation of mitigation measures, the landscape and visual impact arisen from the proposed Project during construction phase is considered to be minimised. The implementation of mitigation measures shall be checked by site audits to ensure the measures as recommended in the EIA Report are properly undertaken during the construction phase of the proposed Project. It can also provide an effective control of any mal-practices and therefore achieve the continual improvement of the environmental performance on site.

5.3.2 Inspections of construction activities, work sites and works areas should be carried out by the ER, ET and the Contractor at least on a bi-weekly basis to ensure the mitigation measures are properly implemented. The audit should be based on the mitigation measures as recommended in ***Table 5.1*** and ***Appendix 1.2***. The scope of the site audit during construction phase shall include the following:

- The extent of the agreed works areas should be regularly checked. No construction activity or storage shall be undertaken outside the limit of the works;
- The progress of the engineering works on site should be regularly reviewed to identify the earliest practical opportunities for the landscape works to be undertaken;
- The landscaping works are carried out in accordance with the specifications; and
- All new plantings are carried out properly and within the right season.

5.3.3 A Tree Preservation and Removal Proposal (TPRP) should be prepared during detailed design stage in accordance with DEVB TC(W) No. 10/2013 to seek for approval of tree felling from relevant responsible department including the Lands Department. The compensatory planting would be implemented and should be completed before completion of construction phase of the proposed Project. Therefore, EM&A work is not necessary for operation phase in general. Subject to the tree felling approval conditions as required by the approval authorities, monitoring of the compensatory planting after establishment will be conducted, if required.

5.4 EVENT AND ACTION PLAN

5.4.1 Should non-compliance of the landscape and visual impacts occur, actions should be carried out in accordance with the event and action plan as shown in ***Table 5.2***.

Table 5.2 Event and Action Plan for Landscape and Visual Impact during Construction Phase

Action Level	ET	IEC	ER	Contractor
Non-conformity on one occasion	1. Identify source. 2. Inform the IEC and ER. 3. Discuss remedial actions with the IEC, ER and Contractor. 4. Monitor remedial action until rectification has been completed.	1. Check report. 2. Check the Contractor's working method. 3. Discuss with the ER and Contractor on possible remedial measures. 4. Advise the ER on the effectiveness of the proposed remedial measures.	1. Notify the Contractor. 2. Ensure remedial measures are properly implemented.	1. Amend working methods. 2. Rectify damage and undertake remedial measures or any necessary replacement.
Repeated Non-conformity	1. Identify source 2. Inform the IEC and ER. 3. Increase monitoring (site audit) frequency. 4. Discuss remedial actions with the IEC, ER and Contractor. 5. Monitor remedial action until rectification has been completed. 6. If exceedance stops, cease additional monitoring (site audit).	1. Check report 2. Check the Contractor's working method 3. Discuss with the Engineer's Representative and the Contractor on possible remedial measures 4. Advise the Engineer's Representative on effectiveness of proposed remedial measures 5. Supervise implementation of remedial measures	1. Notify the Contractor. 2. Ensure remedial measures are properly implemented.	1. Amend working methods. 2. Rectify damage and undertake remedial measures or any necessary replacement.

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