CHINA HARBOUR ENGINEERING CO. LTD.

Public Open Space at East Coast Park Precinct, North Point

Landscape Plan

Revision No. H

PREPARED BY	CERTIFIED BY	VERIFIED BY
STEVE WONG ENVIRONMENTAL OFFICER	KARINA CHAN ENVIRONMENTAL TEAM LEADER	CHRIS HOI INDEPENDENT ENVIRONMENTAL CHECKER

Register of change of Landscape Plan

Issued Date	Revision		Description
12 Mar 2025	A	Full Document	Initial Issue
13 Mar 2025	B	Full Document	Amend item 1.1
11 April 2025	C	Full Document	Address E.P.D comment (Ref: ( ) in EP2/114/S3/15 Pt. 64)
04 Jun 2025	D	Full Document	Address E.P.D & L.D comments
03 Jul 2025	E	Full Document	Address E.P.D & L.D comments
13 Oct 2025	F	Full Document	Address E.P.D comments
13 Oct 2025	G	Full Document	Address E.P.D comments
02 Feb 2026	H	Full Document	Address E.P.D comments

Responses to Comments Table **(Comments received from EPD via letter dated 22 Jan 2026 ref. (8) in EP2/H4/S3/15 Pt.65**	
Comments	**Responses**
General	
1. It is noted that as-built drawings under EP-482/2013 are attached in Appendix A of this submission. Please indicate that the drawings are for PlanD's reference only.	Noted. Appendix A had been revised and "For PlanD's reference only" had been indicated.
2. Please note that our comments on the submission will only be provided via letter or email. An information conversation (e.g. via phone) shall not form part of the comments. Please update the r-to-c table accordingly.	Noted.
3. Please consolidate the r-to-c tables of the ERR and include in the overall r-to-c table.	Noted.
Air	
4. Section 2.5 - Please check whether the nearest roadside and general AQMS to the Project site should be Causeway Bay and Eastern respectively.	**Section 2.5** has been revised to present the pollutant concentrations at the nearest roadside and general AQMS (i.e. Causeway Bay and Eastern). The pollutant concentrations at Central/Western station will be kept in the report, as they were compared against the values in the same station in the approved EIA report (AEIAR-125/2008) in **Section 2.7** to evaluate the change in background air quality.
5. Table 2-1 - Please add a remark for 24-hour FSP to clarify that number of exceedances allowed for 24-hour FSP of pre-amended AQOs is 35, but government projects would adopt more stringent standard with the number of allowable exceedances of 18 days per calendar year.	A remark has been added to **Table 2-1** accordingly.
6. Section 2.6.7 and 8.1.2 - Given the small scale of the Project, please review whether there is a genuine need to conduct continuous PM monitoring.	Continuous PM monitoring during construction phase has been adopted for all EIAO projects involving major construction activities (such as excavation) near sensitive receivers, in line with the latest EPD's requirements and recommendations outlined in previous versions of ERR. Although this Project is small in scale, it is located close to multiple air quality sensitive receivers, including several residential buildings. Therefore, continuous PM monitoring has been in place since the commencement of the construction period.
Waste	
7. Section 5.4.1 – (a) The Monitoring of Solid Waste in Hong Kong 2024 has been published. Please update the reference in footnote and the calculation in Section 5.4.1 as appropriate. The report is available at: https://www.wastereduction.gov.hk/sites/default/files/resources_centre/waste_statistics/msw2024_eng.pdf (b) Please note that 0.55kg/person/day is the disposal rate of commercial and industrial waste instead of the generation rate	(a) The reference has been updated accordingly. (b) The domestic waste generation rate has been calculated to be 1.10 kg/person/day from the disposal rate of 0.86 kg/person/day and the

(Monitoring of Solid Waste in Hong Kong Waste Statistics for 2023 refers). The generation rate is not directly provided in the Statistics, but it can be calculated by using the disposal rate along with the recovery rate. Please review and update the calculation as appropriate. (c) Referring to the Appendix 1 of the Monitoring of Solid Waste in Hong Kong 2024, please assess whether the classification of waste generated during the operational phase as commercial and industrial waste is appropriate based on the nature of the waste.	recovery rate of 22% for domestic waste in 2024 according to the equations given in Appendix 2 of the *Monitoring of Solid Waste in Hong Kong-Waste Statistics for 2024*. **Section 5.4.1** has been revised accordingly. (c) With reference to the *Monitoring of Solid Waste in Hong Kong-Waste Statistics for 2024*, the general refuse from visitors, which is of similar nature as refuse collected from public cleansing services, should be classified as domestic waste. Therefore, the statistics for domestic waste have been adopted. **Section 5.4.1** has been revised accordingly.
8. Sections 5.5.l and 8.1.6- Previous comment item 26 has not been duly addressed. Please updates the sections accordingly.	**Sections 5.5.1 & 8.1.6** have been revised in a manner similar to **Sections 5.2.7 & 5.4.1**.

PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT

Landscape Plan

Table of Contents

1. INTRODUCTION

1.1 The project is one of the five character precincts identified under the "Urban Design Study for the Wan Chai North and North Point Harbourfront Areas" (WCUDS) commissioned by the Planning Department. The objective of the proposed project is to provide a waterfront open space with amenities that can bring people to the waterfront, including a continuous promenade connecting the Causeway Bay Typhoon Shelter and North Point, in addition, the opening to public of Landscape Deck at the rooftop of Central-Wan Chai Bypass Eastern Portal. According to Para. 5.2.23 & 5.2.25 of Final Report of the WCUDS, The roof of the Central-Wan Chai Bypass Eastern Portal, will be known as the "Roof-top Landscaped Park Zone" and will be developed into a landscaped park for public enjoyment. Barrier-free access facilities could be provided for public access to the roof-top landscaped park. Gardening activities will also be introduced to allow the public to experience community farming within the dense urban area. This project aims to be a public open space project that provides a waterfront for all, facilitates healthy living and with creative amenities that can boost public enjoyment.

The project was approved by the Finance Committee of Legislative Council on 25 October 2024 and the construction contract commenced on 29 October 2024.

1.2 The purpose of this plan is to demonstrate design details of the planter surrounding the East Ventilation Building (EVB), the Landscape Deck and the landscape area next to Administration Building in accordance with the Condition 2.3 of the Environmental Permit No. FEP-01/482/2013/E. Please refer to Appendix B for location of the landscape area.

1.3 The scope of the Project mainly includes:

(i) A landscape garden;

(ii) A promenade;

(iii) An area reserved for the community farm (garden) at the rooftop of CWB landscape deck at Eastern Portal and associated pedestrian connection(s) linking the at-grade Precinct to the said community farm (garden).

1.4 Proposed Changes

This project consists of a Co-use Path, which is a shared path for cyclists and

pedestrian along the waterfront and required a minimum 6m width. Therefore, part of the planter at the west of the EVB have to removed, to achieve the mitigation approved in EIA, a row of trees and relevant landscape area are still be retained.

The existing landscape deck will be proposed to be redesigned with a wider ramp in the middle to link up all difference levels. Aesthetic design of landscape garden will be designed and proposed on the landscape deck with a community farm at the lowest level of the deck and a link-bridge to connect to the lift tower (next to Administration Building) at the Oil Street at the second lowest level of the deck to provide public access to the Landscape Garden on Landscape Deck.

2. LANDSCAPE AND VISUAL MITIGATION MEASURES

2.1 The proposed landscape and visual mitigation measures during operation phase as shown in EP-482/2013/C are listed below:

Items	Descriptions
OM1	Aesthetic design of buildings and road-related structures, including viaducts, vent buildings, subways, footbridges and noise barriers and enclosure
OM2	Shrub and Climbing Plants to soften proposed structures
OM3	Buffer Tree and Shrub Planting to screen proposed roads and associated structures
OM4	Aesthetic design of proposed waterfront promenade
OM5	Aesthetic streetscape design
OM6	Aesthetic design of roadside amenity areas

All mitigation measures in operation phase (OMs) as mentioned in 2.1 of this report could be achieved in our current design.

3. LANDSCAPE SOFTWORKS DESIGN

3.1 **Soil Depth** – Sufficient soil depth and associated structural loading will be provided for all planting areas at grade or on structure. Depending on the types of planting, the minimum soil depths excluding drainage layers shall be

Tree	1200mm
Shrub	600mm
Groundcover	300mm
Climber	300mm
Turf	300mm

3.2 **Soil Drainage** – On-grade planting shall be free-draining, and additional surface drains and subsoil drains will be provided where necessary.

3.3 **Irrigation Water Points** – Sufficient irrigation water points at a nominal spacing of 40m will be provided to all planting areas. Automatic drip irrigation will be provided for all planting areas except turf.

3.4 **Landscape Maintenance** – A minimum 12 months Establishment Period will be incorporated in the planting contract for all softworks elements. Thereafter, landscape maintenance will be undertaken by relevant government department/authority. The maintenance access of green roof will be supported by fall arrest system and platform ladder. A landscape maintenance manual including safety measures for workers/users at green roof shall be prepared to specify maintenance procedures required.

4. IMPLEMENTATION PROGRAMME

4.1 Under the Contract SS N522, no tree was highlighted in the EIA report (AEIAR-041/2001 and AEIAR-125/2008). Therefore, all trees under the Contract SS N 522 will be maintained and managed under contract requirements and mitigation measures listed in the below table.

Items	Mitigation Measures	Location/ Timing	Implementation Agent	Implementation Stages				Environmental Performance Required for Implementation of the Mitigation Measures
				Des	C	O	Dec	
OM1	Aesthetic design of buildings and road-related structures, including viaducts, vent buildings, subways, footbridges and noise barriers and enclosure	Entire works area/ During Operation Phase	PSB / HyD			✓		DEVB TC(W) No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features; the Greening Master Plan issued by CEDD
OM2	Shrub and Climbing Plants to soften proposed structures	Entire works area/ During Operation Phase	LCSD			✓		DEVB TC(W) No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features; the Greening Master Plan issued by CEDD
OM3	Buffer Tree and Shrub Planting	Entire works area/ During Operation	LCSD			✓		DEVB TC(W) No. 4/2020 - Tree Preservation ; DEVB TC(W) No. 3/2024 - Allocation of Space for

	to screen proposed roads and associated structures	Phase						Quality Greening along Roads; DEVB TC(W) No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features; the Street Tree Selection Guide issued by DEVB; the Greening Master Plan issued by CEDD
OM4	Aesthetic design of proposed waterfront promenade	Entire works area/ During Operation Phase	LCSD / PSB			✓		DEVB TC(W) No. 4/2020 - Tree Preservation; DEVB TC(W) No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features; General Standards and Maintenance Requirements for Landscape Works to be Handed Over to LCSD for Horticultural Maintenance (Mar 2021); the Street Tree Selection Guide issued by DEVB; the Greening Master Plan issued by CEDD
OM5	Aesthetic streetscape design	Entire works area/ During Operation Phase	LCSD / PSB			✓		DEVB TC(W) No. 4/2020 - Tree Preservation; DEVB TC(W) No. 3/2024 - Allocation of Space for Quality Greening along Roads; DEVB TC(W) No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features; the Street Tree Selection Guide issued by DEVB; the Greening Master Plan issued by CEDD
OM6	Aesthetic design of	Entire works area/ During Operation	LCSD / PSB			✓		DEVB TC(W) No. 4/2020 - Tree Preservation; DEVB TC(W) No. 3/2024 - Allocation of Space for

	roadside amenity areas	Phase						Quality Greening along Roads; DEVB TC(W) No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features; the Street Tree Selection Guide issued by DEVB; the Greening Master Plan issued by CEDD

Des: Design

C: Construction

O: Operation

Dec: Decommissioning

Abbreviation: LCSD - Leisure & Cultural Services Department; HyD – Highways Department; PSB – Property Services Branch (ArchSD)

5. MAINTENANCE AND MANAGEMENT SCHEDULE

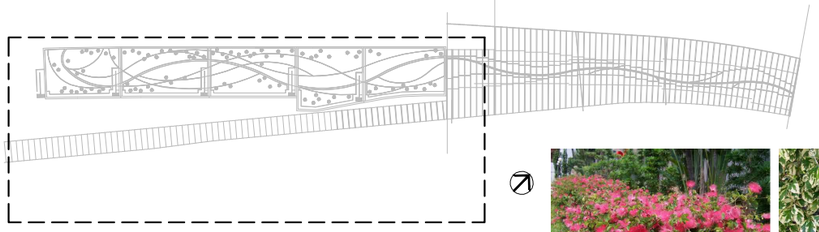
Maintenance and Management Schedule for OMs as mentioned in para. 2.1 are listed below:

Items	Landscape and Visual Mitigation Measures	Maintenance / Management Agency
OM1	Aesthetic design of buildings and road-related structures, including viaducts, vent buildings, subways, footbridges and noise barriers and enclosure	PSB/ HyD
OM2	Shrub and Climbing Plants to soften proposed structures	LCSD
OM3	Buffer Tree and Shrub Planting to screen proposed roads and associated structures	LCSD
OM4	Aesthetic design of proposed waterfront promenade	LCSD / PSB
OM5	Aesthetic streetscape design	LCSD / PSB
OM6	Aesthetic design of roadside amenity areas	LCSD / PSB

Abbreviation: LCSD - Leisure & Cultural Services Department; HyD – Highways Department; PSB – Property Services Branch (ArchSD)

For PlanD's reference only

APPENDIX A - AS-BUILT DRAWINGS UNDER ENVIRONMENTAL PERMIT NO.: EP-482/2013



1 KEYPLAN SCALE 1: 2000

Shrub

1 Cal. hae.

2 Dur.ere.'Var'

3 Fic.mic.'Gol'

4 All.ner.

5 Lor.chi.rub

Groundcover

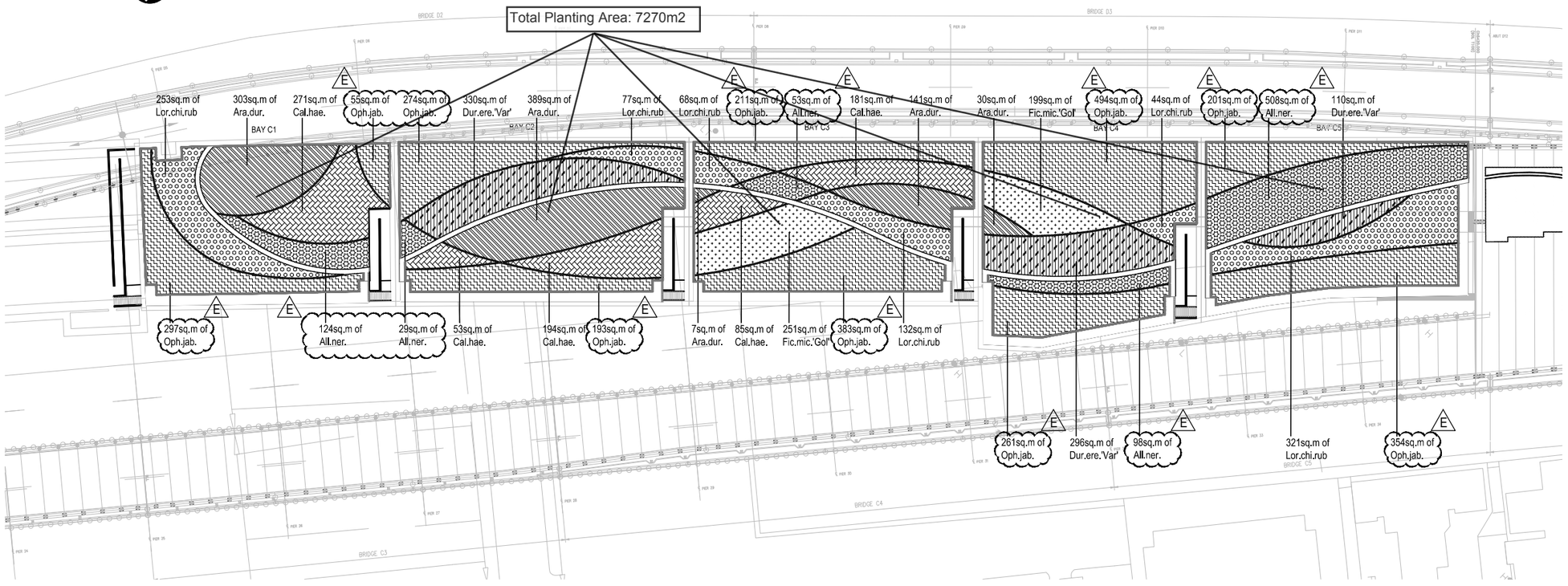
1 Ara.dur.

2 Oph.jap.

Symbol

No.	Code	Botanical Name	Chinese Name	Specification(mm) min. Height X Spread	min. Spacing(mm)	Approx. Area (sq.m)	Approx. Quantity No.	Remarks
Landscape Deck								
Shrubs								
1	Cal.hae.	*Calliandra haematocephala*	紅絨球	600X500	350	784	7393	
2	Dur.ere.'Var'	*Duranta erecta 'Variegata'*	花葉假連翹	500X400	350	736	6940	
3	Fic.mic.'Gol'	*Ficus microcarpa 'Golden Leaves'*	黃金榕	600X600	350	450	4244	
4	All.ner.	*Allamanda neriifolia*	硬枝黃蟬	600X500	350	812	7657	
5	Lor.chi.rub	*Loropetalum chinense f. rubrum*	紅繼木	600X600	350	955	8440	Chinese name base on Check List of Hong Kong Plants , AFCD, 2012 : 紅花繼木
Groundcover								
1	Ara.dur.	*Arachis duranensis*	金花生	100X200	200	870	25117	Chinese name base on Check List of Hong Kong Plants , AFCD, 2012 : 蔓花生
2	Oph.jab.	*Ophiopogon jaburan*	花葉沿階草	100 X 150	200	2723	78613	According to HyD's comment in letter CWB/(HY/2009/19)/C60/400/19B014336 item (2)(c)(i) Species recommended in the Pictorial Guided to Plant Resources for Skyrise Greenery in Hong Kong, issued by Greening Landscape and Tree Management Section of Development Bureau.

NOTES: PLANT ALL SPECIES IN A STAGGERED PATTERN



2 SHRUB PLANTING PLAN
SCALE 1:1000

For PlanD's reference only

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CLIENT

CHUN WO-CRGL-MBEC JOINT VENTURE

NOTES

GENERAL NOTES:

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REPORT ALL OMISSIONS & ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND CONDITION OF CONTRACT.

DRAWING NOT SHOWING THE LAST REVISION ARE TO BE CANCELLED.

REVISION

ISSUE	DESCRIPTION	DATE
A	GENERAL REVISION	APR 2016
B	GENERAL REVISION	JUN 2016
C	GENERAL REVISION	JAN 2017
D	GENERAL REVISION	MAR 2017
E	GENERAL REVISION	AUG 2018
G	AS-BUILT	APR 2022

DESIGN:	TK
DRAWN:	TI
CHECKED:	RL
STAGE:	CD
PROJECT:	46910

Contract No. HY/2009/19
Central- Wan Chai Bypass Tunnel (North Point Section) and Island Eastern Corridor Link

TITLE:

SHRUB PLANTING PLAN (LANDSCAPE DECK)

SCALE:	AS SHOWN
DRAWING NO.:	REVISION
PP-LD-1.01	E
DATE:	MAR 2016
REFERENCE:	P:\2010\46910 Central Wanchai Bypass Island East C\Plot\46910

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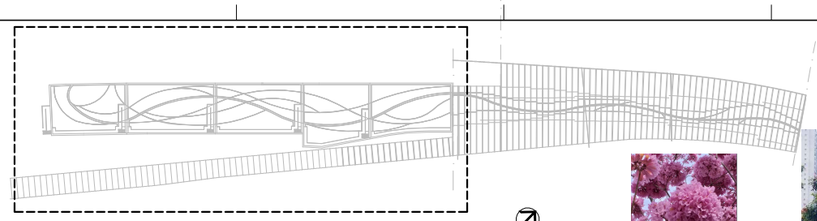


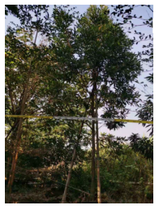
1 KEYPLAN SCALE 1: 2000

Trees

5 TAB.ROS.

1 LAG.SPE.

2 PON.PIN.



3 XAN.CHR.

Palms & Palm-like Trees

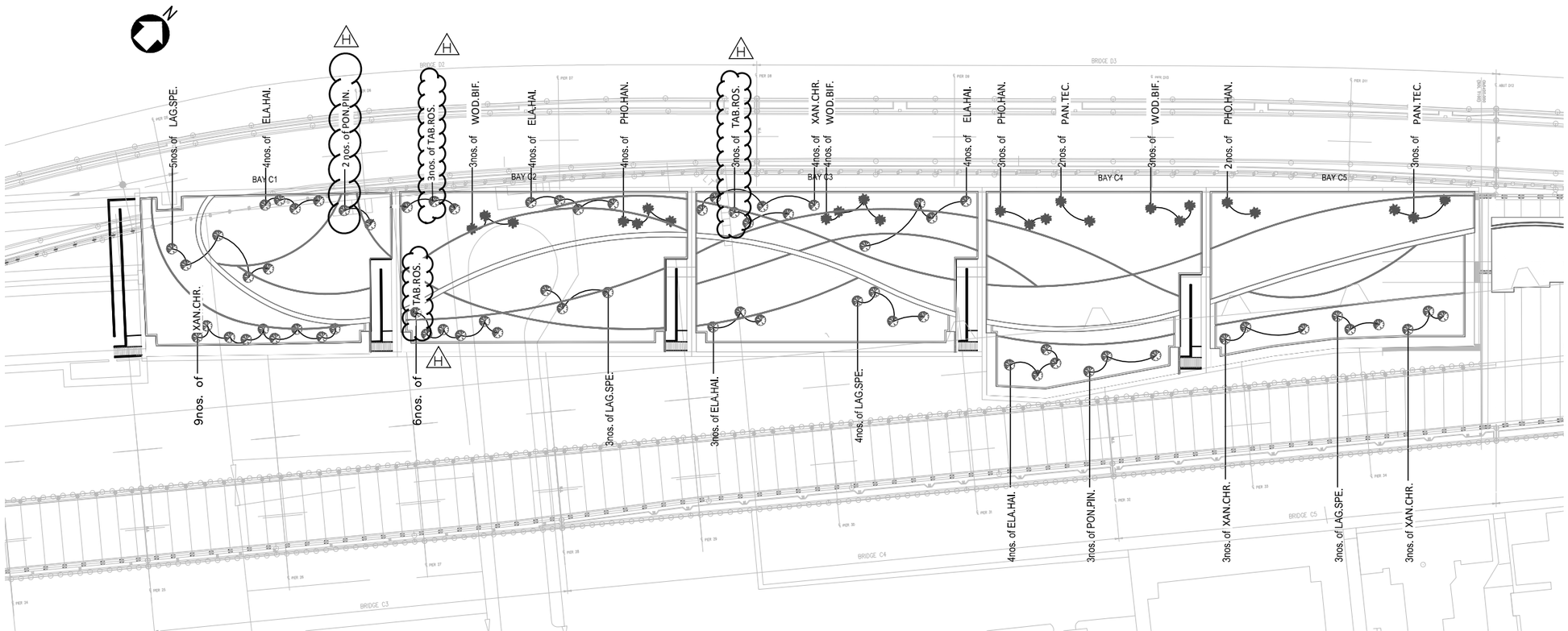
4 ELA.HAI.

1 PAN.TEC.

2 PHO.HAN.

3. WOD.BIF.

No.	Code	Botanical Name	Chinese Name	Specification(mm) min. Height X Spread	min.DBH (mm)	Approx. Quantity No.	Remarks	
Landscape Deck								
Trees								
1	LAG.SPE.	*Lagerstroemia speciosa*	大花紫薇	4000X2000	80	15		Heavy standard trees following with G.S. 3.15 except the stem diameter shall be minimum 80mm; and the height above the root collar shall be reached the minimum height as specified in the schdeule
2	PON.PIN.	*Pongamia pinnata*	水黃皮	5000X2000	80	5		
3	XAN.CHR.	*Xanthostemon chrysanthus*	金浦桃	5000X1800	80	19		
4	ELA.HAI.	*Elaeocarpus hainanensis*	水石榕	5000X2500	80	19		
5	TAB.ROS.	*Tabebuia Rosea*	紅花風鈴木	5000X2000	80	12		
Palms & Palm-like Trees								
1	PAN.TEC.	*Pandanus tectorius*	露兜	5000X2000	-	5	Botanical name & Chinese name base on Check List of Hong Kong Plants, AFCD, 2012: *Pandanus tectorius* 、露兜樹	
2	PHO.HAN.	*Phoenix hanceana*	刺葵	5000X2000	-	9	Chinese name base on Check List of Hong Kong Plants, AFCD, 2012: *Phoenix loureiroi*	
3	WOD.BIF.	*Wodyetia bifurcata*	狐尾椰	5000X2000	-	10		



2 TREE PLANTING PLAN
SCALE 1:1000

For PlanD's reference only

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CLIENT

CHUN WO-CRGL-MBEC JOINT VENTURE

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STAGE:	CD
PROJECT:	46910

Contract No. HY/2009/19
Central- Wan Chai Bypass Tunnel (North Point Section) and Island Eastern Corridor Link

TITLE:

TREE PLANTING PLAN (LANDSCAPE DECK)

SCALE:	AS SHWON
DRAWING NO.: PP-LD-1.02	REVISION H
DATE:	MAR 2016
REFERENCE: P:\2010\46910 Central Wanchai Bypass Island East C\Plot\46910	

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Main Site

SHRUB & GROUNDCOVER

Abbr.	Botanical Name	Chinese Name	Native/ Exotic	Height (mm)	Spread (mm)	Spacing (mm)	Quantity (nos)	Remarks
Can.ind.	*Canna indica*	美人蕉	Exotic	500	150	150	303	
Hed.cor.	*Hedychium coronarium*	薑花	Exotic	600	150	150	207	
Hel.ros.	*Heliconia rostrata*	鳥赫蕉	Exotic	1600	300	300	23	
Mon.del.	*Monstera deliciosa*	龜背芋	Exotic	600	600	600	14	
Phi.xan.	*Philodendron xanadu*	小天使喜竹芋	Exotic	350	400	400	20	

Landscape Deck

TREE

Abbr.	Botanical Name	Chinese Name	Native/ Exotic	Height (mm)	Spread (mm)	DBH (mm)	Quantity (nos)	Remarks
TAB. ROS.	*Tabebuia rosea*	紅花風鈴木	Exotic	3000	3000	75	43	
ILL.ROT.	*Ilex rotunda Thunb. var. microcarpa*	小果鐵冬青	Native	2500	2000	75	26	

SHRUB & GROUNDCOVER

Abbr.	Botanical Name	Chinese Name	Native/ Exotic	Height (mm)	Spread (mm)	Spacing (mm)	Quantity (nos)	Remarks
Ani.cap.	*Anisodontea capensis*	小木槿	Exotic	600	600	600	158	
Art.arg.	*Artemisia argyi*	艾草	Exotic	350	350	350	285	
Asp.nid.	*Asplenium nidus*	鳥巢蕨	Native	800	950	800	19	
Bel.chi.	*Belamcanda chinensis*	射干	Exotic	350	350	350	131	
Bre.niv.	*Breynia nivosa*	雪花木	Exotic	600	600	600	585	
Cae.pul.	*Caesalpinia pulcherrima*	金鳳花	Exotic	2000	1500	1500	4	
Cam.jap.	*Camellia japonica*	山茶	Exotic	800	800	800	196	
Cam.ole.	*Camellia oleifera*	油茶	Native	800	800	800	83	
Cas.nan.	*Casuarina nana*	千頭馬麻黃	Exotic	1000	1500	1500	100	
Cle.spi.	*Clerodendranthus spicatus*	貓鬚草	Exotic	650	650	650	193	
Cyp.alt.	*Cyperus alternifolius*	風車草	Exotic	800	600	600	21	
Cyr.fal.	*Cyrtomium falcatum*	冬青蕨	Native	300	300	250	148	
Dav.bul.	*Davallia bullata*	狼尾蕨	Exotic	300	300	300	86	
Equ.hye.	*Equisetum hyemale*	木賊	Native	750	250	250	186	
Evo.nut.	*Evolvulus nuttallianus*	藍星花	Exotic	650	600	600	560	
Hem.ful.	*Hemerocallis fulva*	萱草	Exotic	350	350	350	219	
Het.rot.	*Heterotis rotundifolia*	鋪地野牡丹	Exotic	150	250	200	587	
Hou.cor.	*Houttuynia cordata*	魚腥草	Native	250	250	250	33	
Ile.asp.	*Ilex asprella*	梅葉冬青	Native	1000	1000	1000	51	
Imp.cyl.	*Imperata cylindrica*	絲茅	Native	350	150	150	12290	
Iri.tec.	*Iris tectorum*	鳶尾	Exotic	300	200	150	4511	blue colour
Jas.flo.	*Jasminum floridum*	黃花素馨	Exotic	650	650	650	131	
Jun.pro.	*Juniperus procumbens*	鋪地柏	Exotic	300	450	450	287	
Leu.fru.	*Leucophyllum frutescens*	紅花玉芙蓉	Exotic	400	400	400	1065	
Lig.qui.	*Ligustrum quihoui*	小葉女貞	Exotic	650	600	600	1343	
Lig.sin.	*Ligustrum sinense*	山指甲	Exotic	800	600	550	1858	
Nan.dom.	*Nandina domestica*	南天竺	Exotic	1500	900	900	3	
Nep.aur.	*Nephrolepis auriculata*	腎蕨	Native	350	350	350	739	
Pel.rot.	*Pellaea rotundifolia*	紐扣蕨	Exotic	300	300	300	41	
Pen.alo.2	*Pennisetum alopecuroides 'Little Bunny'*	小兔子狼尾	Exotic	350	300	200	1079	
Pla.gra.	*Platycodon grandiflorus*	桔梗	Native	550	250	250	1212	
Plu.aur.	*Plumbago auriculata*	藍雪花	Exotic	550	550	550	934	
Pol.axi.	*Polyspora axillaris*	大頭茶	Native	800	600	600	167	
Pte.mul.	*Pteris multifida*	鳳尾蕨	Native	120	200	200	274	
Rha.ind.	*Rhaphiolepis indica*	車輪梅	Native	300	200	150	2900	
Rho.cha.	*Rhododendron championiae*	毛葉杜鵑	Native	600	600	600	140	
Rho.muc.	*Rhododendron mucronatum*	杜鵑（白）	Exotic	500	500	450	2006	White colour
Rho.tom.	*Rhodomyrtus tomentosa*	桃金娘	Native	500	500	450	485	
Sax.sto.	*Saxifraga stolonifera*	虎耳草	Exotic	300	300	300	160	
Sel.unc.	*Selaginella uncinata*	翠雲草	Native	100	150	150	276	
Sen.cin.	*Senecio cineraria*	銀葉菊	Exotic	250	300	300	1440	
Spi.can.	*Spiraea cantoniensis*	麻葉繡線菊	Exotic	800	700	700	200	
Sta.jam.	*Stachytarpheta jamaicensis*	假馬鞭	Exotic	700	600	600	507	
Str.cus.	*Strobilanthes cusia*	馬藍	Native	500	500	500	185	
Thr.gra.	*Thryallis gracilis*	金英	Exotic	600	500	500	1134	
Tib.sem.	*Tibouchina semidecandra*	巴西野牡丹	Exotic	600	400	400	2078	

CLIMBER

Abbr.	Botanical Name	Chinese Name	Native/ Exotic	Height (mm)	Spread (mm)	Spacing (mm)	Quantity (nos)	Remarks
Pse.all.	*Pseudocalymma alliaceum*	蒜香藤	Exotic	1000	500	500	170	minimum 3 shoots per plant
Fic.pum.	*Ficus pumila*	薜荔	Native	1000	300	250	1484	minimum 3 shoots per plant

LAWN

							Area (sqm)	
Axo.com.	*Axonopus Compressus*	大葉草	Exotic	-	-	-	1821.5sqm	

Notes / Legends:

ISSUE	DATE	DESCRIPTION	Initial
A	02DEC22	GENERAL REVISION	LWC

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Designed :	TL		
Drawn :	RC		
Checked :	LWC		
Approved :	IS		

Contract No. : 9AH 122

File No. :

Programme No. : 477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
PLANTING SCHEDULE

Drawing No. : AB/8555/EW312A

Scale : NTS

Signed | Date

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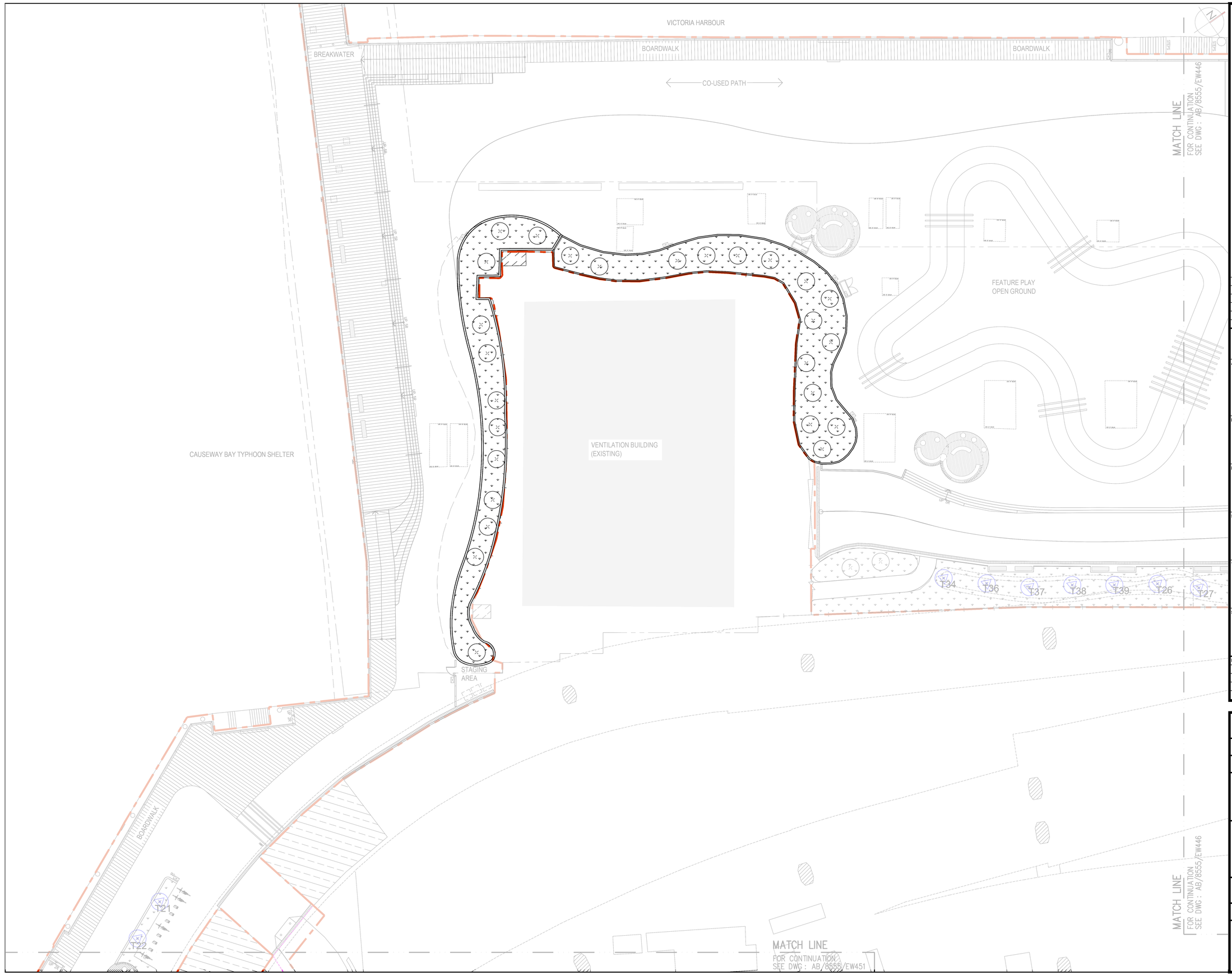

Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- TREE SURVEY BOUNDARY LINE
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- EXISTING TREE
- TRANSPLANTED TREE
- COMPENSATORY TREE
- PROPOSED TREE
- TAB.ROS. — PROPOSED TREE SPECIES
- T111 — TREE NUMBER

ISSUE	DATE	DESCRIPTION	Initial

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Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
TREE PLANTING PLAN
(01 OF 07)

Drawing No. :	Scale :
AB/8555/EW445	1:200

Signed — Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

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DWG To PDF.pc3

MATCH LINE
FOR CONTINUATION
SEE DWG : AB/8555/EW446

CIN.CAM.
1 Nos.

TAB.ROS.
3 Nos.

TAB.ROS.
3 Nos.

ILL.ROT.
2 Nos.

T104 T111 T112 T120 T96 T81 T82 T138 T139 T140 T183 T184 T110 T65 T67 T68 T69 T72 T73 T113

RAMP UP 1:20
RAMP UP 1:12
RAMP UP 1:15

MATCH LINE
FOR CONTINUATION
SEE DWG : AB/8555/EW448

MATCH LINE
FOR CONTINUATION
SEE DWG : AB/8555/EW446

MATCH LINE
FOR CONTINUATION
SEE DWG : AB/8555/EW448

Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- TREE SURVEY BOUNDARY LINE
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- EXISTING TREE
- TRANSPLANTED TREE
- COMPENSATORY TREE
- PROPOSED TREE
- TAB.ROS. — PROPOSED TREE SPECIES
- T111 — TREE NUMBER

ISSUE	DATE	DESCRIPTION	Initial

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Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
TREE PLANTING PLAN
(03 OF 07)

Drawing No. :	Scale :
AB/8555/EW447	1: 200

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

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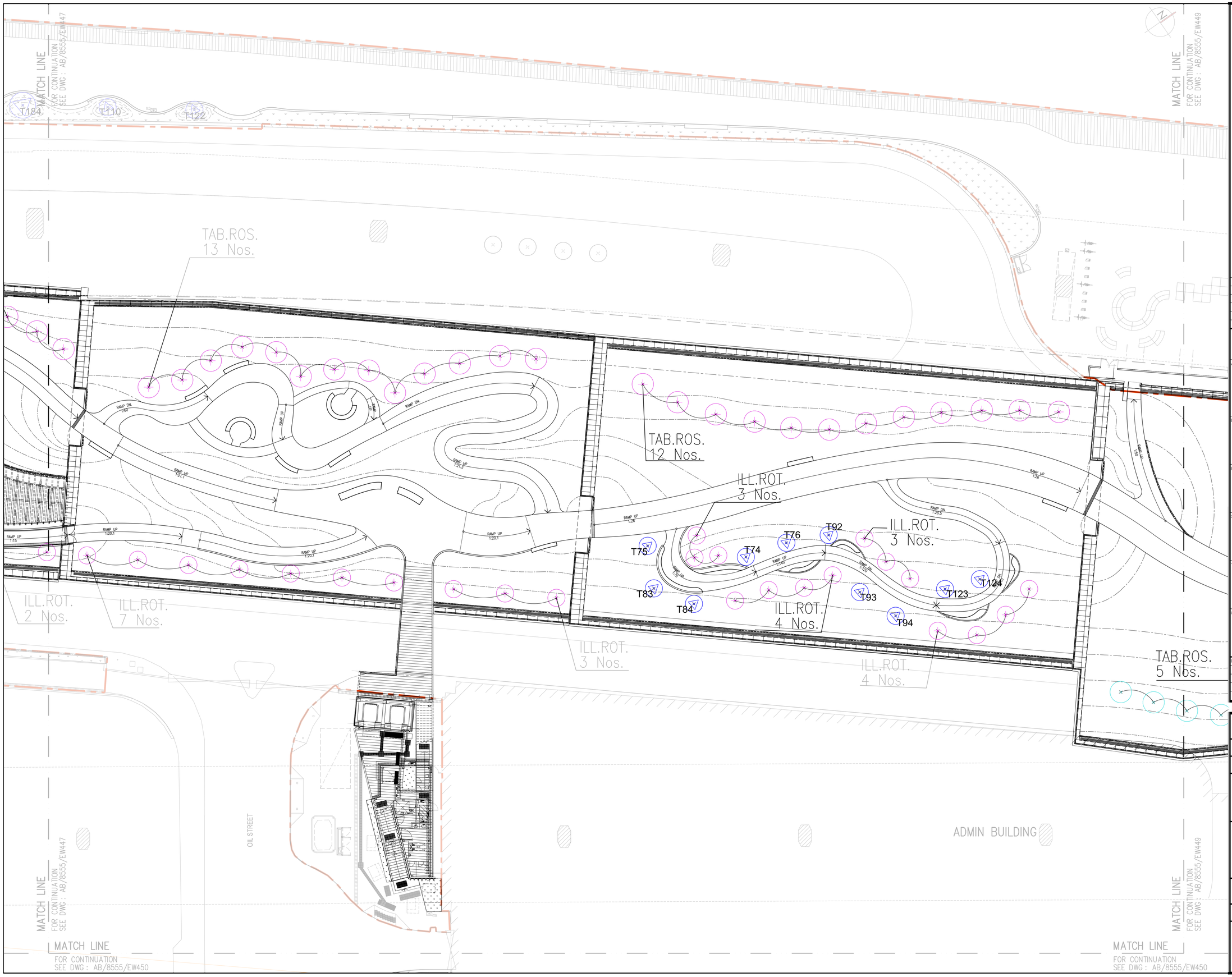

Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- TREE SURVEY BOUNDARY LINE
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- EXISTING TREE
- TRANSPLANTED TREE
- COMPENSATORY TREE
- PROPOSED TREE
- TAB.ROS. — PROPOSED TREE SPECIES
- T111 — TREE NUMBER

ISSUE	DATE	DESCRIPTION	Initial

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Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
TREE PLANTING PLAN
(04 OF 07)

Drawing No. :	Scale :
AB/8555/EW448	1: 200

Signed — Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

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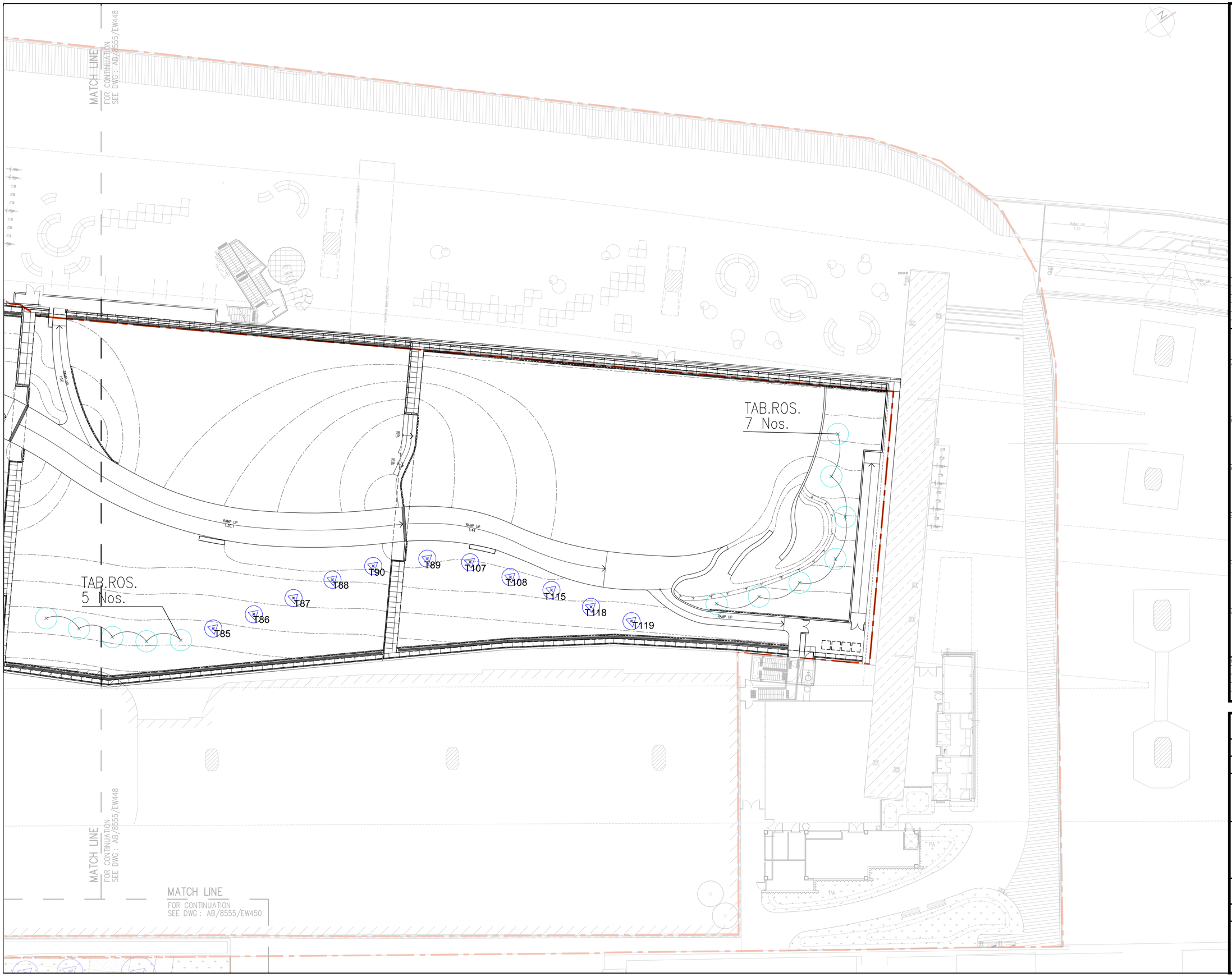
DWG To PDF.pc3



Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- TREE SURVEY BOUNDARY LINE
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- EXISTING TREE
- TRANSPLANTED TREE
- COMPENSATORY TREE
- PROPOSED TREE
- TAB.ROS. — PROPOSED TREE SPECIES
- T111 — TREE NUMBER

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Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
TREE PLANTING PLAN
(05 OF 07)

Drawing No. :	Scale :
AB/8555/EW449	1:200

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Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- PROPOSED SHRUB
- STR.NEG. 15Nos. — PLANTING SPECIES / PLANTING QUANTITY

ISSUE	DATE	DESCRIPTION	Initial

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File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
SHRUB PLANTING PLAN @GF
(01 OF 12)

Drawing No. :	Scale :
AB/8555/EW461	1: 200

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DRAWING FILE NAME :

Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- PROPOSED SHRUB
- STR.NEG. 15Nos. — PLANTING SPECIES / PLANTING QUANTITY

ISSUE	DATE	DESCRIPTION	Initial

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Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
SHRUB PLANTING PLAN @GF
(04 OF 12)

Drawing No. :	Scale :
AB/8555/EW464	1: 200

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

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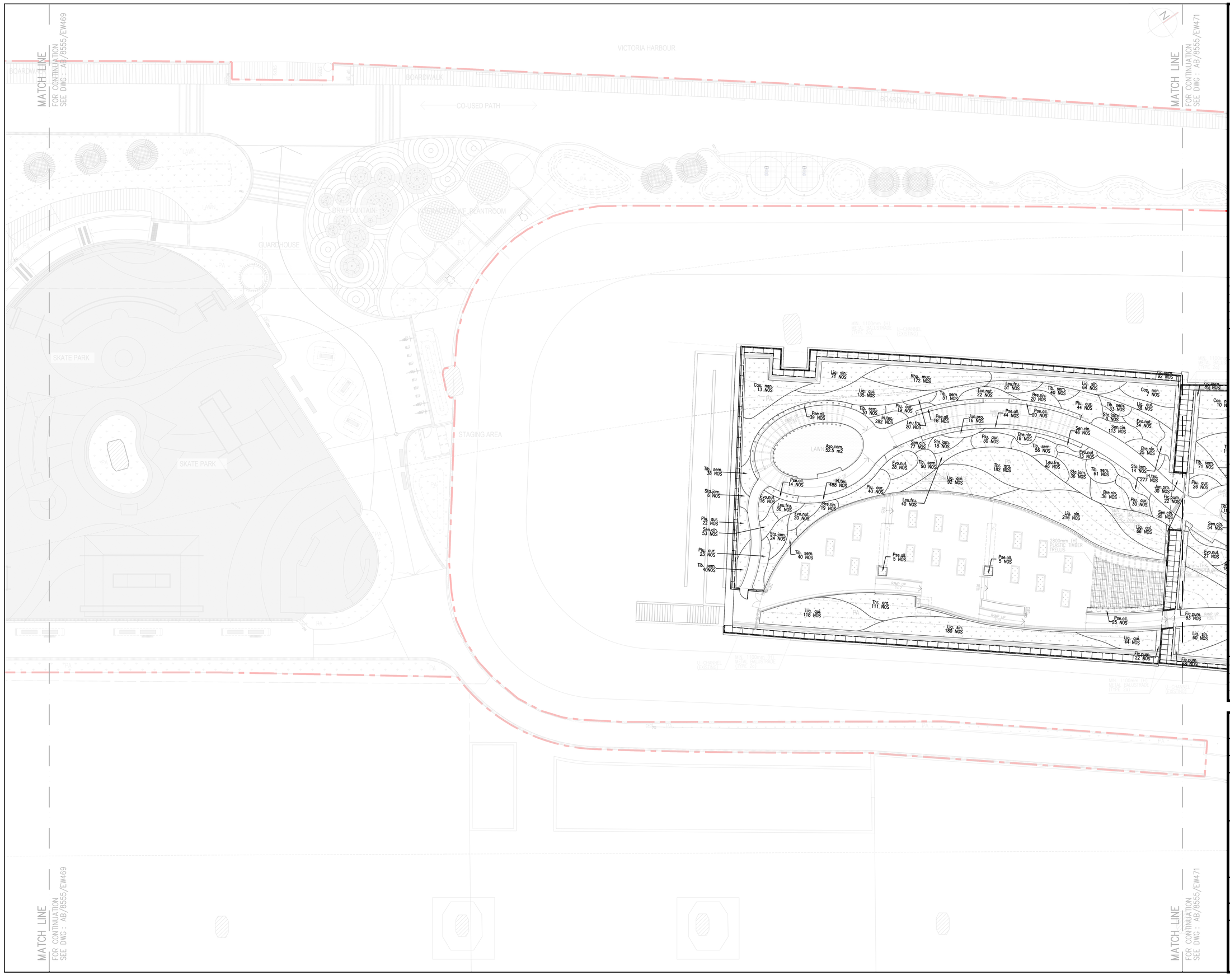

Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- PROPOSED SHRUB
- STR.NEG. 15Nos. — PLANTING SPECIES / PLANTING QUANTITY

ISSUE	DATE	DESCRIPTION	Initial

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Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
SHRUB PLANTING PLAN @RF
(10 OF 12)

Drawing No. :	Scale :
AB/8555/EW470	1:200

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

MATCH LINE
FOR CONTINUATION
SEE DWG : AB/8555/EW470

MATCH LINE
FOR CONTINUATION
SEE DWG : AB/8555/EW472

VICTORIA HARBOUR

BOARDWALK

CO-USED PATH

MODULAR PLATFORM UNITS

ADMIN BUILDING

OIL STREET

MATCH LINE
FOR CONTINUATION
SEE DWG : AB/8555/EW470

MATCH LINE
FOR CONTINUATION
SEE DWG : AB/8555/EW472

Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- PROPOSED SHRUB
- STR.NEG. 15Nos. — PLANTING SPECIES / PLANTING QUANTITY

ISSUE	DATE	DESCRIPTION	Initial

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Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No. :	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
SHRUB PLANTING PLAN @RF
(11 OF 12)

Drawing No. :	Scale :
AB/8555/EW471	1:200

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

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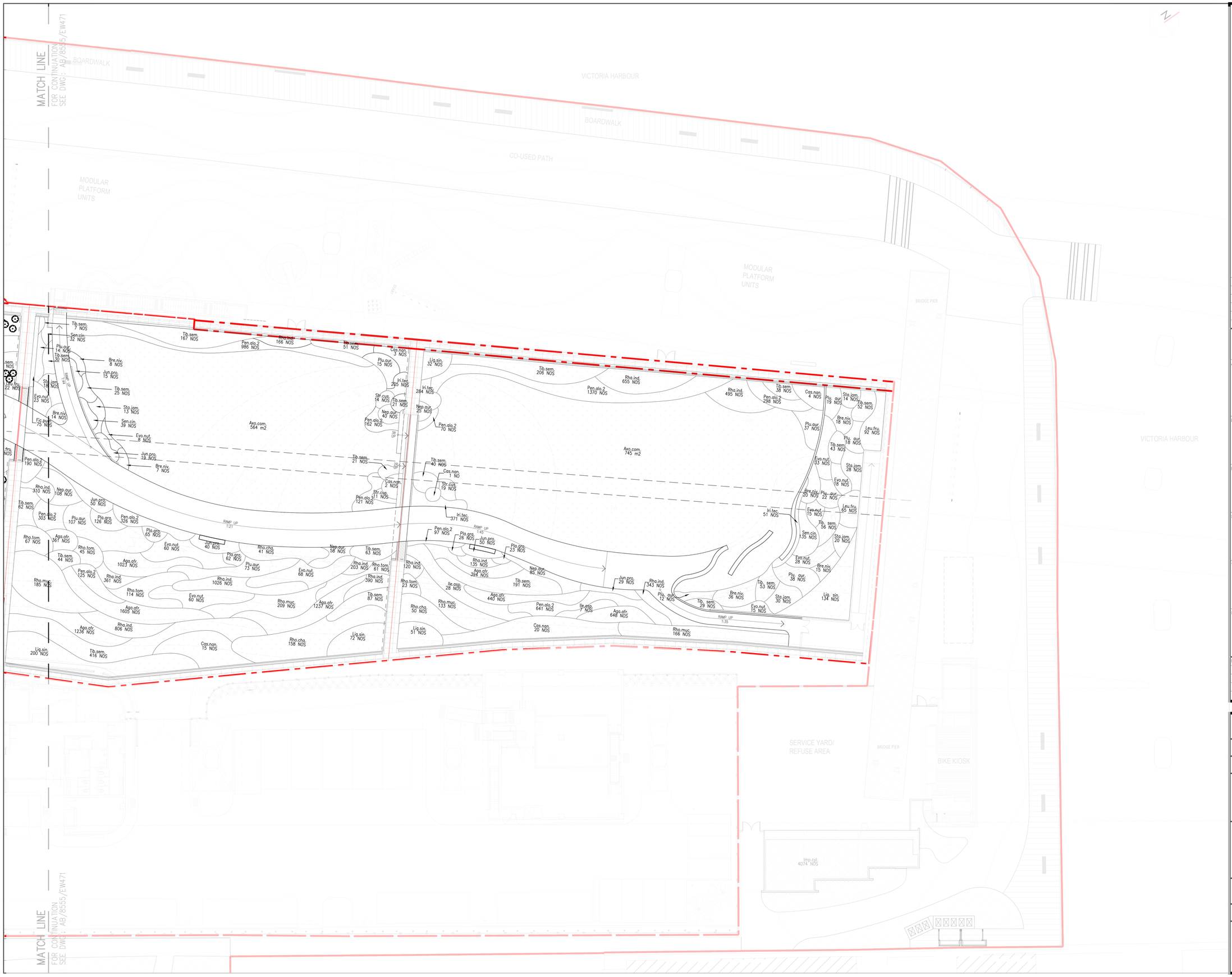

Notes / Legends:

- SCOPE OF WORK (BOUNDARY LINE)
- PA/LAWN — PLANTING / LAWN AREA
- CONTOUR LINE
- PROPOSED SHRUB
- STR.NEG. 15Nos. — PLANTING SPECIES / PLANTING QUANTITY
- PROPOSED LARGE SHRUB ACACIA PODALYRIIFOLIA

Tender Drawing

ISSUE	DATE	DESCRIPTION	Initial
0	10/05/24	ISSUE FOR TENDER	TL/BT/LWC/IS

Revision :

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RISK MANAGER	Name	Signed	Date
Designed :	TL		10/05/24
Drawn :	BT		10/05/24
Checked :	LWC		10/05/24
Approved :	IS		10/05/24

Contract No. :	SS N522
File No. :	
Programme No.:	477RO

Contract Title :
CONSTRUCTION OF PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
SHRUB PLANTING PLAN @RF
(4 OF 4)

Drawing No. :	Scale :
AB/8555/EW472 REV.0	1: 200
Signed	10/05/24 Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

Note:
Tree locations are indicative only, please referred to Tree Planting Plan. AB/8555/EW445-451

Notes / Legends:
SCOPE OF WORK (BOUNDARY LINE)

1
2
3
4

Refer to RLP01_LMP_1
Refer to RLP01_LMP_2
Refer to RLP01_LMP_3
Refer to RLP01_LMP_4

KING MING ROAD
WATSON ROAD
HING FAT STREET
WHITFIELD ROAD
GORDON ROAD
FUK YUM ROAD
OIL STREET
MERLIN STREET
ELECTRIC ROAD
POWER STREET

MARK	DATE	DESCRIPTION	Initial

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dlq

TRAFFIC CONSULTANT
SYSTRA MVA

SKATEPARK CONSULTANT
CONVIC

RISK MANAGER	Name	Signed	Date
Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE MITIGATION PLAN – Key Plan

Drawing No. :	Scale :
RLP01_LMP_0	1:2000

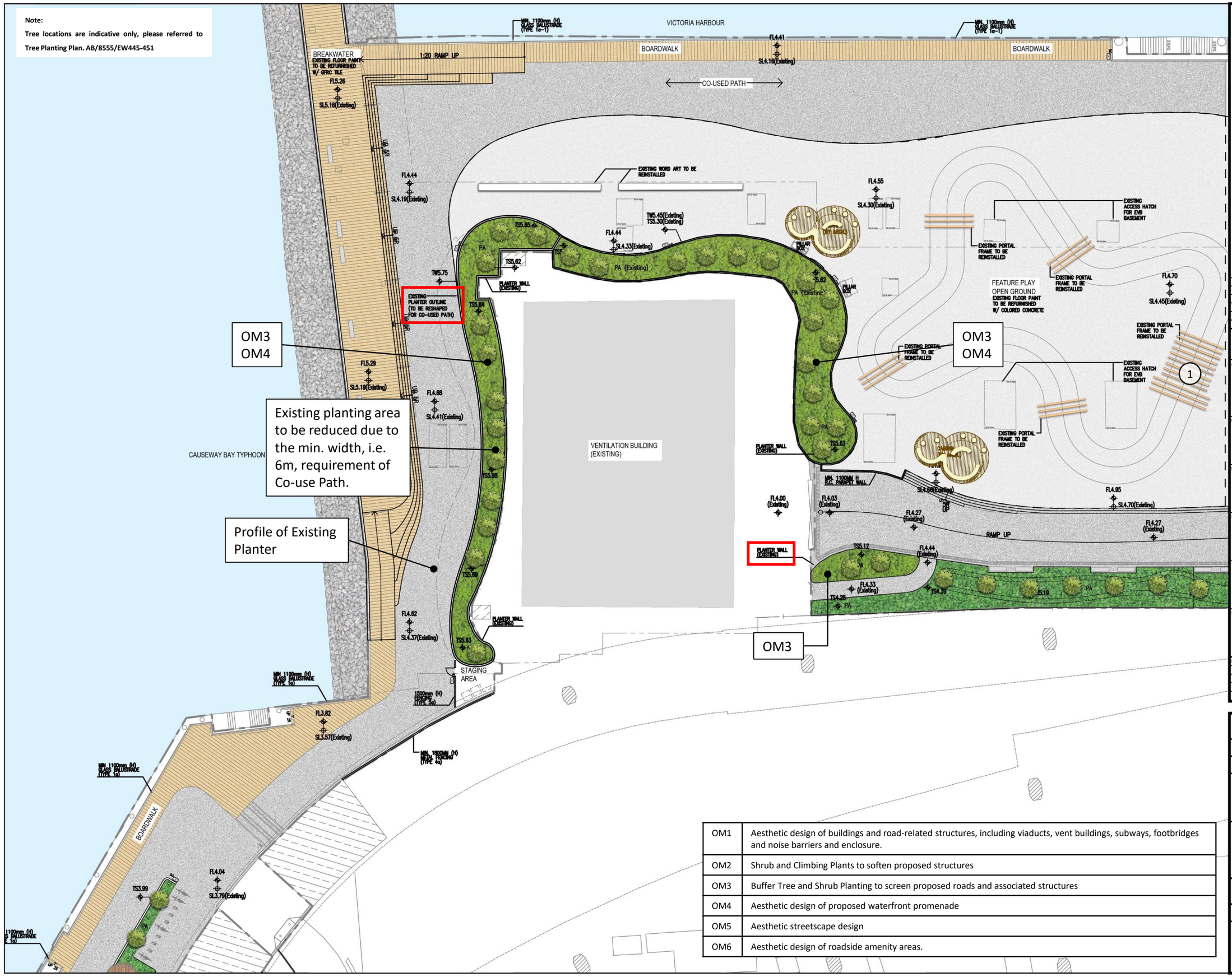
Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

Note:

Tree locations are indicative only, please referred to Tree Planting Plan. AB/8555/EW445-451



LEGEND

- TREE
- EXISTING SHRUBS
- SHRUB
- HARD-PAVING
- HARD-PAVING
- DECK AREA

ISSUE	DATE	DESCRIPTION	Initial

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TRAFFIC CONSULTANT: SYSTRA MVA
SKATEPARK CONSULTANT: CONVIC

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Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE MITIGATION PLAN
(Sheet 1)

Drawing No. : RLP01_LMP_1
Scale : 1:400

Signed
Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

OM1	Aesthetic design of buildings and road-related structures, including viaducts, vent buildings, subways, footbridges and noise barriers and enclosure.
OM2	Shrub and Climbing Plants to soften proposed structures
OM3	Buffer Tree and Shrub Planting to screen proposed roads and associated structures
OM4	Aesthetic design of proposed waterfront promenade
OM5	Aesthetic streetscape design
OM6	Aesthetic design of roadside amenity areas.

Note:
Tree locations are indicative only, please referred to Tree Planting Plan. AB/8555/EW445-451

LEGEND

- TRELLIS
- VERTICAL GREEN
- TREE
- SHRUB
- LAWN
- HARD-PAVING
- BENCH
- PLANTING PLOT

ISSUE	DATE	DESCRIPTION	Initial

Revision :

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Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE MITIGATION PLAN
(Sheet 2)

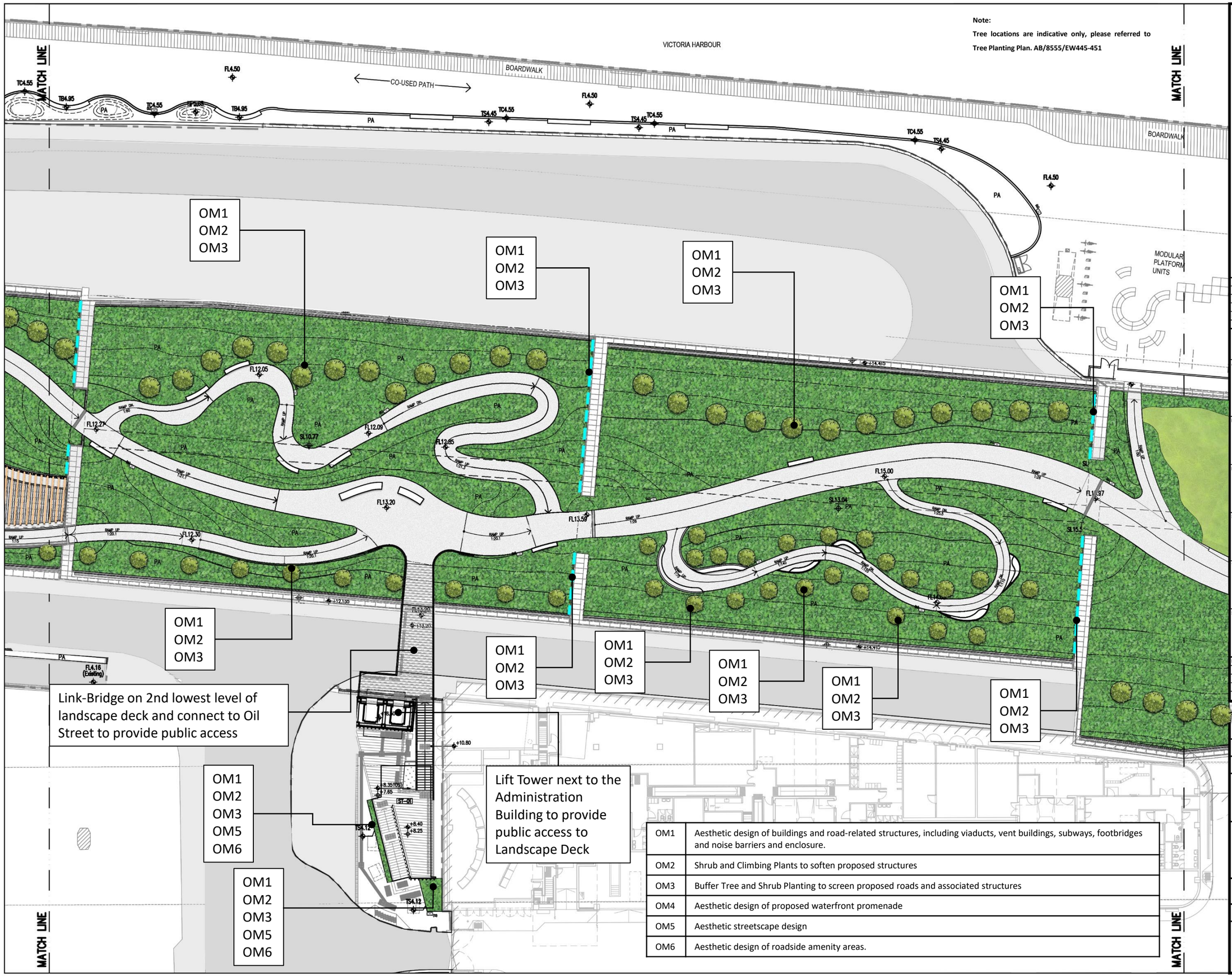
Drawing No. :	Scale :
RLP01_LMP_2	1:400

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

OM1	Aesthetic design of buildings and road-related structures, including viaducts, vent buildings, subways, footbridges and noise barriers and enclosure.
OM2	Shrub and Climbing Plants to soften proposed structures
OM3	Buffer Tree and Shrub Planting to screen proposed roads and associated structures
OM4	Aesthetic design of proposed waterfront promenade
OM5	Aesthetic streetscape design
OM6	Aesthetic design of roadside amenity areas.



Note:

Tree locations are indicative only, please referred to Tree Planting Plan. AB/8555/EW445-451

LEGEND

- VERTICAL GREEN
- TREE
- SHRUB
- LAWN
- HARD-PAVING
- BENCH

OM1	Aesthetic design of buildings and road-related structures, including viaducts, vent buildings, subways, footbridges and noise barriers and enclosure.
OM2	Shrub and Climbing Plants to soften proposed structures
OM3	Buffer Tree and Shrub Planting to screen proposed roads and associated structures
OM4	Aesthetic design of proposed waterfront promenade
OM5	Aesthetic streetscape design
OM6	Aesthetic design of roadside amenity areas.

ISSUE	DATE	DESCRIPTION	Initial
Revision :			

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Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE MITIGATION PLAN
(Sheet 3)

Drawing No. :	Scale :
RLP01_LMP_3	1:400

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

Note:
Tree locations are indicative only, please referred to Tree Planting Plan. AB/8555/EW445-451

VICTORIA HARBOUR

BOARDWALK

MATCH LINE

CO-USED PATH

MODULAR PLATFORM UNITS

OM1
OM2
OM3

OM1	Aesthetic design of buildings and road-related structures, including viaducts, vent buildings, subways, footbridges and noise barriers and enclosure.
OM2	Shrub and Climbing Plants to soften proposed structures
OM3	Buffer Tree and Shrub Planting to screen proposed roads and associated structures
OM4	Aesthetic design of proposed waterfront promenade
OM5	Aesthetic streetscape design
OM6	Aesthetic design of roadside amenity areas.

BRIDGE PIER

SERVICE YARD/ REFUSE AREA

BIKE KIOSK

GREEN ROOF

STAGING AREA (AS EXT.)

RAMP UP 1:25

RAMP UP 1:44

RAMP UP 1:20

PA

LEGEND

- VERTICAL GREEN
- TREE
- SHRUB
- LAWN
- HARD-PAVING
- BENCH

ISSUE	DATE	DESCRIPTION	Initial

Revision :

Check all measurements on site.Do not scale off drawings.
This drawing to be read in conjunction with the Specification and any discrepancies are to be immediately reported to the Architect.
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RISK MANAGER	Name	Signed	Date
Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE MITIGATION PLAN
(Sheet 4)

Drawing No. :	Scale :
RLP01_LMP_4	1:400

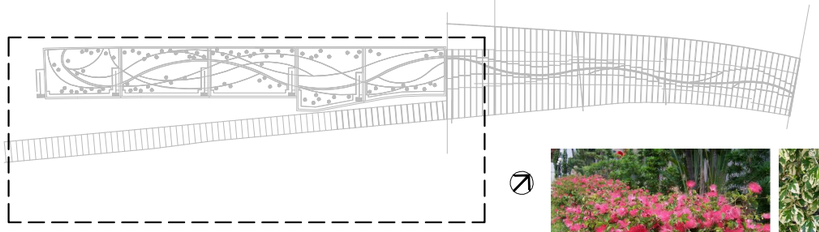
Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

For PlanD's reference only

APPENDIX A - AS-BUILT DRAWINGS UNDER ENVIRONMENTAL PERMIT NO.: EP-482/2013



1 KEYPLAN SCALE 1: 2000

Shrub

1 Cal. hae.

2 Dur.ere.'Var'

3 Fic.mic.'Gol'

4 All.ner.

5 Lor.chi.rub

Groundcover

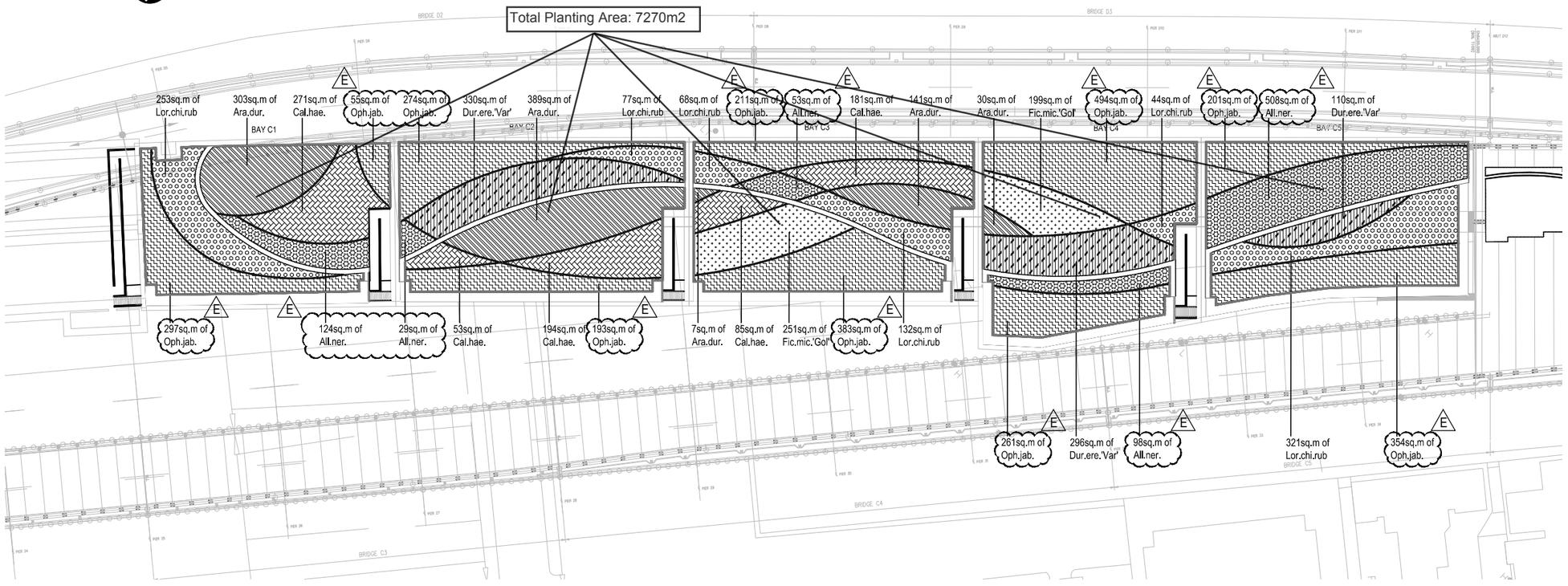
1 Ara.dur.

2 Oph.jap.

Symbol

No.	Code	Botanical Name	Chinese Name	Specification(mm) min. Height X Spread	min. Spacing(mm)	Approx. Area (sq.m)	Approx. Quantity No.	Remarks
Landscape Deck								
Shrubs								
1	Cal.hae.	*Calliandra haematocephala*	紅絨球	600X500	350	784	7393	
2	Dur.ere.'Var'	*Duranta erecta 'Variegata'*	花葉假連翹	500X400	350	736	6940	
3	Fic.mic.'Gol'	*Ficus microcarpa 'Golden Leaves'*	黃金榕	600X600	350	450	4244	
4	All.ner.	*Allamanda neriifolia*	硬枝黃蟬	600X500	350	812	7657	
5	Lor.chi.rub	*Loropetalum chinense f. rubrum*	紅繼木	600X600	350	955	8440	Chinese name base on Check List of Hong Kong Plants , AFCD, 2012 : 紅花繼木
Groundcover								
1	Ara.dur.	*Arachis duranensis*	金花生	100X200	200	870	25117	Chinese name base on Check List of Hong Kong Plants , AFCD, 2012 : 蔓花生
2	Oph.jab.	*Ophiopogon jaburan*	花葉沿階草	100 X 150	200	2723	78613	According to HyD's comment in letter CWB/(HY/2009/19)/C60/400/19B014336 item (2)(c)(i) Species recommended in the Pictorial Guided to Plant Resources for Skyrise Greenery in Hong Kong, issued by Greening Landscape and Tree Management Section of Development Bureau.

NOTES: PLANT ALL SPECIES IN A STAGGERED PATTERN



2 SHRUB PLANTING PLAN
SCALE 1:1000

For PlanD's reference only

earthasia limited
香港銅鑼灣告士打道262號鵬利中心11樓1101-2室
Room 1101-2, 11/F, Top Glory Tower, 262 Gloucester Road
Causeway Bay, Hong Kong
Tel: (852) 2559 9438 Fax: (852) 2559 9841

CLIENT

CHUN WO-CRGL-MBEC JOINT VENTURE

NOTES

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REVISION

ISSUE	DESCRIPTION	DATE
A	GENERAL REVISION	APR 2016
B	GENERAL REVISION	JUN 2016
C	GENERAL REVISION	JAN 2017
D	GENERAL REVISION	MAR 2017
E	GENERAL REVISION	AUG 2018
G	AS-BUILT	APR 2022

DESIGN:	TK
DRAWN:	TI
CHECKED:	RL
STAGE:	CD
PROJECT:	46910

Contract No. HY/2009/19
Central- Wan Chai Bypass Tunnel (North Point Section) and Island Eastern Corridor Link

TITLE:

SHRUB PLANTING PLAN (LANDSCAPE DECK)

SCALE:	AS SHOWN
DRAWING NO.:	REVISION
PP-LD-1.01	E
DATE:	MAR 2016
REFERENCE:	P:\2010\46910 Central Wanchai Bypass Island East C\Plot\46910

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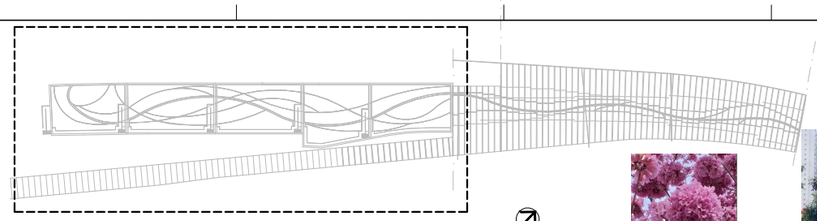


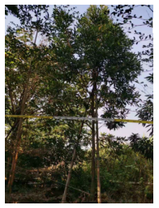
1 KEYPLAN SCALE 1: 2000

Trees

5 TAB.ROS.

1 LAG.SPE.

2 PON.PIN.



3 XAN.CHR.

Palms & Palm-like Trees

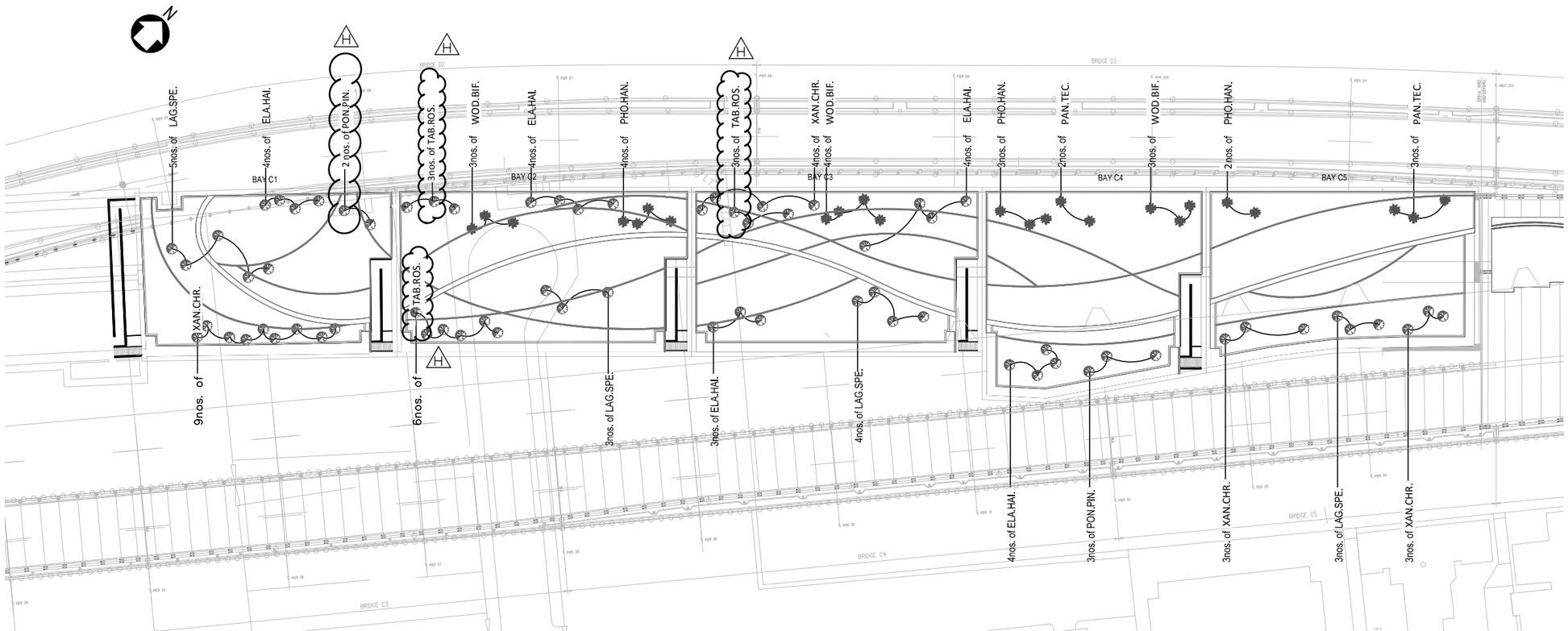
4 ELA.HAI.

1 PAN.TEC.

2 PHO.HAN.

3. WOD.BIF.

No.	Code	Botanical Name	Chinese Name	Specification(mm) min. Height X Spread	min.DBH (mm)	Approx. Quantity No.	Remarks	
Landscape Deck								
Trees								
1	LAG.SPE.	*Lagerstroemia speciosa*	大花紫薇	4000X2000	80	15		Heavy standard trees following with G.S. 3.15 except the stem diameter shall be minimum 80mm; and the height above the root collar shall be reached the minimum height as specified in the schdeule
2	PON.PIN.	*Pongamia pinnata*	水黃皮	5000X2000	80	5		
3	XAN.CHR.	*Xanthostemon chrysanthus*	金浦桃	5000X1800	80	19		
4	ELA.HAI.	*Elaeocarpus hainanensis*	水石榕	5000X2500	80	19		
5	TAB.ROS.	*Tabebuia Rosea*	紅花風鈴木	5000X2000	80	12		
Palms & Palm-like Trees								
1	PAN.TEC.	*Pandanus tectorius*	露兜	5000X2000	-	5	Botanical name & Chinese name base on Check List of Hong Kong Plants, AFCD, 2012: *Pandanus tectorius* 、露兜樹	
2	PHO.HAN.	*Phoenix hanceana*	刺葵	5000X2000	-	9	Chinese name base on Check List of Hong Kong Plants, AFCD, 2012: *Phoenix loureiroi*	
3	WOD.BIF.	*Wodyetia bifurcata*	狐尾椰	5000X2000	-	10		



2 TREE PLANTING PLAN
SCALE 1:1000

For PlanD's reference only

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CLIENT

CHUN WO-CRGL-MBEC JOINT VENTURE

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F	GENERAL REVISION	May 2019
G	GENERAL REVISION	Nov 2019
H	GENERAL REVISION	May 2020
I	AS-BUILT	APR 2022

DESIGN:	TK
DRAWN:	MS
CHECKED:	RL
STAGE:	CD
PROJECT:	46910

Contract No. HY/2009/19
Central- Wan Chai Bypass Tunnel (North Point Section) and Island Eastern Corridor Link

TITLE:

TREE PLANTING PLAN (LANDSCAPE DECK)

SCALE:	AS SHWON
DRAWING NO.: PP-LD-1.02	REVISION H
DATE:	MAR 2016
REFERENCE: P:\2010\46910 Central Wanchai Bypass Island East C\Plot\46910	

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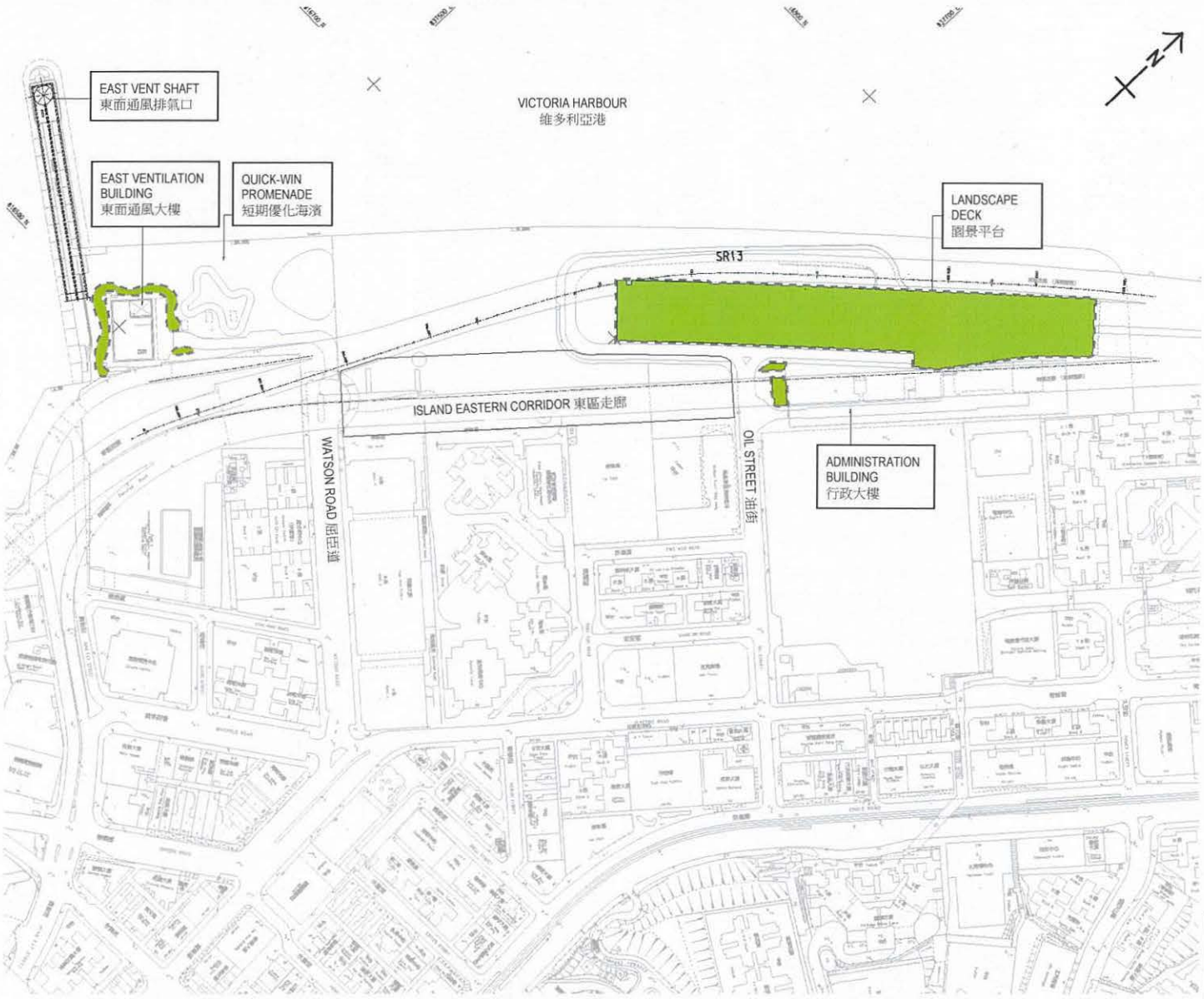
APPENDIX B - LOCATION OF LANDSCAPE AREA



Project Title: Central - Wan Chai Bypass (CWB) including its Road Tunnel and Slip Roads
工程項目名稱： 中環灣仔繞道，包括其行車隧道及連接路

Environmental Permit No. : FEP-01/482/2013/E
環境許可證編號 : FEP-01/482/2013/E

Figure 2: Location of the landscape areas
圖 2: 園景美化區位置

(This figure was prepared based on drawing no. CWB-LVMM-ECPP-01 of the Application for Further Environmental Permit (Application No.: FEP-225/2024))
(本圖是根據申請新的環境許可證申請書編號 FEP-225/2024 內的圖 CWB-LVMM-ECPP-01 編製)

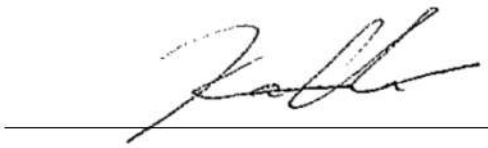
Architectural Services Department

Contract No. SS N522
Construction of Public Open Space at East Coast Park Precinct, North Point

Environmental Review Report

January 2026

(Version 8.0)

Certified By 

(Environmental Team Leader)

REMARKS:

The information supplied and contained within this report is, to the best of our knowledge, correct at the time of printing.

CINOTECH accepts no responsibility for changes made to this report by third parties.

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TABLE OF CONTENTS

LIST OF TABLES

LIST OF FIGURES

LIST OF APPENDICES

1 INTRODUCTION

1.1 Background

1.1.1 Five Character precincts have been proposed at the Urban Design Study for "Wan Chai North and North Point Harbourfront Areas" to enhance the vibrancy of the Harbourfront.

1.1.2 The Architectural Services Department proposed Contract No. SS N522 to develop a public open space at East Coast Park (ECP) Precinct, North Point ("the Project"), covering the land from the breakwater in the west to the landscaped deck in the east along the Harbourfront ("the Site"), as illustrated in **Figure 1-1**. The Project aims to offer a diverse range of activities for citizens of all ages and interests to engage with and enhance the harbourfront areas while better connecting these areas for public enjoyment.

1.1.3 The Project is one of the harbourfront enhancement projects for the "Wan Chai Development Phase II and Central-Wan Chai Bypass" project. It proposes the provision of continuous waterfront promenades, associated piazzas, hinterland pedestrian links, and landscaping facilities. As the Central-Wanchai Bypass (CWB), including its road tunnel and slip roads, and the Island Eastern Corridor Link (IECL) are designated projects falling under categories A.1 and A.7 of the EIAO Schedule 2, Part I, the relevant assessments were conducted for the Environmental Impact Assessment (EIA) Reports; Central - Wan Chai Bypass and Island Eastern Corridor Link (Register No. AEIAR-041/2001) and Wan Chai Development Phase II and Central-Wan Chai Bypass (Register No. AEIAR-125/2008) (hereafter collectively referred to as "the approved EIA Reports"), which were approved on 31 August 2001 and 11 December 2008, respectively.

1.1.4 The Environmental Permit No. EP-364/2009 was granted to the Highways Department on 17 August 2009 for the Central - Wan Chai Bypass and Island Eastern Corridor Link, and the Environmental Permit No. EP-482/2013/D for Wan Chai Development Phase II and Central-Wan Chai Bypass was granted to Highways Department on 24 April 2024. In Mar 2025, the FEP-01/482/2013/E ("the FEP") was granted to China Harbour Engineering Company Limited ("the Permit Holder") for the maintenance of the landscape areas as shown in **Appendix 1-1**.

1.1.5 The proposed enhancement works involve upgrading the landscape areas and to convert the rooftop of the CWB Eastern Portal, i.e. the existing landscaped deck as shown in **Appendix 1-1**, into a landscaped garden that will be made available to the public as leisure farm and a sky garden. The landscaped garden could be reached from ground level by a staircase at the northern end connecting to the outdoor area, as well as an elevated walkway connecting a lift tower-cum-staircase at Oil Street and providing barrier-free access.

1.1.6 While the zones of the waterfront promenades and the piazzas are intended to provide outdoor open-air space for recreational uses, the existing landscaped deck was intended primarily to serve as visual mitigation for the tunnel portal area. Hence, since the existing landscaped deck was not intended as an open space or considered an air-sensitive receiver in the EIA, changing its land use may result in potential air quality impacts due to surrounding air pollutants.

1.2 Objectives

1.2.1 This Environmental Review Report (ERR) is written to support the proposed landscaped garden with the aim of reviewing the findings and recommendations of the approved EIA Reports, assessing the nature and extent of environmental impacts arising from both construction and operation of the proposed design changes and recommend mitigation measures if necessary, and evaluating the material change of the proposed modification compared to the preceding project profile in the EIA Reports (Register No. AEIAR-041/2001 and Register No. AEIAR-125/2008).

1.3 Project Description

1.3.1 The Site is newly-reclaimed land for the Central-Wanchai Bypass at the waterfront in North Point, within the East Coast Park Precinct, where the East Ventilation Building is located nearby (see **Figure 1-1**).

1.3.2 Three facilities within the Site, namely the landscaped garden, the landscape area at the proposed lift tower near oil street, and the co-use path (a path for both cyclists and pedestrians), specifically the section near the East Ventilation Building are areas under the FEP, which are illustrated in **Figures 1-2** to **1-5** and **Appendix 1-1**, and summarised as follows:

- The landscaped garden, with an area of approximately 8,500 m^2, mainly comprises the following facilities (see **Figure 1-3**):
    - Community garden (~10 m above ground)
    - Footpath with benches (~10 to 20 m above ground)
- The lift tower connects the garden to ground level near the oil street, which comprises the following facilities (see **Figure 1-4**):
    - Lifts
    - Toilets at the base of the tower
- The Co-use path has a minimum width of 6 m, which requires a reduction in the landscape area near the East Ventilation Building to provide sufficient space for public access (see **Figure 1-5**).

1.3.3 The main environmental impacts associated with the proposed changes are summarised in **Table 1-1** below.

Table 1-1 Proposed Changes from the Approved EIA Reports

EIA	Proposed Development	Main Environmental Impact
Landscaped deck	Landscaped garden that includes a footpath with benches and a community garden	• Air Quality • Landscape and Visual
Landscape area near oil street	Lift tower with toilets at the base	• Water Quality • Landscape and Visual
Landscape area surrounding the East Ventilation Building	Reduction in the landscape area to accommodate the Co-use path	• Landscape and Visual

1.4 Scope of this Report

1.4.1 As the uses of the existing landscaped deck and the landscape area near oil street and east ventilation building within the areas under the FEP are proposed to be modified, the existing

landscaped deck/proposed landscaped garden and the landscape area near oil street and proposed lift tower will be the focus of the assessment.

1.4.2 In this report, the findings in the approved EIA reports during the operational phase are referenced to evaluate the environmental impacts during the construction phase and the operational phase of the proposed landscaped garden. This report assesses the following key environmental impacts and provides the associated Environmental Monitoring and Audit requirements:

- Air Quality
- Noise
- Water Quality
- Waste Management
- Landscape and Visual

2 AIR QUALITY

2.1 Introduction

2.1.1 This chapter evaluates the potential air quality impact associated with the proposed development during construction and operational phases, and provides appropriate mitigation measures for minimizing the potential impacts.

2.2 Legislation and Regulations

2.2.1 The criteria for evaluating air quality impacts and the guidelines for air quality assessment are set out in Annex 4 and Annex 12 of the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM).

2.2.2 The Air Pollution Control Ordinance (APCO) [1] provides the statutory authority for controlling air pollutants from a variety of sources. The Hong Kong Air Quality Objectives (AQOs), which must be satisfied, stipulate the maximum allowable concentrations of certain pollutants over specific periods. The relevant AQOs are listed in **Table 2-1**.

Table 2-1 Hong Kong Air Quality Objectives[iv]

Pollutant	Averaging time	Concentration limit [i] ($\mu g/m^3$)	Number of exceedances allowed per calendar year
Sulphur Dioxide (SO2)	10-minute	500	3
	24-hour	50	3
Respirable Suspended Particulates (RSP) [ii]	24-hour	100	9
	Annual	50	Not applicable
Fine Suspended Particulates (FSP) [iii]	24-hour	50	18[v]
	Annual	25	Not applicable
Nitrogen Dioxide (NO2)	1-hour	200	18
	Annual	40	Not applicable
Ozone (O3)	8-hour	160	9
Carbon Monoxide (CO)	1-hour	30,000	0
	8-hour	10,000	0
Lead (Pb)	Annual	0.5	Not applicable

Note:
[i] All measurements of the concentration of gaseous air pollutants, i.e., sulphur dioxide, nitrogen dioxide, ozone and carbon monoxide, are to be adjusted to a reference temperature of 293 Kelvin and a reference pressure of 101.325 kilopascal.
[ii] Respirable suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 10 μm or less.
[iii] Fine suspended particulates mean suspended particles in air with a nominal aerodynamic diameter of 2.5 μm or less.
[iv] Although the AQOs were updated in April 2025, the pre-amended AQOs are adopted since they continue to apply within the transitional period of 36 months from 11 April 2025.
[v] The number of exceedances allowed for 24-hour FSP of pre-amended AQOs is 35 days per calendar year. However, the more stringent standard with the number of allowable exceedances of 18 days per calendar year is adopted for government project.

[1] https://www.epd.gov.hk/epd/english/environmentinhk/air/air_quality_objectives/air_quality_objectives.html

2.3 Air Sensitive Receivers

2.3.1 The Air Sensitive Receivers (ASRs) at the proposed landscaped garden are identified as the community garden and the benches along the footpath. Additionally, the ASRs adopted in the EIA Report (Register No. AEIAR-125/2008) in the vicinity of the landscaped garden (see **Appendix 2-1**) are considered. The representative ASRs are illustrated in **Figure 2-1** and listed in **Table 2-2**.

Table 2-2 Representative Air Sensitive Receivers

ID	Building/ Location	Land Use	Ground Level (mPD)[i]	Heights of ASRs (mPD)[i]	Distance from the landscaped garden (m)[i]
ASR01	Community Garden	Open Space	4	10	--
ASR02	Benches	Open Space	4	10 to 20	--
A63	Victoria Centre	Residential	4	4 to 109	204
A64	Seaview Estate	Commercial	4	4 to 54	151
A65	Harbour Heights	Residential	4	4 to 123	107
A91[ii]	Harbour Grand Hong Kong	Hotel	4	4 to 160	41
A92[iii]	Harbour Glory	Residential	4	28 to 100	63
A93	City Garden (Block 11)	Residential	5	13 to 85	37

Notes:
[i] Approximate values are presented.
[ii] The ASR A91 was a land zoned as CDA(1) near Oil Street in the approved EIA Reports (Register No. AEIAR-125/2008).
[iii] The ASR A92 was a land zoned as CDA near Oil Street in the approved EIA Reports (Register No. AEIAR-125/2008).

2.4 Identification of Key Criteria Pollutants - Operational Phase

2.4.1 The major air pollutant source has been identified as traffic emission in the approved EIA Reports. Since the proposed development is intended to serve as a public open space, no air pollutant source is anticipated within the Site. No chimney emissions arising from the proposed development are anticipated. As no new emission sources are identified within the 500 m assessment area, as illustrated in **Figure 1-1**, traffic emission remain the major air pollutant source.

Sulphur Dioxide (SO_2)

2.4.2 In Hong Kong, Sulphur Dioxide (SO_2) is primarily from the combustion of Sulphur-containing fossil fuels in power stations and marine vessels.

2.4.3 The Air Pollution Control (Fuel Restriction) Regulations restrict commercial and industrial processes to use Ultra-low-sulfur diesel (ULSD) with a sulphur content of no more than 0.001% since 1 April 2025. In December 2007, the Government offered a concessionary duty rate for Euro V diesel for motor vehicles which has a sulphur content of 0.001%. Since then, all petrol filling stations in Hong Kong provide only Euro V diesel, which has a sulphur content of 0.001%. Reference to the *2023 Hong Kong Emission Inventory Report*[2], SO_2

[2] 2023 Hong Kong Emission Inventory Report
https://www.epd.gov.hk/epd/sites/default/files/epd/2023_Emission_Inventory_Report_Eng_final.pdf

emission from the road traffic contribute less than 1% of the total SO_2 emissions, thus SO_2 from road traffic emissions is not considered a key air pollutant.

Particulates (RSP & FSP)

2.4.4 RSP and FSP from vehicular emission on the roads would be emission source during operation phase of the Project.

Nitrogen Dioxide (NO_2)

2.4.5 NO_2 is the major air pollutant of concern during operation phase of the Project. NO_2 could be emitted directly via combustion, or generated from the reaction between nitrogen oxides (NO_x) and ozone (O_3).

2.4.6 NO_x and NO2 from vehicular emission on the roads would be the major emission source during operation phase of the Project.

Ozone

2.4.7 Ozone (O_3) is formed from dioxygen by the action of ultraviolet light and also atmospheric electrical discharges. It is not a primary pollutant emitted from vehicular emission thus is not considered a key criteria pollutant for the Project.

Carbon Monoxide

2.4.8 Road transportation is a dominant source of CO emissions. However, the CO concentration is relatively minor in comparison with the AQO criteria. According to the data from the Causeway Bay roadside air quality monitoring station shown in **Table 2-3**, the 1-hour and 8-hour averaged CO concentrations in Year 2024 are 7% and 18% of their respective AQO criteria, indicating that there is a large margin to the AQO criteria for CO concentration. If the predicted NO2 concentrations comply with the corresponding AQO, CO would also comply with its respective AQO. Therefore, CO is not considered a key pollutant to be assessed.

Lead

2.4.9 Leaded petrol has been banned in Hong Kong since 1999. It is not considered concerned pollutants for vehicular emission.

Odour

2.4.10 Odour may be emitted from the toilet located at the base of the lift tower. However, considering the small scale of the toilet and the long distance to the closest ASR (A91), approximately 50 m away, provided that drainage and air ventilation system of the toilet are properly implemented, no adverse odour impact to nearby ASRs is anticipated. Therefore, odour is not considered a key pollutant to be assessed.

Summary

2.4.11 During the operation phase, the primary sources of pollutants will be traffic emissions, specifically NO_2, RSP and FSP. These pollutants have been identified as the key criteria pollutants for the operation phase.

2.5 Background Air Quality

Air Quality Monitoring Station

2.5.1 EPD has been closely monitoring the air quality in Hong Kong through their air quality monitoring stations (AQMS). To evaluate the background air quality, recent pollutant concentrations at Causeway Bay Monitoring Station (i.e. the closest roadside AQMS) and Eastern Monitoring Station (i.e. the closest general AQMS) will be referenced. Additionally, the pollutant concentrations at Central/Western Monitoring Station will be presented here and compared to the values at the same station in Table 3.7 of the approved EIA Report to evaluate changes in background air quality in **Section 2.7**.

2.5.2 The monitoring results of Causeway Bay Roadside Station, Eastern Monitoring Station and Central/Western Monitoring Station during year 2020-2024 are summarized in **Table 2-3**, **Table 2-4 & Table 2-5**, respectively. In general, the AQMS data meet the AQO's criteria.

2.5.3 In recent years, the parameters of particular concern have been the NO_2 concentrations. At the Causeway Bay Roadside Monitoring Station, the 1-hour averaged NO_2 and the annual averaged NO_2 consistently exceeded the AQO's criteria from 2020 to 2024. On the other hand, the NO_2 concentrations at Eastern Monitoring Station and Central/Western Monitoring Station are significantly lower than those at Causeway Bay, where there is no exceedance of the AQO's criteria from 2020 to 2024.

2.5.4 Additionally, the 8-hour averaged O_3 concentrations at Eastern Monitoring Station and Central/Western Monitoring Station exceeded the AQO's criteria in 2022.

Table 2-3 Average Concentrations of Pollutants in the Recent Five Years (Year 2020 - 2024) at Causeway Bay Roadside Air Quality Monitoring Station

Pollutant	Averaging Time	AQO [i]	Pollutant Concentration (µg/m³) [ii]				
			2020	2021	2022	2023	2024
Respirable Suspended Particulates (RSP)	10th Highest 24-hour	100 (9)	70	79	66	72	76
	Annual	50	36	39	34	39	37
Fine Suspended Particulates (FSP)	19th Highest 24-hour	50 (18)	39	42	42	40	43
	Annual	25	22	23	21	23	24
Nitrogen Dioxide (NO_2)	19th Highest 1-hour	200 (18)	216	211	249	221	209
	Annual	40	68	71	65	67	66
Sulphur Dioxide (SO_2)	4th Highest 10-Min	500 (3)	35	32	43	29	23
	4th Highest 24-hour	50 (3)	11	11	10	10	9
Ozone (O_3)	10th Highest 8-hour	160 (9)	91	94	100	101	105
Carbon Monoxide (CO)	1st Highest 1-hour	30000 (0)	2850	1920	2020	1760	1950
	1st Highest 8-hour	10000 (0)	1685	1551	1509	1404	1776

Note:
[i] The numbers in brackets () refer to number of exceedance allowed per calendar year.
[ii] The pollution concentrations are obtained from the Smart Air Modelling Platform v2.1.
[iii] Exceedances has been highlighted in orange.

Table 2-4 Average Concentrations of Pollutants in the Recent Five Years (Year 2020 - 2024) at Eastern Air Quality Monitoring Station

Pollutant	Averaging Time	AQO [i]	Pollutant Concentration (µg/m^3) [ii]				
			2020	2021	2022	2023	2024
Respirable Suspended Particulates (RSP)	10th Highest 24-hour	100 (9)	60	62	49	52	61
	Annual	50	27	29	23	24	24
Fine Suspended Particulates (FSP)	19th Highest 24-hour	50 (18)	29	29	28	27	33
	Annual	25	14	15	13	14	15
Nitrogen Dioxide (NO_2)	19th Highest 1-hour	200 (18)	113	129	99	106	93
	Annual	40	34	35	32	32	31
Sulphur Dioxide (SO_2)	4th Highest 10-Min	500 (3)	16	22	35	37	11
	4th Highest 24-hour	50 (3)	6	5	5	4	4
Ozone (O_3)	10th Highest 8-hour	160 (9)	140	148	185	149	155
Carbon Monoxide (CO) [iv]	1st Highest 1-hour	30000 (0)	-	-	-	-	-
	1st Highest 8-hour	10000 (0)	-	-	-	-	-

Note:
[i] The numbers in brackets () refer to number of exceedance allowed per calendar year.
[ii] The pollution concentrations are obtained from the Smart Air Modelling Platform v2.1.
[iii] Exceedances has been highlighted in orange.
[iv] CO concentrations were not monitored at the Eastern Air Quality Monitoring Station from 2020 to 2024.

Table 2-5 Average Concentrations of Pollutants in the Recent Five Years (Year 2020 - 2024) at Central/Western Air Quality Monitoring Station

Pollutant	Averaging Time	AQO [i]	Pollutant Concentration (µg/m^3) [ii]				
			2020	2021	2022	2023	2024
Respirable Suspended Particulates (RSP)	10th Highest 24-hour	100 (9)	60	65	52	53	62
	Annual	50	25	26	22	22	24
Fine Suspended Particulates (FSP)	19th Highest 24-hour	50 (18)	33	34	33	29	35
	Annual	25	16	16	14	14	14
Nitrogen Dioxide (NO_2)	19th Highest 1-hour	200 (18)	128	149	142	142	130
	Annual	40	32	33	30	32	32
Sulphur Dioxide (SO_2)	4th Highest 10-Min	500 (3)	31	51	62	36	22
	4th Highest 24-hour	50 (3)	9	10	7	7	7
Ozone (O_3)	10th Highest 8-hour	160 (9)	140	155	197	153	157
Carbon Monoxide (CO) [iv]	1st Highest 1-hour	30000 (0)	-	-	-	-	-
	1st Highest 8-hour	10000 (0)	-	-	-	-	-

Note:
[i] The numbers in brackets () refer to number of exceedance allowed per calendar year.
[ii] The pollution concentrations are obtained from the Smart Air Modelling Platform v2.1.

[iii] Exceedances has been highlighted in orange.
[iv] CO concentrations were not monitored at the Central/Western Air Quality Monitoring Station from 2020 to 2024.

PATH Background

2.5.5 PATH v3.0 is a regional scale air quality model developed by EPD to predict future air quality over the whole Pearl River Delta region including Hong Kong. In this assessment, the predicted ground level air quality for Year 2027, the anticipated operational year of the Project, is referenced to evaluate future background air quality. The PATH grids corresponding to the 500m assessment area are [41,29], [41,30], [42,29], [42,30] & [42,31], as shown as shown in **Figure 2-1**. The predicted pollutant concentrations are shown in **Table 2-6**.

2.5.6 Generally, the PATH background data for the assessment area in the year 2027 in all grids corresponding to the 500m assessment area meet the relevant Air Quality Objectives (AQOs), except for ozone concentrations, where the concentrations are predicted to exceed the AQO's criteria. According to the air quality monitoring results of 2020 provided by EPD[3], the high O_3 concentration in recent years could be attributed to high regional background O_3 and reduction in NO_x emissions from local vehicles. EPD has planned to step up control on VOCs, enhance regional collaboration and conduct scientific studies to deal with the O_3 problem.

Table 2-6 Background Ground Level Air Quality of PATH in Year 2027

Pollutant	Averaging Time	AQOs [µg/m³] [i]	PATH Model Concentration [µg/m³] in Year 2027				
			Grid [41,29] L1 (0-17m)	Grid [41,30] L1 (0-17m)	Grid [42,29] L1 (0-17m)	Grid [42,30] L1 (0-17m)	Grid [42,31] L1 (0-17m)
Respirable Suspended Particulates (RSP)	10th Highest 24-hour	100 (9)	58.29	57.57	55.42	58.14	55.22
	Annual	50	22.07	21.62	20.75	21.79	20.76
Fine Suspended Particulates (FSP)	19th Highest 24-hour	50 (18)	35.1	34.29	33.75	34.85	32.78
	Annual	25	14.05	13.68	12.93	13.79	12.88
Nitrogen Dioxide (NO_2)	19th Highest 1-hour	200 (18)	91.35	94.63	76.62	88.97	93.62
	Annual	40	19.22	21.34	14.84	19.04	21.44
Sulphur Dioxide (SO_2)	4th Highest 10-Min	500 (3)	24.91	25.03	24.72	25.23	25.44
	4th Highest 24-hour	50 (3)	7.44	7.64	7.46	7.66	7.88
Ozone (O_3)	10th Highest 8-hour	160 (9)	172.38	174.85	175.74	174.41	176.39
Carbon Monoxide (CO)	1st Highest 1-hour	30000 (0)	632.09	607.35	595.78	600.66	582.78
	1st Highest 8-hour	10000 (0)	581.76	572.32	564.69	574.09	556.62

Note:
[i] The numbers in brackets () refer to number of exceedances allowed per calendar year.
[ii] The pollution concentrations are obtained from the Smart Air Modelling Platform v2.1.
[iii] Exceedance has been highlighted in orange.

[3] Press releases - EPD announces 2020 air quality monitoring results https://www.info.gov.hk/gia/general/202101/08/P2021010800609.htm

2.6 Construction Phase Air Quality Impact Assessment

2.6.1 Major air quality impact during construction phase will be dust generated during landscape construction from the following activities:

- Excavation and filling
- Handling of stockpiles
- Wind erosion
- Soiling and planting

2.6.2 The concerned air pollutants during the construction phase are the particulates arising from the construction work of the proposed development. Dust control measures under the *Air Pollution Control (Construction Dust) Regulation* (Cap. 311R) and good site practice shall be implemented to mitigate dust impact by preventing dust generation and/or by screening, suppressing and removing dust generated:

- Hoarding of not less than 2.4 m high from ground level, except for a site entrance or exit, shall be provided along the entire portion of site boundary adjoins a road, street, service lane or other area accessible to the public
- Water or a dust suppression chemical shall be sprayed immediately prior to, during and immediately after excavation works
- Cover stockpile or dusty materials with tarpaulin to prevent wind erosion
- Any dusty materials remaining after a stockpile is removed shall be wetted with water and cleared from the surface of roads or streets
- Every vehicle shall be washed to remove any dusty materials from its body and wheels before leaving the construction site
- Where a vehicle leaving construction site is carrying a load of dusty materials, the load shall be covered entirely by clean impervious sheeting to ensure that the dusty materials do not leak from the vehicle
- Store cement bags in shelter with 3 sides and the top covered by impervious materials if the stack exceeds 20 bags
- Maintain a reasonable height when dropping excavated materials to limit dust generation
- Limit vehicle speed within site to 10 km/h and confine vehicle movement in haul road
- Minimize exposed earth after completion of work in a certain area by hydroseeding, vegetating or soil compacting
- Cover materials on trucks before leaving the site to prevent dropping or being blown away by wind
- Regular maintenance of plant equipment to prevent black smoke emission
- Throttle down or switch off unused machines or machine in intermittent use

2.6.3 Operation of Powered Mechanical Equipment (PME) during demolition/construction work would commonly emit air pollutants such as dark smoke and sulphur dioxide (SO_2) via fuel burning. The control of dark smoke emission is stipulated in *Air Pollution Control (Smoke) Regulations* through regular maintenance and installation of particulate reduction device. In addition, the *Air Pollution Control (Fuel Restriction) Regulations* control the types of fuels allowed for use in the operation of PME in which the sulphur content in the liquid fuel shall

not exceed 0.001% by weight. No significant air quality impact arising from the PME of the Project is anticipated. Therefore, no significant impact due to operation of PME is anticipated.

2.6.4 According to Air Pollution Control (Non-road Mobile Machinery) (Emission) Regulation, only approved or exempted Non-Road Mobile Machinery (NRMM) with a proper label are allowed to be used in specified activities and locations including construction sites. Supportive information and documents (e.g. third-party emission certificates, model and serial numbers of machines and engines, etc.) for each NRMM would be provided to EPD to prove that the concerned NRMM is in line with the prescribed emission standards. Based on the latest information, it is estimated that at most 12 NRMMs will operate on site concurrently. Hence, with the application of approved or exempted NRMMs for the Project and the small number of NRMMs operating concurrently, the emission from NRMM is limited.

2.6.5 The movement of dump trucks is also identified as a potential source of dust if not properly mitigated. A total of 13,000 m^3 inert and 3,000 m^3 of non-inert construction and demolition (C&D) materials are planned to be transported off-site for reuse or disposal. The transportation of non-inert C&D materials generated from the construction work of the landscaped garden and community garden will be undertaken over a 549-days construction period. Given an average truck capacity of 7.5 m^3, a total of approximately 2,134 dump trucks would be required throughout the construction period. As C&D materials are expected to be exported on a regular basis, the maximum rate is estimated to be a frequency of 4 trip per day. Given the proper implementation of mitigation measures, no adverse air quality impact is anticipated.

2.6.6 There are several planned developments within the 500 m assessment area, as listed in **Table 2-7** and illustrated in **Figure 2-2**. Although these planned developments have similar timeframes as the Project, considering that the they are far away from the project boundary (>100 m), the dusty works are unlikely to overlap with the Project. Provided that the proposed mitigation measures are implemented effectively, the construction dust generated by the Project is expected to be suppressed to a level that will not adversely impact the ASRs in the vicinity. Therefore, no adverse air quality impacts are anticipated, assuming proper implementation of the proposed mitigation measures.

Table 2-7 List of Planned Developments in the Vicinity

Project	Expected Completion Year	Horizontal Distance	Reference
State Theatre	2027	309 m	[1]
18-20 Yuet Yuen Street	Unknown (Superstructure works started at 2024)	410 m	[2]
101 Kings Road	31 January 2026	138 m	[3]
Braemar Hill Pedestrian Link	Third Quarter of 2027	354 m	[4]
31-33 King's Road	2026	516 m	[5]

Reference:
[1] https://www.nwd.com.hk/content/new-world-development-business-update-january-2025
[2] https://www.jll.com.hk/zh/newsroom/18-20-yuet-yuen-street-hk
[3] https://www.woproperties.com/en/business/detail.php?id=35
[4] https://www.hyd.gov.hk/en/our_projects/walkability_projects/HEL/ce29_2017/
[5] https://www.kwih.com/uploads/IR/Financial%20Reports/e_00173_2023AR.pdf

2.6.7 Construction air quality monitoring and environmental site inspections are recommended during the construction phase to ensure the proper implementation of the air quality control measures and prevent any adverse air quality impact on nearby ASRs arising from the Project. Parameters including RSP and FSP should be monitored continuously. For regulatory purpose, the RSP and FSP should be measured using air sensor to enable the detection of dust variations in real-time, allowing for timely action to be taken.

Summary

2.6.8 With the appropriate mitigation measures implemented, no adverse air quality impact during the construction phase of the proposed landscaped garden is anticipated.

2.7 Operational Phase Air Quality Impact Assessment

AQIA Methodology in EIA

2.7.1 The quantitative assessment findings from the AQIA of the more recent EIA Report (i.e. Register No. AEIAR-125/2008) serve as the primary reference for this assessment. The air quality impact assessment methodology commenced with the identification of key parameters including the study area boundaries, air-sensitive receivers, and major pollutant sources. The quantitative assessment adopted a suite of EPD-approved models selected according to specific emission scenarios: EMFAC-HK v1.2 was utilized for deriving emission factors, CALINE4 was applied for open road vehicle emissions, and ISCST3 was implemented for portal and ventilation building emissions. The major pollution sources including background pollutant levels (monitoring data), vehicle emissions from open sections, emissions from ventilation building and portal emissions were adopted in a quantitative AQIA.

2.7.2 For the purpose of finding the worst emission year, 15 sets vehicle emissions based on the emission control schemes from Year 2016 to 2031 by using the same VMT in 2031 were produced. The models adopted the conservative vehicle emission factors from the Year 2016, combined with the forecasted peak traffic flow for the Year 2031, as part of the AQIA in the EIA.

Validity of AQIA in EIA Report

2.7.3 While the AQIA in the EIA Report (Register No. AEIAR-125/2008) was conducted over a decade ago, vehicle emissions remain the dominant pollution source for the Project. Several desktop reviews conducted between March and August 2025, along with a site survey conducted on 8th August 2025, revealed that there are no active chimneys or other industrial emission/odour source within the 500 m assessment area. While two inactive chimneys were identified at Hotel One Eighteen and iclub Fortress Hill Hotel, they are not considered operational emission sources, as they are designated for emergency generator use only. A summary of the chimneys on the hotels is presented in **Appendix 2-2**. Therefore, no new emission source is expected to exist within the 500m assessment area compared to the EIA Report.

2.7.4 Moreover, background air quality has improved significantly in recent years. The annual average NO_2 and RSP concentrations dropped by approximately 42% and 56%, respectively, from Years 2000, 2003-2006 to Years 2020-2024, as shown in **Table 2-8**. Based on the comparison of the measurement results referenced in the EIA and those in the recent years,

the changes in background air quality are expected to have no adverse impact on the validity of the AQIA in the EIA Report.

Table 2-8 Average Concentrations of Pollutants in Five Years at Central/Western Air Quality Monitoring Station

Pollutant	Annual Average Pollutant Concentration (µg/m³)		
	Years 2000, 2003-2006 [i]	Years 2020-2024 [ii]	Change
NO_2	55	32	- 42%
RSP	54	24	-56%

Notes:
[i] The pollution concentrations were referenced in Table 3.7 of the EIA Report (Register No. AEIAR-125/2008).
[ii] The pollutant concentrations are obtained from the Smart Air Modelling Platform v2.1.

2.7.5 The significant improvement in air quality in recent years and the absence of new emission sources within the 500 m assessment area for the Site confirm that the AQIA findings remain technically valid for current purposes.

Impact Evaluation

2.7.6 The air quality impact on the proposed landscape deck was assessed through a comparative analysis of the predicted pollutant concentrations at nearby air-sensitive receivers (ASRs) (**Table 2-2**) and corresponding contour plots from the EIA Report (Register No. AEIAR-125/2008), and current Air Quality Objectives (AQOs) (**Table 2-1**). This evaluation determined both ambient air quality impact on the ASRs near the development and compliance with statutory air quality standards.

2.7.7 While the proposed landscaped garden will be open to the public 24 hours a day, visitors are not expected to linger in the area for extended periods. Based on the latest information, no long-term ASRs (e.g. kiosk, guard post, office, etc.) are included in the landscaped garden. Furthermore, the community garden is accessible only to the participants of the community garden programme held by the Leisure and Cultural Services Department, with classes of 3 hours per week for a period of 18 weeks. Therefore, no adverse long-term air quality impact to the visitors is anticipated and an assessment of the annual NO_2, RSP, and FSP impacts is considered unnecessary.

2.7.8 Therefore, the parameters to be compared include the 1-hour NO_2 and 24-hour RSP concentrations, as well as the 24-hour FSP concentration, which was not assessed in the EIA Report (Register No. AEIAR-125/2008).

2.7.9 The pollutant concentrations obtained in the approved EIA report are the sum of several components: vehicle emissions, tunnel portal and ventilation building emissions and background pollutant levels derived from measurements taken in Years 2000 and 2003-2006. By replacing the original background concentration with PATH data for 2027, changes in background air quality can be accounted for, resulting in more accurate predictions. The 2027 PATH data at level L1 in Grid [42,30], within which the Landscaped Deck is located, have been adopted.

2.7.10 In the approved EIA report, the background NO_2 and RSP concentrations were taken as the annual averages measured at the Central/Western Station for Years 2000 and 2003-2006 (55 µg/m³ for NO_2 and 54 µg/m³ for RSP), irrespective of the averaging time of the parameters

concerned, and the maximum concentrations of air pollutants throughout the year were directly compared against the AQO's criteria. However, when evaluating short-term concentrations (e.g. 1-hour or 24-hour average), it is more appropriate to adopt the corresponding short-term data. To account for the allowable exceedances per calendar year, the cumulative pollutant concentrations are calculated by adjusting the concentration at the deck area, as derived from the EIA contour plot, with the maximum 10th / 19th highest PATH background concentrations. These adjusted values are then compared against the adopted criteria.

2.7.11 Therefore, the PATH data in Grid [42,30] for the 19th highest 1-hour NO_2 (88.97 μg/m^3) and the 10th highest 24-hour RSP (58.14 μg/m^3) are adopted as the background concentrations for 1-hour NO_2 and 24-hour RSP, respectively. Since FSP is a subset of RSP and FSP concentrations are therefore at worst equal to RSP concentrations, the RSP concentrations in the approved EIA report can be used as a conservative replacement for the previously unassessed FSP concentrations, with the background concentrations replaced by the 19th highest 24-hour FSP (34.85 μg/m^3). This results in a constant offset of +33.97 for the 19th highest 1-hour NO_2, +4.14 μg/m^3 for the 10th highest 24-hour RSP, and -19.15 μg/m^3 for the 19th highest 24-hour FSP compared to the cumulative pollutant concentrations predicted in the approved EIA report.

2.7.12 Given that the levels of the landscaped garden are approximately between 6 and 16 mAG, corresponding to assessment levels between 7.5 and 17.5 mAG, the concentrations at the ASRs at heights of 5, 10, and 20 m above ground are adopted for reference. The maximum predicted cumulative 1-hour NO_2, 24-hour RSP, and 24-hour FSP concentrations, after accounting for allowable exceedances per calendar year and derived as outlined in **Section 2.7.9** to **2.7.11**, at the ASRs adopted in the EIA Report (Register No. AEIAR-125/2008) among the levels 5, 10, 20 m are summarized in **Table 2-9**, where no exceedance to the AQO's criteria is predicted.

Table 2-9 Maximum Predicted Cumulative Concentrations at the Representative ASRs Among the Levels 5, 10, and 20 m above ground

Location	Predicted Cumulative Concentrations (μg/m^3)		
Parameter	**1-hour NO_2**	**24-hour RSP**	**24-hour FSP**
Averaging Time	**19th Highest 1-hour**	**10th Highest 24-hour**	**19th Highest 24-hour**
A63	111.97	61.14	37.85
A64	110.97	61.14	37.85
A65	109.97	61.14	37.85
A91	117.97	62.14	38.85
A92	110.97	60.14	36.85
A93	117.97	61.14	37.85
AQO's Criteria	200	100	50

2.7.13 From the results, it was found that the maximum pollutant concentrations would in general occur at 1.5 m above ground (the lowest assessment height) and the variations of the concentrations across different levels at each ASR are small. Therefore, in addition to the concentrations at the ASRs, the contour plot of the cumulative pollutant concentrations at 1.5 m above ground in the EIA Report (Register No. AEIAR-125/2008) will be referenced. Since the background concentration is constant across the contour plot, the contour lines of

the 1-hour NO_2, 24-hour RSP and 24-hour FSP contour plot are maintained while a constant offset uniformly applied, as explained in **Sections 2.7.9** to **2.7.11**. The resulting contour plots are illustrated in **Appendix 2-3**. The maximum concentrations at the Landscaped Deck, after accounting for allowable exceedances per calendar year, as derived from the contour plots in Figures 3.18 & 3.20 in the EIA Report (Register No. AEIAR-125/2008), are presented in **Table 2-10**. The predicted concentrations are well below the AQO's criteria for 1-hour NO_2, 24-hour RSP, and 24-hour FSP at the ASRs adopted in the EIA Report (Register No. AEIAR-125/2008), as well as for ASR01 and ASR02 in the proposed landscaped garden.

Table 2-10 Maximum Predicted Cumulative Concentrations at Landscaped Deck Derived from Contour Plots

Location	**Predicted Cumulative Concentrations (µg/m³)**		
Parameter	**1-hour NO2**	**24-hour RSP**	**24-hour FSP**
Averaging Time	**19th Highest 1-hour**	**10th Highest 24-hour**	**19th Highest 24-hour**
Landscaped Deck	< 153.97	< 62.14	< 38.85
AQO's Criteria	200	100	50

2.7.14 Based on the above predictions obtained from the EIA Report (Register No. AEIAR-125/2008), no exceedance to the relevant existing AQOs is anticipated in any of the considered ASRs. Therefore, no adverse air quality impact is expected in the proposed landscaped garden and its vicinity during operation. Therefore, the proposed development is not anticipated to incur a material change.

2.8 Conclusion

2.8.1 With the appropriate mitigation measures implemented, no adverse air quality impact during the construction phase of the proposed landscaped garden is anticipated.

2.8.2 The air quality assessment results obtained from the approved EIA Reports are referenced and the predicted air pollutant concentrations are compared to the criteria set by the existing air quality objectives. Based on the comparison, the criteria set by the air quality objectives is expected to be met and no adverse air quality impact is anticipated for the Project during the operation phase.

3 NOISE

3.1 Introduction

3.1.1 This chapter evaluates the potential noise impact associated with the proposed development during construction and operational phases, and provides appropriate mitigation measures for minimizing the potential impacts.

3.1.2 Noise impacts have been assessed in accordance with the criteria and methodology given in the Technical Memoranda (TM) made under the Noise Control Ordinance (NCO) and the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM). The TM and guideline are listed as follows:

- TM on Environmental Impact Assessment Process (EIAO-TM) (Annex 5, 13)
- TM on Noise from Construction Work other than Percussive Piling (GW-TM)
- Professional Persons Environmental Consultative Committee Practice Note 1/24.

3.1.3 Construction noise assessment limits shall refer to Annex 5 of the EIAO-TM as shown in **Table 3-1**.

Table 3-1 Noise Standards for Daytime Construction Activities (0700 to 1900 hours on any day not being a Sunday or general holiday)

Uses	Noise Standard, Leq, 30 min dB(A)
Domestic premises, hotels and hostels	75
Educational institutions, kindergartens, nurseries and all others where voice communication is required	70 (65 during examination period)

Remark:
(1) If works are to be carried out during restricted hours, the conditions stipulated in the Construction Noise Permit (CNP) issued by the Noise Control Authority have to be followed.

3.2 Noise Sensitive Receivers

3.2.1 The representative NSRs are list in **Table 3-2**. The locations of the representative NSRs in the Approved EIA Reports are attached in **Appendix 3-1**.

Table 3-2 Noise Sensitive Receivers

NSR ID in EIA report[(1)]	Building/ Location	Land Use
N15[(1)]	Staff Quarters of FEHD	Residential
N16[(1)(2)]	Victoria Centre	Residential
N17[(1)]	Harbour Heights	Residential
N18[(1)]	City Garden, Block 10	Residential
P3[(3)]	A land zoned as CDA near Oil Street	Hotel & Residential

Remark:
(1) These NSRs were included in the approved EIA Reports (Register No. AEIAR-125/2008).
(2) The NSR was included in the Construction Noise Impact Assessment of approved EIA Reports (Register No. AEIAR-041/2001).
(3) The NSR P3 has been developed into Harbour Glory since then, which is of hotel and residential land use.

3.3 Identification of Construction Environmental Impacts

3.3.1 The works to be carried out for the redevelop of the landscape deck is proposed to be carried out in the following stages:

- Site Clearance work
- Excavation work
- Foundation work

3.3.2 The major construction noise is expected to arise from the use of Powered Mechanical Equipment (PME) during the excavation and foundation works. However, no piling works are expected and that the scale of works is relatively small. Hence, with the implementation of the noise mitigation measures mentioned in **Section 3.4** and other noise mitigation measures as described in Section 4.7 of the approved EIA Report (Register No. AEIAR-041/2001) and Section 4.8.3 of the approved EIA Report (Register No. AEIAR-125/2008), no adverse construction noise impact from the proposed landscaped garden is anticipated.

3.4 Mitigation Measures for Construction Noise

3.4.1 With reference to PN1/24 as far as practicable, it is recommended to apply the following noise mitigation measures. The construction noise mitigation measures that can be applied include but are not limited to:

- Use Quieter Construction Methods[4] as far as practicable
- Schedule work to minimize concurrent activity and duration of impact
- Regular maintenance of equipment to prevent noise emission due to impairment
- Adopt good site practice, such as throttle down or switch off equipment unused or intermittently used between works
- Make good use of other structures for noise screening
- Use of mobile noise barriers/enclosures along the path of noise propagation
- Implement good work scheduling to reduce the peak construction noise level. Machines that may be in intermittent use should be shut down between work periods or should be throttled down to a minimum;
- Use of PME equipped with properly designed silencers, mufflers, acoustically dampened panels and/ or acoustic sheds or shields, etc.;
- Use of electric-powered equipment where applicable instead of diesel-powered or pneumatic-powered equipment;

3.4.2 Furthermore, the following good site practices are also recommended to reduce noise levels as far as possible:

- Only well-maintained plant should be operated on-site and PME should be serviced regularly during the construction programme;
- Silencers or mufflers on construction equipment should be utilised and properly maintained throughout the construction programme;

[4] Quieter Construction Methods: https://www.epd.gov.hk/epd/misc/construction_noise/contents/index.php/en/home2/quieter-construction-methods.html

- Any mobile PME should be sited as far from NSRs as possible;
- Machines and PME that may be in intermittent use should be shut down between work periods to avoid idling;
- PME known to emit noise strongly in one direction should be orientated to direct away from line of the sight of the nearby NSRs;
- Material stockpiles and other structures should be effectively utilised, wherever practicable, in screening noise from on-site construction activities;

3.5 Operational Noise Impact Assessment

3.5.1 As the proposed landscape garden itself is not a noise source nor a NSR, the noise impact assessment on the surrounding NSRs in the more recent approved EIA Report (Register No. AEIAR-125/2008) remains valid that no adverse noise impact is anticipated during the operational phase.

3.6 Conclusion

3.6.1 With the appropriate mitigation measures appropriately implemented, no adverse noise impact during the construction phase of the proposed landscaped garden is anticipated. Furthermore, as the proposed landscape garden itself is not a noise source nor a NSR , the findings in the approved EIA Report (Register No. AEIAR-125/2008) remain valid that no adverse noise impact is anticipated for the proposed landscaped garden during operation.

4 WATER QUALITY

4.1 Introduction

4.1.1 This chapter evaluates the potential water quality impact associated with the proposed development during construction and operational phases, and provides appropriate mitigation measures for minimizing the potential impacts.

4.2 Water Quality Sensitive Receivers

4.2.1 The Water Quality Sensitive Receivers (WQSRs) within the 500 m assessment boundary are identified as Victoria Harbour and the nearby cooling water intakes, which are illustrated in **Figure 4-1** and summarized in **Table 4-1**.

Table 4-1 Representative Water Quality Sensitive Receivers

WQSR ID	Description	Distance to Site
WQSR01	Victoria Harbour	Adjacent to the Site
WQSR02	Cooling water intake for Windsor House	~370 m
WQSR03	Cooling water intake for City Garden	~100 m
WQSR04	Cooling water intake for Provident Centre	~270 m

4.3 Construction Phase Water Quality Impact Assessment

4.3.1 Water quality pollutants, such as sand and silt, may be generated by the following construction activities and can enter the waterbody through surface runoff from the construction site:

- Excavation and filling
- Handling of stockpiles
- Soiling and planting

4.3.2 Other potential sources of water quality impact associated with the construction of the proposed development are identified as sewage generated from construction staff and accidental leakage of chemicals.

4.3.3 Construction site surface runoff may carry pollutants into nearby water drainage system, which may lead to increased suspended solids and other pollutants' (e.g. metals and organics) concentrations in receiving waters, and may cause blockage of storm water drains. Nevertheless, the impact is anticipated to be insignificant if mitigations proposed in **Section 4.5** are implemented properly.

4.3.4 Sewage generated from construction staff may pollute the groundwater if not properly collected. Chemical toilets should be provided and regularly maintained by licensed contractors. This can ensure that the sewage is delivered offsite for treatment before discharge and the capacity is always sufficient.

4.3.5 Chemicals, such as fuel and lubricating oil for powered mechanical equipment (PME), may be stored and used onsite for the construction work. Accidental leakage/spillage of these chemicals may be carried down by construction site runoff and deteriorate water quality in

receiving waters. Nevertheless, since there should be no immense need for chemical or oil in this project, the quantity stored or used onsite should be limited. With proper implementation of mitigations proposed in **Section 4.5**, the impact is anticipated to be insignificant.

4.3.6 With the appropriate mitigation measures implemented, no adverse water quality impact to WQSR01 during the construction phase of the proposed landscaped garden is anticipated.

4.4 Operational Phase Water Quality Impact Assessment

4.4.1 The potential sources of water quality impacts associated with the operation of the Proposed Development are identified as surface runoff and sewage water generated from the users (i.e. toilets).

4.4.2 The sewage water generated from the users (i.e. toilets) will be collected by a terminal manhole and discharged to an existing public sewage manhole, which will eventually be treated in the North Point Preliminary Treatment Works. The Average Dry Weather Flow (ADWF) is estimated in a separate Sewerage Impact Assessment (SIA) to be 0.432 MLD (i.e. 432 m^3/day), corresponding to 98.4% of the critical capacity.

4.4.3 With adequate drainage systems for the landscaped garden and sewerage designed to have sufficient capacity to cater the peak sewage flow, no adverse impact on the WQSR is expected. Therefore, impacts on water quality will be minimal. Nonetheless, mitigation measures outlined in **Section 4.5** must be adopted to prevent any accidents or spills.

4.4.4 With the appropriate mitigation measures implemented, no adverse water quality impact to WQSR01 during the operational phase of the proposed landscaped garden is anticipated.

4.5 Mitigation Measures

4.5.1 Construction site runoff should be prevented or minimized in accordance with the guidelines stipulated in ProPECC PN 2/24 published by the EPD, which include, but are not limited to, the following:

- Channels, earth bunds or sand bag barriers should be provided on site to direct storm-water to sand/silt removal facilities. Where necessary, perimeter channels should be provided at the Site boundary to intercept storm-runoff from outside the site. These shall be implemented in advance of construction work.
- Sand/silt removal facilities such as sand traps, silt traps and sediment basins shall be provided to remove sand/silt particles from runoff to meet the requirements of the Technical Memorandum standard under the WPCO. These facilities shall be properly and regularly maintained.
- Construction works should be programmed to minimize soil excavation works in rainy seasons (April to September). If excavation could not be avoided in these months or at any time of year when rainstorms are likely, for the purpose of preventing soil erosion, temporarily exposed slope surfaces should be covered e.g. by tarpaulin, and temporary access roads should be protected by crushed stone or gravel, as excavation proceeds. Intercepting channels should be provided (e.g. along the crest/edge of excavation) to prevent storm runoff from washing across exposed soil surfaces.
- Earthworks final surfaces should be well compacted and the subsequent permanent work or surface protection should be carried out immediately after the final surfaces are

formed to prevent erosion caused by rainstorms. Appropriate drainage like intercepting channels should be provided where necessary

- The Contractor should implement the Precautions/Actions relating to rainstorms as summarized in Appendix A2 of ProPECC PN 2/24.
- Silty runoff collected shall be treated by sedimentation up to the standard stipulated in the water discharge licence issued by EPD. Only that effluent can be discharged into the designated discharge point to safeguard the water quality in the receiving water. If discharge to stormwater system is not permitted under the WPCO, the treated water is proposed to be removed from the Site by tankers. The effluent will then be delivered to public sewage treatment plant.
- Provide sufficient chemical toilets with regular maintenance by licensed collector where necessary.

4.5.2 The following mitigation measures for potential leaked oil and chemical should be applied to both construction phase and operational phase:

- Oil interceptors and/or grease trap shall be provided in the drainage system. They shall be emptied regularly to prevent the release of oil and grease into water drainage system after accidental spillages. Interceptors shall have a bypass to prevent flushing during periods of heavy rain.
- All chemicals shall be stored in suitable containers which are sealable, robust and in good condition.
- Chemical storage areas shall have impermeable floor and bund-wall. The bund shall at least have a capacity of 110% of the volume of the largest container or 20% by volume of the chemical stored in the area, whichever is largest. All liquid collected within the bund shall be treated as chemical waste. Where possible, storage areas should be sheltered to prevent rainfall entering.

4.5.3 The following mitigation measures shall be implemented to minimise the potential water quality impact from surface runoff during operational phase.

- The Project shall be either hard paved or covered by landscaping area where appropriate to minimise soil erosion.
- Stormwater gullies with standard design and silt traps should be incorporated to remove particles present in storm water runoff.
- Screening facilities such as standard gully grating and trash grille, with spacing which is capable of screening off large substances such as fallen leaves and food packages should be provided at the inlet of drainage system.
- The stormwater system shall be inspected and maintained regularly to confirm its in good condition prior to rainstorm.

4.6 Conclusion

4.6.1 With implementation of adequate drainage and sewerage systems and necessary mitigation measures for the landscaped garden, no adverse water quality impact during the construction or the operational phase of the proposed landscaped garden is anticipated.

5 WASTE MANAGEMENT

5.1 Introduction

5.1.1 This chapter identifies the types of waste that are likely to be generated during the construction and operation of the proposed development, evaluates the potential environmental impacts that may result from these wastes, and proposes mitigation measures to minimize those impacts.

5.2 Waste Management for Construction Phase

Construction and Demolition (C&D) Materials

5.2.1 Inert C&D Material (or public fills), mainly comprising soil from excavation, should be re-used on-site where practicable. Given a total area of the landscaped garden of approximately 8,500 m^2 and assuming an excavation depth of about 2 m, the amount of excavated soil generated is estimated to be about 17,000 m^3. As the Project is not expected to generate more than 50,000 m^3 of C&D materials, the C&DMMP is not required.

5.2.2 Non-inert C&D Material (or C&D waste), including wood from formwork, materials for equipment wrappings, wood and vegetative materials from tree felling and vegetation clearance etc., should be re-used or recycled wherever possible. The estimated total volume of non-inert C&D materials to be generated is about 3,000 m^3. About 2,500 m^3 of the non-inert C&D materials will be wood and vegetative materials generated from tree felling and vegetation clearance, which shall be delivered to Y·PARK for transformation into useful wood products. Compared to the proposal in the EIA Report (Register No. AEIAR-125/2008), where all non-inert C&D materials were disposed to landfill, this approach is expected to reduce the impact associated with the disposal of non-inert C&D materials. The remaining non-inert C&D materials would be disposed of at the South East New Territories (SENT) Landfill.

Chemical Waste

5.2.3 Chemical waste, such as cleaning fluids, solvents, spent lubricants and fuel for equipment as well as waste battery may be generated. The approximate quantity is 50 litres/month. The Works Contractor should register as a Chemical Waste Producer under the Waste Disposal Ordinance (Cap. 354). No hazardous materials or hazardous wastes are expected to be generated during the construction of the Site.

General Refuse

5.2.4 General refuse such as food scraps, waste paper, empty containers, etc., would be generated from construction workforce during construction phase. Provided an estimated number of construction workers of about 50 and based on a generation rate of 0.65 kg/worker/day, the quantity of general refuse generated during the construction period would be approximately 33 kg/day.

5.2.5 The estimated quantities of waste generated from the construction of the proposed development is summarised in **Table 5-1**.

Table 5-1 Estimated Waste Quantities During Construction Phase of the Project

Waste Type		Estimated Quantities				Proposed Outlet
		Reuse On-site	Reuse Off-site	Dispose of Off-site	Total	
Total C&D Materials (m^3)		**4,000**	**15,500**	**500**	**20,000**	-
Inert C&D Materials (m^3)		4,000	13,000	0	17,000	Reuse on-site or off-site at Chai Wan Public Fill Barging Point (CWBP)
Non-inert C&D Materials (m^3)	Timber and Vegetative Materials	0	2,500	0	2,500	Y·PARK
	Other	0	0	500	500	South East New Territories (SENT) Landfill
Chemical Waste (litre/month)		**0**	**0**	**50**	**50**	Chemical Waste Treatment Centre (CWTC) in Tsing Yi
General Refuse (kg/day)		**0**	**0**	**33**	**33**	West New Territories (WENT) Landfill

5.2.6 The transportation of C&D materials generated from the construction work of the landscaped garden and community garden will be undertaken over a 549-days construction period. Given an average truck capacity of 7.5 m^3, a total of approximately 2,134 dump trucks would be required throughout the construction period. As C&D materials are expected to be exported on a regular basis, the maximum rate is estimated to be 4 trip per day. While chemical waste and general refuse need not to be transported on a daily basis, they should be disposed of regularly. The frequencies of transporting chemical waste and general refuse are estimated to be 1 trip per 6 months and 1 trip per week, respectively. No significant impact due to increased traffic flow for waste disposal is anticipated.

5.2.7 With reference to Section 6.2 of the Technical Memorandum on Environmental Impact Assessment Process (EIAO-TM), since no environmental requirements set out in the approved EIA Reports for this project is expected to be exceeded or violated, no material changes due to the construction phase of the Project are anticipated.

5.3 Mitigation Measures for Construction Phase

5.3.1 The mitigation measures for construction phase set out in the approved EIA Report (Register No. AEIAR-125/2008) should be adopted wherever practicable for the Project.

5.3.2 The Contractor should prepare a Waste Management Plan as part of an Environmental Management Plan in accordance with ETWB TCW No. 19/2005 Environmental Management on Construction Site, and the EMP should be submitted to Architect/Engineer for approval before construction works. The EMP should detail the expected quantities of different types of wastes generated in the coming month and year, and should be updated at regular intervals (the actual waste usage should be recorded monthly). Waste handling, storage and removal methods should also be proposed in the EMP and be reviewed the effectiveness at regular intervals. A trip ticket system in according with DEVB TC(W) No. 06/2010 should be implemented to track the removal of C&D materials from the site to the disposal grounds. The handling, storage, collection and disposal of waste should be in accordance with Waste Disposal Ordinance (Cap. 354).

C&D Materials

5.3.3 To reduce waste generation and minimize undesirable nuisance, the following waste handling arrangement and good site practices shall be implemented, including but not limited to the following:

- The Contractor shall identify a suitable location for temporary stockpiling (tentatively within construction site). The stockpile should be covered by tarpaulin or other water-resistant fabric. This can prevent dust and waste from being blown away by wind or washed into drainage system in the event of heavy rain.
- Waste sorting area should be provided wherever possible to separate out reusable and recyclable wastes. Dumping at landfill should be considered as the last resort.
- Divert waste to other construction sites or to the public fill reception facilities for beneficial use in the construction stage, and monitoring the transportation of construction waste by means of dump trucks equipped with real-time tracking and monitoring devices;
- Dump trucks should be near fully loaded with excavated materials before departure from the construction site. Frequent movement of traffic is a source of annoyance and increases the chance of accidental leakage. However, trucks should not be overloaded and the cover should be closed to contain the excavated materials during movement.

General Refuse

5.3.4 General refuse should be stored in enclosed bins or compaction units separate from C&D materials. 3-color recycle bins for the collection of recyclable municipal waste should also be provided. A reputable waste collector should be employed by the Contractor to remove or recycle general refuse from the Site, separately from C&D materials. Preferably an enclosed and covered area should be provided to reduce the occurrence of “wind-blown” light materials.

Chemical Waste

5.3.5 To minimize undesirable nuisance, the Contractor is required to implement the following procedures and good site practices:

- The Contractor should be registered as a Chemical Waste Producer with EPD and engage licensed chemical waste collectors for disposal under the Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C).
- The Contractor shall follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes.
- Chemical waste should be stored at a designated chemical waste storage area with bunds on impermeable ground. Roof and locks should be provided if stored outdoors. Alternatively, a cabinet or cupboard with spill trays can be used if the quantity of waste is small.
- Licensed chemical waste collectors should be engaged for chemical waste collection and removal. Chemical waste shall be disposed of at the approved Chemical Waste Treatment Centre at Tsing Yi or other licensed facility.

5.4 Waste Management for Operational Phase

5.4.1 The main source of waste is the general refuse from visitors. The mitigation measures for operational phase set out in the approved EIA Report (Register No. AEIAR-125/2008) for the waterfront area should be adopted, where rubbish/recycle bins and collection of rubbish should be provided. Since the proposed landscaped garden was not open to public in the approved EIA Reports (Register No. AEIAR-041/2001 and Register No. AEIAR-125/2008), general refuse from visitors is considered an additional source of waste. However, as no food or beverage options are proposed in the landscaped garden, the amount of packaging and food-related refuse is anticipated to be minimal. Based on the visitor rate for a landscaped deck of a similar scale in Cha Kwo Ling Promenade of 0.025 person/day/m^2 derived from the *LCSD Annual Report 2023-2024*[5], and given that Landscaped Deck has an area of approximately 8,500 m^2, the daily number of visitors is estimated to be 213 persons. With reference to the *Monitoring of Solid Waste in Hong Kong-Waste Statistics for 2024*[6], the general refuse from visitors, which is of similar nature as refuse collected from public cleansing services, should be classified as domestic waste, which has the generation rate of 1.10 kg/person/day[7] and the disposal rate of 0.86 kg/person/day in 2024. Therefore, it is estimated that approximately 235 kg/day of general refuse will be generated during the operational phase, where 183 kg/day of which will be disposed of. Sufficient rubbish bins should be provided on the landscaped garden for waste collection. Recycling bins should also be placed to encourage recycling. The bins should be regularly cleared to ensure adequate capacity. With reference to Section 6.2 of the EIAO-TM, since no environmental requirements set out in the approved EIA Reports for this project is expected to be exceeded or violated, no material changes due to the operational phase of the Project are anticipated.

5.4.2 General refuse should be delivered to public refuse collection point, specifically the Oil Street Refuse Collection Point (RCP), for ultimate disposal at the West New Territories (WENT) Landfill. The collection of general refuse shall be handled LCSD, while recyclables should be collected by reputable recyclers.

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5 According to the *LCSD Annual Report 2023-2024*, Cha Kwo Ling Promenade received over 100,000 visitors in 2023-2024, consisting of a landscaped deck of around 11,000 m^2. This results in a visitor rate of approximately 0.025 person/day per m^2 of landscaped deck area. However, since not all visitors to the promenade accessed the landscaped deck, the actual visitor rate for the landscaped deck is expected to be lower than this estimate.
https://www.lcsd.gov.hk/dept/annualrpt/2023-24/en/leisure_services/recreational_and_sports_facilities

6 Monitoring of Solid Waste in Hong Kong-Waste Statistics for 2024.
https://www.wastereduction.gov.hk/sites/default/files/resources_centre/waste_statistics/msw2024_eng.pdf

7 The domestic waste generation rate is calculated to be 1.10 kg/person/day from the disposal rate of 0.86 kg/person/day and the recovery rate of 22% for domestic waste in 2024 according to the equations given in Appendix 2 of the Monitoring of Solid Waste in Hong Kong-Waste Statistics for 2024.

5.5 Conclusion & Recommendations

5.5.1 A variety of wastes including inert and non-inert C&D materials, chemical waste and general refuse would be generated during the construction phase. During operational phase, general refuse will be the main type of waste. Provided that the wastes generated would be managed with appropriate measures, no adverse environmental impacts arising from the handling, storage, transportation or disposal of the wastes generated during the construction and operational phases would be envisaged. With reference to Section 6.2 of the EIAO-TM, since no environmental requirements set out in the approved EIA Reports for this project is expected to be exceeded or violated, no material change compared to the preceding project profile in the EIA Reports (Register No. AEIAR-041/2001 and Register No. AEIAR-125/2008) is anticipated.

5.5.2 With the implementation of the proposed mitigation measures and good site practices, no adverse impact arising from the handling, storage, transportation or disposal of waste during the construction phase is expected and no specific EM&A requirements are necessary. Nevertheless, bi-weekly site inspection should be carried out to check the implementation status of the recommended mitigation measures for waste management throughout the construction period.

6 LANDSCAPE AND VISUAL

6.1.1 The landscape and visual impacts have been assessed in the Landscape and Visual Impact Assessment (LVIA) report as attached in **Appendix 6-1**.

7 ENVIRONMENTAL MONITORING AND AUDIT REQUIREMENTS

7.1 Introduction

7.1.1 This section summarizes the findings in the EIA and evaluates the need for environmental monitoring and audit (EM&A) in construction and operational phases. The aim of implementing an EM&A programme is to continuously monitor the changes of environmental parameters and the effectiveness of mitigation. This helps early identification of unacceptable environmental deterioration and allows formulation of rectification work at an early stage. An Environment Team (ET) Leader and an Independent Environmental Checker (IEC) shall be employed to carry out the duties in the EM&A programme.

7.1.2 Methodology and requirement of monitoring work shall be detailed in a standalone Environmental Monitoring and Audit Manual (EM&A Manual).

7.2 Air Quality

Monitoring Requirement

7.2.1 With the implementation of the proposed dust suppression measures and good site practices, no significant dust impact would be expected at the ASRs during construction phase. Nevertheless, Air Quality Monitoring of the Respirable Suspended Particulates (RSP) and Fine Suspended Particulates (FSP) is proposed during the construction phase to ensure that construction works are not generating dust that exceeds the acceptable levels.

7.2.2 Continuous Monitoring and audit of RSP and FSP levels shall be carried out by the ET to ensure that any deteriorating air quality could be readily detected, and timely action shall be undertaken to rectify such situation. The air quality monitoring programme during the construction phase is summarised in **Table 7-1**, and the proposed air quality monitoring location during the construction phase is illustrated in **Figure 7-1**.

Table 7-1 Summary of Air Quality Monitoring Programme

Monitoring Period	Duration	Frequency	Monitoring Parameter	Location
Impact Monitoring	Throughout the construction phase	Continuous with data logging at 1-hour intervals	1-hour RSP, and 24-hour RSP and FSP	AM1-North Point Electric Centre (Rooftop)

7.2.3 The action and limit levels adopted based on the prevailing AQOs. These criteria should be applied to ensure that any deterioration of air quality is readily detected, and timely action is taken to rectify the situation. The action and limit levels for construction dust monitoring are shown in **Table 7-2**

Table 7-2 Action and Limit Levels for Air Quality Impact Monitoring

Monitoring Period	Sampling Parameter	Action Level	Limit Level
Impact monitoring	1-hour RSP in $\mu g/m^3$	128	--
	24-hour averaged RSP in $\mu g/m^3$ (rolling average)	--	75
	24-hour averaged FSP in $\mu g/m^3$ (rolling average)	--	37.5

7.2.4 In the cases where exceedances of these Action and Limit levels occur, the ET, the IEC, the supervisor and the Contractor should strictly observe the relevant actions of the respective Event and Action Plan listed in **Appendix 7-1**.

Monitoring Locations

7.2.5 The monitoring location was selected based on its potential to represent the worst-affected air-sensitive receivers near construction sites. Initially, ASR-A93 City Garden (Block 11) was chosen as the air quality monitoring station. However, after consultation with the City Garden management office, it was determined that no suitable location within the premises was available for setting up the monitoring equipment. Therefore, alternative air quality monitoring station is provided.

7.2.6 The alternative air monitoring location is selected and proposed based on the following criteria, as far as practicable:

- At the site boundary or such locations close to the major dust emission source;
- Close to the ASRs;
- Proper position/ sitting and orientation of the monitoring equipment; and
- Take into account the prevailing meteorological conditions

7.2.7 After reviewing the above conditions for alternative air monitoring locations and previous EM&A programme, the rooftop of North Point Electric Centre is considered as a possible alternative location for air quality monitoring in accordance with the following reasons:

- Located in vicinity of the construction site (major dust emission source);
- Permission for setting the air quality monitoring equipment has been obtained from the Facility Management of the Centre;
- Secured supply of electricity for operation of the equipment; and
- The monitoring station maintains a clear, unobstructed path to the construction site, ensuring representative measurement of RSP and FSP concentrations.

7.2.8 The ET shall coordinate with the IEC on the position of the sensors for installation of the monitoring equipment. When positioning the samplers, the following points shall be noted a horizontal platform with appropriate support to secure the samplers against gusty wind shall be provided.

Monitoring Equipment

7.2.9 Sensors to be employed should meet the purpose of monitoring 1-hour RSP, 24-hour RSP and 24-hour FSP concentrations in the ambient air. It should be capable of detection of RSP and FSP. Particulates are typically measured using an optical approach where light scattered by a particle is used to estimate the particle mass concentration. The measurement range and detection limit of the air sensor should be able to measure the full range of particulates commonly found in the ambient, e.g. 0-1000 mg/m^3. The accuracy of a sensor, in terms of precision and bias, should also be evaluated during selection of air sensor, according to the manufacturer's specification, evaluation reports and published literature. Whether the air sensor has calibrated upon purchase, when and how collocation should be performed and how to correct the measurement should be consulted with the sensor manufacturer and fully understood before the air monitoring. Other factors, such as response time, durability, enclosure, ease of use, power supply, any data display, data transmission, data access, data handling and cost should also be considered when selecting air sensor. The best practices and recommendations in "The Enhanced Air Sensor Guidebook" (USEPA, 2022), USEPA's Air Sensor Toolbox website or equivalent should be followed.

7.2.10 The ET shall be responsible for the provision of the monitoring equipment. The ET should propose and seek approval from IEC on the instrument model for carrying out the continuous impact monitoring, and ad-hoc monitoring. The sensors shall be calibrated against a Transfer Standard (TS) at regular intervals, in accordance with requirements stated in the manufacturer's operating manual.

7.2.11 Initial calibration of the dust monitoring equipment shall be conducted upon installation and prior to commissioning. The calibration data shall be properly documented for future reference by the concerned parties such as the IEC. All the data shall be converted into standard temperature and pressure conditions.

7.2.12 Generally, air sensor should be placed at least 1.5 metres above ground, and away from any obstruction, vegetation or emission source which would interfere with the measurement. Other factors of the monitoring location, such as security, availability of power supply, reliable communication (cellular, Wi-Fi, etc.), should also be considered.

7.2.13 To ensure accuracy of the measurements, the ET should calibrate the monitoring equipment including the air sensors regularly following the requirements specified by the equipment manufacturers. The performance of sensor shall be checked by a collocation process in which the TS should be placed near the sensor and operating them simultaneously under the same conditions. The TS is another particulate matter (PM) monitor that is at least as capable as the air sensor to be calibrated. Another sensor that has just been calibrated may serve the purpose provided its performance is known to be stable during the subsequent collocation period to be used as TS.

7.2.14 Right before each on-site calibration, the TS itself needs to be calibrated e.g. collocating with an PM reference monitor, such as the Federal Reference Method (FRM) or the Federal Equivalent Method (FEM) PM monitor at the accredited laboratories or research institutes,

that has been calibrated against traceable standard. The collocation of TS with the PM reference monitor should last at least seven days.

7.2.15 The TS with known performance characteristics will be placed next to each air sensor on the field for collocation. During collocation, the TS should be placed near the subject sensor (<1m if practicable) so that both devices would be monitoring under the same environment, i.e. the same pollution sources and weather conditions. The TS should be first warmed up for 30-60 minutes and then left running with the subject sensor for the collocation period (at least three hours). The measurements from the subject sensor and TS during the collocation period will be statistically analysed. The response of the sensor shall be adjusted if its performance during on-site calibration does not meet the evaluation criteria as shown in **Table 7-3**.

Table 7-3 Recommended Performance Metrics and Target Values for On-site Checking of PM Monitoring Equipment

Performance Metric[i]			Target Value
Tier 1 - Linear regression of minute average measurements	Bias	Slope	0.75 - 1.25
	Linearity	Coefficient of Determination (R^2)	>0.70
Tier 2 - Root mean squared error of minute average measurements	Error	Root Mean Squared Error (RMSE)	<8 μg/m^3 for RSP and <5 μg/m^3 for FSP

Note
[i] If Tier 1 criteria are not met due to narrow range of PM concentration (>30 μg/m^3 and >25 μg/m^3 as recommended span range for RSP and FSP, respectively) during the collocation period, Tier 2 criteria will be applied.

7.2.16 The collocated monitoring of TS and each air sensor on the field should be carried out every month. If a sensor failed in 3 consecutive collocated monitoring, the sensor should be checked or maintained to improve its performance, or it should be replaced.

7.2.17 Wind data monitoring equipment shall also be provided and set up at conspicuous locations for logging wind speed and wind direction near to the dust monitoring locations. The equipment installation location shall be proposed by the ET and agreed with the ER and the IEC. For installation and operation of wind data monitoring equipment, the following points shall be observed:

1) The wind sensors shall be installed 10m above ground so that they are clear of obstructions or turbulence caused by the buildings;

2) The wind data shall be captured by a data logger. The data shall be downloaded periodically for analysis at least once a month;

3) The wind data monitoring equipment shall be re-calibrated at least once every six months; and

4) Wind direction should be divided into 16 sectors of 22.5 degrees each.

7.2.18 The implementation status of mitigation measures and their effectiveness should be evaluated via bi-weekly site inspection & air quality monitoring at the selected monitoring location.

7.2.19 Routine review of data should be conducted at set intervals to continuously assess air quality and track changes over time. The monitoring data will be kept by the ET and will be ready for inspection upon request.

7.2.20 As no adverse air quality impact is expected, no operational air monitoring is proposed.

7.3 Noise

7.3.1 With the proposed noise mitigation measures, the construction nose level is expected to be low. Therefore, no impact monitoring is proposed. Bi-weekly site inspection is recommended during the construction stage to ensure that the noise mitigation measures are properly implemented and are effective.

7.3.2 As no adverse noise impact is expected, no operational noise monitoring is proposed

7.4 Water Quality

7.4.1 With the implementation of the proposed mitigation measures and good site practices, no significant water quality impact is expected during construction phase. Therefore, no monitoring is proposed for construction phase. Bi-weekly site inspection should be carried out to check the implementation status of the recommended water quality impact mitigation measures throughout the construction period.

7.4.2 As no adverse water quality impact is expected, no operational water monitoring is proposed.

7.5 Waste Management

7.5.1 With the implementation of the proposed mitigation measures and good site practices, no adverse environmental impacts arising from the handling, storage, transportation or disposal of the wastes generated during the construction and operational phases would be envisaged. Nevertheless, bi-weekly site inspection should be carried out to check the implementation status of the recommended mitigation measures for waste management throughout the construction period.

7.5.2 As no adverse impact arising from the handling, storage, transportation or disposal of waste is expected, no EM&A is required during the operational phase.

7.6 Landscape and Visual

7.6.1 Site inspections shall be undertaken during the construction phase to monitor the implementation of construction phase landscape and visual mitigation measures. Bi-weekly site inspections should be performed to check the implementation status of recommended landscape and visual impact mitigation measures throughout the construction period.

7.6.2 Site inspections should be undertaken by the ET at least once every month during the construction period, and once every two months for the 12-month establishment period during operation phase.

8 CONCLUSION

8.1.1 This Environmental Review Report (ERR) has been carried out to support the proposed landscaped garden with the aim of reviewing the findings and recommendations of the approved EIA Reports, assessing the nature and extent of environmental impacts arising from both construction and operation of the proposed design changes and recommend mitigation measures if necessary, and evaluating the material change of the proposed modification compared to the preceding project profile in the EIA Reports (Register No. AEIAR-041/2001 and Register No. AEIAR-125/2008).

Air Quality

8.1.2 With the implementation of the proposed dust suppression measures and good site practices, no significant dust impact would be expected at the ASRs during construction phase. Nevertheless, to evaluate the implementation status of mitigation measures and their effectiveness, air quality monitoring of RSP and FSP during the construction phase of the proposed landscaped garden is proposed. However, the monitoring data will be kept for inspection upon request, and no reporting is required.

8.1.3 The air quality assessment results obtained from the approved EIA Reports are referenced and the predicted air pollutant concentrations are compared to the criteria set by the existing air quality objectives. Based on the comparison, the criteria set by the air quality objectives is expected to be met and no adverse air quality impact is anticipated for the Project during the operation phase.

Noise

8.1.4 With the appropriate mitigation measures appropriately implemented, no adverse noise impact during the construction phase of the proposed landscaped garden is anticipated. Furthermore, as no modification to the road alignment or noise source is proposed, the findings in the approved EIA Reports remain valid that no adverse noise impact is anticipated for the proposed landscaped garden during operation.

Water Quality

8.1.5 With the implementation of adequate drainage systems for the landscaped garden, a properly designed sewerage system for the toilets in the lift tower, and necessary mitigation measures, no adverse water quality impact during the construction or the operational phase of the proposed landscaped garden is anticipated.

Waste Management

8.1.6 A variety of wastes including inert and non-inert C&D materials, chemical waste and general refuse would be generated during the construction phase. During operational phase, general refuse will be the main type of waste. Provided that the wastes generated would be managed with appropriate measures, no adverse environmental impacts arising from the handling, storage, transportation or disposal of the wastes generated during the construction and operational phases would be envisaged. With reference to Section 6.2 of the EIAO-TM, since no environmental requirements set out in the approved EIA Reports for this project is expected to be exceeded or violated, no material change compared to the preceding project profile in the EIA Reports (Register No. AEIAR-041/2001 and Register No. AEIAR-125/2008) is anticipated.

Landscape and Visual

8.1.7 It is considered that the mitigation measures implemented during both the construction and operational phases will help reduce potential adverse impacts. To facilitate their implementation, an implementation schedule in table form is provided, listing the mitigation measures, the implementation party, location, timing, and required environmental performance.

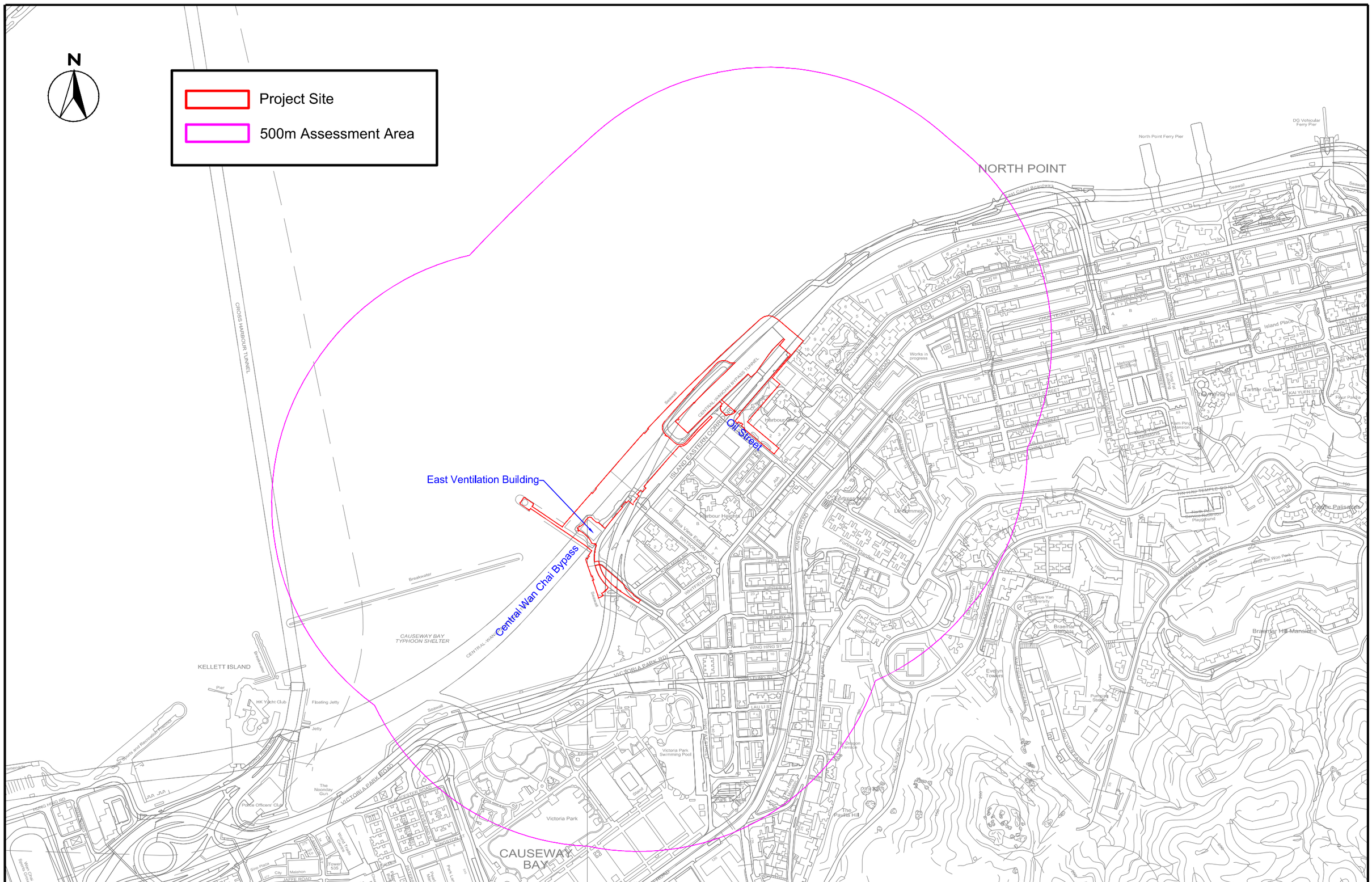
8.1.8 Based on the findings of this ERR, the proposed landscaped garden, lift tower and modifications to landscape area would not pose any adverse environmental impacts compared to those assessed in the EIA Reports. Therefore, the proposed landscaped garden is not expected to result in any material changes to the conclusions of the EIA Report.

Environmental Monitoring and Audit Requirements

8.1.9 An EM&A programme shall be implemented during construction and operation phases to continuously monitor the changes of environmental parameters and the effectiveness of mitigation. This helps early identification of unacceptable environmental deterioration and allows formulation of rectification work at an early stage.

8.1.10 Methodology and requirement of monitoring work shall be detailed in a standalone Environmental Monitoring and Audit Manual.

FIGURES



CINOTECH
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Construction of Public Open Space at East Coast Park Precinct, North Point

Location of the Proposed Development

SCALE	1:7000 @ A3	DATE	JUN 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	1-1
		REV	-

Project Site

Refer to 1-3

Refer to 1-5

Refer to 1-4

5

4

3

East Ventilation Building

Oil Street

CINOTECH
Cinotech Consultants Limited

Construction of Public Open Space at East Coast Park Precinct, North Point

Key Plan

SCALE	1:2000 @ A3	DATE	JAN 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	1-2
		REV	-

Project Site

Community Garden

Lift Tower

Footpath

Oil Street

WIP Feb 2025

ISLAND EASTERN CORRIDOR

Construction of Public Open Space at East Coast Park Precinct, North Point

Proposed Layout of the Landscaped Garden

Cinotech Consultants Limited

SCALE	1:1000 @ A3	DATE	JAN 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	1-3
		REV	-

N

Project Site

Road

Lifts

Toilets

Oil Street

CINOTECH
Cinotech Consultants Limited

Construction of Public Open Space at East Coast Park Precinct, North Point

Proposed Layout of the Lift Tower

SCALE	1:250 @ A3	DATE	JAN 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	1-4
		REV	-

N

Project Site

Co-use Path

Existing Planter

Proposed Planter

HWM

Seawall

斜路 Ramp

East Coast Park (Phase 1)

東岸公園(第一期)

中環灣仔繞道東通風大樓
南變電站

CWB East
Vent Bldg South
Substation

Elevated Road

高架道路

ISLAND EASTERN CORRIDOR

5.1 x
4.2 x
5.0 x
4.1 x
13.5 x
3.6 x
14.5 x
13.6 x
14.4 x

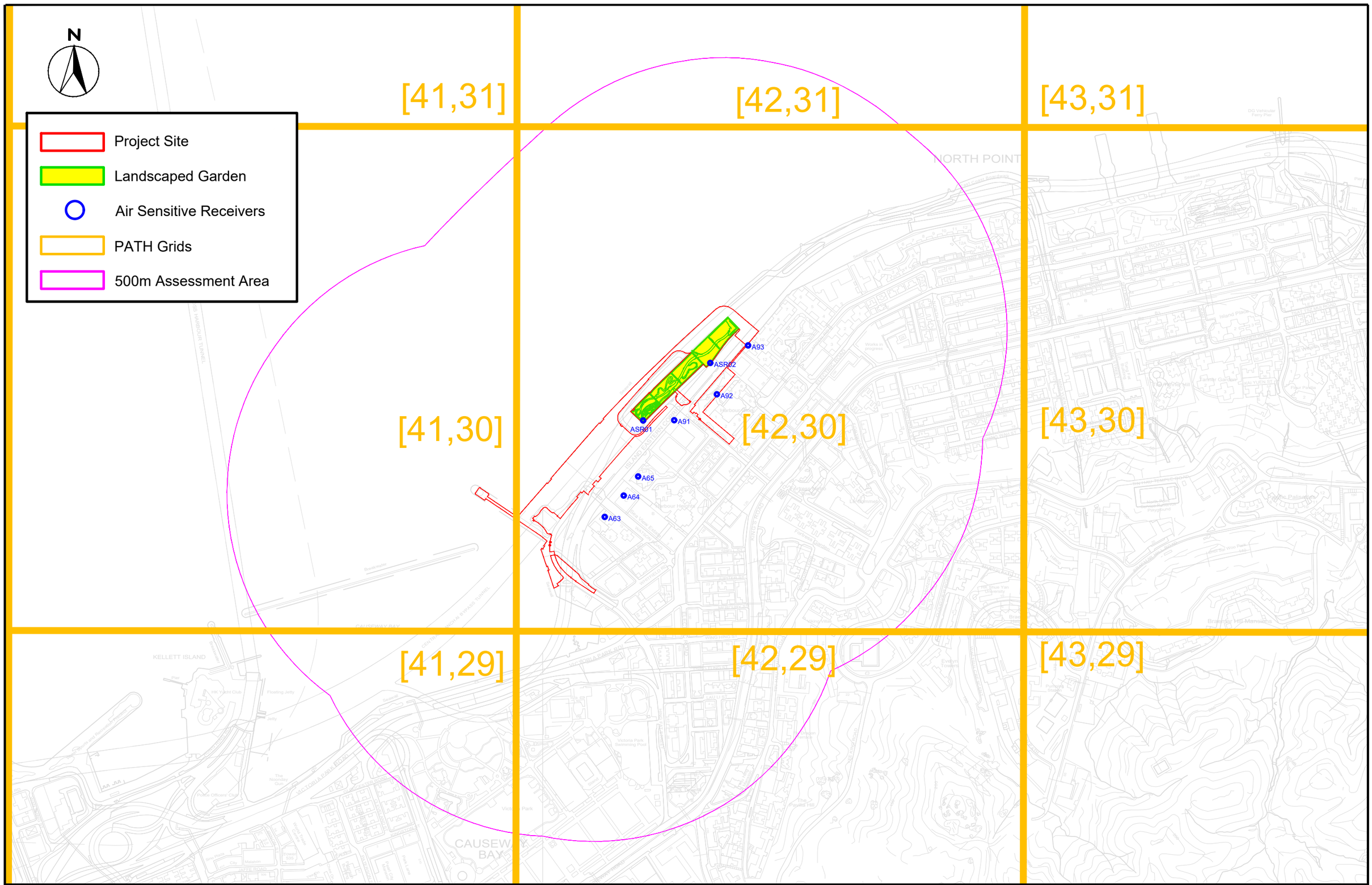
P

CINOTECH
Cinotech Consultants Limited

Construction of Public Open Space at East Coast Park Precinct, North Point

Proposed Planter Surrounding the East Ventilation Building

SCALE	1:500 @ A3	DATE	JAN 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	1-5
		REV	-



CINOTECH
Cinotech Consultants Limited

Construction of Public Open Space at East Coast Park Precinct, North Point

Representative Air Sensitive Receivers

SCALE	1:7000 @ A3	DATE	DEC 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	2-1a
		REV	-

N

Project Site

Landscaped Garden

Air Sensitive Receivers

PATH Grids

[41,30]

[42,30]

ASR01

ASR02

A91

A92

A93

A63

A64

A65

Construction of Public Open Space at East Coast Park Precinct, North Point

Representative Air Sensitive Receivers (Zoomed In)

Cinotech Consultants Limited

SCALE	1:2500 @ A3	DATE	DEC 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	2-1b
		REV	-

N

Project Site

500m Assessment Area

Planned Development

State Theatre

18 - 20 Yuet Yuen Street

101 Kings Road

Braemar Hill Pedestrian Link

31 - 33 King's Road

NORTH POINT

CAUSEWAY BAY

KELLETT ISLAND

CINOTECH

Cinotech Consultants Limited

Construction of Public Open Space at East Coast Park Precinct, North Point

Identified Planned Development

SCALE	1:7000 @ A3	DATE	DEC 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	2-2
		REV	-

N

Project Site

Landscaped Garden

Noise Sensitive Receivers

N18

P03

N17

N16

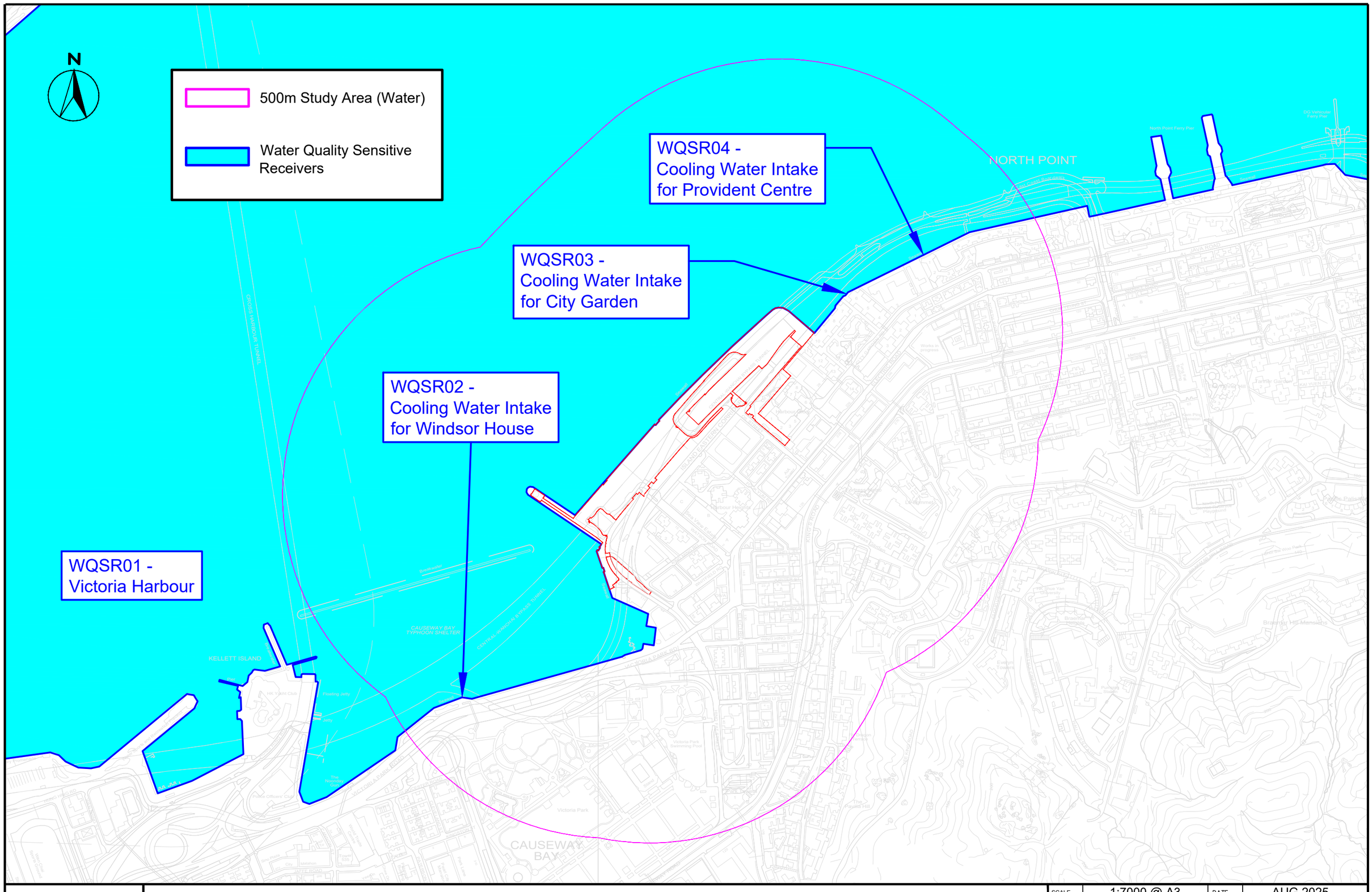
N15

Construction of Public Open Space at East Coast Park Precinct, North Point

Representative Noise Sensitive Receivers

CINOTECH
Cinotech Consultants Limited

SCALE	1:2500 @ A3	DATE	JAN 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	3-1
		REV	-



CINOTECH
Cinotech Consultants Limited

Construction of Public Open Space at East Coast Park Precinct, North Point

Representative Water Quality Sensitive Receiver

SCALE	1:7000 @ A3	DATE	AUG 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	4-1
		REV	-

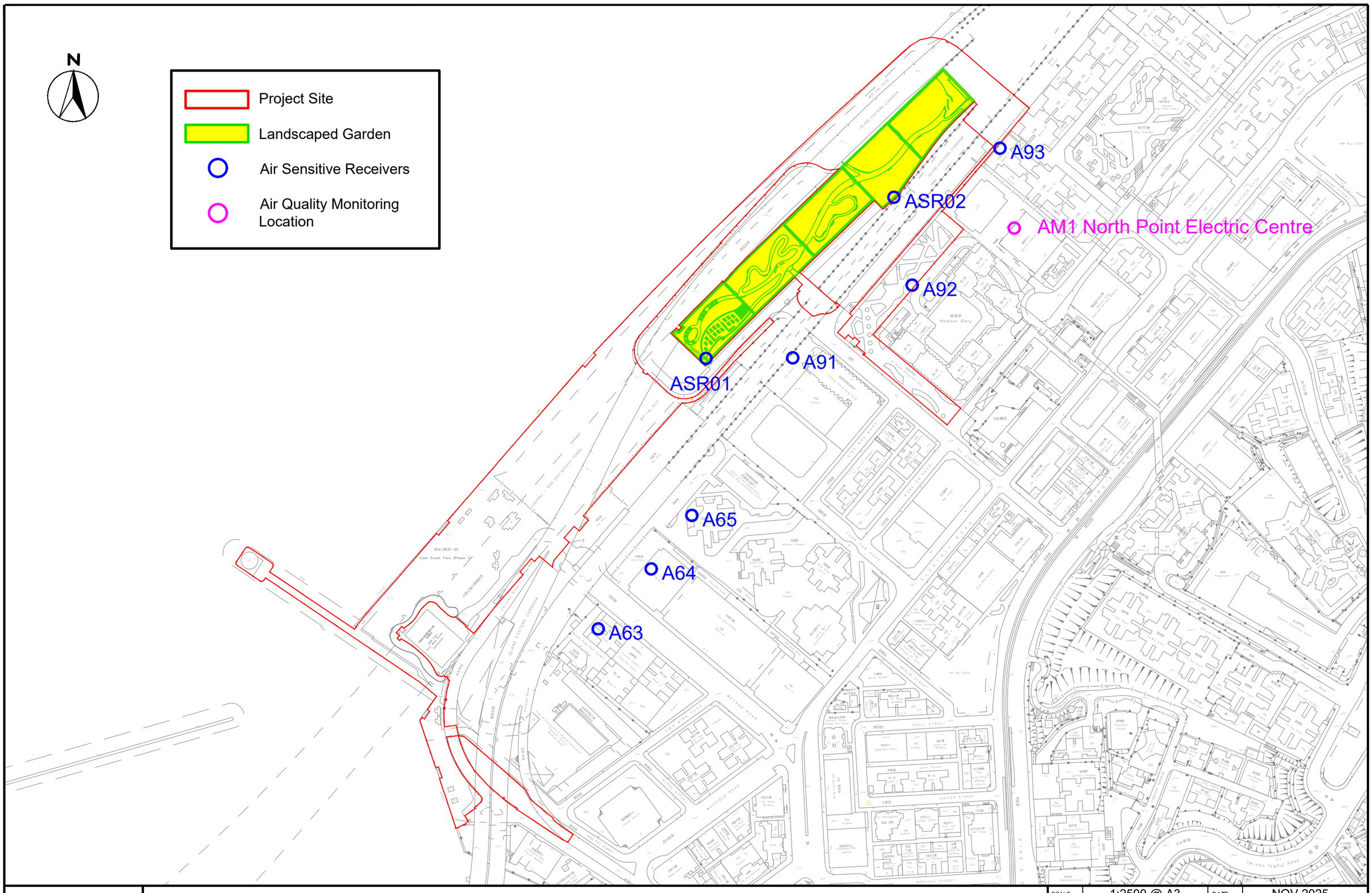
N

Project Site

Landscaped Garden

Air Sensitive Receivers

Air Quality Monitoring Location



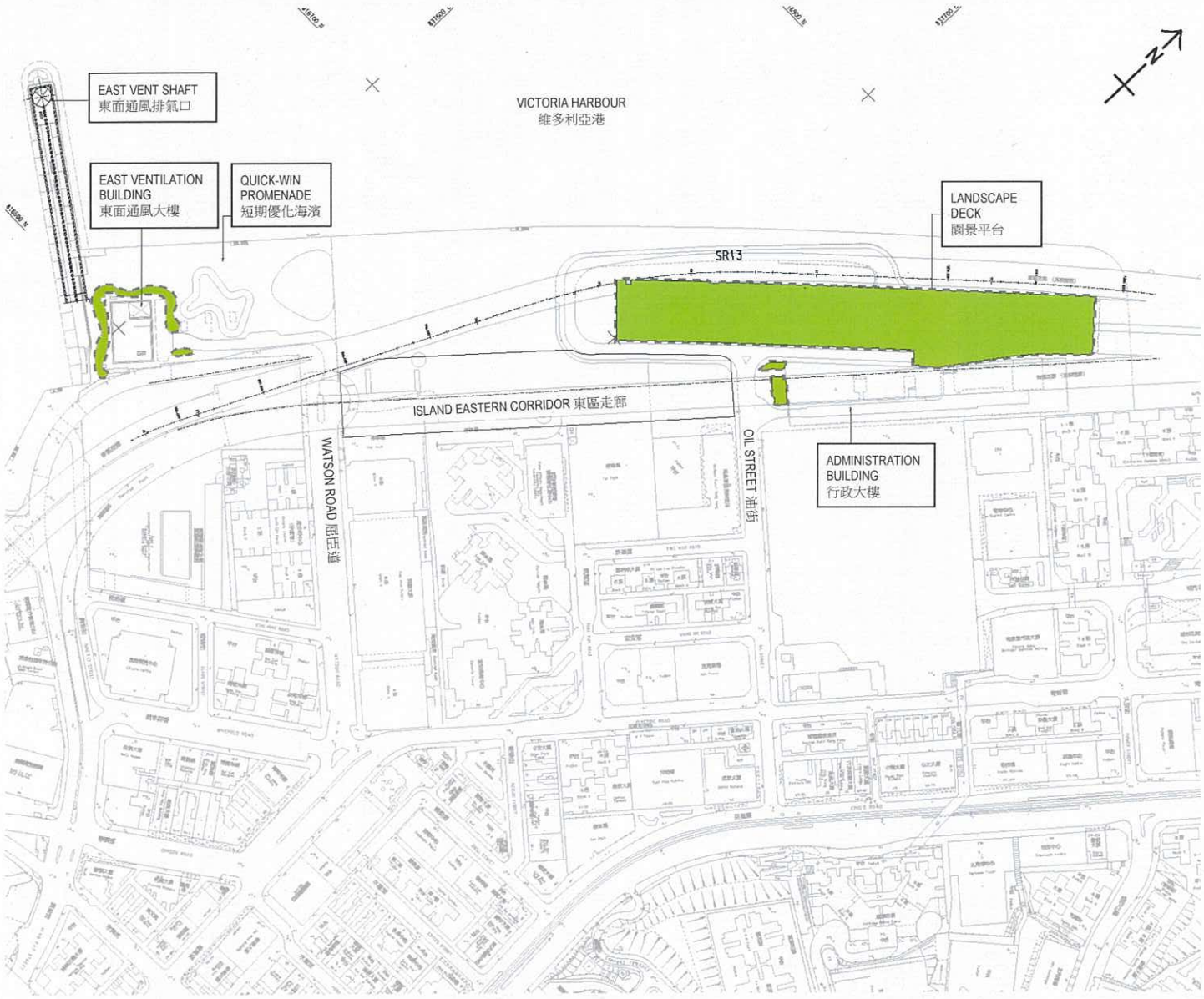
CINOTECH
Cinotech Consultants Limited

Construction of Public Open Space at East Coast Park Precinct, North Point

Proposed Location of Air Quality Monitoring

SCALE	1:2500 @ A3	DATE	NOV 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	7-1
		REV	-

APPENDIX 1-1
LOCATION OF THE LANDSCAPE AREAS IN THE ENVIRONMENTAL PERMIT NO. FEP-01/482/2013/E



Project Title: Central - Wan Chai Bypass (CWB) including its Road Tunnel and Slip Roads
工程項目名稱：中環灣仔繞道，包括其行車隧道及連接路

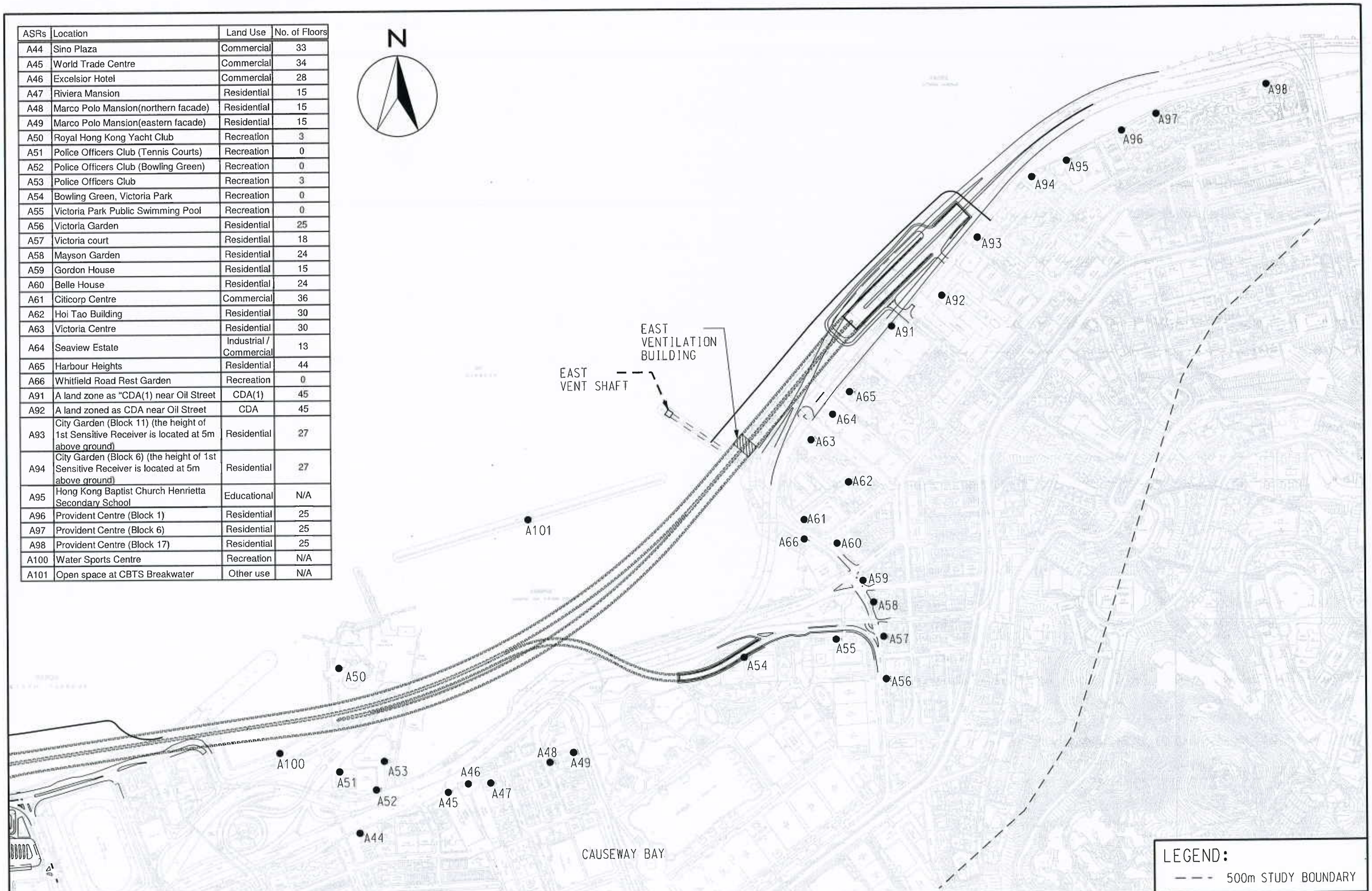
Environmental Permit No. : FEP-01/482/2013/E
環境許可證編號 : FEP-01/482/2013/E

Figure 2: Location of the landscape areas
圖 2: 園景美化區位置

(This figure was prepared based on drawing no. CWB-LVMM-ECPP-01 of the Application for Further Environmental Permit (Application No.: FEP-225/2024))
(本圖是根據申請新的環境許可證申請書編號 FEP-225/2024 內的圖 CWB-LVMM-ECPP-01 編製)

APPENDIX 2-1
REPRESENTATIVE AIR SENSITIVE RECEIVERS IN THE EIA REPORT (REGISTER NO. AEIAR-125/2008)

ASRs	Location	Land Use	No. of Floors
A44	Sino Plaza	Commercial	33
A45	World Trade Centre	Commercial	34
A46	Excelsior Hotel	Commercial	28
A47	Riviera Mansion	Residential	15
A48	Marco Polo Mansion(northern facade)	Residential	15
A49	Marco Polo Mansion(eastern facade)	Residential	15
A50	Royal Hong Kong Yacht Club	Recreation	3
A51	Police Officers Club (Tennis Courts)	Recreation	0
A52	Police Officers Club (Bowling Green)	Recreation	0
A53	Police Officers Club	Recreation	3
A54	Bowling Green, Victoria Park	Recreation	0
A55	Victoria Park Public Swimming Pool	Recreation	0
A56	Victoria Garden	Residential	25
A57	Victoria court	Residential	18
A58	Mayson Garden	Residential	24
A59	Gordon House	Residential	15
A60	Belle House	Residential	24
A61	Citicorp Centre	Commercial	36
A62	Hoi Tao Building	Residential	30
A63	Victoria Centre	Residential	30
A64	Seaview Estate	Industrial / Commercial	13
A65	Harbour Heights	Residential	44
A66	Whitfield Road Rest Garden	Recreation	0
A91	A land zone as "CDA(1) near Oil Street	CDA(1)	45
A92	A land zoned as CDA near Oil Street	CDA	45
A93	City Garden (Block 11) (the height of 1st Sensitive Receiver is located at 5m above ground)	Residential	27
A94	City Garden (Block 6) (the height of 1st Sensitive Receiver is located at 5m above ground)	Residential	27
A95	Hong Kong Baptist Church Henrietta Secondary School	Educational	N/A
A96	Provident Centre (Block 1)	Residential	25
A97	Provident Centre (Block 6)	Residential	25
A98	Provident Centre (Block 17)	Residential	25
A100	Water Sports Centre	Recreation	N/A
A101	Open space at CBTS Breakwater	Other use	N/A



MAUNSELL AECOM
Maunsell Consultants Asia Ltd

WAN CHAI DEVELOPMENT PHASE II - PLANNING AND ENGINEERING REVIEW

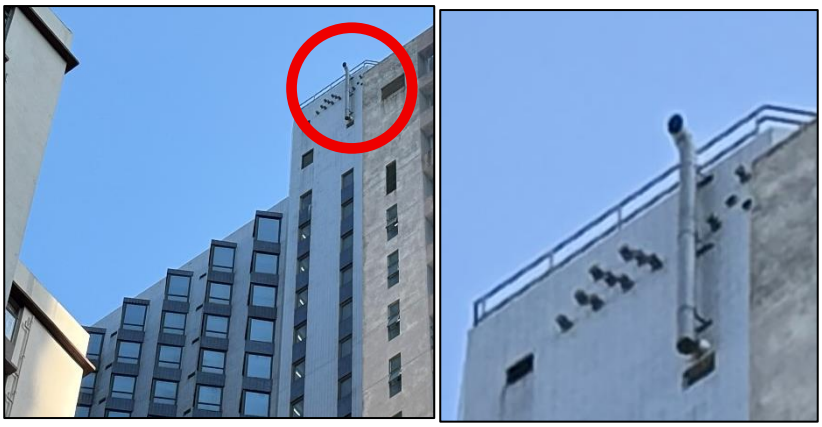
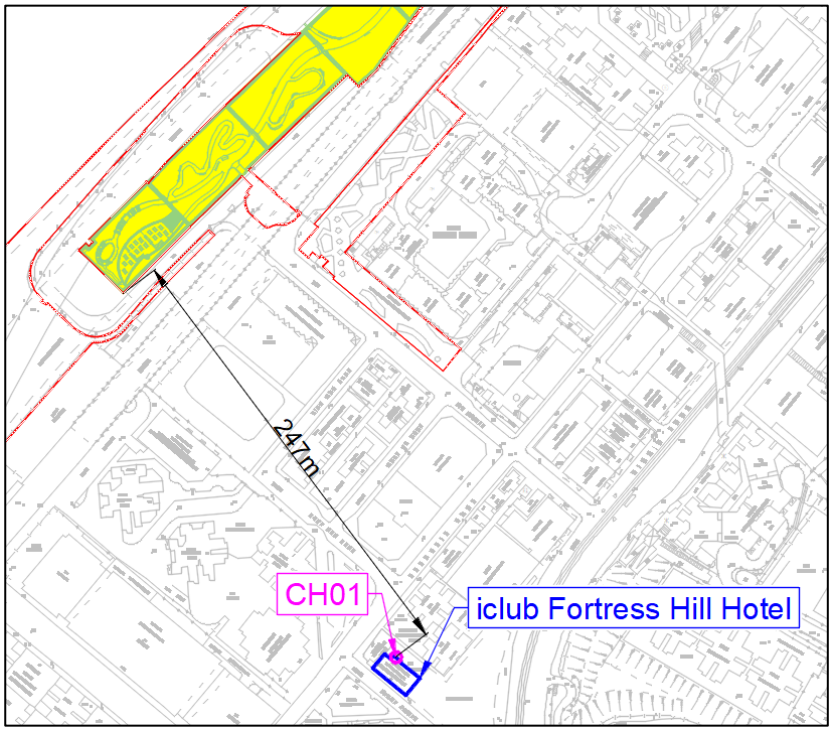
LOCATIONS OF REPRESENTATIVE AIR SENSITIVE RECEIVERS (CAUSEWAY BAY & IECL SECTION)

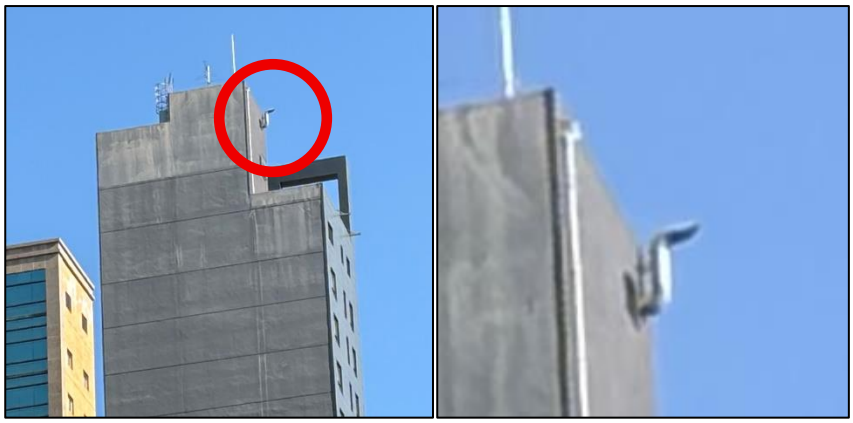
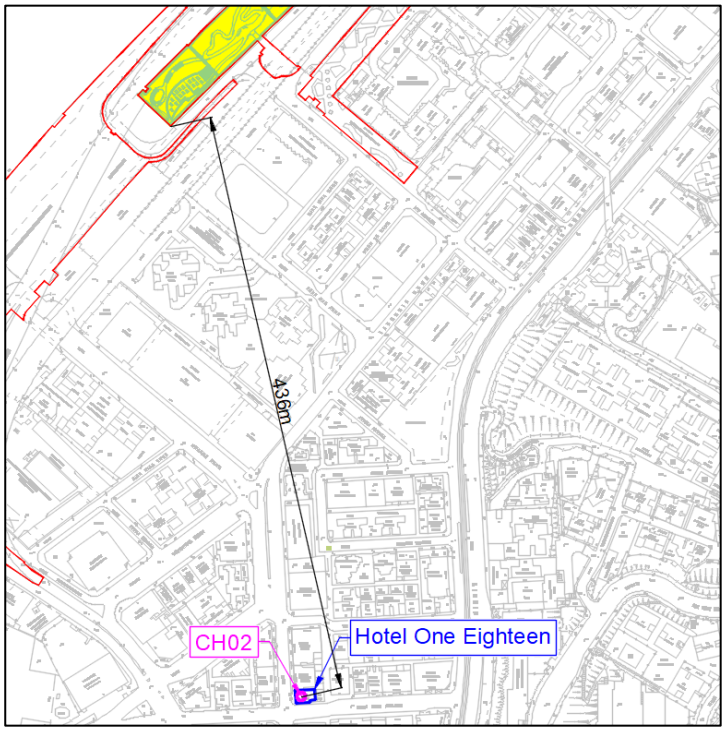
FIGURE 3.2

P:/60017193/Report/Drawings/DraftEIA-0709/Air/FIG 3.2.DGN

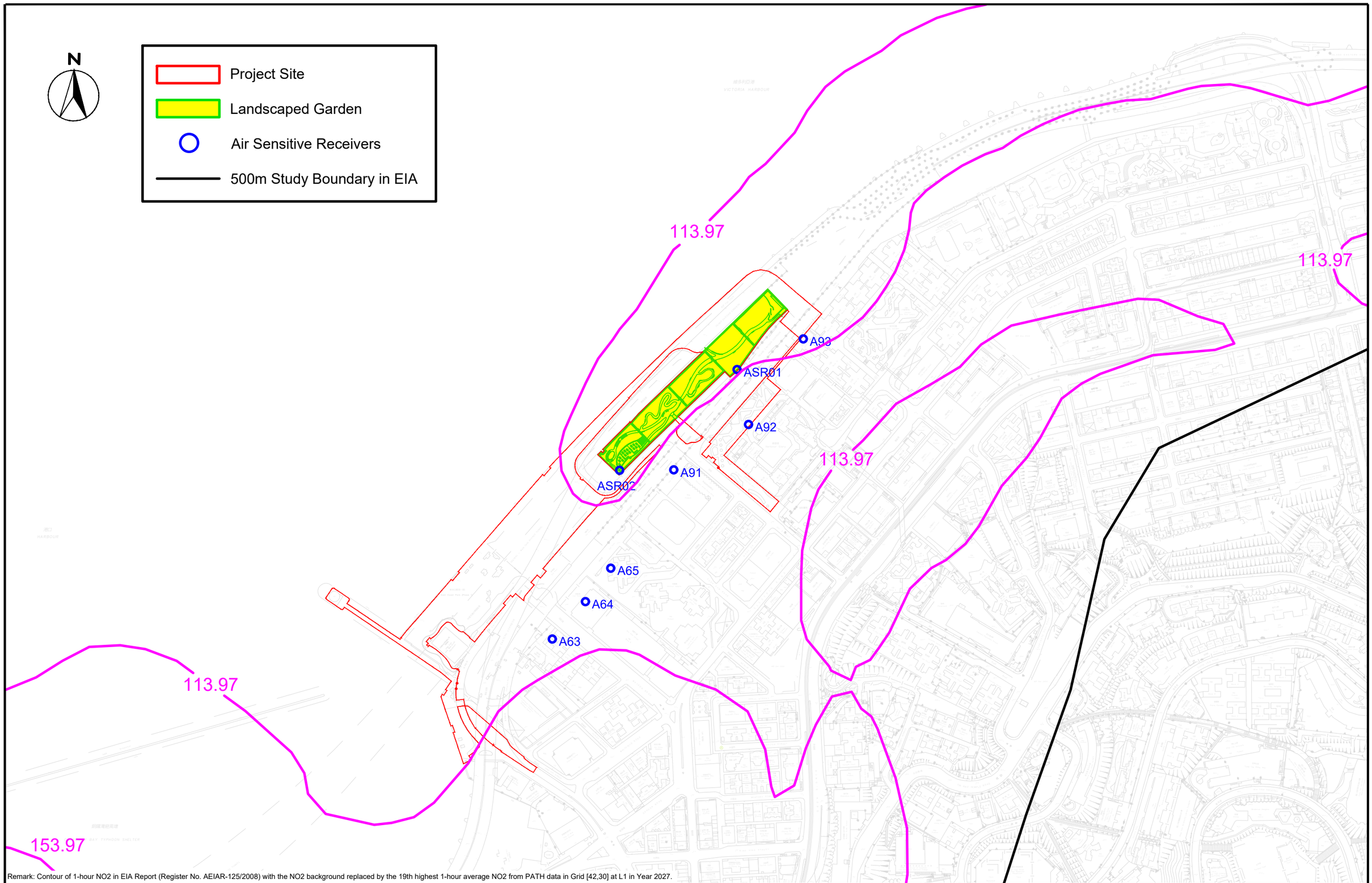
SCALE 1:6000 (A3)

APPENDIX 2-2
HOTEL CHIMNEYS SUMMARY

ID	Description
CH01	**iclub Fortress Hill Hotel** Photo Record  (Photo taken during site survey on 8th August 2025) Location of Chimney  (Distance from Landscaped Deck: 247m)

ID	Description
CH02	**Hotel One Eighteen** Photo Record  (Photo taken during site survey on 8th August 2025) Location of Chimney  (Distance from Landscaped Deck: 437m)

APPENDIX 2-3
CONTOUR PLOT OF THE PREDICTED CONCENTRATION (REGISTER NO. AEIAR-125/2008)



Remark: Contour of 1-hour NO2 in EIA Report (Register No. AEIAR-125/2008) with the NO2 background replaced by the 19th highest 1-hour average NO2 from PATH data in Grid [42,30] at L1 in Year 2027.

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Construction of Public Open Space at East Coast Park Precinct, North Point

Contour of Cumulative Maximum 1-hour Average NO2 Concentration in μg/m^3 at 1.5 m Above Ground

SCALE	1:4000 @ A3	DATE	DEC 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	APPENDIX 2-3a
		REV	-

N

Project Site

Landscaped Garden

Air Sensitive Receivers

500m Study Boundary in EIA

62.14

62.14

60.14

60.14

60.14

62.14

64.14

66.14

A93

ASR01

A92

A91

ASR02

A65

A64

A63

Remark: Contour of 24-hour RSP in EIA Report (Register No. AEIAR-125/2008) with the RSP background replaced by the 10th highest 24-hour average RSP from PATH data in Grid [42,30] at L1 in Year 2027.

CINOTECH
Cinotech Consultants Limited

Construction of Public Open Space at East Coast Park Precinct, North Point

Contour of Cumulative Maximum 24-hour Average RSP Concentration in $\mu g/m^3$ at 1.5 m Above Ground

SCALE	1:4000 @ A3	DATE	DEC 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	APPENDIX 2-3b
		REV	-

N

Project Site

Landscaped Garden

Air Sensitive Receivers

500m Study Boundary in EIA

38.85

38.85

36.85

36.85

36.85

38.85

40.85

42.85

ASR01

ASR02

A91

A92

A93

A63

A64

A65

Remark: Contour of 24-hour RSP in EIA Report (Register No. AEIAR-125/2008) is used as the substitution for 24-hour FSP, and with the RSP background replaced by the 19th highest 24-hour average FSP from PATH data in Grid [42,30] at L1 in Year 2027.

CINOTECH
Cinotech Consultants Limited

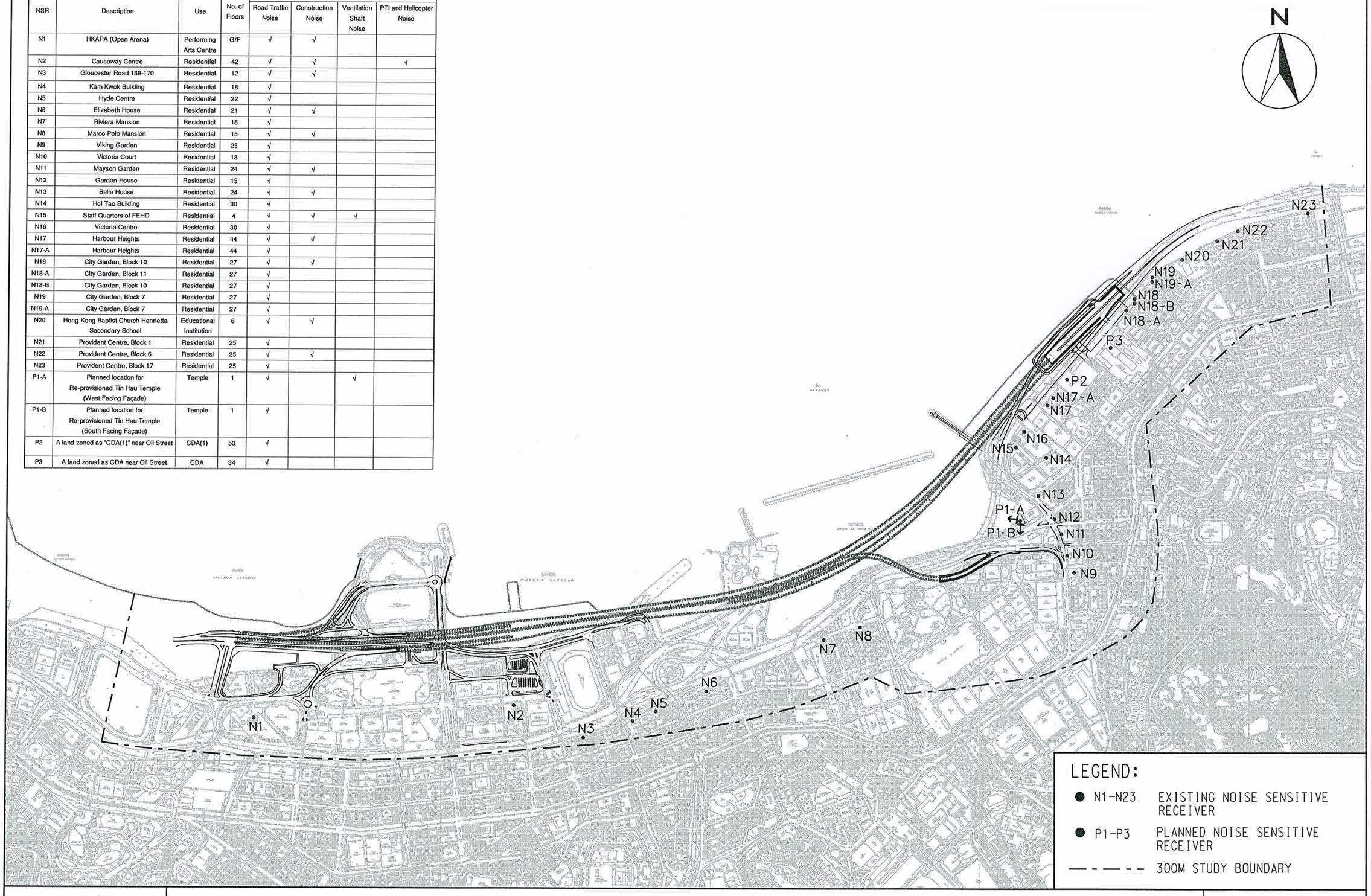
Construction of Public Open Space at East Coast Park Precinct, North Point

Contour of Cumulative Maximum 24-hour Average FSP Concentration in $\mu g/m^3$ at 1.5 m Above Ground

SCALE	1:4000 @ A3	DATE	DEC 2025
CHECK	KC	DRAWN	DK
JOB No.	MA24141	DRAWING No.	APPENDIX 2-3c
		REV	-

APPENDIX 3-1
REPRESENTATIVE NOISE SENSITIVE RECEIVERS IN THE EIA REPORT (REGISTER NO. AEIAR-125/2008)

NSR	Description	Use	No. of Floors	NSR for Assessment			
				Road Traffic Noise	Construction Noise	Ventilation Shaft Noise	PTI and Helicopter Noise
N1	HKAPA (Open Arena)	Performing Arts Centre	G/F	√	√		
N2	Causeway Centre	Residential	42	√	√		√
N3	Gloucester Road 169-170	Residential	12	√	√		
N4	Kam Kwok Building	Residential	18	√			
N5	Hyde Centre	Residential	22	√			
N6	Elizabeth House	Residential	21	√	√		
N7	Riviera Mansion	Residential	15	√			
N8	Marco Polo Mansion	Residential	15	√	√		
N9	Viking Garden	Residential	25	√			
N10	Victoria Court	Residential	18	√			
N11	Mayson Garden	Residential	24	√	√		
N12	Gordon House	Residential	15	√			
N13	Belle House	Residential	24	√	√		
N14	Hoi Tao Building	Residential	30	√			
N15	Staff Quarters of FEHD	Residential	4	√	√	√	
N16	Victoria Centre	Residential	30	√			
N17	Harbour Heights	Residential	44	√	√		
N17-A	Harbour Heights	Residential	44	√			
N18	City Garden, Block 10	Residential	27	√	√		
N18-A	City Garden, Block 11	Residential	27	√			
N18-B	City Garden, Block 10	Residential	27	√			
N19	City Garden, Block 7	Residential	27	√			
N19-A	City Garden, Block 7	Residential	27	√			
N20	Hong Kong Baptist Church Henrietta Secondary School	Educational Institution	6	√	√		
N21	Provident Centre, Block 1	Residential	25	√			
N22	Provident Centre, Block 6	Residential	25	√	√		
N23	Provident Centre, Block 17	Residential	25	√			
P1-A	Planned location for Re-provisioned Tin Hau Temple (West Facing Façade)	Temple	1	√		√	
P1-B	Planned location for Re-provisioned Tin Hau Temple (South Facing Façade)	Temple	1	√			
P2	A land zoned as "CDA(1)" near Oil Street	CDA(1)	53	√			
P3	A land zoned as CDA near Oil Street	CDA	34	√			



LEGEND:

- ● N1-N23 EXISTING NOISE SENSITIVE RECEIVER
- ● P1-P3 PLANNED NOISE SENSITIVE RECEIVER
- — - — - — 300M STUDY BOUNDARY

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WAN CHAI DEVELOPMENT PHASE II - PLANNING AND ENGINEERING REVIEW

LOCATIONS OF REPRESENTATIVE NOISE SENSITIVE RECEIVERS

FIGURE 4.7

P:/60017193/REPORT/DRAWINGS/DRAFT EIA-0709/Noise/0710/FIGURE4.7.DGN

SCALE 1:10000 [A3]

APPENDIX 6-1
LANDSCAPE AND VISUAL IMPACT REPORT

CONTENTS

LIST OF FIGURES

LIST OF APPENDIX

1. Landscape and Visual Impact

1.1. Introduction

1.1.1. This section reviews the potential landscape and visual impact of the Project based on the latest layout and scope of works.

1.1.2. According to the memo from EPD dated 27th Nov 2019 and clause 2.16 of the brief, this project is not a designated project under the Environmental Impact Assessment (EIA) Ordinance (Cap. 499). It belongs to one of the categories listed in ETWB TCW No. 13/2003 that have very little potential for giving rise to adverse environmental impact. Please refer to **Appendix A**.

1.2. Environmental Legislation, Standards and Guidelines

1.2.1. The following or the latest legislation, standards, circulars and guidelines apply to landscape and visual impact assessment (LVIA) associated with the construction and operation of the Project:

- Environmental Impact Assessment Ordinance Guidance Note 8/2023;
- Environment Impact Assessment Ordinance (Cap. 499. S16) and EIAO-TM Annexes 3,10,11,18 & 20;
- Town Planning Board Guideline No. 41 - Guidelines on submissions of Visual Impact Assessment for Planning Applications to the Town Planning Board;
- Town Planning Ordinance (Cap 131);
- Town Planning (Amendment) Ordinance, 2004;
- Hong Kong Planning Standards and Guidelines Chapters 4, 10, 11 and 12;
- Forests and Countryside Ordinance (Cap. 96);
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- AFCD Nature Conservation Practice Note No. 2 - Measurement of Diameter at Breast Height (DBH);
- AFCD Nature Conservation Practice Note No. 3 - The Use of Plant Names;

- BD APP-152 – Sustainable Building Design Guidelines;
- DEVB TC(W) No. 3/2012 - Site Coverage of Greenery for Government Building Projects;
- DEVB TC(W) No. 2/2015 - Green Government Buildings;
- DEVB TC(W) No. 6/2015 - Maintenance of Vegetation and Hard Landscape Features;
- DEVB TC(W) No. 5/2017 - Community Involvement in Planting Works;
- DEVB TC(W) No. 4/2020 - Tree Preservation;
- DEVB TC(W) No. 5/2020 - Registration and Preservation of Old and Valuable Trees;
- DEVB - Guiding Principles on Use of Native Plant Species in Public Works Projects;
- DEVB - Guidelines on Tree Transplanting;
- DEVB - Street Tree Selection Guide;
- Landscape Character Map of Hong Kong;
- Study on Landscape Value Mapping of Hong Kong; and
- Any other relevant ordinances, circulars, international standards and guidelines.

1.3. Methodology

1.3.1. Landscape impacts have been assessed by the following procedures, including:

1.3.2. Landscape Resources (LR) and Landscape Character Areas (LCA) were identified within the Assessment Area and assessed for their degree of sensitivity to change. The degree of sensitivity to change is influenced by the following factors including, (i) whether the LR or LCA is common or rare; (ii) whether it has any local, regional, national or global importance; (iii) whether there are any statutory or regulatory limitations/requirements for the LR or LCA; (iv) quality of the LR or LCA; (v) maturity of the LR or LCA; and (vi) ability to accommodate change. Sensitivity to change will be rated in one of the below categories:

- High - LR or LCA with distinctive characteristics, or high importance, sensitive to small changes.

- Medium - LR or LCA with moderately valued landscape characteristics or value, reasonably tolerant to change

- Low - LR or LCA with low landscape characteristics or value, largely tolerant to change.

1.3.3. Potential sources of landscape impacts arising from the Works shall be identified and the magnitude of change for each LR and LCA shall be assessed. The magnitude of change is influenced by the following factors including, (i) physical extent of impact; (ii) landscape context of impact; and (iii) whether the impact is considered to be temporary, semi-permanent or permanent. The magnitude of change will be rated in one of the below categories:

- Large - Major changes will be made to LR or LCA

- Intermediate - Moderate changes will be made to LR or LCA

- Small - Slight changes will be made to LR or LCA

- Negligible - No discernible changes will be made to LR or LCA

1.3.4. Potential landscape mitigation measures identification – The proposed design layout to the works will be examined thoroughly first to avoid adverse impact or minimize impact. If the adverse impacts are unavoidable, potential mitigation measures will be considered for the construction and operation phases to reduce unavoidable adverse impacts.

1.3.5. Prediction of the significance of landscape impacts before and after implementation of the mitigation measures - The landscape impact will consider the sensitivity and magnitude of change and be assessed according to the below table.

Table 1.1 Relationship between Sensitivity of Change and Magnitude of Change in Assessing Impact Significance

Magnitude of Change	**Sensitivity to Change**		
	Low	**Medium**	**High**
Large	Moderate	Moderate / Substantial	Substantial
Intermediate	Moderate / Slight	Moderate	Moderate / Substantial
Small	Slight	Moderate / Slight	Moderate
Negligible	Insubstantial	Insubstantial	Insubstantial

Note:

- Substantial - The works will cause significant adverse deterioration/ beneficial improvement to the existing landscape.

- Moderate - The works will cause a noticeable adverse deterioration/ beneficial improvement to the existing landscape.

- Slight - The works will cause a slight adverse deterioration/ beneficial improvement to the existing landscape.

- Insubstantial - The works will cause no discernible change to the existing landscape.

Visual Assessment Methodology

1.3.6. Visual impacts have been assessed by the following procedures, including:

1.3.7. Key public viewing points (VP) that may be affected by the Project during the construction and/or operation phase will be identified. VP can be kinetic or static. They include key pedestrian nodes, popular public areas for recreational activities, rest, leisure, sitting-out areas, walking, sight-seeing and prominent travel routes. VP will be assessed at the human eye level.

1.3.8. VP identified within the ZVI will be assessed for their degree of sensitivity to change. The degree of sensitivity to change is influenced by the following factors including, (i) duration; (ii) distance; and (iii) public perception of the value attached to the views. Sensitivity to change will be rated in one of the below categories:

- High - The VP is highly sensitive to any change in their viewing experience.

- Medium - The VP is moderately sensitive to any change in their viewing experience.

- Low - The VP is only slightly sensitive to any change in their viewing experience.

1.3.9. Potential sources of visual impacts arising from the Works shall be identified and an appraisal of visual changes will be conducted for each VP. The effect of visual changes on VP may be positive or negative and they are not necessarily mutually exclusive. The appraisal will consider the following aspects – (i) visual composition, (ii) visual obstruction, (iii) effect on public viewers, (iv) effect on visual resources and visual access to landmark and heritage.

1.3.10. Overall visual impact will take into account the sensitivity of key public viewers, visual resources, visual amenities, the magnitude, extent and duration of the impact and the resultant improvement or degradation of the visual quality and character of the surrounding area and the planning intention and known planned developments of the area. The overall visual impact is classified as follows:

- Enhanced - The Project will overall improve the visual quality and complement the visual character of its setting from most of the identified VP.

- Partly Enhanced / Partly Adverse - The Project will exhibit enhanced visual effects to some of the identified VP and at the same time, with or without mitigation measures, exhibit adverse visual effects to some other VP.

- Negligible - The Project will, with or without mitigation measures, in overall terms have an insignificant visual impact on most of the identified VP, or most of the visual impact will be screened or filtered by other distracting visual elements in the ZVI.

- Slightly Adverse - The Project will, with or without mitigation measures, result in overall terms, some negative visual impact to most of the identified VP.

- Moderately Adverse - The Project will, with or without mitigation measures, result in overall terms, negative visual impact to most of the identified VP.

- Substantially Adverse - The Project will, with mitigation measures, result in a serious and detrimental visual impact to most of the identified VP.

1.4. Review of Planning & Development Control Framework

General

1.4.1. A review of the existing planning and development framework for the Project Site and its context is conducted in order to:

- Identify issues/ conflicts in relation to the Project;

- Identify the potential resources and sensitive receivers; and

- Identify any synergies with the proposed works and the surroundings.

1.4.2. 500m assessment area has been considered for the Landscape Impact assessment. The following statutory plans and departmental plans fall within the 500m assessment area:

- S/H8/26 - North Point;

- S/H8/26 – Causeway Bay; and

- S/H25/4 - Wan Chai North.

1.4.3. The review of OPZs is not only included a review of the plans, but also

the Notes which form part of these plans and the Explanatory Statements which accompany the plans.

1.4.4. The proposed Site for the project falls within an area mainly zoned "Open Space (O), "Other Specified Uses"(OU) annotated "Landscaped Deck over CWB Tunnel Portal" and "OU(Amenity Area)" on the North Point Outline Zoning Plan (OZP) (No. S/H8/26) with a minor portion falls in area shown as "Road' on the approved Wan Chai North OZP No. S/H25/4.

1.4.5. There is no building height/plot ratio/gross floor area restrictions on the above mentioned "O" and "OU" areas. Provision of open space is always permitted on the land falling within the boundaries of the OZP. All building, engineering and other operations directly related and ancillary to the permitted uses are always permitted. Given the scale of the proposed restaurant and outdoor dining area, they are regarded as ancillary use to the proposed open space. No planning permission is required for the community farms as long as they are operated and managed by Leisure and Cultural Services Department (LCSD).

1.4.6. For the minor portion of the Site which falls in area shown as "Road", provision of open space is always permitted on land falling within the boundaries of the concerned OZP including area shown as "Road". The layout has been superimposed onto the existing OZPs to determine whether there is effect on the zone use (**Figure 1**).

Tentative Development Key Parameters

1.4.7. The proposed project is to provide a waterfront open space with amenities that can bring people to the waterfront, including a continuous promenade connecting the Causeway Bay Typhoon Shelter (CBTS) and North Point. The project aims to be a public open space project that provides a waterfront for all, facilitates healthy living and with creative amenities that can boost public enjoyment.

The proposed scope of the project comprises the following:

i. a landscape garden;
ii. a cycle track which can be co-used with pedestrian and its ancillary bicycle facility;
iii. an area reserved for the community farm (garden) at the rooftop of CWB landscape deck at Eastern Portal and associated pedestrian connection(s) linking the at-grade Precinct to the said community farm (garden); and

1.5. Landscape Baseline Study

1.5.1 Table 1.2 and 1.3 describes the landscape resources (LR) & landscape character area (LCA) and their sensitivity respectively. The locations of LR and LCA are mapped in **Figure 2** and **Figure 3**. Representative photos illustrating the LRs and LCAs within the Assessment Area are shown in **Figure 4**.

Table 1.2 Description and Sensitivity of Landscape Resources

LR Code	Description	Sensitivity
LR1	**Urbanized Development** This LR is a densely urbanized area with high-rise and medium-rise buildings. Plantings are limited to scattered roadside trees, small sitting-out areas, podium gardens and private amenity planting areas. one stone wall tree is found within this LR, which is *Ficus virens* located at Belilios Public School. Dominant species found include *Archontophoenix alexandrae, Chukrasia tabularis, Cinnamomum burmannii* and *Ficus benjamina.* This is a common LR in the vicinity, the rarity and quality are considered to be low given the dominance of engineered structures and hard landscape treatments. The overall sensitivity is rated as Low.	Low
LR2	**Urban Park** This LR includes parts of Victoria Park, Fortress Hill Playground, and temporary East Coast Park (Phase 1). This LR is mainly devoted to a mix of passive and recreational areas with planting areas surrounding the site boundaries. Those parks and playgrounds contain semi-mature to mature trees. Few OVTs are found within Victoria Parks. Dominate species found include *Delonix regia*, *Ficus macrocarpa*, *Ficus virens*, *Spathodea campanulate*. Considering its maturity and rarity, the sensitivity of this landscape resources is rated as High.	High
LR3	**Victoria Harbour** The harbour itself is a valuable physical resource and is one of the key primary elements that generate the unique landscape and visual in Hong Kong. The "Harbour" area, defined according to the original Protection of Harbour Ordinance, is the area between the Western Harbour and the line joining the Hung Hom Ferry Pier and North Point Ferry Pier in the east. Based on the importance, the sensitivity of this LR is considered High.	High
LR4	**Construction Area** These are temporary open-air parks under the Island Eastern Corridor awaiting construction and redevelopment. Typically, plants are located by the site peripheries. A majority of the site is hard-paved. Since these areas are assumed to be of low value, the sensitivity of this landscape resources is considered as low.	Low

Table 1.3 Description and Sensitivity of Landscape Character Area

LR Code	Description	Sensitivity
LCA1	**Residential Urban Fringe Landscape** These are residential areas are low-rise villas with intermittent high-rise residential buildings set in a vegetated hillside. The buildings relate predominantly to the winding hillside roads.	Medium

LR Code	Description	Sensitivity
	There is fairly high coverage of vegetation, which gives the landscape an informal and tranquil character. The sensitivity of this LCA is therefore considered as medium.	
LCA2	**City Grid Mixed Urban Landscape** This LCA is located along King's Road, Electric Road and Java Road, which is the older reclamations of Hong Kong. It consists of what are mainly retail land uses at street level with high/medium-rise commercial or residential development above. Streets are often fairly wide and busy with traffic and the large numbers of people using these areas means that street life is vibrant. Building stock is of mixed age and character, and vegetation is generally limited to street tree planting and shrub planting in occasional public open spaces. The sensitivity of this LCA is therefore considered as low.	Low
LCA3	**Park Urban Landscape** This landscape character comprises Victoria Park. It contains sports facilities, swimming pools, ball courts, seating areas, playgrounds, jogging paths and, water features, pavilions, ornamental planting, etc. It is dated from the latter part of the Twentieth Century and contains many mature trees. The landscape character is semi-formal, tranquil and verdant. Considered to its maturity and rarity, the sensitivity of this LCA is considered as high.	High
LCA4	**Residential Urban Landscape** This LCA is largely devoted to residential uses. It is found on flat land with high-rise residential buildings set amongst open space, school and community facilities, retail and footbridges. Vegetation can be found along roadsides and in private sitting-out areas and amenity areas within the residential estates. This is a fairly homogenous and ordered landscape, and such the sensitivity of this LCA is considered as medium.	Medium
LCA5	**Inshore Water Landscape** This LCA has historically been encroached upon through phases of reclamation to form the shoreline of North Point. As the seascape is a contributor to landscape character and located within the Victoria Harbour, in accordance with the Protection of the Harbour Ordinance, Cap. 531, the harbour is to be protected and preserved as a special public asset and a natural heritage of the Hong Kong people. This sensitivity is therefore considered as high.	High
LCA6	**Strait Landscape** This LCA is area of inshore coastal water enclosed by significant landforms, which are inner Victoria Harbour. The landscape is predominantly by its surrounding landforms, including passing vessels and ferry traffic, etc. it features produce marine landscape with a distinct sense of enclosures. Similar to LR1, in accordance with the Protection of the Harbour Ordinance, Cap. 531, the harbour is to be protected and preserved as a special public asset and a natural heritage of the Hong Kong people. This sensitivity is therefore considered as high.	High

LR Code	Description	Sensitivity
LCA7	**Typhoon Shelter Landscape** This LCA refers to the inshore aquatic landscape (Causeway Bay Typhoon Shelter) defined by the presence of a breakwater used to protect moored vessels located at Victoria Harbour. As similar as LCA6, in accordance with the Protection of the Harbour Ordinance, Cap. 531, the harbour is to be protected and preserved as a special public asset and a natural heritage of the Hong Kong people. This sensitivity is therefore considered as high.	High

1.5.2 Summary of Tree Survey

1.5.2.1 The tree survey was carried out in August 2022. A total of 129 nos. of trees was surveyed including 6 nos. of trees removed by HyD.

1.5.2.2 There are 9 species identified, please refer to Table. 1.4. Most of the trees are common species in Hong Kong. 21 nos. *Lagerstroemia speciosa* (大花紫薇) are scheduled under Cap 96 – Forests and Countryside Ordinance, it is noted that it is cultivated instead of naturally grown. Therefore, relevant regulations on naturally grown *Lagerstroemia speciosa* (大花紫薇) shall not apply to the above surveyed trees.

Table 1.4 Tree Survey Details

	Botanical Name	Chinese Name	Quantity (nos.)
1	*Elaeocarpus hainanensis*	水石榕	9
2	*Lagerstroemia speciosa*	大花紫薇	15
3	*Pandanus tectorius*	露兜樹	5
4	*Phoenix sylvestris*	銀海棗	9
5	*Pongamia pinnata*	水黃皮	5
6	*Tabebuia rosea*	紅花風鈴木	12
7	*Terminalia mantaly*	小葉欖仁	40
8	*Wodyetia bifurcata*	狐尾椰子	10
9	*Xanthostemon chrysanthus*	金蒲桃	18
10	6 nos. of tree removed by HyD	-	6
Total No. of Trees Surveyed:			**129**

1.5.2.3 And no registered Old and Valuable Tree (OVT) is found. The height ranges from 4m to 7m, crown spread from 1m to 4m, and DBH from 95mm to 380mm.

1.5.2.4 Among the 129 nos. of surveyed trees, 6 nos. of existing trees on the landscape deck was removed by HyD. 37 nos. of existing trees are proposed to be felled. 29 nos. are proposed to be retained. 57 nos. would unavoidably be affected by the proposed works and proposed to be transplanted.

1.5.2.5 Among those 57 nos. of trees to be transplanted, 46 of them are located at the existing landscape deck with 1500mm soil depth which has no live load allowed for public access. The landscape deck is proposed to be opened up for public enjoyment under the project. Having reviewed with the maintenance department regarding the long-term operation of the landscape deck, the existing 1500mm soil depth have to be lowered to 1200mm. To allow essential live load for safe access of the public to the landscape deck. Therefore, all trees on the landscape deck will inevitably be transplanted for safety reasons.

1.5.2.6 The other 11 of the 57 nos. of trees to be transplanted are located in at-grade planters. They are in conflict with the proposed works and will be transplanted to at-grade planters at ground level within site boundary.

1.5.2.7 Proposed tree treatments and landscape design are subject to change in the detailed design stage.

1.6. Visual Baseline Study

1.6.1. The visual assessment area is defined by the Visual Envelope (VE) which is the area that any part of the proposed project can be seen from, and is generally viewshed formed by natural/ manmade features such as built forms or areas of woodland/ large trees. The VE may contain areas, which are fully visible, partly visual and non-visible from the project.

1.6.2. A total of 9 VP have been identified and selected to represent key public views toward the Project. They are described in Table 1.4 below. Their location is shown in **Figure 5** and photos are shown in **Figure 6**.

Table 1.5 Description of Viewing Point

ID Code	VP	Type of VP	Frequency of View	Duration of View	Sensitivity
VP1	City Garden	Residential	Frequent	Long	High
VP2	Victoria Centre	Residential	Frequent	Long	High
VP3	Hong Kong Central Library	Visitor	Low	Medium	Low
VP4	Wan Chai Ferry Pier	Traveller	Low	Short	Low
VP5	Wanchai/ Tsim Sha Tsui Ferry Route	Traveller	Frequent	Short	Low
VP6	Tsim Sha Tsui Promenade	Visitor	Frequent	Medium	Medium
VP7	Hung Hom Bypass	Traveller	Low	Short	Low
VP8	Hung Hom Promenade	Visitor	Frequent	Medium	Medium
VP9	Island Easten Corridor	Traveller	Low	Short	Low

1.7. Potential Landscape and Visual Impacts

1.7.1. The potential landscape and visual impacts during the construction and operation phase include:

- machinery operation and construction vehicles movements (Temporary);
- potential night-time lighting if required (Temporary); and
- construction and operation of the Project and associated works (Permanent).

1.8. Landscape Impact

1.8.1. The development will be mainly located within LR4 (Construction Area), given it is compatible with the existing temporary storages, as such LR4 will receive a negligible magnitude of change.

1.8.2. Small portions of LR2 (East Coast Park (Phase 1)) will be affected. As the majority it is a temporary open-air park and hard-paved, therefore the LR will receive small magnitude of change.

1.8.3. Partial area of LR1 (existing landscape deck) will also be in direct conflict with the development. However, a landscape deck will be reinstated above this area, it would therefore have small changes of environment, slight adverse impact would be generated.

1.8.4. For LCA aspect, only LCA2 will be affected by the development. The main impact to LCA2 will be the loss of existing vegetation within the Site. However, as the majority of the LCA will be preserved, the overall compatibility with surrounding landscape is fair. The magnitude of change is therefore considered to be Small. The LCA will also experience Slight adverse impacts. All other LCAs will not be affected, thus will receive a negligible magnitude of change.

Table 1.6 Impact Significance before Mitigation of LRs and LCAs

LRs / LCAs	Sensitivity	Magnitude of Change		Impact Significance BEFORE Mitigation	
		Construction	Operation	Construction	Operation
LR1	Low	Small	Small	Slight	Slight
LR2	High	Small	Small	Moderate	Moderate
LR3	High	Negligible	Negligible	Insignificant	Insignificant
LR4	Low	Negligible	Negligible	Insignificant	Insignificant
LCA1	Medium	Negligible	Negligible	Insignificant	Insignificant
LCA2	Low	Small	Small	Slight	Slight
LCA3	High	Negligible	Negligible	Insignificant	Insignificant
LCA4	Medium	Negligible	Negligible	Insignificant	Insignificant
LCA5	High	Negligible	Negligible	Insignificant	Insignificant
LCA6	HIgh	Negligible	Negligible	Insignificant	Insignificant

LRs / LCAs	Sensitivity	Magnitude of Change		Impact Significance BEFORE Mitigation	
		Construction	Operation	Construction	Operation
LCA7	High	Negligible	Negligible	Insignificant	Insignificant

1.9. Visual Impact

1.9.1. Moderate impacts from the construction of new Public Open Space would be caused to VP1 and VP2 during construction, as the potential VPs are located closed to the development.

1.9.2. For VP3, VP4, VP5, VP9, due to their low frequency or short duration of view, they will experience small change of view. Meanwhile, since VP6, VP7 and VP8 this VSR has a distant view to the development, it is not possible to be seen the changes from these VPs. The magnitude of change of these VPs are considered to be negligible.

1.9.3. During the operational phase, as the east coast park and landscape deck will be reinstated within the site boundary, it would therefore have slight changes of view in relation to the development, insignificant adverse impacts would be generated after operation.

Table 1.7 Impact Significance before Mitigation of VPs

LRs / LCAs	Sensitivity	Magnitude of Change		Impact Significance BEFORE Mitigation	
		Construction	Operation	Construction	Operation
VP1	High	Small	Small	Moderate	Moderate
VP2	High	Small	Small	Moderate	Moderate
VP3	Low	Small	Small	Slight	Slight
VP4	Low	Small	Small	Slight	Slight
VP5	Low	Small	Small	Slight	Slight
VP6	Medium	Negligible	Negligible	Insignificant	Insignificant
VP7	Low	Negligible	Negligible	Insignificant	Insignificant
VP8	Medium	Negligible	Negligible	Insignificant	Insignificant
VP9	Low	Small	Small	Slight	Slight

1.10. Proposed Mitigation Measures

1.10.1. Mitigation measures are used to reduce potential landscape and visual impacts of the Project. Mitigation measures first seek to avoid impacts. If the impact is unavoidable, then reduce the impacts to as low as possible and finally, mitigating residual impacts as practically as possible. The proposed landscape and visual mitigation in the construction and operation phases are listed below:

Construction Phase

- CM1 - Preservation of existing vegetation, and transplant all affected

trees as many as possible;

- CM2 - Proposed landscape treatment for affected trees shall be provided to the satisfaction of relevant Government departments;
- CM3 - Tree Protection Zone shall be erected throughout the construction stage;
- CM4 - Reduce the extent of working areas, storage areas and shorten the construction period;
- CM5 - Implement phasing arrangement for remaining the public enjoyment of the promenade; and
- CM6 - Erect decorative screen hoarding.

Operational Phase

- OM1 - Maintenance of proposed landscape treatment for all affected trees such as tree transplanting;
- OM2 - Reinstatement of the new landscape deck;
- OM3 - Planting of trees and other vegetation;
- OM4 - Sensitive and aesthetically pleasing design, material and finished which should be visually unobtrusive, non-reflective compatible with surrounding context shall be incorporated to proposed engineering structures; and
- OM5 - Environmentally-friendly lighting design and well-planned lighting operation strategy shall be incorporated.

1.10.2. Photomontages have been generated to provide tentative views on the scale and extent of the Project, and presented in **Figure 7**. It should be noted that photomontages intend to demonstrate only the scale and massing of the Project and effect of the proposed mitigation measures. And the mitigation plan is demonstrated in **Figure 8 – Mitigation Plan**. The architectural design, finishes or any other related detailed design components are subject to refinement and changes at the detailed design stage.

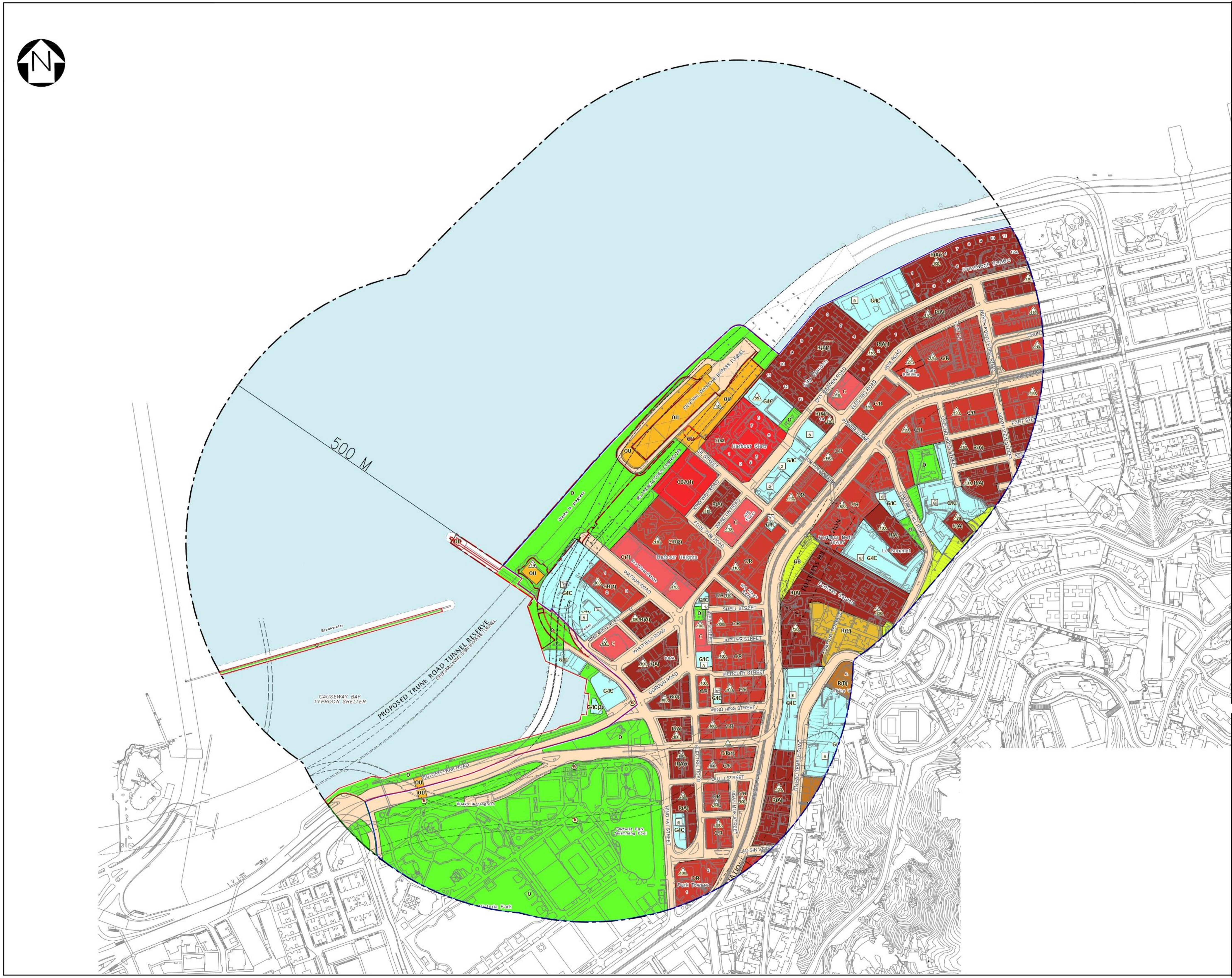
Table 1.9 Impact Significance before Mitigation of LRs, LCAs and VPs

LRs / LCAs/ VPS	Impact Significance BEFORE Mitigation		Impact Significance AFTER Mitigation	
	Construction	Operation	Construction	Operation
LR1	Slight	Slight	Insignificant	Insignificant
LR2	Moderate	Moderate	Slight	Slight
LR3	Insignificant	Insignificant	Insignificant	Insignificant

LRs / LCAs/ VPS	Impact Significance BEFORE Mitigation		Impact Significance AFTER Mitigation	
	Construction	Operation	Construction	Operation
LR4	Insignificant	Insignificant	Insignificant	Insignificant
LCA1	Insignificant	Insignificant	Insignificant	Insignificant
LCA2	Slight	Slight	Insignificant	Insignificant
LCA3	Insignificant	Insignificant	Insignificant	Insignificant
LCA4	Insignificant	Insignificant	Insignificant	Insignificant
LCA5	Insignificant	Insignificant	Insignificant	Insignificant
LCA6	Insignificant	Insignificant	Insignificant	Insignificant
LCA7	Insignificant	Insignificant	Insignificant	Insignificant
VP1	Moderate	Moderate	Slight	Slight
VP2	Moderate	Moderate	Slight	Slight
VP3	Slight	Slight	Insignificant	Insignificant
VP4	Slight	Slight	Insignificant	Insignificant
VP5	Slight	Slight	Insignificant	Insignificant
VP6	Insignificant	Insignificant	Insignificant	Insignificant
VP7	Insignificant	Insignificant	Insignificant	Insignificant
VP8	Insignificant	Insignificant	Insignificant	Insignificant
VP9	Slight	Slight	Insignificant	Insignificant

1.11. Conclusion

1.11.1. In summary, it is considered the mitigation measures implemented during both construction and operational phases will assist in reducing potential adverse impacts in relation to LRs, LCAs and VPs.



LEGEND :

SITE BOUNDARY

ASSESSMENT BOUNDARY

OTHER SPECIFIED USES

COMMERCIAL

COMPREHENSIVE DEVELOPMENT AREA

OPEN SPACE

COMMERCIAL / RESIDENTIAL

GOVERNMENT, INSTITUTION OR COMMUNITY

RESIDENTIAL (GROUP C)

GREEN BELT

RESIDENTIAL (GROUP A)

RESIDENTIAL (GROUP B)

S/H25/4 - Wan Chai North

S/H8/26 - North Point

S/H6/17 - Causeway Bay

ISSUE	DATE	DESCRIPTION	Initial
0	09/21	LVIA	KP

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Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

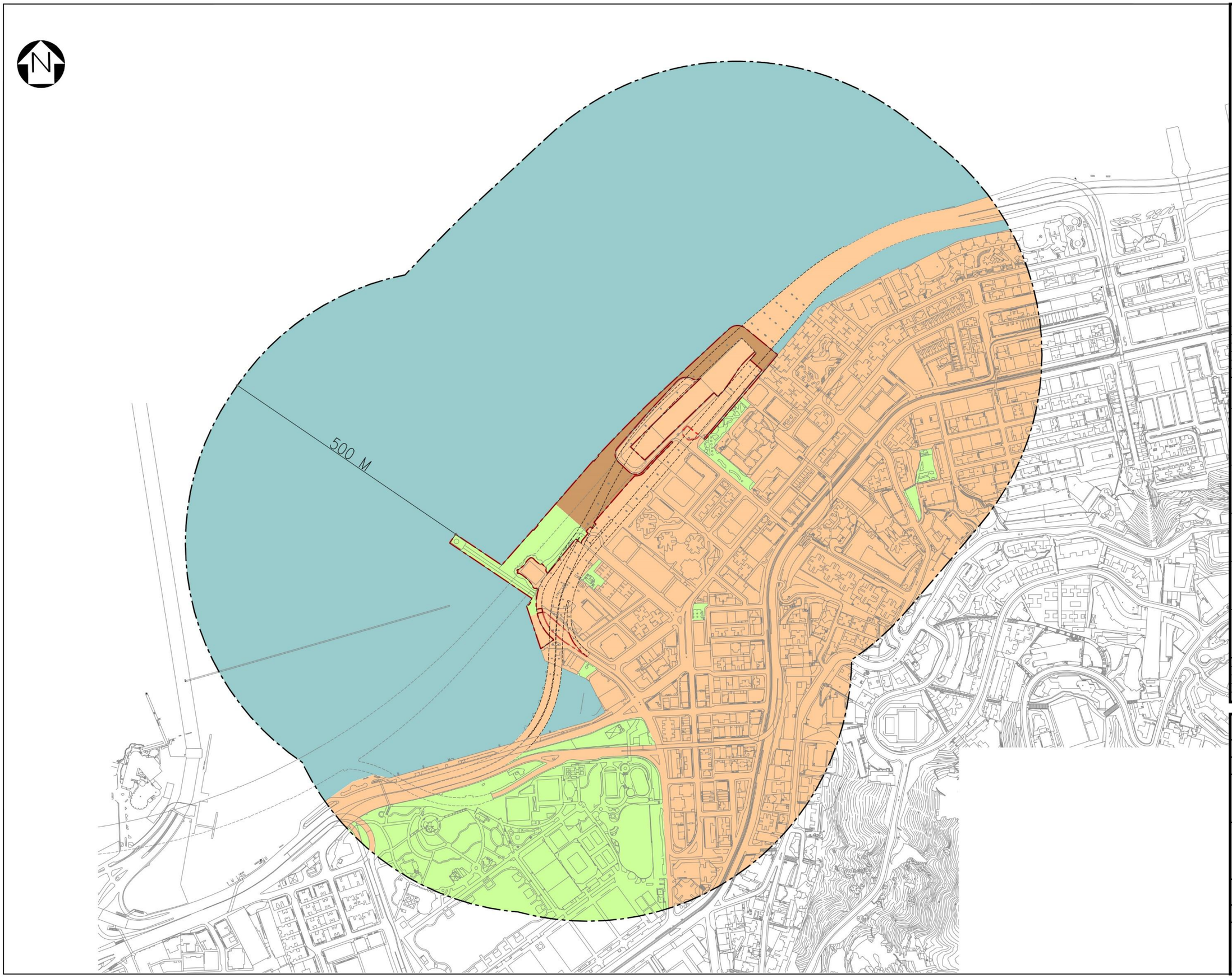
Drawing Title :
OUTLINE ZONING PLAN

Drawing No. : FIGURE 1 — Scale : 1:6000

Signed — Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :



LEGEND :

- SITE BOUNDARY
- ASSESSMENT BOUNDARY
- LR1 - URBANIZED DEVELOPMENT
- LR2 - URBAN PARK
- LR3 - VICTORIA HARBOUR
- LR4 - CONSTRUCTION SITE

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Approved :			

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Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE RESOURCES PLAN

Drawing No. : FIGURE 2

Scale : 1:6000

Signed

Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

LEGEND :

- SITE BOUNDARY
- ASSESSMENT BOUNDARY
- ROAD AND TUNNEL
- LCA1 - RESIDENTIAL URBAN FRINGE LANDSCAPE
- LCA2 - CITY GRID MIXED URBAN LANDSCAPE
- LCA3 - PARK URBAN LANDSCAPE
- LCA4 - RESIDENTIAL URBAN LANDSCAPE
- LCA5 - INSHORE WATER LANDSCAPE
- LCA6 - STRAIT LANDSCAPE
- LCA7 - TYPHOON SHELTER LANDSCAPE

ISSUE	DATE	DESCRIPTION	Initial
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Contract No. :	9AH 122
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Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE CHARACTER AREA PLAN

Drawing No. : FIGURE 3

Scale : 1:6000

Signed

Date

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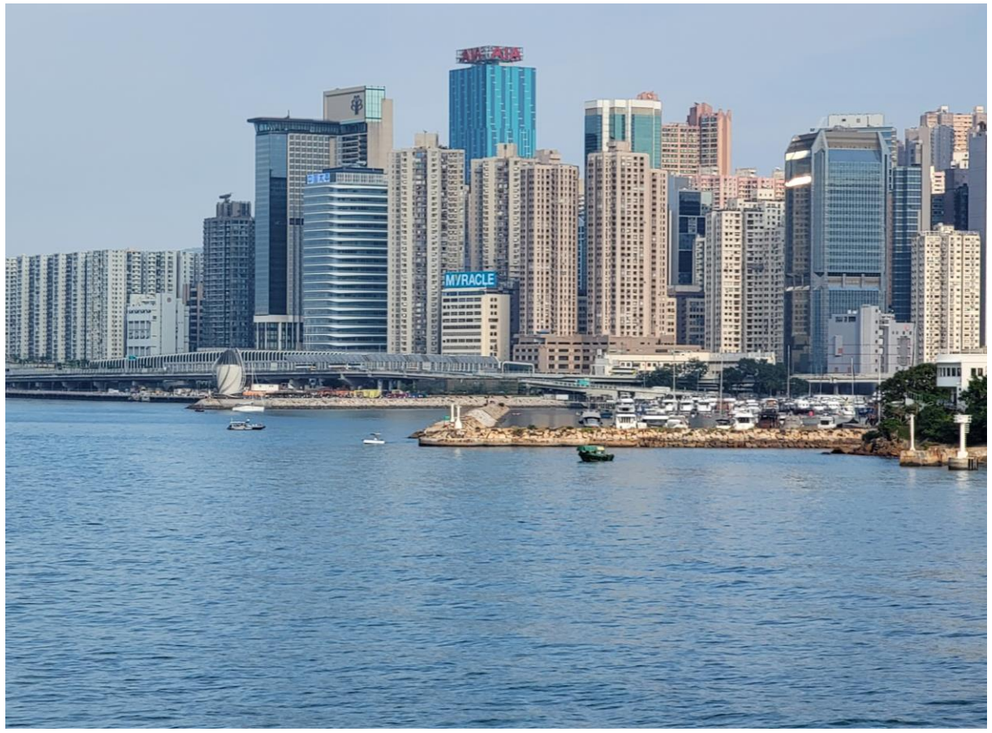
DRAWING FILE NAME :

LR1 – VICTORIA HARBOUR

LR2 – URBAN PARK



LR3 – URBANIZED DEVELOPMENT

LR4 – CONSTRUCTION SITE

LEGEND :

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SYSTRA MVA

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Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE RESOURCES PHOTO

Drawing No. :	Scale :
FIGURE 4-1	1:6000

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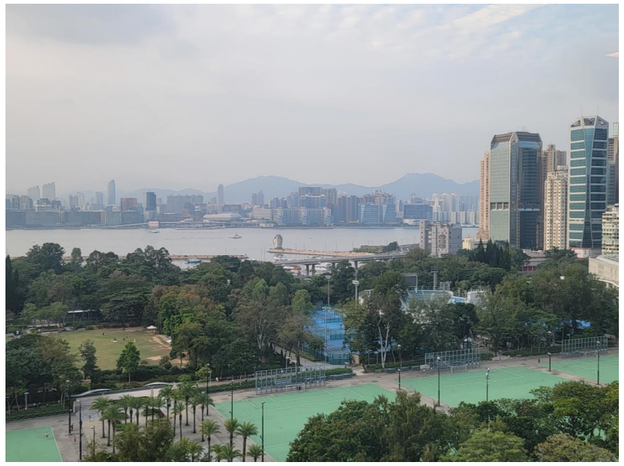
ARCHITECTURAL SERVICES DEPARTMENT

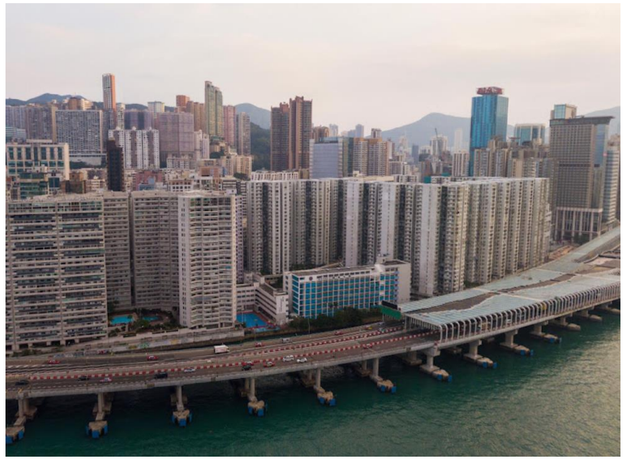
DRAWING FILE NAME :

LCA1 – Residential Urban Fringe Landscape

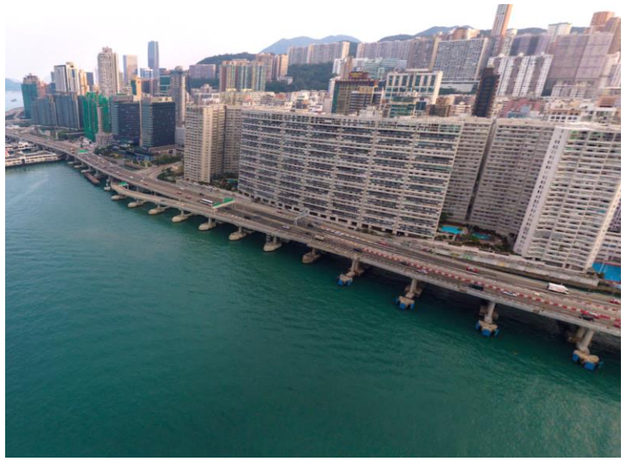
LCA2 – City Grid Mixed Urban Landscape



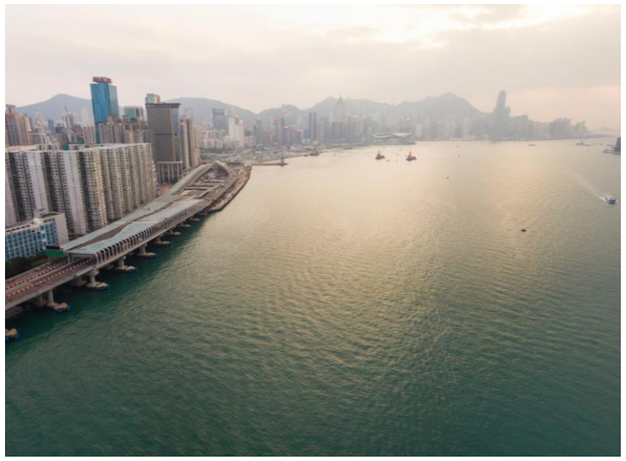
LCA3 – Park Urban Landscape



LCA4 – Residential Urban Landscape



LCA5 – Inshore Water Landscape



LCA6 – Strait Landscape

LCA7 – Typhoon Shelter Landscape

LEGEND :

ISSUE	DATE	DESCRIPTION	Initial
0	09/21	LVIA	KP

Revision :

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RONALD LU & PARTNERS

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otherland

BUILDING SERVICES CONSULTANT
wsp

STRUCTURAL, CIVIL AND GEOTECHNICAL CONSULTANT
cic

TRAFFIC CONSULTANT
SYSTRA MVA

RISK MANAGER	Name	Signed	Date
Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
LANDSCAPE CHARACTER AREA PHOTO

Drawing No. :	Scale :
FIGURE 4-2	1:6000

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

VIEWING POINTS	LOCATION
VP1	City Garden
VP2	Victoria Centre
VP3	Hong Kong Central Library
VP4	Wan Chai Ferry Pier
VP5	Wanchai / Tsim Sha Tsui Ferry Route
VP6	Tsim Sha Tsui Promenade
VP7	Hung Hom Bypass
VP8	Hung Hom Promenade
VP9	Island Eastern Corridor

VP1
VP2
VP3
VP4
VP5
VP6
VP7
VP8
VP9

LEGEND :

- SITE BOUNDARY
- LIMIT OF PRIMARY ZONE OF VISUAL INFLUENCE
- VIEWING POINTS (VP01)
- KEY VSRs

ISSUE	DATE	DESCRIPTION	Initial
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SYSTRA MVA

RISK MANAGER	Name	Signed	Date
Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

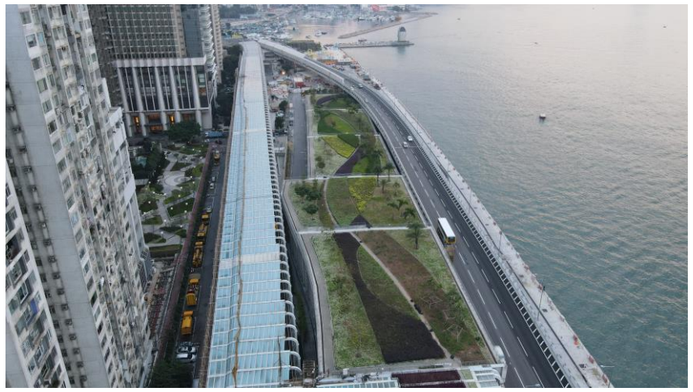
Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
KEY VSRs AND PRIMARY ZONE OF VISUAL INFLUENCE

Drawing No. :	Scale :
FIGURE 5	1:13000
Signed:	20/10/21 Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :
Z:\RLP01_20- PUBLIC OPEN SPACE AT EAST COAST PARK PRECINCT, NORTH POINT\CAD\LVIA\VISUAL ENVELOPE AND KEY VIEW LOCATION V3.DWG



VP1 – Existing View

VP2 – Existing View

VP3 – Existing View

VP4 – Existing View

LEGEND :

ISSUE	DATE	DESCRIPTION	Initial
0	09/21	LVIA	KP

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Issued By

RISK MANAGER	Name	Signed	Date
Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
EXISTING VIEW OF VPs

Drawing No. : FIGURE 6-1

Scale : 1:6000

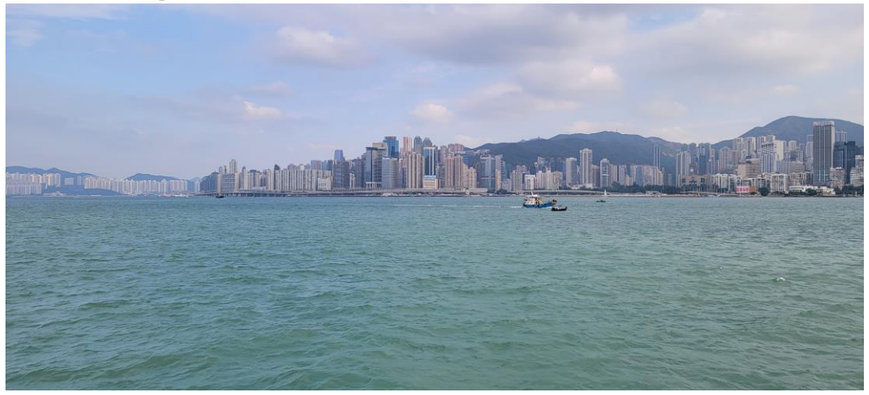
Signed

Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

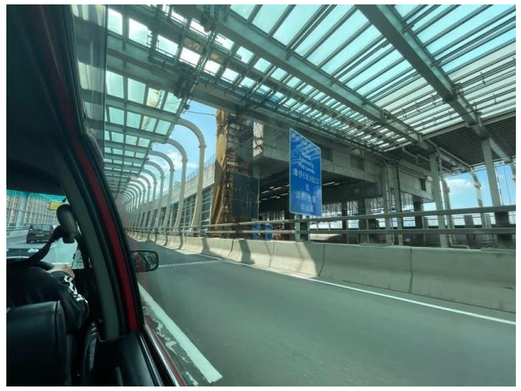
VP5 – Existing View



VP6 – Existing View

VP7 – Existing View

VP8 – Existing View



VP9 – Existing View

LEGEND :

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0	09/21	LVIA	KP

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BUILDING SERVICES CONSULTANT — wsp — Issued By

STRUCTURAL, CIVIL AND GEOTECHNICAL CONSULTANT — cki — Issued By

TRAFFIC CONSULTANT — SYSTRA MVA — Issued By

RISK MANAGER	Name	Signed	Date
Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

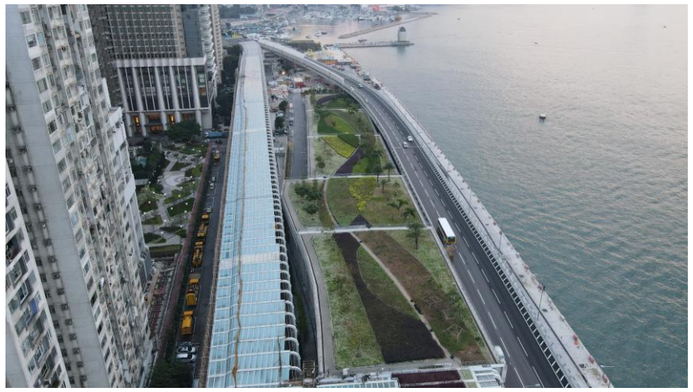
Drawing Title :
EXISTING VIEW OF VPs

Drawing No. : FIGURE 6-2 | Scale : 1:6000

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :



VP1 – Existing View

VP1 – Proposed Development with mitigation impact (Year 10)

VP2 – Existing View

VP2 – Proposed Development with mitigation impact (Year 10)

VP5 – Existing View

VP5 – Proposed Development with mitigation impact (Year 10)

VP8 – Existing View

VP8 – Proposed Development with mitigation impact (Year 10)

LEGEND :

Note:
VP1, VP2, VP5 and VP8 has been selected to demonstrate the visual impact. The visual impact of VP1 and VP2 will be relatively higher than other VPs, please refer to the photomontage of VP1 and VP2. For VP5 and VP8, small change of view will be experienced due to the distance from the development. VP3, VP4 and VP9 will experience small change of view due to their low frequency or short duration of view. VP6 and VP7 will experience small change of view similar to VP5 and VP8.

ISSUE	DATE	DESCRIPTION	Initial
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dlq

TRAFFIC CONSULTANT
SYSTRA MVA

RISK MANAGER	Name	Signed	Date
Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
PHOTOMONTAGE

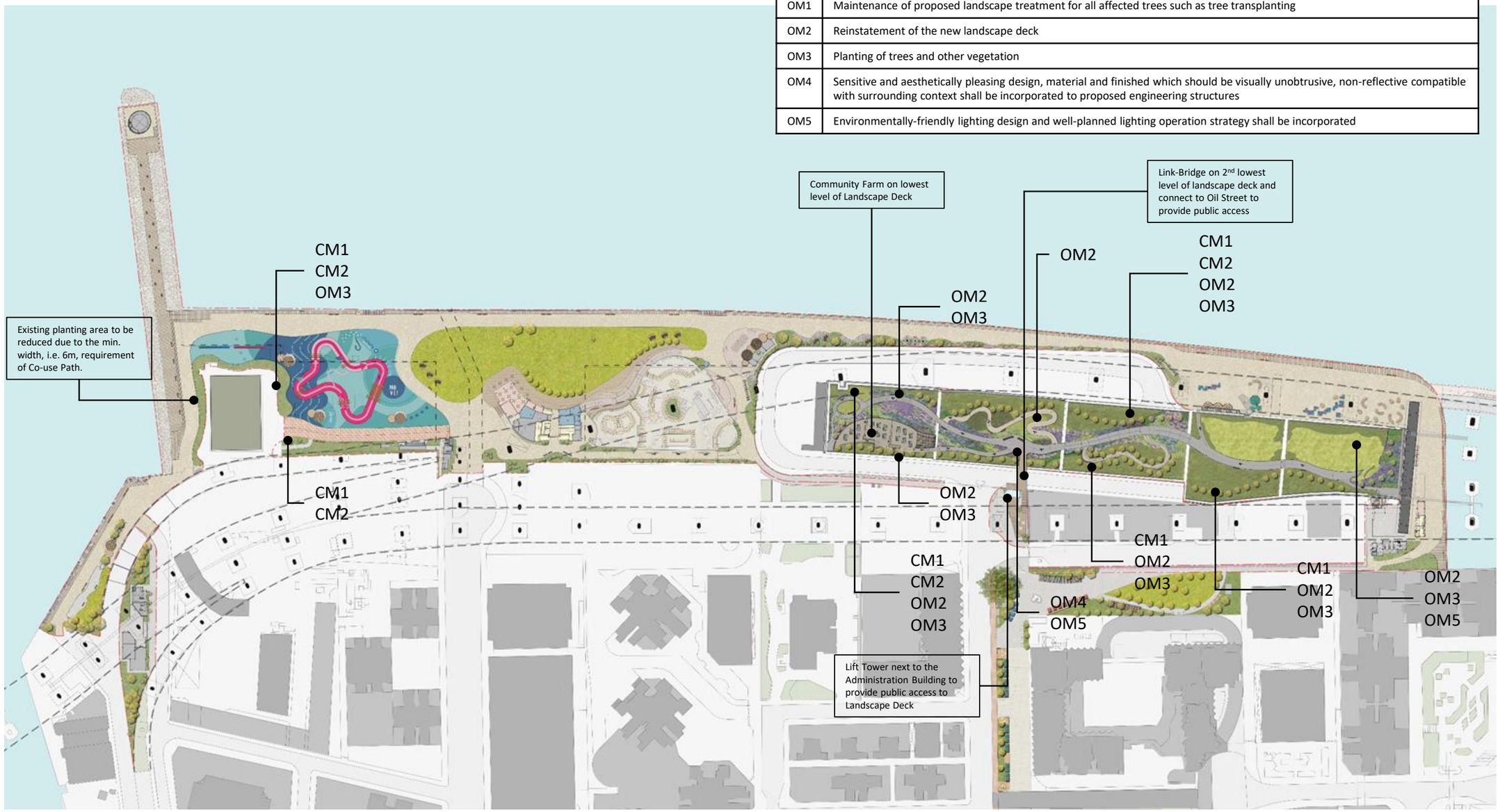
Drawing No. :	Scale :
FIGURE 7	1:6000

Signed | Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

CM1	Preservation of existing vegetation, and transplant all affected trees as many as possible
CM2	Proposed landscape treatment for affected trees shall be provided to the satisfaction of relevant Government departments
CM3	Tree Protection Zone shall be erected throughout the construction stage
CM4	Reduce the extent of working areas, storage areas and shorten the construction period
CM5	Implement phasing arrangement for remaining the public enjoyment of the promenade
CM6	Erect decorative screen hoarding
OM1	Maintenance of proposed landscape treatment for all affected trees such as tree transplanting
OM2	Reinstatement of the new landscape deck
OM3	Planting of trees and other vegetation
OM4	Sensitive and aesthetically pleasing design, material and finished which should be visually unobtrusive, non-reflective compatible with surrounding context shall be incorporated to proposed engineering structures
OM5	Environmentally-friendly lighting design and well-planned lighting operation strategy shall be incorporated



LEGEND :

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SYSTRA MVA

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RISK MANAGER	Name	Signed	Date
Designed :			
Drawn :			
Checked :			
Approved :			

Contract No. :	9AH 122
File No. :	
Programme No.:	477RO

Contract Title :
PUBLIC OPEN SPACE
AT EAST COAST PARK PRECINCT, NORTH POINT

Drawing Title :
MITIGATION PLAN

Drawing No. : FIGURE 8		Scale : 1:6000
	Signed	Date

ARCHITECTURAL SERVICES DEPARTMENT

DRAWING FILE NAME :

APPENDIX A

BY FAX ONLY

MEMO

From: Director of Environmental Protection	*To:* Chief Project Manager 101, ArchSD
Ref. ( ) *in* EP1/H8/NP/255	(*Attn.*: Mr. Derek TSANG)
Tel. No. 2835 1128	*Your Ref.* ( ) in ASD101/8555/RA/A41/001
Fax. No. 2591 0558	*Dated:* 4, 18&21 Nov 2019 *Fax. No.*2524 8447
Date: 27 November 2019	*Total Page* 1

Public Open Space at East Coast Park Precinct, North Point
(Programme No.: 461ZX)
Preparation of Technical Feasibility Statement

I refer to your above referenced memos seeking EPD's comment on the Environmental Considerations (EC) paragraphs to be incorporated into Technical Feasibility Statement (TFS).

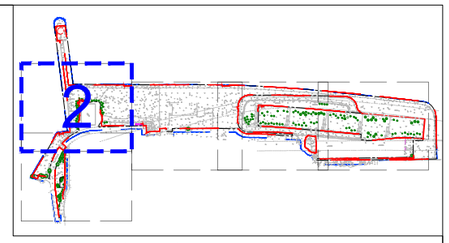
2. According to your information, the project scope is to provide open space with amenities at North Point waterfront areas comprising the following elements: (a)a landscape garden; (b)a promenade; (c)rain shelters with seating benches and pavilions; (d)a restaurant, outdoor seating areas /kiosks; (e) play and fitness equipment, outdoor gym area and multi-purposed lawn area; (f) a cycle track; (g) an extreme park with skate-boarding facilities; (h) a pet garden;(i)a viewing deck; (j) interactive water features; (k) a community farm on landscape deck of CWB's Eastern Portal; & (i) other ancillary facilities.

3. Having reviewed the information provided, we concur that **the captioned project is not a designated project under the Environmental Impact Assessment Ordinance, Cap.499** and we have no comment on your suggested EC paragraphs.

(TS SO)
Acting Senior Environmental Protection Officer
for Director of Environmental Protection

c.c. File: Ax (54) to EP1/P/03

APPENDIX B



KEY PLAN (N.T.S.)

T14
T15
T16
T17
T20
T21
T22
T23
T24
T25
T26
T27
T28
T29
T30
T31
T32
T34
T33
T38
T35
T36
T37
T39
T40
T13
T12
T11
T10
T9
T8
T7
T6
T5
T4
T3
T2
T1
T18
T19

MATCHING LINE

LEGEND:

BOUNDARY LINE

TREE SURVEY BOUNDARY LINE

SURVEYED TREES

REV	DATE	DESCRIPTION

otherland
ROOM 2307-08, 23/F, NEW TECH PLAZA
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,

Tel: (852) 2893 0270 / 6286 2720
Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:

ARCHITECTURAL SERVICES DEPARTMENT

PROJECT:

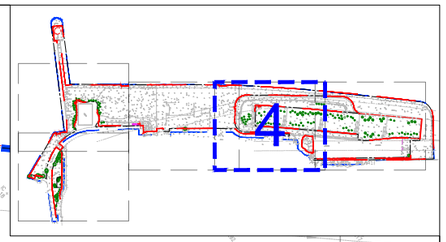
Public Open Space at East Coast Park Precinct, North Point

TITLE:

TREE SURVEY PLAN (Sheet 3)

SCALE: 1:500	A3
DRAWN BY: L.W. CHAN	
CHECKED BY: L.Y. TANG	
APPROVED BY: PAUL Y.K. CHAN	
DRAWING DATE: 31 October 2022	
PROJECT No: RLP01_20	
SHEET No: RLP01_TSP_02	REV: –

APPENDIX B



KEY PLAN (N.T.S.)

T103
T106
T107
T108
T82
T81
T79
T75
T96
T97
T98
T99
T100
T101
T105
T104
T102
T95
T83
T84
T65
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T68
T76
T69
T70
T71
T72
T73
T85
T86
T87
T88
T90
T89
T92
T93
T94

MATCHING LINE

MATCHING LINE

LEGEND:

BOUNDARY LINE

TREE SURVEY BOUNDARY LINE

SURVEYED TREES

REV	DATE	DESCRIPTION

otherland
ROOM 2307-08, 23/F, NEW TECH PLAZA
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,

Tel: (852) 2893 0270 / 6286 2720
Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:

ARCHITECTURAL SERVICES DEPARTMENT

PROJECT:

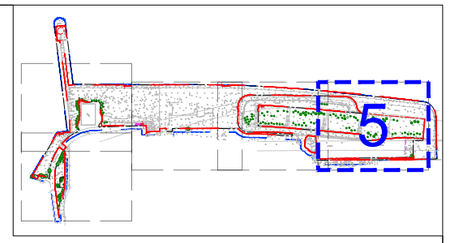
Public Open Space at
East Coast Park Precinct,
North Point

TITLE:

TREE SURVEY PLAN
(Sheet 5)

SCALE: 1:500	A3
DRAWN BY: L.W. CHAN	
CHECKED BY: L.Y. TANG	
APPROVED BY: PAUL Y.K. CHAN	
DRAWING DATE: 31 October 2022	
PROJECT No: RLP01_20	
SHEET No: RLP01_TSP_04	REV: –

APPENDIX B



KEY PLAN (N.T.S.)

T117
T118
T114
T119
T113
T120
T120A
T112
T111
T110
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T131
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T143
T142
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T229
T228
T227
T226
T234
T233
T232
T231
T145
T146

MATCHING LINE

ISLAND EASTERN CORRIDOR (ELEVATED)

LEGEND:

- BOUNDARY LINE
- TREE SURVEY BOUNDARY LINE
- SURVEYED TREES

REV	DATE	DESCRIPTION

otherland

ROOM 2307-08, 23/F, NEW TECH PLAZA
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,

Tel: (852) 2893 0270 / 6286 2720
Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:

ARCHITECTURAL SERVICES DEPARTMENT

PROJECT:

Public Open Space at East Coast Park Precinct, North Point

TITLE:

TREE SURVEY PLAN (Sheet 6)

SCALE: 1:500	A3
DRAWN BY: L.W. CHAN	
CHECKED BY: L.Y. TANG	
APPROVED BY: PAUL Y.K. CHAN	
DRAWING DATE: 31 October 2022	
PROJECT No: RLP01_20	
SHEET No: RLP01_TSP_05	REV: -

Tree No.	Species		Conservation Status	Measurements			Form	Health Condition	Structural Condition	Amenity Value	Suitability for Transplanting (See foot notes)		Recommendation	Within Site / Outside Site	Justifications (See foot notes)	Maintenance department to provide comments on TPRP		SIMAR Slope No.	Additional Remarks
	Scientific Name	Chinese Name		DBH (mm)	Height (m)	Crown Spread (m)	(Good / Average / Poor)			(High / Medium / Low)	(High / Medium / Low)	Remarks	Retain/ Transplant/ Remove			Before	After		
T1	*Terminalia mantaly*	小葉欖仁	-	120	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T2	*Terminalia mantaly*	小葉欖仁	-	110	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T3	*Terminalia mantaly*	小葉欖仁	-	110	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T4	*Terminalia mantaly*	小葉欖仁	-	120	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T5	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T6	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T7	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T8	*Terminalia mantaly*	小葉欖仁	-	120	4	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T9	*Terminalia mantaly*	小葉欖仁	-	120	4	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T10	*Terminalia mantaly*	小葉欖仁	-	110	5	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T11	*Terminalia mantaly*	小葉欖仁	-	120	4	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T12	*Terminalia mantaly*	小葉欖仁	-	120	4	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T13	*Terminalia mantaly*	小葉欖仁	-	120	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T14	*Terminalia mantaly*	小葉欖仁	-	100	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T15	*Terminalia mantaly*	小葉欖仁	-	100	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T16	*Terminalia mantaly*	小葉欖仁	-	120	5	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T17	*Terminalia mantaly*	小葉欖仁	-	120	5	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T18	*Terminalia mantaly*	小葉欖仁	-	110	5	4	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T19	*Terminalia mantaly*	小葉欖仁	-	120	5	4	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T20	*Terminalia mantaly*	小葉欖仁	-	100	4	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T21	*Terminalia mantaly*	小葉欖仁	-	110	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T22	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T23	*Terminalia mantaly*	小葉欖仁	-	120	4	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T24	*Terminalia mantaly*	小葉欖仁	-	110	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T25	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T26	*Terminalia mantaly*	小葉欖仁	-	110	5	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T27	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T28	*Terminalia mantaly*	小葉欖仁	-	120	4	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T29	*Terminalia mantaly*	小葉欖仁	-	120	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T30	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T31	*Terminalia mantaly*	小葉欖仁	-	110	5	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T32	*Terminalia mantaly*	小葉欖仁	-	110	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T33	*Terminalia mantaly*	小葉欖仁	-	120	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T34	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T35	*Terminalia mantaly*	小葉欖仁	-	100	5	3	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T36	*Terminalia mantaly*	小葉欖仁	-	100	5	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T37	*Terminalia mantaly*	小葉欖仁	-	95	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T38	*Terminalia mantaly*	小葉欖仁	-	100	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T39	*Terminalia mantaly*	小葉欖仁	-	100	5	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	-	HyD	LCSD	-	-
T40	*Terminalia mantaly*	小葉欖仁	-	100	5	2	Average	Average	Average	Medium	Medium	-	Retain	Within Site	-	HyD	LCSD	-	-
T65	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Average	Average	Average	Low	Medium	a,f	Transplant	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T66	*Xanthostemon chrysanthus*	金蒲桃	-	95	7	2	Poor	Poor	Average	Low	Low	a,f	Remove	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form, girdling root
T67	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Average	Average	Average	Low	Medium	a,f	Transplant	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form

Tree No.	Species		Conservation Status	Measurements			Form	Health Condition	Structural Condition	Amenity Value	Suitability for Transplanting (See foot notes)		Recommendation	Within Site / Outside Site	Justifications (See foot notes)	Maintenance department to provide comments on TPRP		SIMAR Slope No.	Additional Remarks
	Scientific Name	Chinese Name		DBH (mm)	Height (m)	Crown Spread (m)	(Good / Average / Poor)			(High / Medium / Low)	(High / Medium / Low)	Remarks	Retain/ Transplant/ Remove			Before	After		
T68	*Xanthostemon chrysanthus*	金蒲桃	-	95	5	2	Average	Average	Average	Low	Medium	a,f	Transplant	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T69	*Xanthostemon chrysanthus*	金蒲桃	-	95	5	2	Average	Average	Average	Low	Medium	a,f	Transplant	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck, Removed
T70	*Xanthostemon chrysanthus*	金蒲桃	-	95	5	2	Poor	Poor	Average	Low	Low	a,f	Remove	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form,imbalance tree crown, multi leading shoots
T71	*Xanthostemon chrysanthus*	金蒲桃	-	95	5	2	Poor	Poor	Average	Low	Low	a,f	Remove	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form, crooked leader, wounds and decay
T72	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Average	Average	Average	Low	Medium	a,f	Transplant	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T73	*Xanthostemon chrysanthus*	金蒲桃	-	95	5	2	Average	Average	Average	Low	Medium	a,f	Transplant	Within Site	i, ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T74	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Good	Good	Good	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T75	*Lagerstroemia speciosa*	大花紫薇	Cultivated	100	4	3	Good	Good	Good	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T76	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Good	Good	Good	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T77	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed by HyD.
T78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed by HyD.
T79	*Elaeocarpus hainanensis*	水石榕	-	95	4	3	Poor	Average	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, weak leader branch with dieback, attacked by leaf-chewing insects
T80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed by HyD.
T81	*Pongamia pinnata*	水黃皮	-	110	5	4	Good	Good	Good	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T82	*Pongamia pinnata*	水黃皮	-	95	4	3	Good	Good	Good	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T83	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T84	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T85	*Tabebuia rosea*	紅花風鈴木	-	100	4	2	Good	Good	Good	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck, Removed
T86	*Tabebuia rosea*	紅花風鈴木	-	100	5	3	Good	Good	Good	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck, Removed
T87	*Tabebuia rosea*	紅花風鈴木	-	100	5	3	Good	Good	Good	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T88	*Tabebuia rosea*	紅花風鈴木	-	150	5	4	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck, Removed
T89	*Tabebuia rosea*	紅花風鈴木	-	150	6	4	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck, Removed
T90	*Tabebuia rosea*	紅花風鈴木	-	95	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T92	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T93	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck, Removed
T94	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	5	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T95	*Phoenix sylvestris*	銀海棗	-	360	4	4	Average	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds, small frond size
T96	*Phoenix sylvestris*	銀海棗	-	380	4	4	Average	Average	Average	Low	Average	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, young fronds are undersized
T97	*Phoenix sylvestris*	銀海棗	-	370	5	4	Average	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T98	*Phoenix sylvestris*	銀海棗	-	370	5	4	Average	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T99	*Elaeocarpus hainanensis*	水石榕	-	95	4	2	Poor	Poor	Poor	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, small leaf size
T100	*Elaeocarpus hainanensis*	水石榕	-	95	4	2	Poor	Poor	Poor	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, small leaf size
T101	*Elaeocarpus hainanensis*	水石榕	-	95	4	2	Poor	Poor	Poor	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, small leaf size
T102	*Wodyetia bifurcata*	狐尾椰子	-	180	5	3	Average	Poor	Average	Low	Low	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T103	*Elaeocarpus hainanensis*	水石榕	-	95	4	2	Poor	Poor	Poor	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, small leaf size, Die back, yellowish leaves, sever crown dieback, sparse crown
T104	*Wodyetia bifurcata*	狐尾椰子	-	200	6	3	Average	Average	Average	Low	Medium	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck
T105	*Wodyetia bifurcata*	狐尾椰子	-	180	5	3	Average	Poor	Average	Low	Low	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T106	*Tabebuia rosea*	紅花風鈴木	-	120	5	3	Average	Poor	Poor	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, small leaf size
T107	*Tabebuia rosea*	紅花風鈴木	-	100	5	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T108	*Tabebuia rosea*	紅花風鈴木	-	95	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T110	*Elaeocarpus hainanensis*	水石榕	-	95	5	2	Average	Poor	Average	Medium	Medium	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, sparse crown, attacked by leaf-chewing insects
T111	*Wodyetia bifurcata*	狐尾椰子	-	190	5	3	Average	Average	Average	Medium	Medium	h	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck

Tree No.	Species		Conservation Status	Measurements			Form	Health Condition	Structural Condition	Amenity Value	Suitability for Transplanting (See foot notes)		Recommendation	Within Site / Outside Site	Justifications (See foot notes)	Maintenance department to provide comments on TPRP		SIMAR Slope No.	Additional Remarks
	Scientific Name	Chinese Name		DBH (mm)	Height (m)	Crown Spread (m)	(Good / Average / Poor)			(High / Medium / Low)	(High / Medium / Low)	Remarks	Retain/ Transplant/ Remove			Before	After		
T112	*Wodyetia bifurcata*	狐尾椰子	-	190	5	3	Average	Average	Average	Medium	Medium	h	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T113	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Average	Poor	Average	Low	Medium	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T114	*Xanthostemon chrysanthus*	金蒲桃	-	95	7	2	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form, leaning, dieback
T115	*Tabebuia rosea*	紅花風鈴木	-	95	5	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T116	*Xanthostemon chrysanthus*	金蒲桃	-	95	7	2	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T117	*Xanthostemon chrysanthus*	金蒲桃	-	95	7	2	Poor	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T118	*Tabebuia rosea*	紅花風鈴木	-	95	5	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck,Sparse Crown
T119	*Tabebuia rosea*	紅花風鈴木	-	95	4	2	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T120	*Wodyetia bifurcata*	狐尾椰子	-	220	5	3	Average	Average	Average	Medium	Medium	h	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T120A	*Wodyetia bifurcata*	狐尾椰子	-	180	4	1	Average	Poor	Average	Low	Low	-	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Slender upper stem, sparse crown, small spread
T121	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed by HyD.
T122	*Elaeocarpus hainanensis*	水石榕	-	95	4	2	Average	Average	Average	Low	Medium	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, weak leader branch with sparse foliage, attacked by leaf-chewing insects, epicormics at trunk base
T123	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T124	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Average	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck, Removed
T125	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Poor	Poor	Average	Low	Low	-	Remove	Within Site	i	HyD	LCSD	-	on Landscape Deck,Sparse Crown
T126	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Poor	Average	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, Unbalanced crown, sparse crown, attacked by leaf-chewing insects
T130	*Phoenix sylvestris*	銀海棗	-	340	6	4	Average	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T131	*Phoenix sylvestris*	銀海棗	-	340	7	4	Average	Poor	Average	Medium	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T132	*Phoenix sylvestris*	銀海棗	-	340	4	4	Average	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T133	*Pandanus tectorius*	露兜樹	-	220	4	3	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, dieback dead branch, exposed dead wood, leaf chlorosis, open wound, exposed dead wood, leaf chlorosis, sharp thorns at the frond base with safety concern
T134	*Pandanus tectorius*	露兜樹	-	180	4	3	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, dieback dead branch, exposed dead wood, sharp thorns at the frond base with safety concern
T135	*Wodyetia bifurcata*	狐尾椰子	-	230	5	2	Average	Poor	Average	Medium	Low	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T136	*Wodyetia bifurcata*	狐尾椰子	-	220	6	3	Average	Poor	Average	Medium	Low	a,f	Transplant	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds, sparse crown
T137	*Wodyetia bifurcata*	狐尾椰子	-	230	5	3	Average	Average	Average	Medium	Medium	h	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T138	*Pongamia pinnata*	水黃皮	-	120	5	4	Good	Average	Average	Medium	Medium	a,f	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck, Removed
T139	*Pongamia pinnata*	水黃皮	-	120	5	4	Good	Average	Average	Medium	Medium	a,f	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T140	*Pongamia pinnata*	水黃皮	-	120	5	4	Good	Average	Average	Medium	Medium	-	Transplant	Within Site	i	HyD	LCSD	-	on Landscape Deck
T142	*Elaeocarpus hainanensis*	水石榕	-	95	4	2	Poor	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, small leaf size
T143	*Elaeocarpus hainanensis*	水石榕	-	95	4	2	Poor	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, small leaf size, leaning corooked trunk
T144	-	-	-	-	-	-	-	-	-	-	-	a,f	-	-	-	-	-	-	Removed by HyD.
T221	*Phoenix sylvestris*	銀海棗	-	360	5	4	Average	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T222	*Phoenix sylvestris*	銀海棗	-	350	4	4	Average	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, yellowing fronds
T223	*Pandanus tectorius*	露兜樹	-	180	6	4	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, exposed dead wood, leaf chlorosis, sharp thorns at the frond base with safety concern
T224	*Pandanus tectorius*	露兜樹	-	170	6	4	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, exposed dead wood, open wounds, sharp thorns at the frond base with safety concern
T225	*Pandanus tectorius*	露兜樹	-	180	6	4	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse crown, exposed dead wood, dead branch, open wound,sharp thorns at the frond base with safety concern
T226	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T227	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T228	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form
T229	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Poor	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, sparse crown, dieback, attacked by leaf-chewing insects

APPENDIX B: TREE ASSESSMENT SCHEDULE

Tree No.	Species		Conservation Status	Measurements			Form	Health Condition	Structural Condition	Amenity Value	Suitability for Transplanting (See foot notes)		Recommendation	Within Site / Outside Site	Justifications (See foot notes)	Maintenance department to provide comments on TPRP		SIMAR Slope No.	Additional Remarks
	Scientific Name	Chinese Name		DBH (mm)	Height (m)	Crown Spread (m)	(Good / Average / Poor)			(High / Medium / Low)	(High / Medium / Low)	Remarks	Retain/ Transplant/ Remove			Before	After		
T230	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	3	Poor	Average	Poor	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, decay wound on primary branch, underdeveloped and asymmetrical corwn spread,
T231	*Lagerstroemia speciosa*	大花紫薇	Cultivated	95	4	4	Poor	Poor	Average	Low	Low	a,f	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck, sparse crown, attacked by leaf-chewing insects, small leaf size
T232	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Poor	Poor	Average	Low	Low	-	Remove	Within Site	i	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form, exposed root
T233	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Removed by HyD.
T234	*Xanthostemon chrysanthus*	金蒲桃	-	95	6	2	Poor	Poor	Average	Low	Low	-	Remove	Within Site	I,ii,iii	HyD	LCSD	-	on Landscape Deck,Sparse Crown, slender tree form, exposed root

LEGEND

Tree Proposed to be Retained

Tree Proposed to be Removed

Tree Proposed to be Transplanted

Total No. of Trees Surveyed: **129**

Total No. of Retained Trees: **29**

Total No. of Transplanted Trees: **57**

Total No. of Removed Trees: **37**

No. of Trees removed by HyD: **6**

Surveyed by: Mr. KONI CHAN

(Tree Survey Carried Out on 26th Oct 2021; 12 Aug 2022)

FOOT NOTES

OVT = Tree specimens registered as Old & Valuable Trees in the OVTs' register
POVT = Trees identified with potential for the Registered Old and Valuable Trees
TPI = Trees of Particular Interest

Cap. 96 = Protected species under Forestsand Countryside Ordinance (* Tree is not grown in woodland and is cultivated)
Cap. 586 = Protection and Endangered Species of Animals and Plants Ordinance
NT = Species listed in "Rare and Precious Plants of Hong Kong" (AFCD, 2003)

TS = Species included in the latest version of IUCN Red List of "Threatened Species"
Nil = No special status

Remarks

Trees with the following features should not be considered suitable for transplanting:
a) Low amenity value
b) Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting);
c) Species with low survival rate after transplanting;
d) Very large size (unless the feasibility to transplant has beem considered financially reasonable and technically feasible during the feasibility stage);
e) With evidence of over-maturity and onset of senescence;
f) With poor health, structure or form (e.g. imbalanced form, leaning, with major/cavity/cracks/splits); or
g) Undesirable species (e.g. Leuceana leucocephala which is an invasive exotic tree).
h) Low cost-effectiveness for transplant operation
i) Located on Slope

Justifications

i. Unavoidable conflict with proposed works (permanent structures and/or site clearance for constrcution / temporary storage of materials etc.)
ii. Not Suitable for Transplanting as suitability for transplanting is low
iii. Tree with poor health/form/structure and not desirable for transplanting
iv. Tree is close to other trees planted and growing in very stressful site condition
v. Undesirable / invasive species to local landscape and ecology
vi. Dead trees to be removed
vii. Tree on sloping ground, on wall or paving where formation of balanced rootball for transplanting technically not feasible
viii. No more space for accomodating the tree although transplanting is considered practically feasible
ix. Large tree size not financially reasonable and technically feasible for transportable/ transplantable

APPENDIX 7-1
EVENT/ACTION PLAN FOR AIR CONSTRUCTION DUST MONITORING

Event/Action Plan for Air Construction Dust Monitoring

Event	Action			
	ET	IEC	ER / Project Proponent	Contractor
Action Level				
Exceedance for 1-hour RSP concentration	1. Notify IEC and ER; 2. Check the monitoring data and error messages to confirm if the performance of the monitoring equipment is normal; 3. If exceedance is confirmed, identify source(s), investigate the causes of exceedance and propose remedial measures; 4. Assess effectiveness of Contractor's remedial measures and keep IEC and ER informed of the results until exceedance stops.	1. Check monitoring data submitted by ET; 2. Check Contractor's working method; 3. Discuss with ET, ER and Contractor on possible remedial measures; 4. Advise ER and ET on the effectiveness of the proposed remedial measures; 5. Supervise implementation of remedial measures.	1. Confirm receipt of notification of exceedance in writing; 2. Notify Contractor; 3. In consultation with IEC and ET, agree with the Contractor on the remedial measures to be implemented; 4. Ensure remedial measures are properly implemented.	1. Identify sources of exceedance and discuss with ER, ET and IEC on possible remedial measures; 2. Implement remedial measures; 3. Amend working methods if appropriate.

Event	Action			
	ET	**IEC**	**ER / Project Proponent**	**Contractor**
Exceedance for two or more consecutive 1-hour RSP concentration	1. Notify IEC and ER; 2. Check the monitoring data and the performance of the monitoring equipment. 3. If exceedance is confirmed, identify source(s), investigate the causes of exceedance and propose remedial measures; 4. If the exceedance is confirmed to be Project related, notify EPD; 5. Discuss with IEC, ER and Contractor on possible remedial measures required; 6. Assess effectiveness of Contractor's remedial measures and keep IEC and ER informed of the results until exceedance stops.	1. Check monitoring data submitted by ET; 2. Check Contractor's working method and verify the performance of the monitoring equipment to be checked by ET. 3. Discuss with ET and Contractor on possible remedial measures; 4. Advise the ET and ER on the effectiveness of the proposed remedial measures; and 5. Supervise Implementation of remedial measures.	1. Confirm receipt of notification of exceedance in writing; 2. Notify Contractor; 3. In consultation with IEC and ET, agree with the Contractor on the proposal for remedial measures to be implemented; 4. Ensure the proposal for remedial measures are properly implemented.	1. Identify source and discuss with ER, ET and IEC on possible remedial measures; 2. Submit proposals for remedial measures to the ER, ET and IEC within 2 working days of notification for agreement; 3. Implement the agreed proposals; and 4. Amend proposal if appropriate.

Event	Action			
	ET	IEC	ER / Project Proponent	Contractor
Limit Level				
Exceedance for one 24-hr rolling average RSP concentration record or/and one 24-hr rolling average FSP concentration record	1. Notify IEC, ER and Contractor ; 2. Check the monitoring data and the performance of the monitoring equipment; 3. If exceedance is confirmed, identify source(s), investigate the causes of exceedance and propose remedial measures; 4. If the exceedance is confirmed to be Project related, notify EPD; 5. Discuss with IEC, ER and Contractor on possible remedial measures required; 6. Assess effectiveness of Contractor's remedial measures and keep IEC and ER informed of the results until exceedance stops.	1. Check monitoring data submitted by the ET; 2. Check Contractor's working method; and verify the performance of the monitoring equipment to be checked by ET (refer to Appendix E); 3. Discuss with ER, ET, and Contractor on the possible remedial measures; 4. Advise ER and ET on the effectiveness of the proposed remedial measures; 5. Review Contractor's remedial measures whenever necessary to assure their effectiveness and advise the ER accordingly; and 6. Supervise the implementation of remedial measures.	1. Confirm receipt of notification of exceedance in writing; 2. Notify Contractor; 3. In consultation with the ET and IEC, agree with the Contractor on the proposal for remedial measures to be implemented; 4. If exceedance continues, identify what portion of the work is responsible and instruct the Contractor to stop that portion of work until the exceedance is abated.	1. Take immediate action to avoid further exceedance; 2. Submit proposals for remedial actions to the ER and copy to the ET and IEC within three working days of notification; 3. Implement the agreed proposals; 4. Amend proposal if appropriate.