

BY HAND

Our Ref : PT19/TO/1845/161045LT

25 May 2016

Environmental Protection Department
Environmental Assessment Division
Metro Assessment Group
Kowloon Section (2)
27/F Southorn Centre
130 Hennessy Road, Wan Chai, Hong Kong



Planning, Urban Design, Landscape, Golf & Environmental Consultants

Attention: Miss KWOK Wing Chi, Winnie

Dear Madam,

Contract No. SS D505

Environmental Permit No. EP-454/2013

**Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area**

Landscape and Visual Mitigation Plan (Rev. B) – Clean Version

We refer to your Letter to Mr. Vincent TAM Lo of FEHD (ref.: (5) in EP2/K20/A/20 Pt.4 dated 19 May 2016) and the approval on the captioned submission. We are pleased to submit herewith four hardcopies and one electronic copy of the Landscape and Visual Mitigation Plan (Rev. B) – Clean Version for your use.

We will circulate the same to the responsible Officers of Planning Department (copied below) for their record.

Should you have any queries please do not hesitate to contact our Mr Tran Tuan Huy or the undersigned on 2802-3333. Thank you for your kind attention.

Yours faithfully,

For and on behalf of Urbis Limited

Tim Osborne
Director

TO/THT/WT/mc

Encl

c.c.	PlanD	- Mr. Alan Y.L. AU	} w/encl. 1copy
	PlanD (LU)	- Ms. Irene LAU	} w/encl. 1copy
	FEHD	- Ms. Lorraine LO	} w/encl. 1copy
	FEHD	- Mr. Vincent TAM	} w/encl. 1copy
	ArchSD	- Mr. Sing-hin SAT, Saadullah / Mr. Dick WAN	} w/encl. 1copy
	PTA	- Ms. Clara PANG / Mr. Jess YEUNG	} by email
	AEC (IEC)	- Ms. Grace KWOK / Mr. HO Tin Kit	} by email
	TEEM (ET)	- Mr. Jason LAU	} by email
	CRBC	- Mr. Vincent CHEUNG / Mr. KK FU	} by email





DOCUMENT ISSUE REGISTER AND TRANSMITTAL RECORD

TO: See Distribution

JOB NUMBER: PT19
PROJECT: 9AX034 - Re-provisioning of FEHD Sai Yee Street, Vehicle Depot at Yen Ming Road West Kowloon

PLEASE ACKNOWLEDGE RECEIPT BY SIGNING AND RETURNING A COPY TO US.

DISTRIBUTION	ATTENTION	NUMBER OF COPIES ISSUED (AND SIZE, IF THIS VARIES)* :											
ArchSD	Mr Shing-hin SAT, Saadullah / Mr Wan Koon Piu, Kick	1											
EPD	Ms Kowk Wing Chi, Winnie	4+d											
FEHD	Mr Vincent Tam	1											
FEHD	Ms Lorraine Lo	1											
PlanD	Mr Mr Alan Au	1											
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P&T	Ms Clara Pang / Ms Jess Yeung	e											
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A - Approval	AC - As Constructed AR - As Requested C - Comment	AR											
CN - Construction	S-Submission T - Tender D - Draft												

DOCUMENT NO.	TITLE	SIZE	REVISION ISSUED:										
PT19-DOC006	Landscape & Visual Mitigation Plan	A4	B										

For and on behalf of Urbis Limited

Received by and Date:



Tim Osborne
Director

Received by and Date:

Allied Environmental Consultants Limited
Acousticians & Environmental Engineers

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Our Ref: 1330/16-0011

29 April 2016

By Email

Urbis Limited

11/F, Siu On Centre,
188 Lockhart Road,
Wan Chai,
Hong Kong

Attn: Mr. Tim Osborne

Dear Sir,

Contract No. SS D505

Environmental Permit No. EP-454/2013

**Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-cum-Vehicle
Depot at Yen Ming Road, West Kowloon Reclamation Area**

Independent Environmental Checker for Construction Phase

Condition 2.4 – Submission of Landscape and Visual Mitigation Plan (Rev.B)

I refer to the Landscape and Visual Mitigation Plan (Rev.B) received on 20 and 26 April 2016 submitted by Urbis Limited via email. In accordance with Condition 2.4 of Environmental Permit No. EP-454/2013, I hereby verify the Landscape and Visual Mitigation Plan (Rev.B).

Yours faithfully,

For ALLIED ENVIRONMENTAL CONSULTANTS LIMITED

Grace Kwok
Independent Environmental Checker
GK/jn

c.c.

FEHD	Ms. Lorraine LO, SO(P)4/ Ms. May NG, ASO(P)4/ Mr. Vincent TAM, CTSO(Ops)2	Email
ArchSD	Mr. Shing-hin SAT, Saadullah, SPM335 / Mr. WAN Koon Piu, Dick, PM342	Email
PTA	Ms. Clara PANG / Mr. Jess YEUNG	Email
TEEM (ET Leader)	Mr. Jason LAU	Email
CRBC (Main Contractor)	Mr. Vincent CHEUNG, Project Manager / Mr. KK FU, Site Agent	Email






Contract No. SS D505
Environmental Permit No. EP-454/2013

**Reprovisioning of FEHD Sai Yee Street Environmental Hygiene
Offices-cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area**

**Landscape and Visual Mitigation Plan
(Rev. B)**

Prepared by
Urbis Limited

Document No. PT19 – Doc 006

Prepared by :	<u>Urbis Limited</u> Landscape Consultant	 _____	<u>29 April 2016</u> Date
Certified by :	<u>Telex Environmental and Energy Management Limited</u> Environmental Team Leader	 _____	<u>29 April 2016</u> Date
Verified by :	<u>Allied Environmental Consultants Limited</u> Independent Environmental Checker	 _____	<u>29 April 2016</u> Date

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Appendix 1 Proposed Method Statement of Tree Preservation and Tree Protection of Existing Tree

Appendix 2 Tree Compensation Proposal

<u>Drawing No.:</u>	<u>Revision</u>	<u>Drawing Title</u>
AB/7919/EW401	A	Tree Planting Plan at Ground Floor
AB/7919/EW402	B	Tree Planting Plan at Third Floor
AB/7919/EW403	A	Shrub and Groundcover Planting Plan at Ground Floor
AB/7919/EW404	-	Shrub and Groundcover Planting Plan at First Floor
AB/7919/EW405	-	Shrub and Groundcover Planting Plan at Second Floor
AB/7919/EW406	A	Shrub and Groundcover Planting Plan at Third Floor
AB/7919/EW407	-	Shrub and Groundcover Planting Plan at Fourth Floor
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Appendix 3 Updated Landscape Design and Greenery Calculation

Appendix 4 Hoarding Plans

Appendix 5 Particular Specification of the Contract

Appendix 6 Responses to Comments

Appendix 7 Supporting Documents

1.0 INTRODUCTION

- 1.1. The Project, to construct and operate the designated project, "Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-cum-vehicle Depot at Yen Ming Road, West Kowloon Reclamation Area", ASD Contract No.: SS D505 is granted under the Environmental Permit No. EP-454/2013.
- 1.2. Under Condition 2.4 the EP-454/2013, a Landscape and Visual Mitigation Plan has to be prepared and submitted by the permit holder to the EPD at least one month before the commencement of construction of the corresponding component(s) of the Project.
- 1.3. It is identified that no significant impacts on the identified Landscape Resources (LRs) and Landscape Character Areas (LCAs) will be anticipated except for impacts on LR 5-3 Vacant Land Vegetation and LCA 4 Open Space / Vacant Land due to felling of 13 common trees of the Site. Construction site hoardings should be erected to surround the site to minimise the landscape and visual impacts on viewers from road level. With recommendations in the EM&A manual taken as reference and the required landscape and visual mitigation measures being planned in the present plan, no baseline and impact monitoring for landscape and visual issues are deemed necessary.
- 1.4. The purpose of this Landscape and Visual Mitigation Plan is to demonstrate the Tree Preservation, Tree Compensation Proposal, Updated Landscape Design, hoarding design and control of night lighting of the Project so as to reduce the landscape and visual impact during construction stage of the Project.

2.0 TREE PRESERVATION

- 2.1. There will be 1 no. of tree to be retained on the site and thus the measures should be implemented during construction phase, such as erection of fencing around the trees avoidance of placing any construction materials close to the trees, apply mulching beyond root collar and also conduct visual checking/ monitoring on a weekly basis. A 500mm radius around the trunk of the retained tree shall remain clear of shrubs or ground covers in accordance with Guidelines promulgated by the Development Bureau, and a 50mm layer of mulch shall be applied. The existing ground level at the trunk base of the retained tree is +5.49mPD, which is the same as the proposed top of soil level of the planter at +5.49mPD. Also, there is no footing / underground works proposed within the tree protection zone.
- 2.2. **Appendix 1** shows the Proposed Method statement for Preservation and Protection of the existing tree to be retained.
- 2.3. 13 trees were approved to be felled within the site, DLO's MEMO Ref. (39) in DLOKW 600/KGS/KW III dated 25 November 2014 is attached in **Appendix 7** for reference.
- 2.4. Out of 15 trees stated in approved EIA report, 2 trees are located within adjacent Tai Kok Tsui Substation and in vicinity to the Site, during detail design stage; we consider that trees located outside Site would not be affected. Therefore, only a total of 13 trees required to be felled within Site.

3.0 TREE COMPENSATION PROPOSAL

- 3.1. The Project will result in the felling of 13 nos. of trees within the Site, Mitigation measures to compensate for the trees lost, is proposed to plant 27 nos. compensatory trees of heavy standard size (100mm DBH) on-grade and/or on 3/F, exceeding minimum compensatory requirements as per the requirement in accordance with ETWB TC(W) No. 3/2006 i.e. in a compensatory ratio not less than 1:1 in terms of both quality and quantity. Planting of these trees would be completed before the completion of construction work of the Project. Approval on tree felling had been obtained from the relevant government departments including Lands Department. The compensatory plantings would be implemented and any necessary monitoring of the compensatory planting after establishment would be conducted if required, according to the tree felling approval conditions as required by the approval authorities.
- 3.2. **Appendix 2** shows the locations, size, number and species of trees to be planted, including the compensation of 27 trees of heavy standard size (100mm DBH) on drawing no. AB/7919/EW401.

4.0 UPDATED LANDSCAPE DESIGN

- 4.1. In order to soften the hard concrete structure of the proposed office-cum-vehicle Offices-Cum Vehicle Depot building, ground floor planting, façade greening and roof gardens have been incorporated into the landscape design. The design enables more functional outdoor space to accommodate a range of passive uses as well as to enhance the aesthetics of views by the staff working in the building. Soft and hard landscape areas are arranged in a relaxed, contemporary style to create an inviting and comfortable landscape.

Ground Floor Planting – Pedestrian Zone

- 4.2. Tree planting with upright columnar form are proposed along the north fence wall to soften the edges and provide visual interest at the streetscape level and to maximise the amount of green space accessible to the public. It also enhances the streetscape amenity for pedestrians passing by from the MTR station, and enables screening of views from VSRs into vehicle maintenance Offices-Cum Vehicle Depot. Similar trees planting will be taken along the west building façade to soften its edges and to enhance the main entrance. Feature trees are proposed at the northwest and southwest comers of the building to provide a strong vertical visual highlight.
- 4.3. The tree planting along the north fence wall was proposed as mitigation measures (OMM 2.1) in approved EIA Permit. However, the tree planting is situated on top of the Drainage / MTR Reserve where usually no structure and tree planting is allowed because that area may be required to open up for any emergency repair / maintenance works. According to Engineering Condition (31) Drainage / MTR reserves and comment (i) in DLO's Letter Ref: (17) in DLO KW 600/KGS/KW (III) dated 28 August 2014, agreements from MTRC and DSD were obtained on the proposed tree planting on raised planter boxes. The proposed raised planter boxes can accommodate tree planting serving as mitigation measures during Operational Phase, and at the same time, can be relocated if required by DSD / MTRC in any unforeseen urgent circumstances. Please refer to **Appendix 7** for the relevant correspondence.
- 4.4. Tree planting are proposed along the north fence wall and the west building façade as part of the landscape mitigation measures. Due to the site constraints such as the

Drainage / MTR reserve and Cable reserve, and with the proposed building footprint being maximized, including the need for application of height restriction relaxation, in order to accommodate all difference functional requirements in the SoA, therefore, the proposed at-grade planter strip along the west building façade would have a width of 1350mm only. However, we believe that there is sufficient soil volume for unrestricted tree growth underground since there is no obstruction anticipated under the pavement beyond the planter kerb edge. Also, the proposed raised planter boxes along the north fence wall will be allowed with sufficient soil volume (2.25sq.m x 1.2m deep) for tree growth, similar as a typical tree pit size (1.5x1.5x1.2m). The detailed design of raised planter boxes is provided in **Appendix 7**.

- 4.5. An approximately 630m² of tree and shrub planting and groundcovers are proposed for pedestrian zone planting.
- 4.6. The proposed species are generally proposed in accordance with Appendix 6-1 List of Recommended Species in EM&A manual. In addition to the species recommended in the EM&A manual, some other species have been carefully selected to suit the landscape design intent and site condition in future:
- Small, narrow crowned tree species *Garcinia spicata* is adopted to suit the narrow planting area on G/F along west building façade facing Yen Chow Street West. This design change also addressed Government Department (LCSD)'s comment on Compensatory Tree Planting Plan of Tree Removal Application and recorded in our letter Ref.: PT19/TO/1845/142355LT dated 19 November 2014 to Lands Department.
 - Shade-tolerant groundcovers species *Philodendron selloum* is proposed under proposed compensatory trees along the north boundary and its texture of foliage can enrich the streetscape.
 - Shade-tolerant climber species such as *Epipremnum aureum* and *Lonicera japonica* are proposed for north trellis fence wall to enable a green screening.
 - Self-clinging climber such as *Ficus pumila* and *Parthenocissus dalzielii* will be planted along the south building wall to enhance the façade greening at the pedestrian level.
 - Traffic-tolerant species *Paspalum vaginatum* is proposed for grass-crete to maximize the greening opportunities.

Vertical Greening

- 4.7. Extensive vertical greening with area of about 330m² would be introduced to the Offices-Cum Vehicle Depot to screen views of the parking structure and enhance the visual amenity of the building facades. Climbing plants are recommended to maximize the coverage and screening of parking levels. Planters located on each level of parking will provide sufficient space for the climbers to spread across grills incorporated into the architectural facades.
- 4.8. The proposed species of climbing plants are generally proposed in accordance with Appendix 6-1 List of Recommended Species in EM&A manual. Shade-tolerant species are selected for north-facing façade and sun-tolerant species are selected for south-facing façade. Shade-tolerant species *Nephrolepis exaltata* is proposed as shrub planting in addition to climbing plants to suit the site condition.

Roof Gardens

- 4.9. A multi-layered landscape is created using varying levels of planting, paving and landscape features in order to complement the strong architectural lines. Trees, shrubs and groundcovers with different textures, colours, and fragrances provide a rich overlay to the terraces providing year round visual interest for users of the roof landscape as well as for those viewing the roof garden from their workspaces.
- 4.10. An area of about 1,400m² of greenery areas are proposed on 3/F & 4/F. Trees will be planted in planters with a minimum of 2000mm internal width and 1.2m soil depth, excluding the drainage works. A mix of ornamental shrubs and groundcovers will be planted to articulate the spatial arrangements as well as to further add to the visual amenity. A mix of local natural stone materials and recycled products will be provided for the paving and landscape features for both the pedestrian and roof areas.
- 4.11. The proposed species of climbing plants are generally proposed in accordance with Appendix 6-1 List of Recommended Species in EM&A manual. In addition to the species recommended in the EM&A manual, some other species have been carefully selected to suit the landscape design intent and site condition in future:
- Evergreen tree species *Nageia nagi* which requiring lower maintenance and suitable for Green Roofs is proposed to the planters without easy access on 3/F. This design change also addressed Government Department (LCSD)'s comment on Compensatory Tree Planting Plan of Tree Removal Application and recorded in our letter Ref.: PT19/TO/1845/142355LT dated 19 November 2014 to Lands Department.
 - Groundcover species with different textures and colours such as *Alternanthera dentata* 'Ruby' and *Asparagus densiflorus* 'sprengeri' are adopted to meet the design intent and enrich the aesthetic and functional environment.

Hard Landscape Features

- 4.12. Other than the soft landscape, hard landscape features such as natural materials and recycled products for paving, sitting out areas, as well as vertical green fence wall along existing footpath on Lin Cheung Road would be provided contemporary landscape for users. This improves the visual quality of the office interior and exterior spaces and integrates the themes on both soft and hard landscape characters.
- 4.13. **Appendix 3** shows the updated landscape design and greenery calculation for this Project.

5.0 DESIGN AND FIXING DETAILS OF HOARDING

Screen Hoarding

- 5.1. Screen hoarding with height of at least 3.5m shall be erected in stages according to the procession of site area and progress of the Works.
- 5.2. The hoarding plans (in stages) for the Project are attached in **Appendix 4**.
- 5.3. Provision of temporary landscape treatment during construction phase, such as temporary planting around the site office, applying aesthetic treatments on site hoardings and/or façade of site office, as well as providing green roof of site office, would lessen the visual disturbance to the surroundings arising from construction activities.

- 5.4. The Particular Specification of the Contract is attached in **Appendix 5**. The Contractor should implement the Temporary Landscape Treatment as required in the Particular Specification.

6.0 CONTROL OF NIGHT LIGHTING

Night Lighting Arrangement

- 6.1. Any night-time works required would be carefully planned to minimise the amount of unnatural lighting.
- 6.2. The usage of lighting equipments would be minimised, assessment would be conducted carefully to evaluate the necessity basing on the work tasks.
- 6.3. The lighting equipments shall be directed to the site area and controlled to divert from adjoining residential and hotel development.
- 6.4. The layout and alignment of construction activities would be carefully planned to reduce the lighting impact.

On-site Supervision

- 6.5. During night-time works, the lighting impact would be monitored, assessed and controlled by designated site supervision staff.
- 6.6. Upon receipt of any public concerns and/or complaints, the lighting equipments would be repositioned, shielded, redirected, dimmed and/or lowered where necessary.

7.0 MONITORING AND IMPLEMENTATION

- 7.1. In the event of complaints or non-compliances, the ET, Architect's Representative and Contractor should review the effectiveness of these mitigation measures, design alternatives or additional mitigation measures as appropriate. The Contractor should propose the corrective action to the Architect's Representative for approval, and implement them accordingly.

Contract No. SS D505
Environmental Permit No. EP-454/2013
Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-Cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area
Landscape and Visual Mitigation Plan (Rev. B)

Appendix 1

Proposed Method Statement of Tree Preservation and Tree Protection of
Existing Tree

經緯園藝有限公司

Melofield Nursery & Landscape Contractor Ltd.

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CERTIFIED QUALITY & MANAGEMENT SYSTEM
ISO 9001:2008 ISO 14001:2004 BS OHSAS 18001

**FEHD Environmental Hygiene Office-cum Vehicle Depot
at
Yen Ming Road, West Kowloon Reclamation Area**

Method Statement

Tree Preservation and Tree Protection of Existing Trees



Prepared By
Melofield Nursery & Landscape Contractor Ltd.

Date: 18th January, 2015

1.0 Objective

For execution of construction works, a number of existing trees under this contract have been identified to be retained. This document is to present the methodology of the protection for the existing trees.

2.0 Scope of Work

The scope of works includes the protection of the existing trees. The protection measures include protective fence and other protection measures. The photographic records for the progress of protection works will be submitted.

3.0 Methods

3.1 Preparation works

Tree Preservation work shall be carried out in accordance with good horticultural practice and the General Specification for Building 2012 Edition GS Section 25.69 and the subsequent revision Architect Services Department HKSAR.

(a) To ensure the followings for the whole duration of the Contract, in respect of all existing trees:

- No nails or other fixings shall be driven into trees
- No fencing or signs shall be attached to trees no materials or machinery shall be stored, parked or loaded within Tree Protection Zone (hereinafter referred as TPZ) which is defined as the area within the dripline of the tree.
- No trees shall be used as anchors for ropes or chains used in guying, pulling or any such activity.

- No soil, materials, equipment or machinery shall be stockpiled or stored within the TPZ(s),
- No site offices, workshops, canteens, containers or similar structures shall be installed within the TPZ(s),
- Petrol, oil, bitumen, creosote, cement and other materials likely to be injurious to the trees shall be kept away from the TPZ(s), and any accidental spills of these materials shall be cleaned up immediately,
- Excessive water shall be drained away from the TPZ(s) to prevent damage to tree roots by asphyxiation,
- No passage or parking of vehicles and no operation of equipment or machinery shall take place within the TPZ(s) unless otherwise agreed by the supervising officer,
- No stripping of surface vegetation or top layer of soil shall be carried out within the TPZ(s) unless otherwise agreed by the supervising officer,
- No concrete mixing, gas tank filling, paintbrush and tool cleaning, or equipment maintenance shall be carried out within the TPZ(s),
- Any necessary scarification or cultivation within the tree protection zones shall be carried out carefully by hand so as not to cause damage to the trees, in particular the bark and the roots,
- Any equipment, in particular delivery vehicles, overhead cranes, mechanical excavations, drilling rigs and piling rigs, shall be carefully operated so as not to cause striking of the trunks, branches, foliage or root collars of the trees,
- Where the passage or parking of vehicles or the operation of equipment or machinery within the TPZ(s) is considered necessary and is agreed by the supervising officer, carry out the following measures to reduce soil compaction,
 - Minimize the traffic of the vehicles, equipment or machinery,
 - The trees to be felled, which are adjacent to, or which lie within a continuous canopy of the preserved trees, shall be carefully removed, and if necessary in sections but not using bulldozers in any circumstances, so as not to cause damage to the preserved trees such as scraping bark off trunks or breaking branches of trees,

- Without the prior approval of the supervising officer, the Contractor shall not change the existing ground levels within the TPZ(s) of the preserved trees unless the Contract explicitly requires such changes
- Align all routes of the overhead services within the Site and all access routes to the Site or within the Site away from the preserved trees as far as possible and seek the Supervising officer approval to the alignment,
- Report to the Supervising officer any preserved tree that has structural defects or unhealthy or has decaying symptoms,
- Submit a report comprising the updated photographic records of all the preserved trees to the Supervising officer every month.

3.2. Protection from soil compaction and physical damage

(a) We shall erect Temporary Protective Fencing (Chain wire) around each such tree or group of trees, preferably to protect the whole area within the spread of the tree's crown, but no closer than 2m from the trunk of any such tree.

(i) The Temporary Protective Fencing will be made of chaining fencing and supporting angle bar. Like the layout picture below (Pic1.0.), angle bar will be stabilized on land and the chaining fencing will be inserted. The fencing will be 1.5m in height and the angle bar will be erected approximately 1.5m on top of soil land and with 0.5m underground. Temporary Protective Fencing will be applied to T21, while T35 is located out of the site boundary and zoned off thus no particular protection would be provided to it.

經緯園藝有限公司

Melofield Nursery & Landscape Contractor Ltd.

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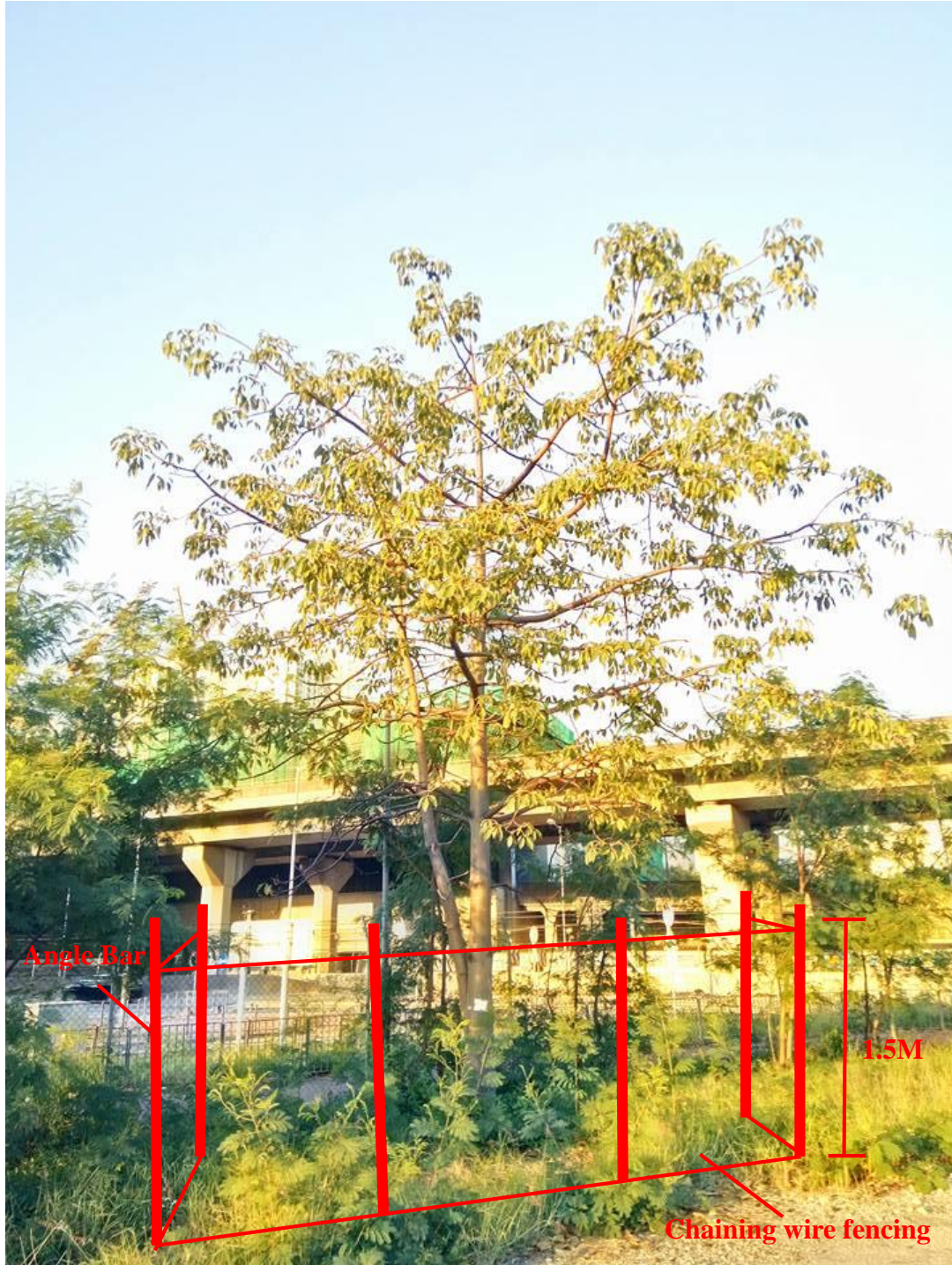
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ISO 9001:2008 ISO 14001:2004 BS OHSAS



Pic 1.0. Layout Plan for Temporary Protective Fencing

(b) We shall complete erection of the temporary protective fencing before commencing of site clearance, demolition, construction of permanent or other temporary works, and any other site operations that may affect the trees.

(c) If, in the opinion of the Supervising officer, erection of temporary of protective fencing of the preserved trees is not practical, then the following precautions shall be taken:

(i) We shall provide temporary protective hessian armouring around tree trunks to protect the preserved trees. When instructed by the Supervising officer, we shall provide temporary protective hessian and plank armouring as an alternative to the same trees for enhanced protection. The minimum height of the hessian armouring or hessian and plank armouring from the ground shall be 1.5 m.

(ii) Unless otherwise agreed by the Supervising officer, the ground of the tree protection zones of the trees shall be protected from damage by construction activities through the use of temporary protective mulching to cover the entire tree protection zone. When instructed by the Supervising officer, double, overlapping, thick metal sheet coverings, or other materials of equivalent strength as agreed by the Supervising officer, shall be laid on top of the temporary protective mulching to provide additional protection from soil compaction due to passage or parking of vehicles.

(d) We shall complete erection of the temporary protective armouring and application of the temporary protective mulching before commencing site clearance, demolition, construction of permanent, and any other site operations that may affect the trees.

(e) We shall remove the temporary protective armouring and the temporary protective mulching from the Site upon completion of the Works. the temporary protective armouring shall not be removed or relocated without the prior agreement of the Supervising officer.

3.3. Protection of preserved trees from excavation

(a) Without the Supervising officer's prior approval, no excavation should be carried out within the tree protection zones of the preserved trees unless the Contract explicitly requires such excavation work to be carried out. If so, the following requirements shall be complied:

(i) Obtain agreement from the Supervising officer about the detailed locations and extent of the excavations before commencing any excavation work,

(b) Carry out the following work before commencing any cutting work to the aerial roots or underground roots of the preserved trees:

(i) Determine the locations of the major roots and the bulk of their absorbing roots so as to keep the cutting of tree roots to a minimum and to preserve the tap roots, sinker roots and support roots of the trees in any circumstances,

(ii) Obtain agreement from the Supervising officer about the extent of root cutting on the Site, and

(iii) Where the stability of the trees is likely to be jeopardised,

(c) Submit to the Supervising officer photographic records showing the condition of the affected trees and the agreed extent of excavations and root cuttings as marked on the Site before commencing the excavation work and root-cutting work and thereafter submit photographic records showing the condition of the affected trees and the progress of the excavation work and root-cutting work at weekly intervals until backfilling of the excavation is complete,

(d) Pile the excavated materials outside the tree protection zones to reduce soil compaction,

(e) Carry out the excavation work carefully so as not to damage the bark and root collars of the preserved trees,

(f) Maintain balanced moisture content in the trees and in the soil after backfilling of the excavation, by carrying out necessary precautionary measures such as crown thinning, watering and mulching.

3.4. Protection of preserved trees from changes in ground levels

(a) Without the Supervising officer's prior approval, the Contractor shall not change the existing ground levels within the tree protection zones of the preserved trees unless the Contract explicitly requires such changes.

(b) Where it is necessary for completion of the Works and the Supervising officer's approval has been obtained for temporarily or permanently reducing the existing ground level around a preserved tree, but this will result in lowering the existing ground level within the tree protection zone, the Contractor shall comply with the following requirements:

(i) Implement measures agreed by the Supervising officer to accommodate reduction or raising in the existing ground level and to ensure the stability of the tree,

(ii) Before commencing implementation of the measures to accommodate reduction in the ground level pursuant to above item b(i) of this section, submit method statements for the measures, including the necessary supervising officer's design, construction details, and associated precautionary works for the Supervising officer's approval,

(iii) Commence implementation of the measures only after the Supervising officer's approval of the method statements has been given,

(iv) Maintain balanced moisture content in the tree and in the soil after implementation of reduction in ground level, by carrying out necessary precautionary measures such as crown thinning, watering and mulching.

3.5. Protection of preserved trees from drilling

(a) Without the Supervising officer's prior approval, no drilling shall be carried out, such as soil nailing and drilling for bore holes, rock bolts or dowels, within the tree protection zones of the preserved trees unless the Contract explicitly requires such drilling work within the tree protection zones. For the approved drilling work within the tree protection zones, the following requirements should be complied:

(b) Obtain agreement from the Supervising officer about the detailed locations and extent of the drill holes before commencing any drilling work. The drill holes shall be located in such a way that the structures to be placed into the drill holes, including the surface elements of the structures such as soil nail heads, are at a minimum distance of 500 mm from the trunks of the preserved trees unless otherwise agreed by the Supervising officer, and

(c) Carry out the following before commencing any cutting work to the aerial roots or underground roots of the preserved trees:

(i) Determine the locations of their major roots and the bulk of their absorbing roots so as to keep the cutting of tree roots to a minimum and to preserve the tap roots, sinker roots and support roots of the trees in any circumstances,

(ii) Obtain agreement from the Supervising officer about the extent of root cutting on the Site,

(d) Carry out the drilling work carefully so as not to damage the branches, foliage, trunk, bark and root collars of the preserved trees when gaining access for, supporting, mobilizing, positioning and operating the drilling rig, and

(e) Maintain balanced moisture content in the trees and in the soil after the drilling work, by carrying out necessary precautionary measures such as crown thinning, watering and mulching.

3.6. Control of pest and disease for preserved trees

(a) We shall take all necessary precautionary measures to protect the preserved trees from pest and disease attack and all necessary control measures to eradicate pest and disease from the infected trees in the execution of the Works. We shall regularly check for any pest and disease attack particularly during known periods of activity and shall report to the Supervising officer on any such occurrence.

3.7. Pruning of preserved tree

(a) We shall not carry out pruning to the preserved trees unless the pruning work is required under the Contract or is directed by the Supervising officer. We shall notify the Supervising officer of any preserved trees whose branches interfere with the Works and thus require pruning. The work should comply with the following requirements:

(i) All necessary tools and equipment, and physical support should be provided, and all necessary safety precautions should be taken to protect the people engaged in the pruning work as well as the people and property in the vicinity.

(ii) All pruning work shall be carried out in accordance with good horticultural practice and the recommendations of BS 3998.

- (iii) Pruning and removal of branches shall be done using sharp, clean implements to give a single flat, sloping face.
- (iv) Ragged, rough edges of bark or wood shall be trimmed cleanly from around wounds with a sharp knife to the minimum extent that is necessary so as to hasten wound closure, and twigs less than 15 mm diameter shall be cut with sharp secateurs.
- (v) Pruning shall be carried out with the cut just above and sloping away from an outward facing healthy bud, and removal of branch shall be carried out by having the final cut of the last branch segment made just outside the branch collar when it is present or at an angle being the mirror image of the branch bark ridge when there is no branch collar, so that no part of the stem is damaged or torn, and no snags or stumps are left.
- (vi) Large branches shall be removed in stages beginning with the removal of the main weight of the branch from perimeter of crown in towards the trunk and with the final cut of the last branch segment made in a way without leaving a stub and damaging the bark.
- (vii) All cuts shall be made to avoid splintering or tearing of bark that would catch water and encourage rot, and cracks, cavities or rotten wood shall be cut back with a clean, sharp implement to remove the dead, damaged and decayed tissue without damaging the living tissue.
- (viii) Topping shall not be carried out in any circumstances.
- (ix) Unless otherwise instructed by the Supervising officer, any cuts or wounds shall be left uncovered and no wound dressing shall be applied.
- (x) Any material pruned from the trees shall be removed from the Site as soon as possible, and any areas affected by the pruning work shall be reinstated.

3.8 Monitoring of the preserved tree

(a) The performance of the retained trees shall be monitored throughout the project. Tree growth condition with reference to trunk, branches, foliage, soil and root, any arboricultural problems and associated remedial measures should be reported. Any construction activities that may impact the trees negatively shall be reported well in advance to the supervising officer by the Contractor for planning of preventive tree work to avoid possible damages. All non-routine tree problems are to be promptly reported to the supervising officer. Regular monthly report with photographic record should be provided to give information of updated tree condition.

3.9 Maintenance schedule

Irrigation

- Water all planting areas as often as is required to keep the soil moist up to a minimum of 200mm deep from surface.
- Watering would be carried out either in early morning or late afternoon or both as the case may be.
- Watering frequency would be applied to ensure the plants are in healthy condition during construction period.

Fertilizer

- Instructed by the supervising officer, slow release fertilizer application would be carried out during the construction period.

Pest, Fungal and Disease Control

- Monthly check on pest and disease infection during construction period.

Mulching

- Instructed by the supervising officer, topped up with a 30mm thick layer of mulch to suppress weeds and condition the soil.
- Organic materials such as decomposed leaf litter, tree bark, small wood-shavings, wood chips, chopped tree fern, may be used.

4.0 Safety Measures

(a) Safety Induction Training Course

All workers shall attend the induction course conducted by the Site Safety Officer before commencement of any work. The Project Safety Officer shall explain the safety requirement and the system of work to all workers.

(b) General Site Safety

All workers must go through a briefing conducted by the Site Safety Officer before commencement of any work. All workers on site shall obtain CITA approved "Green Card".

(c) Special Skill Training

Crane drivers, plant operators and such will be trained and certified. All workers shall be fully trained to use all Personal Protective Equipment, such as safety helmet, eye goggles, ear plugs, safety shoes/boots and reflective vest/belts.

(d) Pre-meeting

A pre-meeting will be arranged before commencement of the work among representatives of sub-contractors, Project Safety Officer and Site Supervising officer to brief the nature of works.

經緯園藝有限公司

Melofield Nursery & Landscape Contractor Ltd.

新界元朗宏業東街18號宏業工業中心7樓B室

FLAT B, 7/F, WANG YIP CENTRE, 18 WANG YIP STREET EAST, YUEN LONG, N.T.

TEL: (852)2572-0048 FAX: (852)2573-9099

E-mail: info@melofield.com



CERTIFIED QUALITY & MANAGEMENT SYSTEM
ISO 9001:2008 ISO 14001:2004 BS OHSAS

APPENDIX A

Tree Location Plan of Retained Trees

經緯園藝有限公司

Melofield Nursery & Landscape Contractor Ltd.

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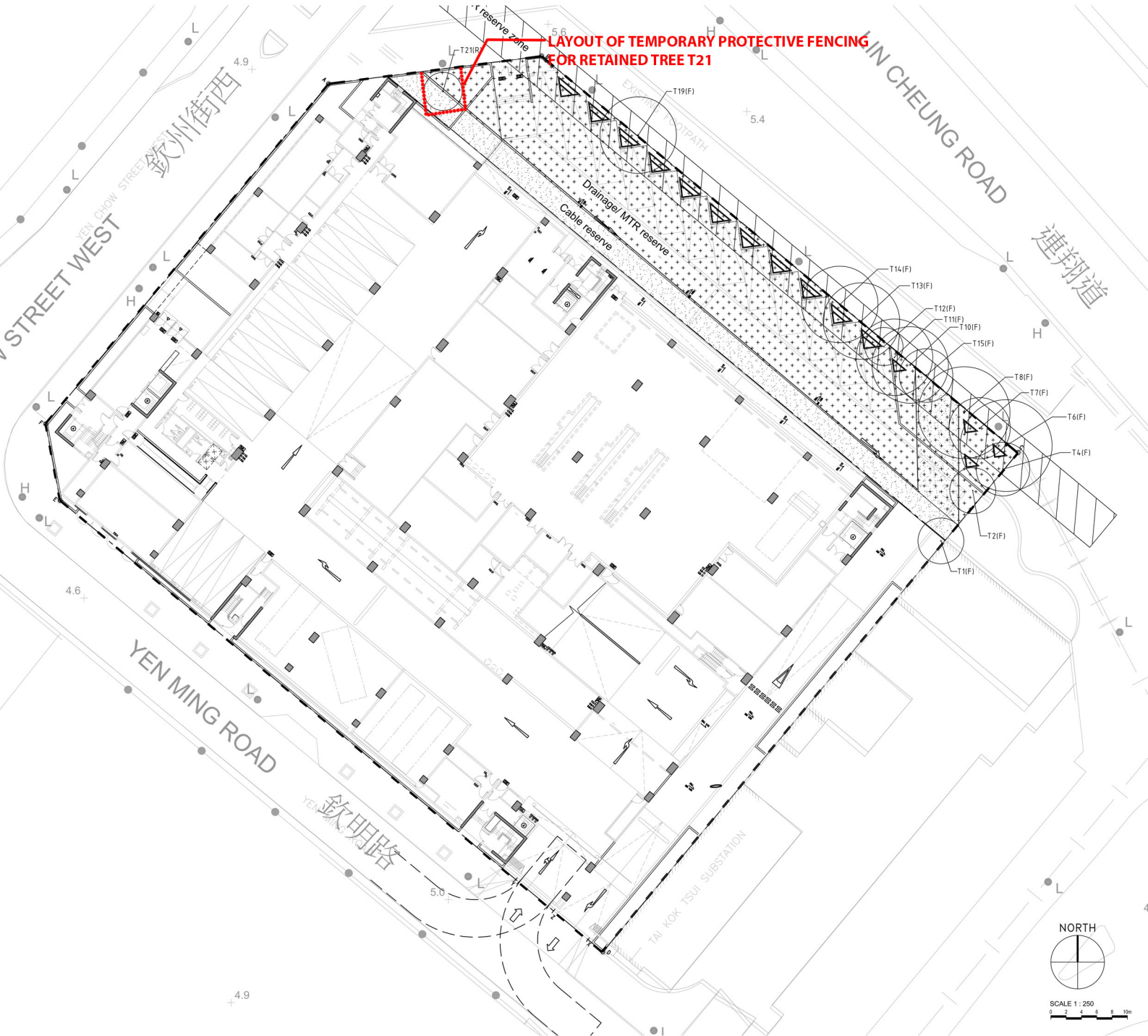
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CERTIFIED QUALITY & MANAGEMENT SYSTEM
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APPENDIX B

Tree Assessment Schedule of Retained Tree

Tree Assessment Schedule

Project Title: FEHD Environmental Hygiene Office-cum Vehicle Depot at Yen Ming Road, West Kowloon Reclamation Area

Date of Tree Survey: 17th Dec 2015 Surveyed by: YAU Tsz Wun

Item No.	Tree No.	Species		Measurements			Health condition	Form	Amenity value	Suitable for transplanting	Recommendation	Additional Remarks
		Scientific name	Chinese name	Overall Height (m)	DBH (mm)	Crown Spread (m)						
14	T21	<i>Bombax ceiba</i>	木棉	14	330	9	(Good/Fair/Poor)	F	M	M	(Retain/Transplant/Fell)	Codominant trunk, Dead branch

Contract No. SS D505
Environmental Permit No. EP-454/2013
Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-Cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area
Landscape and Visual Mitigation Plan (Rev. B)

Appendix 2

Tree Compensation Proposal

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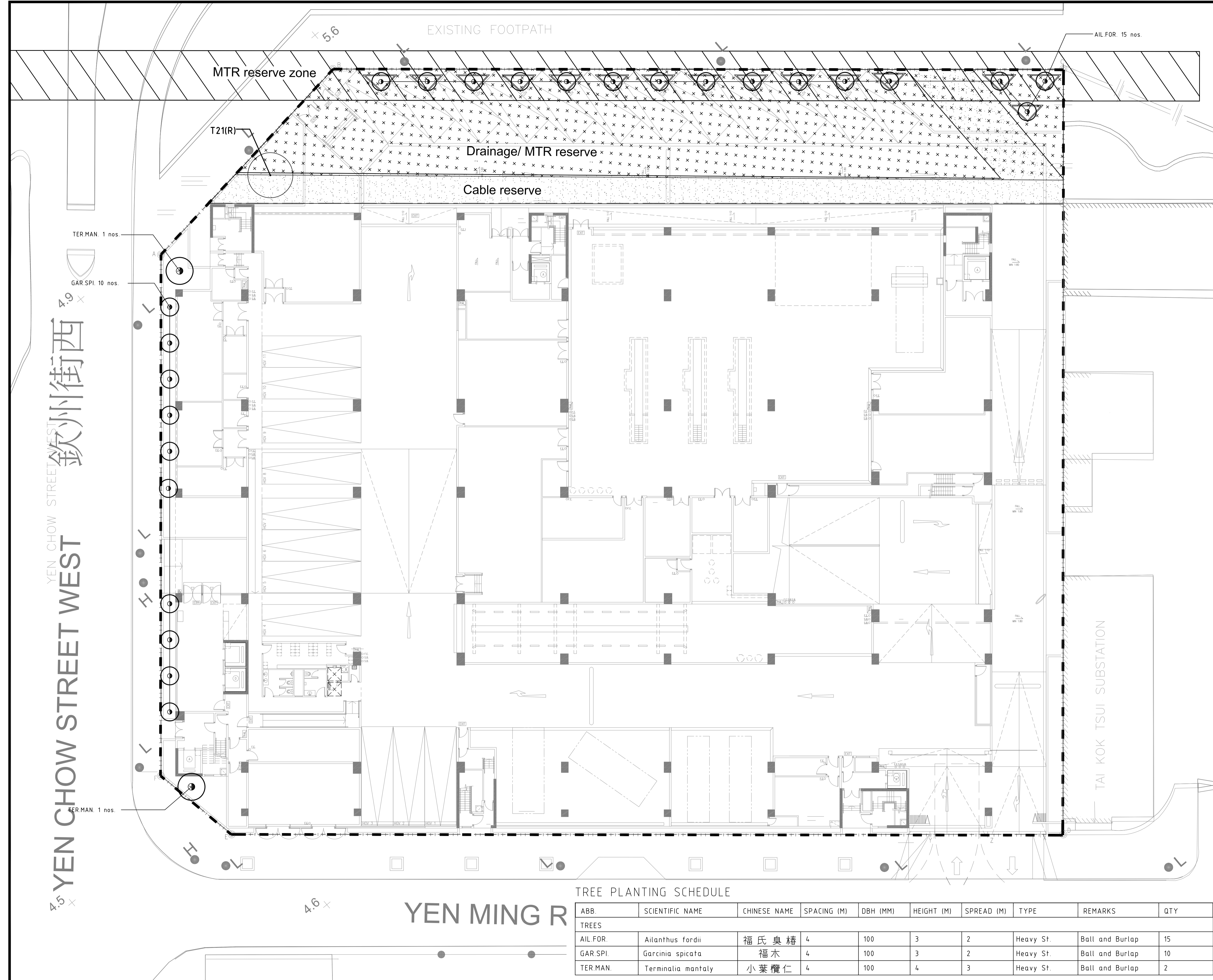
- LEGEND**
- - - SITE BOUNDARY
 - COMPENSATORY HEAVY STANDARD TREE
 - COMPENSATORY HEAVY STANDARD TREE (IN RAISED PLANTER BOX)
 - EXISTING TREES TO BE RETAINED
 - T21(R)
 - MTR RESERVE
 - DRAINAGE / MTR RESERVE
 - CABLE RESERVE

FOR L&V MITIGATION PLAN

REVISION	A RESPONSE TO EPD'S COMMENTS	10MAR2016
P&T Architects and Engineers Ltd. Architectural Lead Consultant		
P&T Architects and Engineers Ltd. Structural Consultant		
P&T (M&E) Ltd. Building Services Consultant		
Urbis Limited Landscape Consultant		
AECOM Consulting Services Limited Geotechnical, Traffic, Environmental, SRM & CDM Consultant		

designed	Urbis Limited	DATE 10 JUL 2015
drawn	Urbis Limited	DATE 10 JUL 2015
checked	Urbis Limited	DATE 10 JUL 2015
approved	Tim Osborne	DATE 10 JUL 2015
contract no.	SS D505	
file no.	---	
project no.	182GK	
Title :	REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES -CUM-VEHICLE DEPOT WEST KOWLOON RECLAMATION AREA	

drawing title	TREE PLANTING PLAN AT GROUND FLOOR	
drawing no.	AB/7919/EW401	scale 1:200



TREE PLANTING SCHEDULE

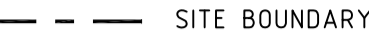


ABB.	SCIENTIFIC NAME	CHINESE NAME	SPACING (M)	DBH (MM)	HEIGHT (M)	SPREAD (M)	TYPE	REMARKS	QTY
TREES									
AIL.FOR.	<i>Ailanthus fordii</i>	福氏臭椿	4	100	3	2	Heavy St.	Ball and Burlap	15
GAR.SPI.	<i>Garcinia spicata</i>	福木	4	100	3	2	Heavy St.	Ball and Burlap	10
TER.MAN.	<i>Terminalia mantaly</i>	小葉欖仁	4	100	4	3	Heavy St.	Ball and Burlap	2

YEN CHOW STREET WEST 欽州街西

YEN MING R

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LEGEND:

-  SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED STANDARD TREE

FOR L&V MITIGATION PLAN

B	RESPONSE TO EPD'S COMMENTS	20APR2016
A	RESPONSE TO EPD'S COMMENTS	10MAR2016

REVISION

 **P&T Architects and Engineers Ltd.**
Architectural Lead Consultant

P&T Architects and Engineers Ltd.
Structural Consultant

P&T (M&E) Ltd.
Building Services Consultant

Urbis Limited
Landscape Consultant

AECOM Consulting Services Limited
Geotechnical, Traffic, Environmental, SRM & CDM Consultant

name		DATE
designed	Urbis Limited	10 JUL 2015
drawn	Urbis Limited	10 JUL 2015
checked	Urbis Limited	10 JUL 2015
approved	Tim Osborne	10 JUL 2015

contract no. SS D505

file no. --

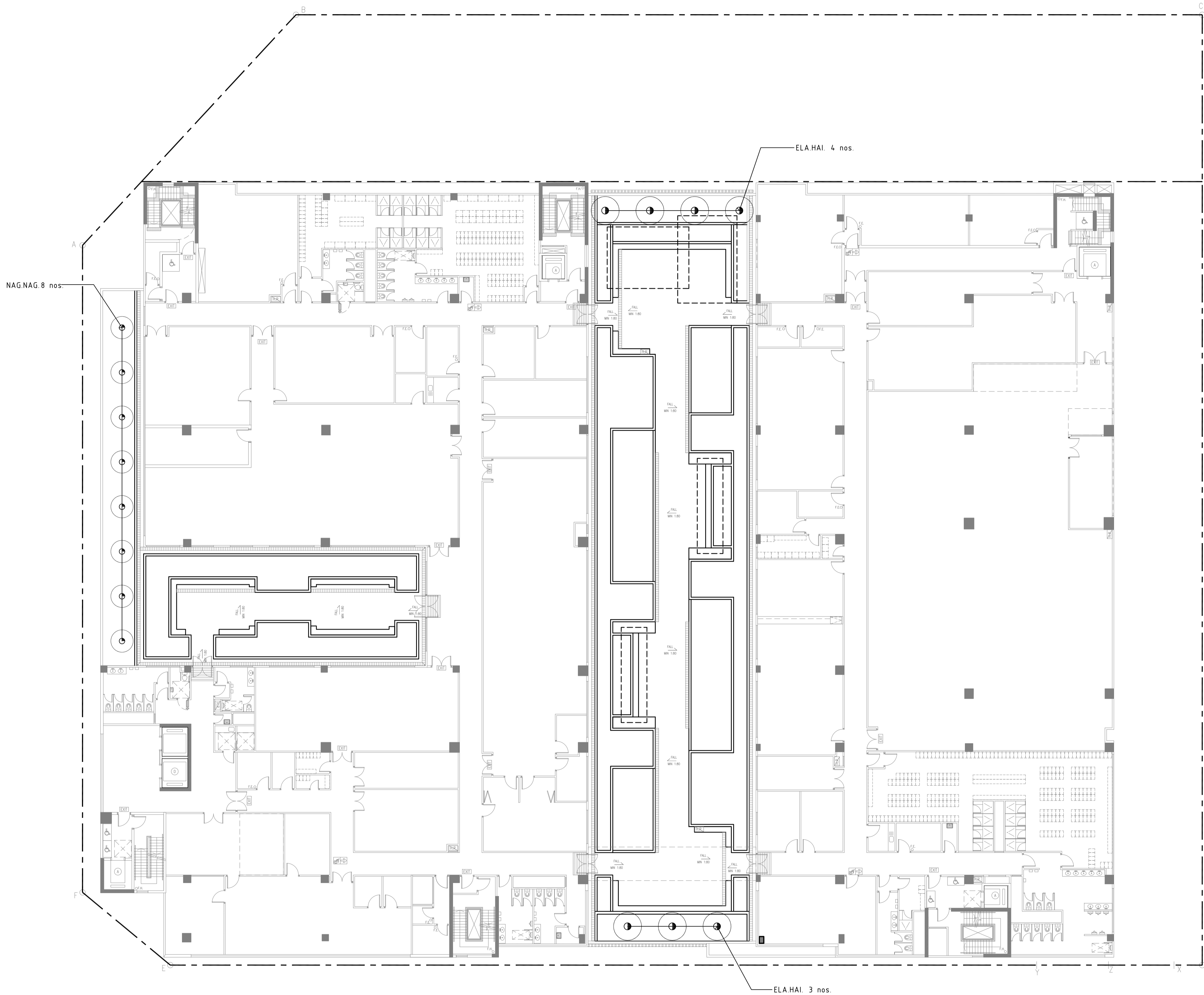
project no. 182GK

Title :
 REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES -CUM-VEHICLE DEPOT WEST KOWLOON RECLAMATION AREA

drawing title
 TREE PLANTING PLAN AT THIRD FLOOR

drawing no. AB/7919/EW402	scale 1:200
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 **ARCHITECTURAL SERVICES DEPARTMENT**

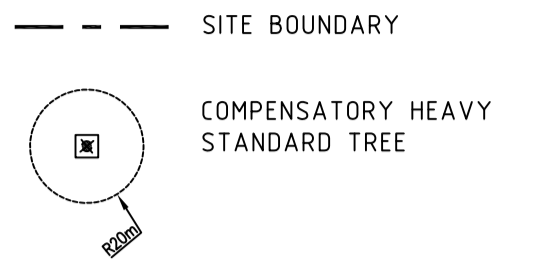


TREE PLANTING SCHEDULE

ABB.	SCIENTIFIC NAME	CHINESE NAME	SPACING (M)	DBH (MM)	HEIGHT (M)	SPREAD (M)	TYPE	REMARKS	QTY
TREES									
NAG.NAG.	Nageia nagi	竹柏	4	75	3	2	Standard	Ball and Burlap	8
ELA.HAI.	Elaeocarpus hainanensis	水石榕	4	75	4	2.5	Heavy St.	Ball and Burlap	7

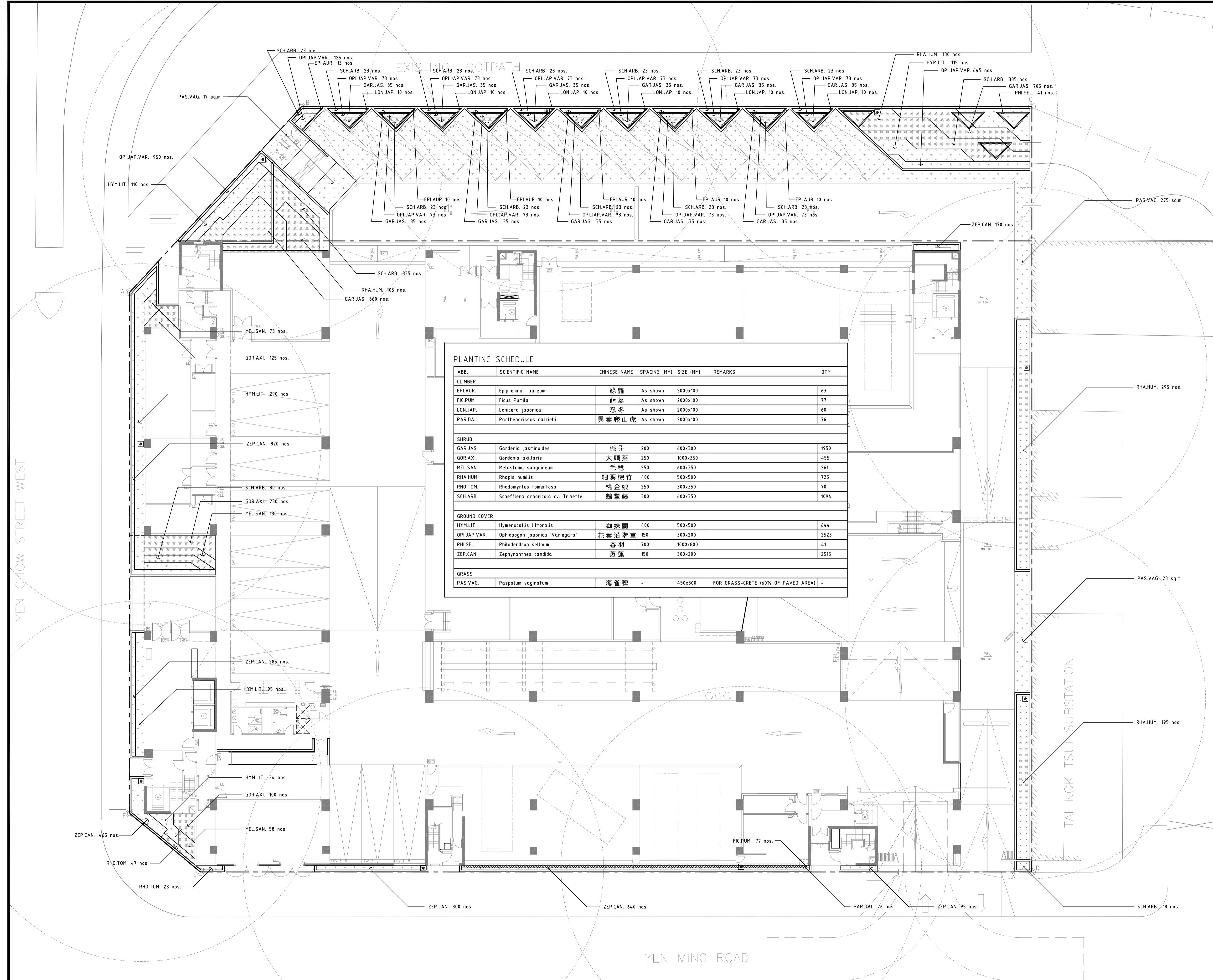
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LEGEND:



FOR L&V MITIGATION PLAN

ABB.	SCIENTIFIC NAME	CHINESE NAME	SPACING (MM)	SIZE (MM)	REMARKS	QTY
CLIMBER						
EPI.AUR.	<i>Epipremnum aureum</i>	綠蘿	As shown	2000x100		63
FIC.PUM.	<i>Ficus Pumila</i>	薛荔	As shown	2000x100		77
LON.JAP.	<i>Lonicera japonica</i>	忍冬	As shown	2000x100		60
PAR.DAL.	<i>Parthenocissus dalzielii</i>	異葉爬山虎	As shown	2000x100		76
SHRUB						
GAR.JAS.	<i>Gardenia jasminoides</i>	梔子	200	600x300		1950
GOR.AXI.	<i>Gardenia axillaris</i>	大頭茶	250	1000x350		455
MEL.SAN.	<i>Melastoma sanguineum</i>	毛稔	250	600x350		261
RHA.HUM.	<i>Rhapis humilis</i>	細葉棕竹	400	500x500		725
RHO.TOM.	<i>Rhodomyrtus tomentosa</i>	桃金娘	250	300x350		70
SCH.ARB.	<i>Schefflera arboricola cv. Trinetta</i>	鵝掌藤	300	600x350		1094
GROUND COVER						
HYM.LIT.	<i>Hymenocallis littoralis</i>	蜘蛛蘭	400	500x500		644
OPI.JAP.VAR.	<i>Ophiopogon japonica 'Variegata'</i>	花葉沿階草	150	300x200		2523
PHI.SEL.	<i>Philodendron selloum</i>	春羽	700	1000x800		41
ZEP.CAN.	<i>Zephyranthes candida</i>	蔥蓮	150	300x200		2515
GRASS						
PAS.VAG.	<i>Paspalum vaginatum</i>	海雀稗	-	450x300	FOR GRASS-CRETE (60% OF PAVED AREA)	-



A RESPONSE TO EPD'S COMMENTS 10MAR2016

REVISION

P&T Architects and Engineers Ltd.
 Architectural Lead Consultant

P&T Architects and Engineers Ltd.
 Structural Consultant

P&T (M&E) Ltd.
 Building Services Consultant

Urbis Limited
 Landscape Consultant

AECOM Consulting Services Limited
 Geotechnical, Traffic, Environmental, SRM & CDM Consultant

designed	Urbis Limited	DATE	10 JUL 2015
drawn	Urbis Limited	DATE	10 JUL 2015
checked	Urbis Limited	DATE	10 JUL 2015
approved	Tim Osborne	DATE	10 JUL 2015

contract no. SS D505

file no. --

project no. 182GK

Title :
 REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES - CUM-VEHICLE DEPOT WEST KOWLOON RECLAMATION AREA

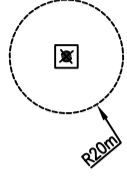
drawing title
 SHRUB AND GROUNDCOVER PLANTING PLAN AT GROUND FLOOR

drawing no. AB/7919/EW403 scale 1:200



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LEGEND:

- SITE BOUNDARY
 COMPENSATORY HEAVY STANDARD TREE

FOR L&V MITIGATION PLAN

REVISION		
DESIGNED	Urbis Limited	DATE 10 JUL 2015
DRAWN	Urbis Limited	DATE 10 JUL 2015
CHECKED	Urbis Limited	DATE 10 JUL 2015
APPROVED	Tim Osborne	DATE 10 JUL 2015
CONTRACT NO.	SS D505	
FILE NO.	--	
PROJECT NO.	182GK	
TITLE :	REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES - CUM - VEHICLE DEPOT - WEST KOWLOON RECLAMATION AREA	

DRAWING TITLE	
SHRUB AND GROUND COVER PLANTING PLAN AT FIRST FLOOR	
DRAWING NO.	SCALE
AB/7919/EW404	1:200

 ARCHITECTURAL SERVICES DEPARTMENT

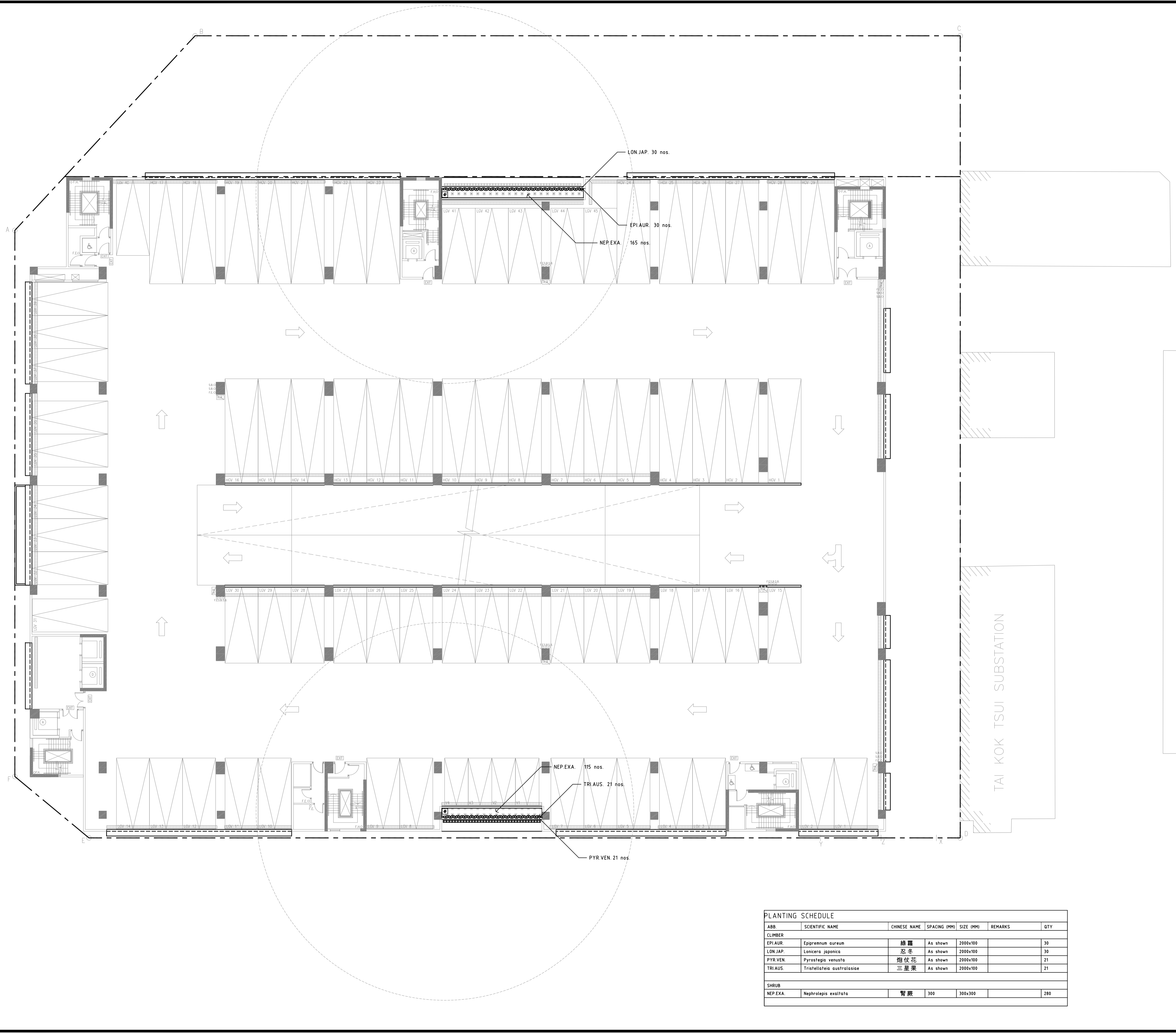


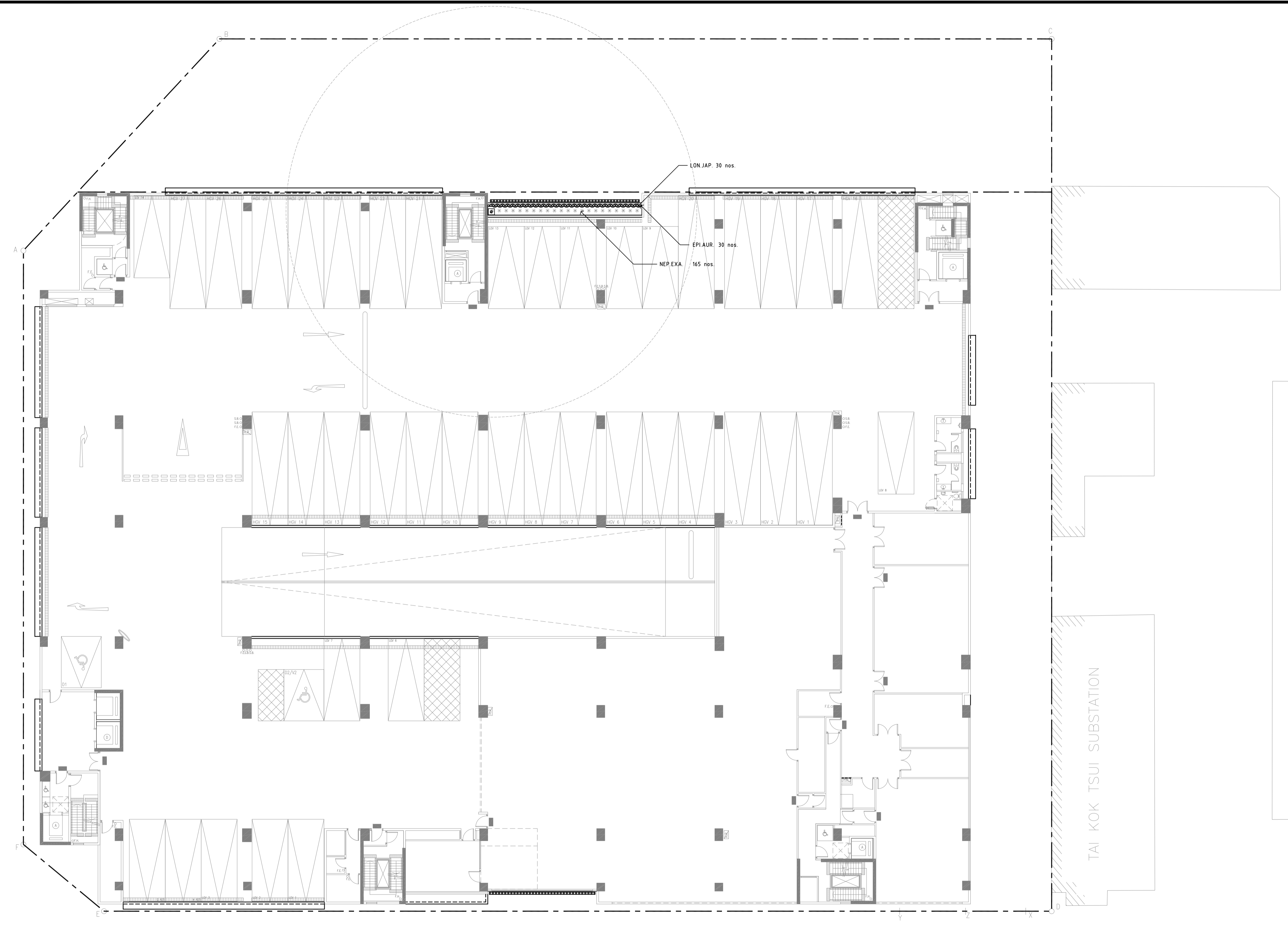
ABB.	SCIENTIFIC NAME	CHINESE NAME	SPACING (MM)	SIZE (MM)	REMARKS	QTY
CLIMBER						
EPI.AUR.	Epipremnum aureum	綠蘿	As shown	2000x100		30
LON.JAP.	Lonicera japonica	忍冬	As shown	2000x100		30
PYR.VEN.	Pyrostegia venusta	燭仗花	As shown	2000x100		21
TRIAUS.	Tristellateia australasica	三星果	As shown	2000x100		21
SHRUB						
NEP.EXA.	Nephrolepis exaltata	腎蕨	300	300x300		280

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FOR L&V MITIGATION PLAN

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P&T Architects and Engineers Ltd. Structural Consultant		
P&T (M&E) Ltd. Building Services Consultant		
Urbis Limited Landscape Consultant		
AECOM Consulting Services Limited Geotechnical, Traffic, Environmental, SRM & CDM Consultant.		
designed	Urbis Limited	DATE 10 JUL 2015
drawn	Urbis Limited	DATE 10 JUL 2015
checked	Urbis Limited	DATE 10 JUL 2015
approved	Tim Osborne	DATE 10 JUL 2015
contract no.	SS D505	
file no.	---	
project no.	182GK	
Title :		
REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES - CUM - VEHICLE DEPOT - WEST KOWLOON RECLAMATION AREA		
drawing title		
SHRUB AND GROUNDCOVER PLANTING PLAN AT SECOND FLOOR		
drawing no.	AB/7919/EW405	scale
		1:200



PLANTING SCHEDULE						
ABB	SCIENTIFIC NAME	CHINESE NAME	SPACING (MM)	SIZE (MM)	REMARKS	QTY
CLIMBER						
EPI.AUR.	Epipremnum aureum	綠蘿	As shown	2000x100		30
LON.JAP.	Lonicera japonica	忍冬	As shown	2000x100		30
SHRUB						
NEP.EXA.	Nephrolepis exaltata	腎蕨	300	300x300		165

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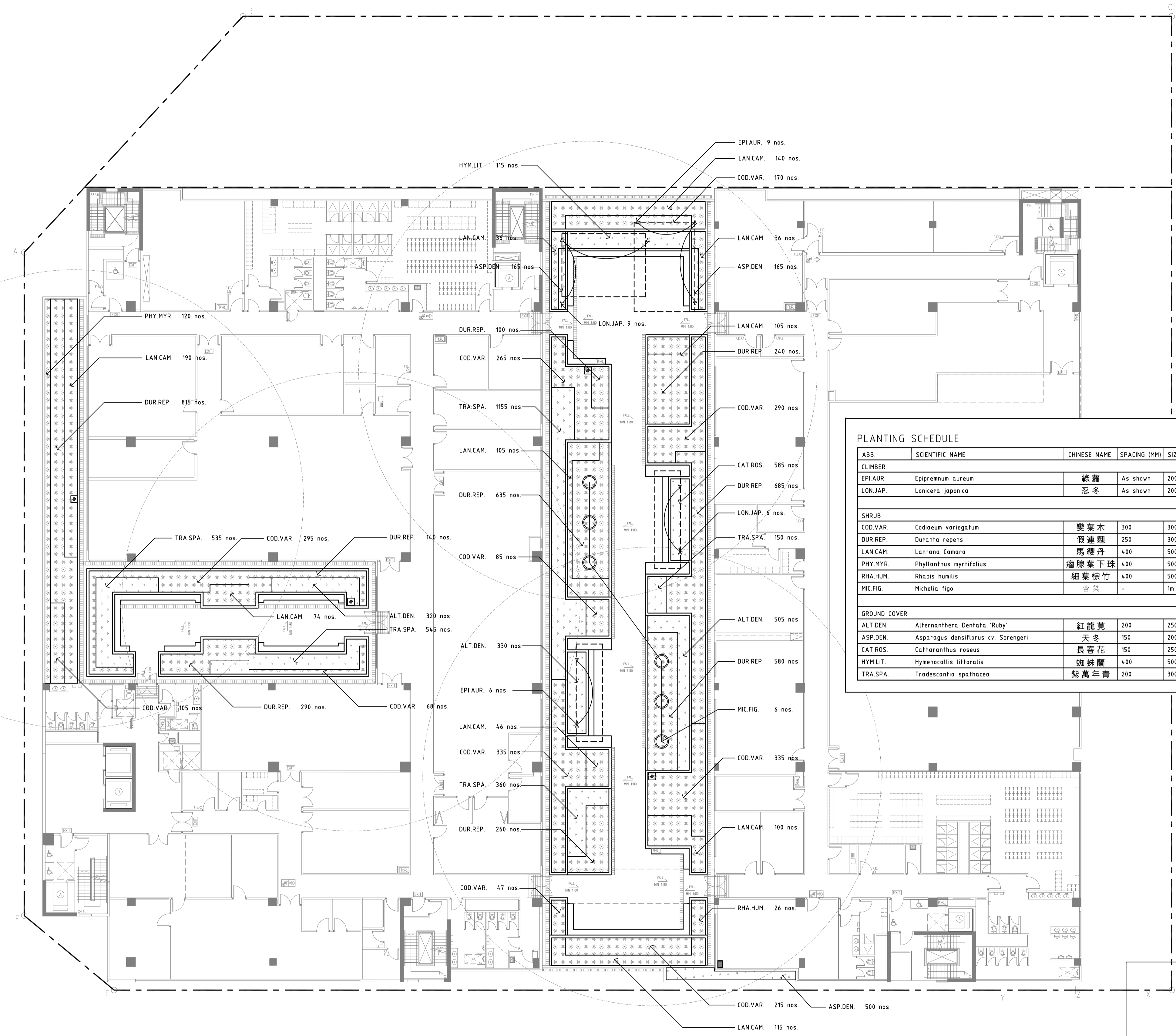
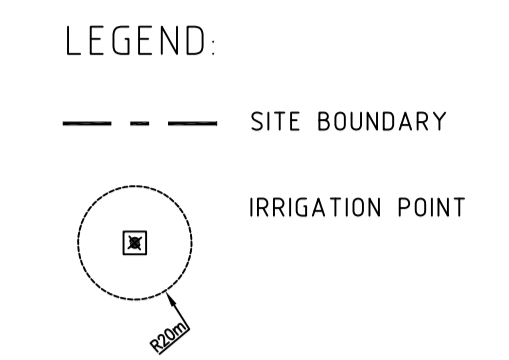


ABB	SCIENTIFIC NAME	CHINESE NAME	SPACING (MM)	SIZE (MM)	REMARKS	QTY
CLIMBER						
EPIAUR	Epipremnum aureum	絲羅	As shown	2000x100		15
LON JAP	Lonicera japonica	忍冬	As shown	2000x100		15
SHRUB						
COD VAR	Codiaeum variegatum	變葉木	300	300x350		2210
DUR REP	Duranta repens	假連翹	250	300x350		3745
LAN CAM	Lantana Camara	馬櫻丹	400	500x500		947
PHY MYR	Phyllanthus myrtilifolius	瘤腺葉下珠	400	500x500		120
RHA HUM	Rhapis humilis	細葉棕竹	400	500x500		26
MIC FIG	Michelia figo	含笑	-	1m DIA	BALL SHAPE, IN PLANTER POT	6
GROUND COVER						
ALT DEN	Alternanthera Dentata 'Ruby'	紅龍巖	200	250x300		1155
ASP DEN	Asparagus densiflorus cv. Sprengeri	天冬	150	200x200		830
CAT ROS	Catharanthus roseus	長春花	150	250x200		585
HYM LIT	Hymenocallis littoralis	蜘蛛蘭	400	500x500		115
TRA SPA	Tradescantia spathacea	紫萼半青	200	300x300		2745

FOR L&V MITIGATION PLAN

A RESPONSE TO EPD'S COMMENTS 10MAR2016

REVISION
 P&T Architects and Engineers Ltd.
 Architectural Lead Consultant

P&T Architects and Engineers Ltd.
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contract no. SS D505

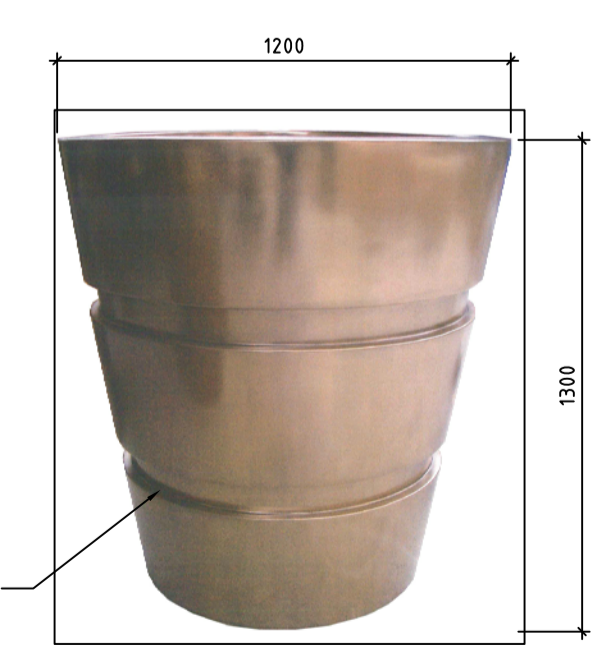
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project no. 182GK

Title :
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drawing title
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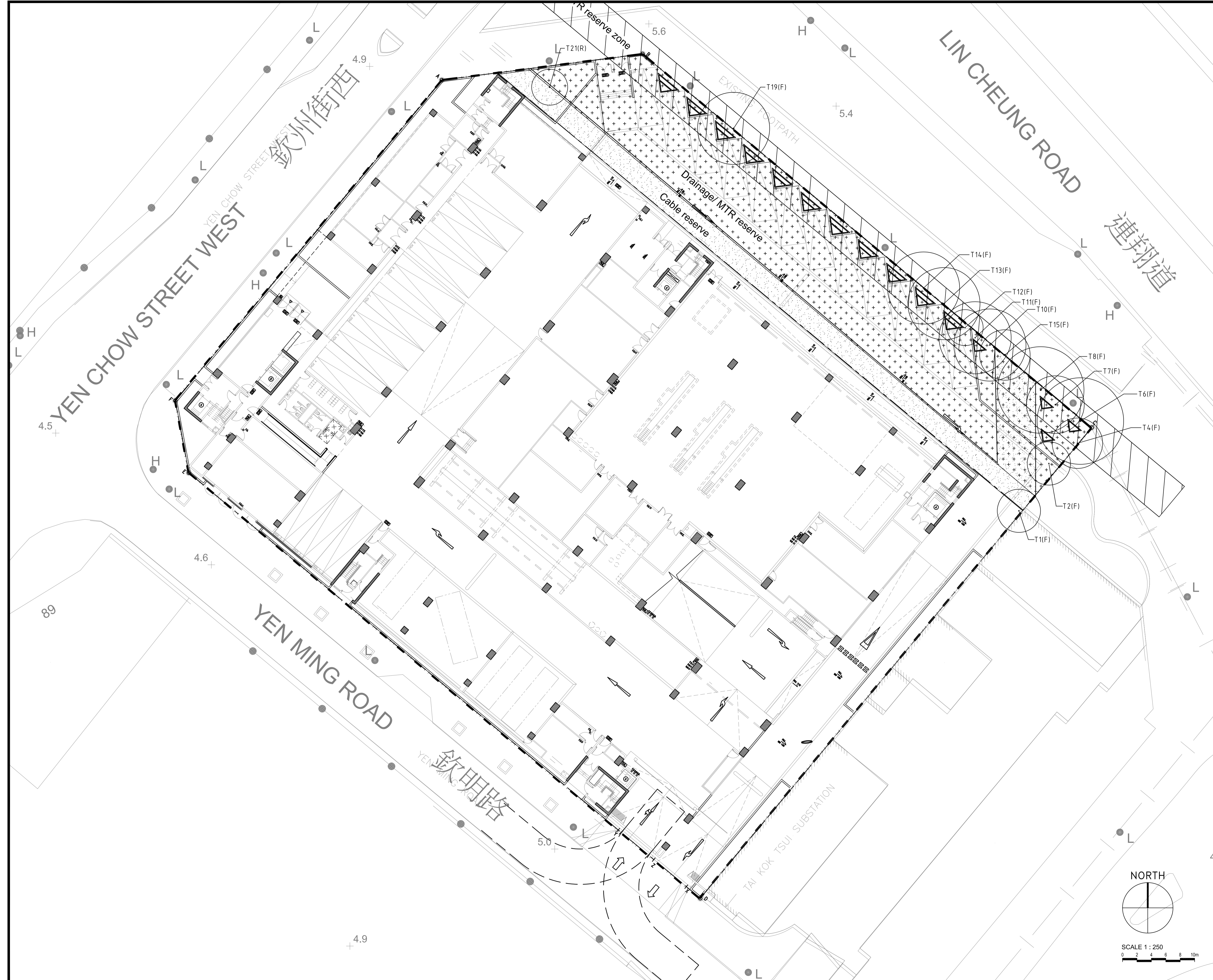
drawing no. AB/7919/EW406 scale 1:200



ROUND GLASS-FIBRE REINFORCED CONCRETE PLANTER

PLANTER POT N.T.S.

ARCHITECTURAL SERVICES DEPARTMENT



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- LEGEND:**
- SITE BOUNDARY
 - EXISTING TREES TO BE RETAINED (T21(R))
 - EXISTING TREES TO BE FELLED (T19(F))
 - MTR RESERVE
 - DRAINAGE / MTR RESERVE
 - CABLE RESERVE
 - PROPOSED LAYOUT

FOR L&V MITIGATION PLAN

REVISION

P&T Architects and Engineers Ltd. Architectural Lead Consultant	
P&T Architects and Engineers Ltd. Structural Consultant	
P&T (M&E) Ltd. Building Services Consultant	
Urbis Limited Landscape Consultant	
AECOM Consulting Services Limited Geotechnical, Traffic, Environmental, SRM & CDM Consultant	

name	DATE
designed Urbis Limited	10 JUL 2015
drawn Urbis Limited	10 JUL 2015
checked Urbis Limited	10 JUL 2015
approved Tim Osborne	10 JUL 2015

contract no. SS D505
 file no. --
 project no. 182GK

Title :
 REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES - CUM - VEHICLE DEPOT - WEST KOWLOON RECLAMATION AREA

drawing title
 4.7 TREE WORKS PLAN

drawing no. AB/7919/EW418	scale 1:200
---------------------------	-------------

ARCHITECTURAL SERVICES DEPARTMENT

Contract No. SS D505
Environmental Permit No. EP-454/2013
Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-Cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area
Landscape and Visual Mitigation Plan (Rev. B)

Appendix 3

Updated Landscape Design and Greenery Calculation



2.0 Architectural Design / Landscape Design

2.3 Landscape Design

2.3.1 Master Landscape Plan

The landscape design incorporates ground floor planting, façade greening and roof gardens.

The design for the Ground Floor is to maximize the amount of green space accessible to the public. Planting is proposed around the site boundary as well as along the building facades to soften the edges and to provide visual interest at a streetscape level. Planting is also used to screen views into the vehicle maintenance depot.

The design for the building facades is to provide vertical greening to screen views of the parking structure on the first three floors and enhance the visual amenity of the building facades.

The landscape design of the roof responds to the multi-leveled building surfaces and seeks to create a layered landscape design, reminiscent of the terraced paddy fields found throughout South East Asia. A series of terraces with varying levels of planting, paving and landscape features creates a landscape which complements the strong architectural lines of the roof structures. Trees, shrubs and groundcovers with different textures, colours, and fragrances provide a rich overlay to the terraces providing year round visual interest for people within the roof landscape as well as for those viewing the roof garden from their workspaces.

The design seeks to provide functional outdoor space to accommodate a range of passive uses as well as to enhance the aesthetics of views to be enjoyed by the employees working in the building. Soft and hardscape areas are arranged in a relaxed, contemporary style to create an inviting and comfortable landscape.

2.3.2 Spatial Arrangement and Circulation

The roof landscape is divided into three levels, with the primary functional space located on the 3rd floor. This level is directly accessible from the offices and work areas and accommodates the most intensive uses including outdoor seating, workspace, lunch areas, shade structures, feature elements and extensive planting. The central green corridor runs east-west through the middle of the office building and can be enjoyed by people within the landscape as well as those that view it from their workspace. Circulation and arrangement of the landscape features is sensitive to the close proximity to the office space with seating areas located away from windows.

The 4th level provides more flexible space as the majority of the area is lawn. It is intended for less frequent use by employees and is primarily designed to improve building efficiency and provide greater greening coverage. Tree planting has also been added to the Upper Roof to further soften the building's edge and to improve the views of the surrounding residential, institutional and commercial residents.

2.3.3 Planting Design

On the ground floor, the planting design proposes the use of trees with upright columnar form to complement the architecture of the building. Trees are incorporated along the north fence wall to provide a softer edge to the site and to enhance the streetscape amenity for pedestrians passing by from the MTR station. Flowering feature trees and ornamental shrub and groundcover plantings are provided along the west façade of the building to provide a strong visual highlight to the entrance as well as to provide visual interest at street level. Two existing trees on site are not affected by the proposed works and are preserved in a green area on the northwest corner of the site.

The building façade greening will make use of climbing plants to maximize the coverage and screening of the parking levels as well as to mitigate adverse visual impact to surrounding residents. Recycled timber slats are used as a vertical highlight while a wire mesh support system provides adequate growing conditions for climbing plants.

On the roof, small ornamental and flowering trees are proposed to provide visual and seasonal interest as well as to provide as much shade as possible. Trees will be planted either in planters or in feature pots. Creating shade within the roof landscape will result in more comfortable and usable spaces for the employees. Additional shade will be provided by timber trellis structures with climbers. A wide variety of ornamental shrubs and groundcover species will be planted to articulate the spatial arrangements as well as to further add to the visual amenity. Planting is also used to provide a visual and noise barrier to the surroundings, particularly along the east and west sides to screen views to the surrounding buildings.

2.3.4 Landscape Finishes

A mix of natural locally sourced materials and recycled products will be explored to achieve maximum points towards BEAM Plus as well as to provide a contemporary landscape for employees to enjoy.



2.0 Architectural Design / Landscape Design

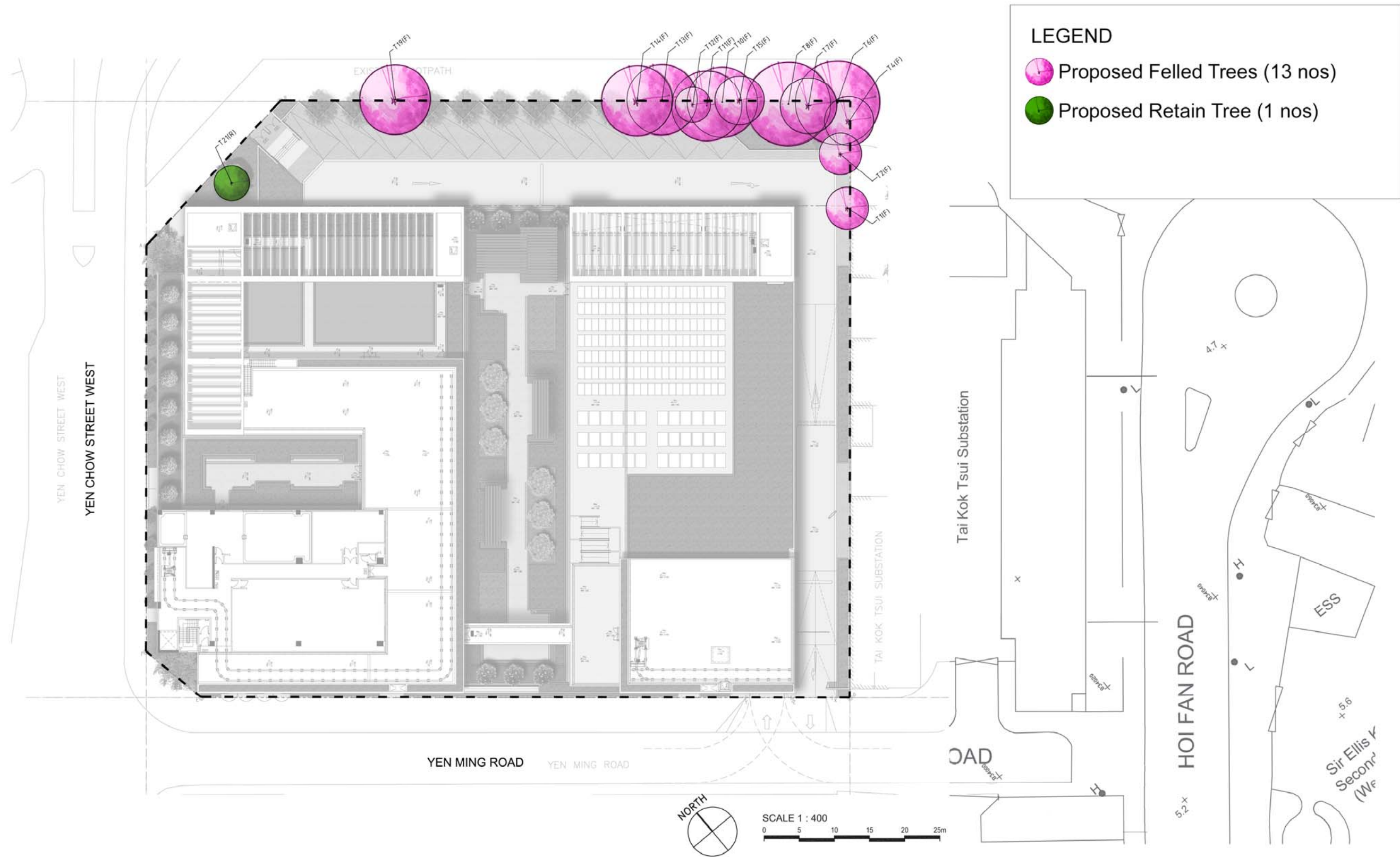


Figure 1 – Existing Conditions Plan



2.0 Architectural Design / Landscape Design

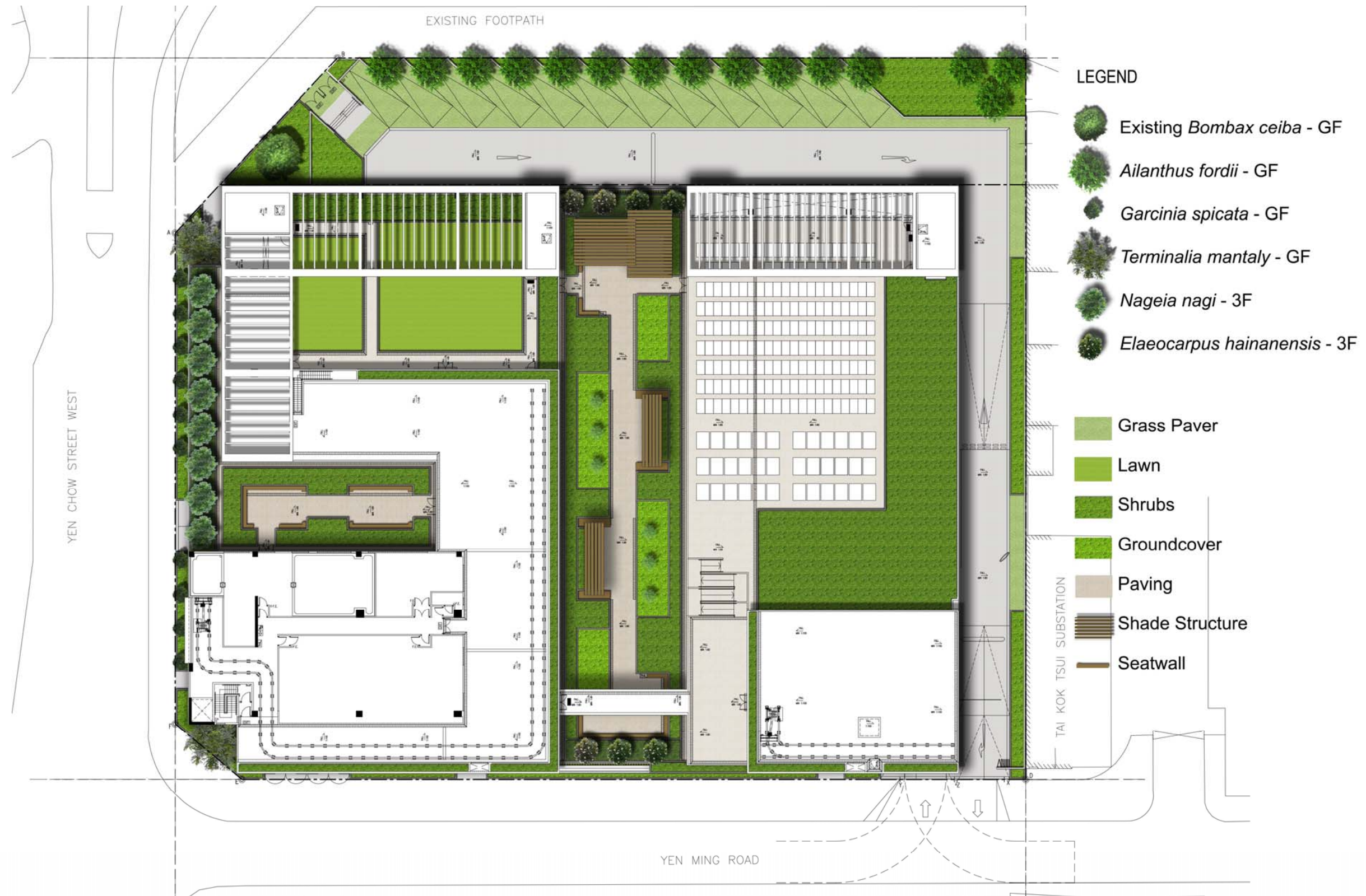


Figure 2 – Landscape Master Plan



2.0 Architectural Design / Landscape Design



Figure 3 – Landscape Design Elements



2.0 Architectural Design / Landscape Design

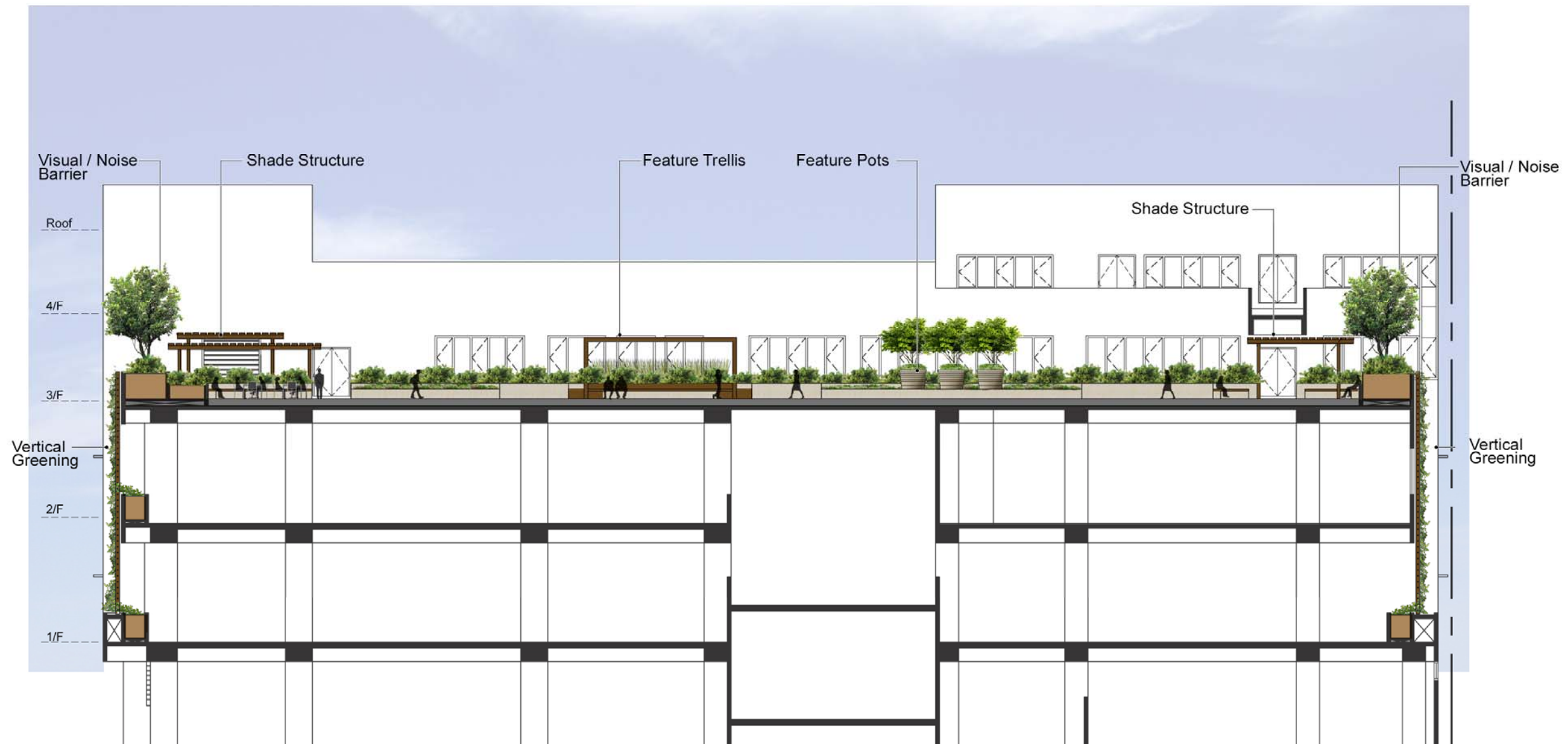
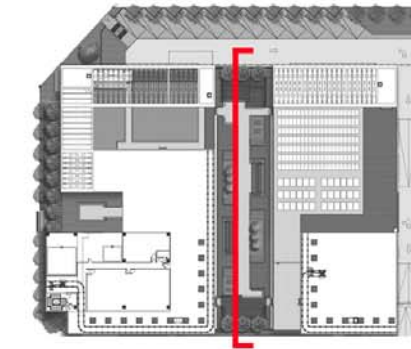


Figure 4 – Section 1



2.0 Architectural Design / Landscape Design

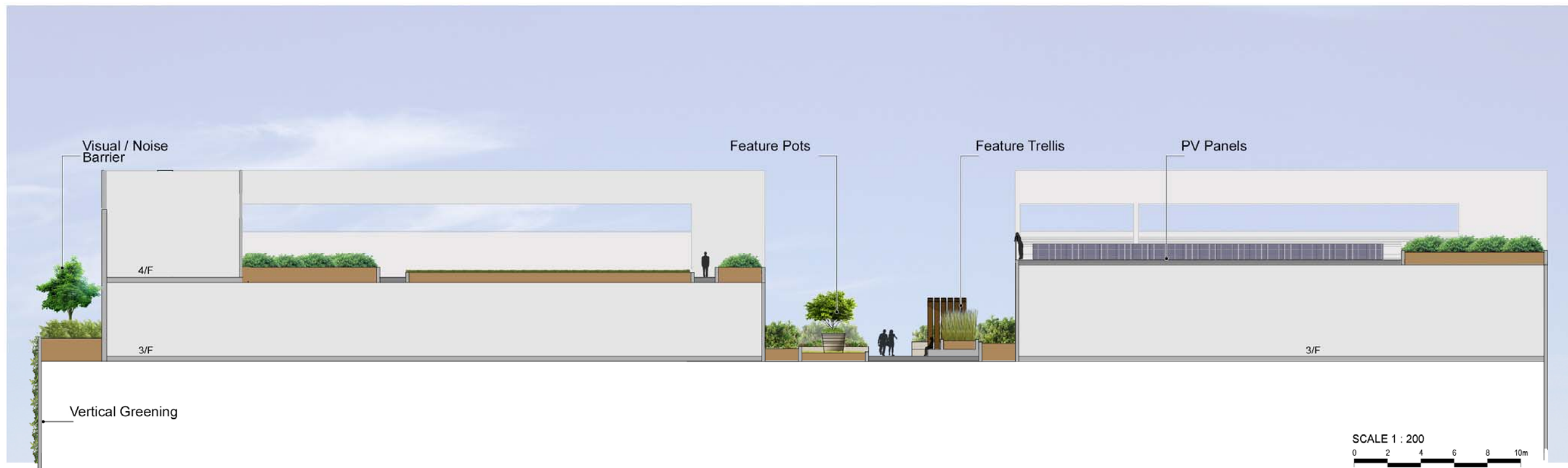
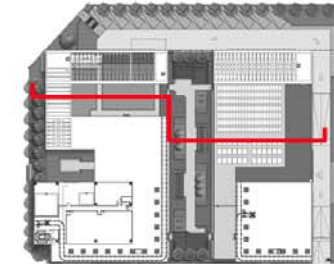
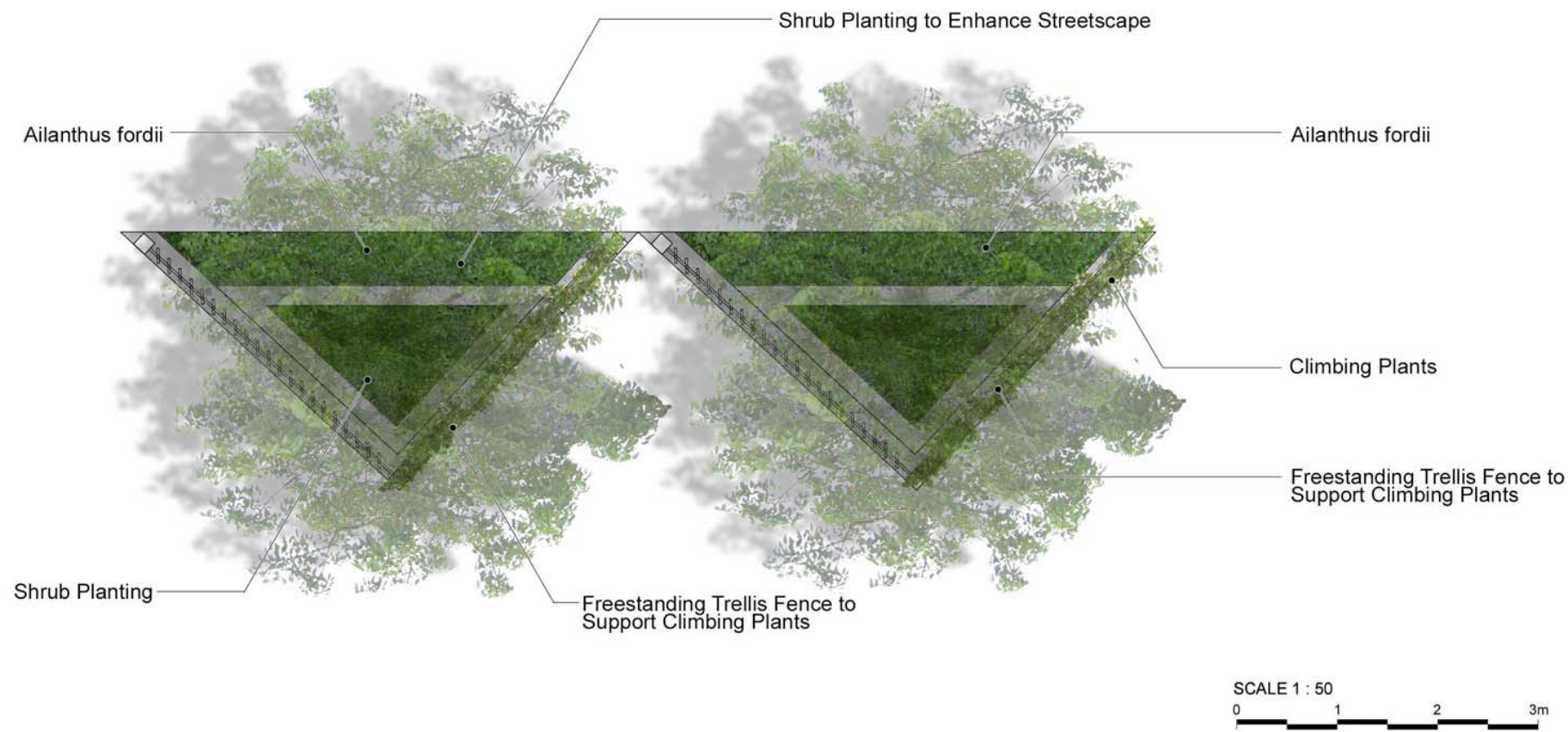


Figure 5 – Section 2



2.0 Architectural Design / Landscape Design



Epipremnum aureum



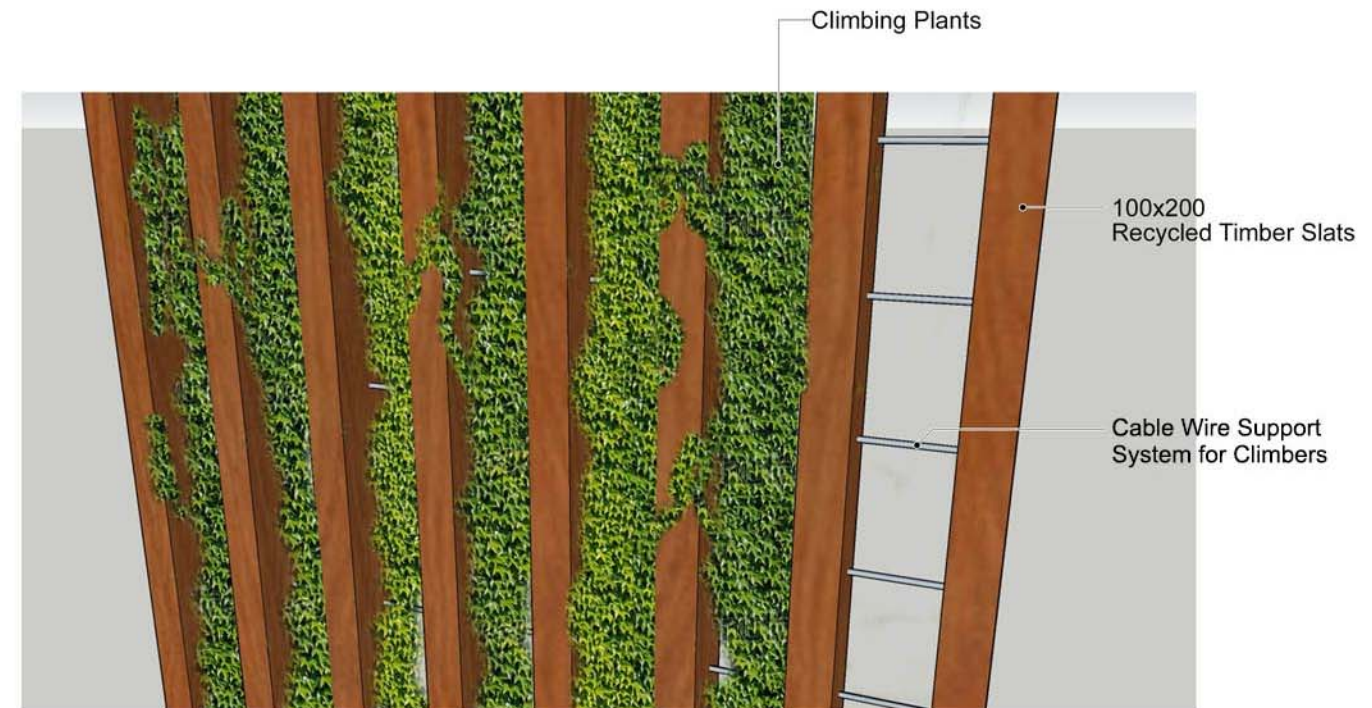
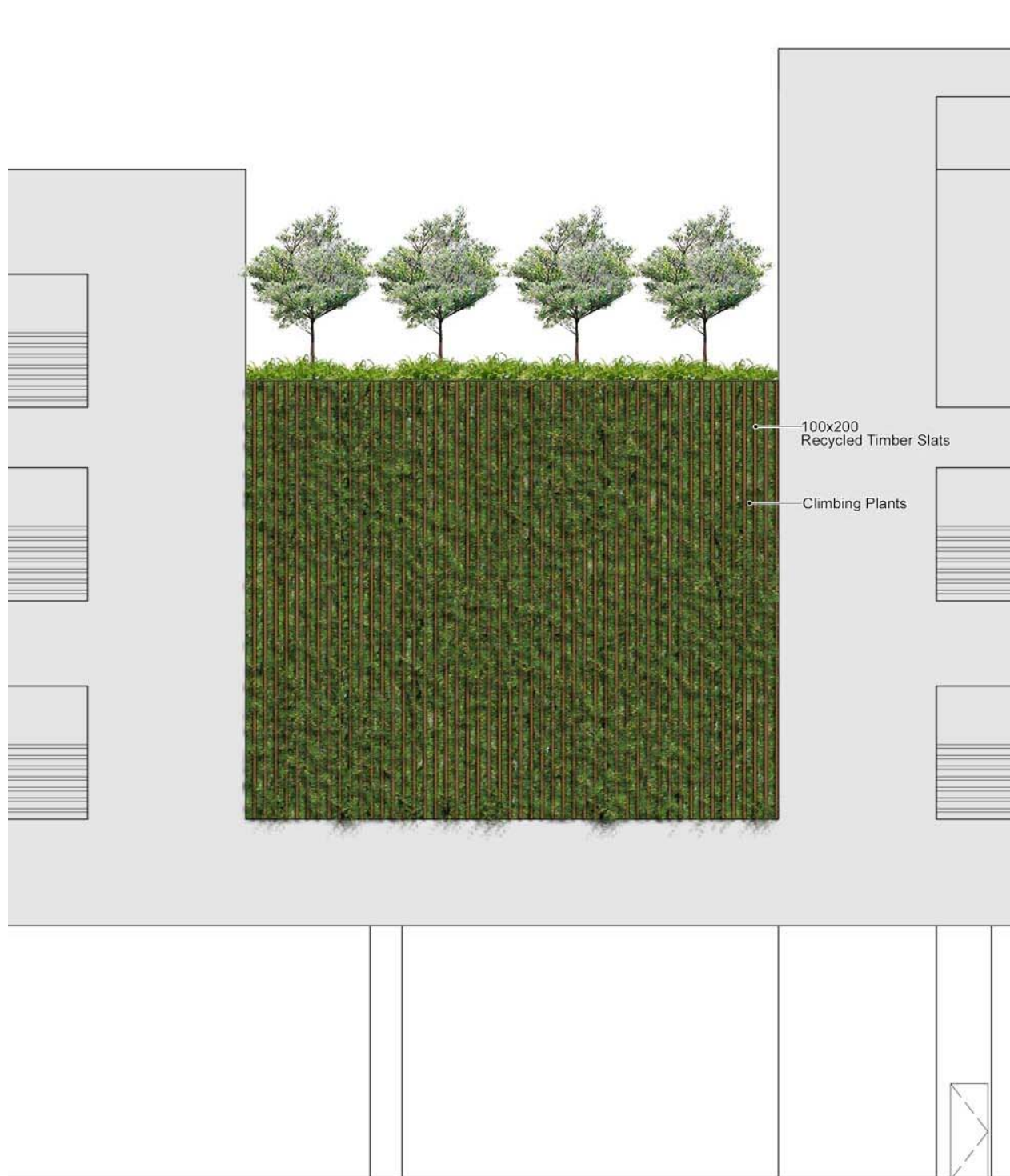
Lonicera japonica



Figure 6 – Type 1 Vertical Greening System (Ground Floor)



2.0 Architectural Design / Landscape Design

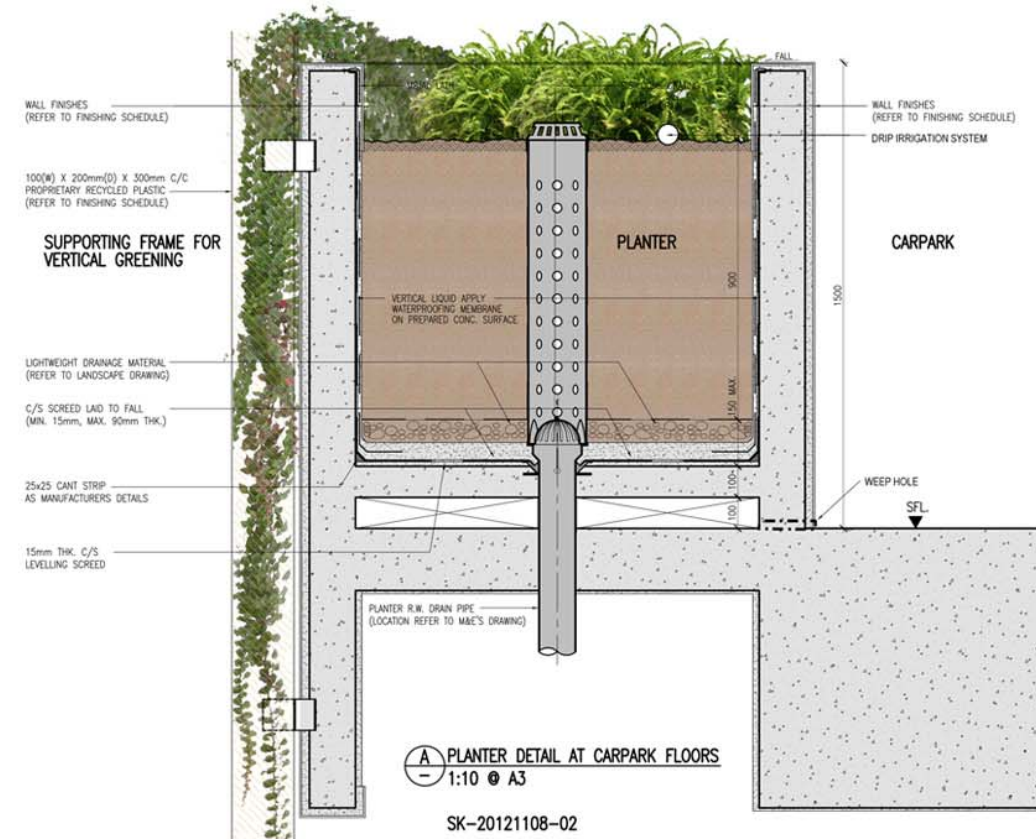
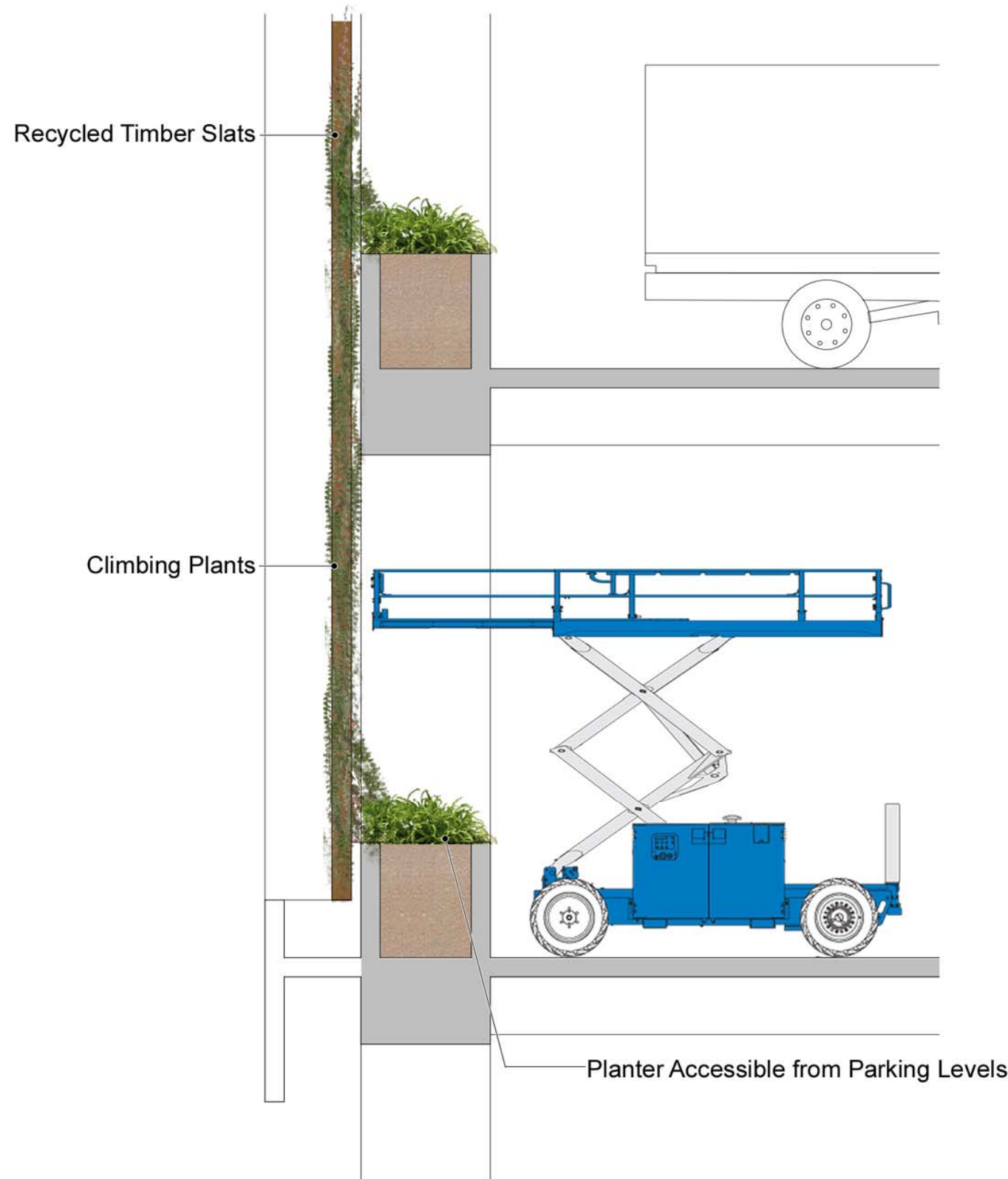


Partial Sun/Shade Tolerant Full Sun Tolerant
 Epipremnum aureum Lonicera japonica Tristellateia australasiae Pyrostegia venusta

Figure 7 – Type 2 Vertical Greening System (Facades)



2.0 Architectural Design / Landscape Design



Jakob INOX LINE

ROPE / EXTERNAL THREADS

4.4

4.5

The user is responsible for choosing the correct assembly method and the correct rope diameter. Functionality is guaranteed only by using rope No. 30000-0000 with the yellow code filament.

Termination range information: both thread ends are removed halfway into the turnbuckle body.

+ a → make longer thread

+ b → make shorter (barrel)

Swaged external thread: The design process lengthens dimension B by about 3%.

High hand thread

Left hand thread

For on-site assembly

SWAGGED EXTERNAL THREAD END
Bearing strength: 90% of previous rope breaking load

EXTERNAL THREAD LTZ
For on-site assembly: 90% of previous rope breaking load

SWAGED TURNBUCKLE WITH EXTERNAL THREAD
Bearing strength: 90% of previous rope breaking load

TURNBUCKLE WITH EXTERNAL THREAD LTZ
For on-site assembly: 90% of previous rope breaking load

SWAGED EXTERNAL EYE AND TURNBUCKLE
Bearing strength: 90% of previous rope breaking load

No.	Part Name	Material	Dimensions
No. 30000-0000	SWAGGED EXTERNAL THREAD END	304/316	Ø 12, 16, 20, 25, 32, 40
No. 30000-0001	EXTERNAL THREAD LTZ	304/316	Ø 12, 16, 20, 25, 32, 40
No. 30000-0002	SWAGED TURNBUCKLE WITH EXTERNAL THREAD	304/316	Ø 12, 16, 20, 25, 32, 40
No. 30000-0003	TURNBUCKLE WITH EXTERNAL THREAD LTZ	304/316	Ø 12, 16, 20, 25, 32, 40
No. 30000-0004	SWAGED EXTERNAL EYE AND TURNBUCKLE	304/316	Ø 12, 16, 20, 25, 32, 40

Figure 8 – Type 2 Vertical Greening System (Facades)



2.0 Architectural Design / Landscape Design



Ficus pumila



Parthenocissus dalzielii

Figure 9 – Type 3 Vertical Greening System (Facades)

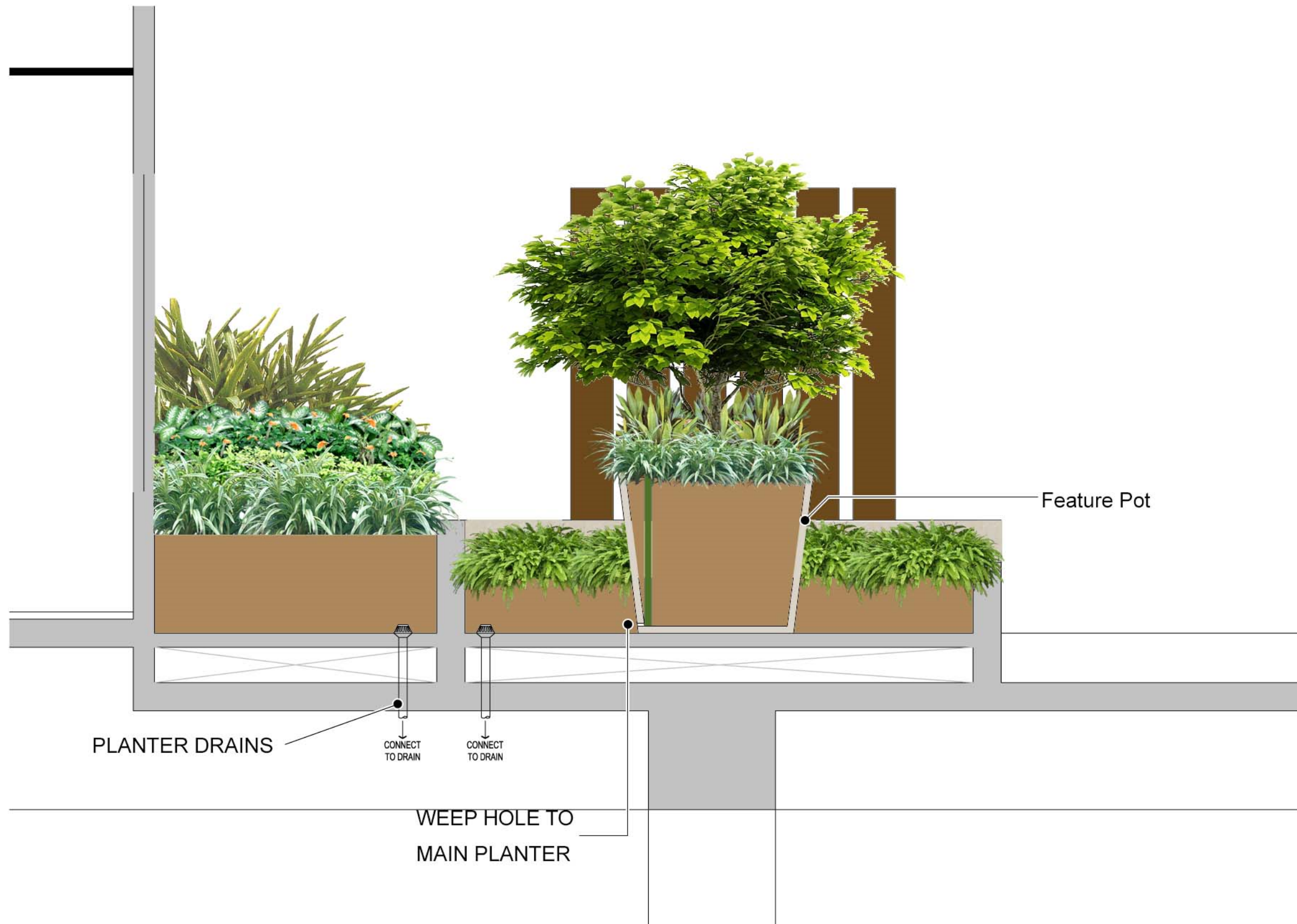
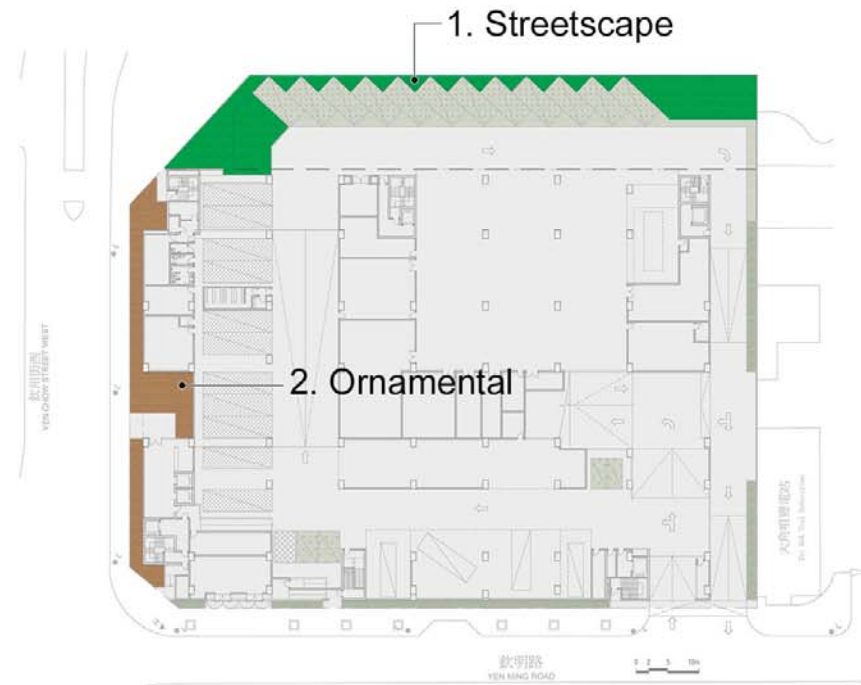


Figure 10 – Feature Pots (3rd Floor)



2.0 Architectural Design / Landscape Design



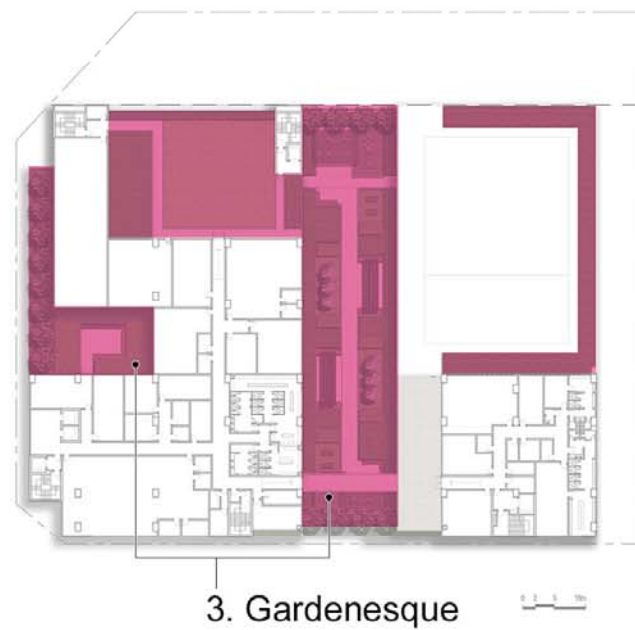
G/F Plan



1. Streetscape



2. Ornamental



3/F and 4/F Plan



3. Gardenesque



Figure 11 – Planting Design Strategies



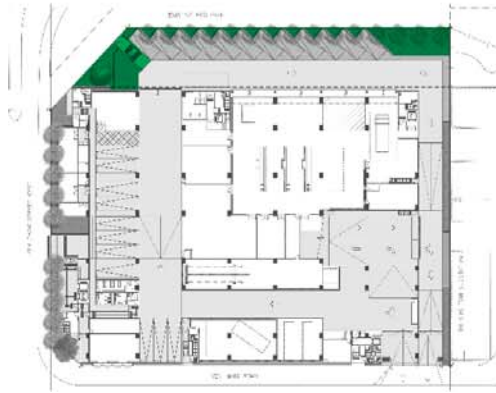
2.0 Architectural Design / Landscape Design



Figure 12 – Tree Planting Plan

2.0 Architectural Design / Landscape Design

1. Streetscape



Ophiopogon japonica 'Variegata'
花葉沿階草
300(H) x 200(W)



Philodendron selloum
春羽
1000(H) x 800(W)



Gardenia jasminoides
梔子 / 水橫枝
600(H) x 300(W)

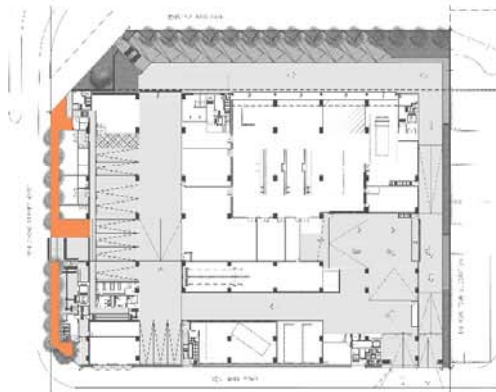


Schefflera arboricola cv. Trinette
黃金鵝掌藤
600(H) x 350(W)



Rhaps humilis
細葉棕竹
500(H) x 500(W)

2. Ornamental



Zephyranthes candida
蔥蓮
300(H) x 200(W)



Hymenocallis littoralis
蜘蛛蘭
500(H) x 500(W)



Rhodomyrtus tomentosa
桃金娘
300(H) x 350(W)



Gordonia axillaris
大頭茶
1000(H) x 350(W)

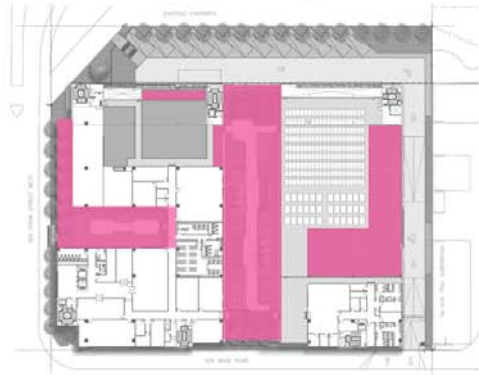


Melastoma sanguineum
毛柃
600(H) x 350(W)

Figure 13 – Shrub Planting Plans

2.0 Architectural Design / Landscape Design

3. Gardenesque



Duranta erecta
假連翹
300(H) x 350(W)



Lantana camara
馬纓丹
500(H) x 500(W)



Codiaeum variegatum
變葉木
300(H) x 350(W)



Catharanthus roseus
長春花
250(H) x 200(W)



Hymenocallis littoralis
蜘蛛蘭
500(H) x 500(W)



Tradescantia spathacea
蚌花
300(H) x 300(W)



Rhododendron mucronatum
白杜鵑
500(H) x 500(W)



Asparagus densiflorus cv. Sprengeri
天冬
200(H) x 200(W)

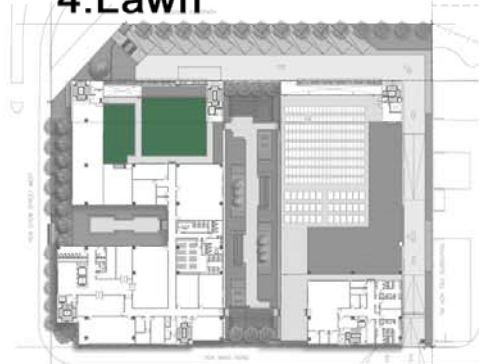


Phyllanthus myrtifolius
錫蘭葉下珠
500(H) x 500(W)



Rhapsis humilis
細葉棕竹
500(H) x 500(W)

4. Lawn



Zoysia japonica
朝鮮草
Turf Size: 450 x 300

Note: All proposed species for green roof planting and vertical greening are recommended in the "Lists of Potentially Suitable Plant Species for Skyrise Greening in Hong Kong."

Figure 14 – Shrub Planting Plans

At-Grade Tree Planting

Native Woodland Tree



Ailanthus fordii
福氏臭椿

Street Tree



Garcinia spicata
福木



Terminalia mantaly
小葉欖仁

Ornamental Tree on Green Roof



Nageia nagi
竹柏



Elaeocarpus hainanensis
水石榕

Note: All proposed species for green roof planting and vertical greening are recommended in the "Lists of Potentially Suitable Plant Species for Skyrise Greening in Hong Kong."

Figure 15 – Tree Schedule



2.0 Architectural Design / Landscape Design

Shrubs



Codiaeum variegatum
變葉木
300(H) x 350(W)



Duranta erecta
假連翹
300(H) x 350(W)



Gardenia jasminoides
梔子 / 水橫枝
600(H) x 300(W)



Gordonia axillaris
大頭茶
1000(H) x 350(W)



Lantana camara
馬纓丹
500(H) x 500(W)



Melastoma sanguineum
毛稔
600(H) x 350(W)



Phyllanthus myrtifolius
錫蘭葉下珠
500(H) x 500(W)



Rhapis humilis
細葉棕竹
500(H) x 500(W)



Rhododendron mucronatum
白杜鵑
500(H) x 500(W)



Rhodomyrtus tomentosa
桃金娘
300(H) x 350(W)



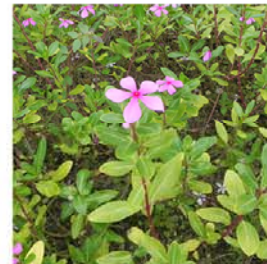
Schefflera arboricola cv. Trinette
黃金鵝掌藤
600(H) x 350(W)

Note: All proposed species for green roof planting and vertical greening are recommended in the "Lists of Potentially Suitable Plant Species for Skyrise Greening in Hong Kong."

Groundcovers



Asparagus densiflorus cv. Sprengeri
天冬
200(H) x 200(W)



Catharanthus roseus
長春花
250(H) x 200(W)



Hymenocallis littoralis
蜘蛛蘭
500(H) x 500(W)



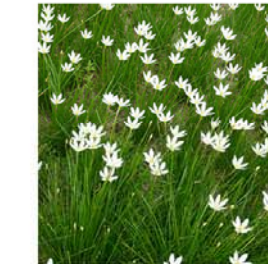
Ophiopogon japonica 'Variegata'
花葉沿階草
300(H) x 200(W)



Philodendron selloum
春羽
1000(H) x 800(W)



Tradescantia spathacea
蚌花
300(H) x 300(W)



Zephyranthes candida
蔥蓮
300(H) x 200(W)

Grass



Zoysia japonica
朝鮮草
Turf Size: 450 x 300

Climbers



Epipremnum aureum
黃金葛
2000(L) x 100(W)



Pyrostegia venusta
炮仗花
2000(L) x 100(W)

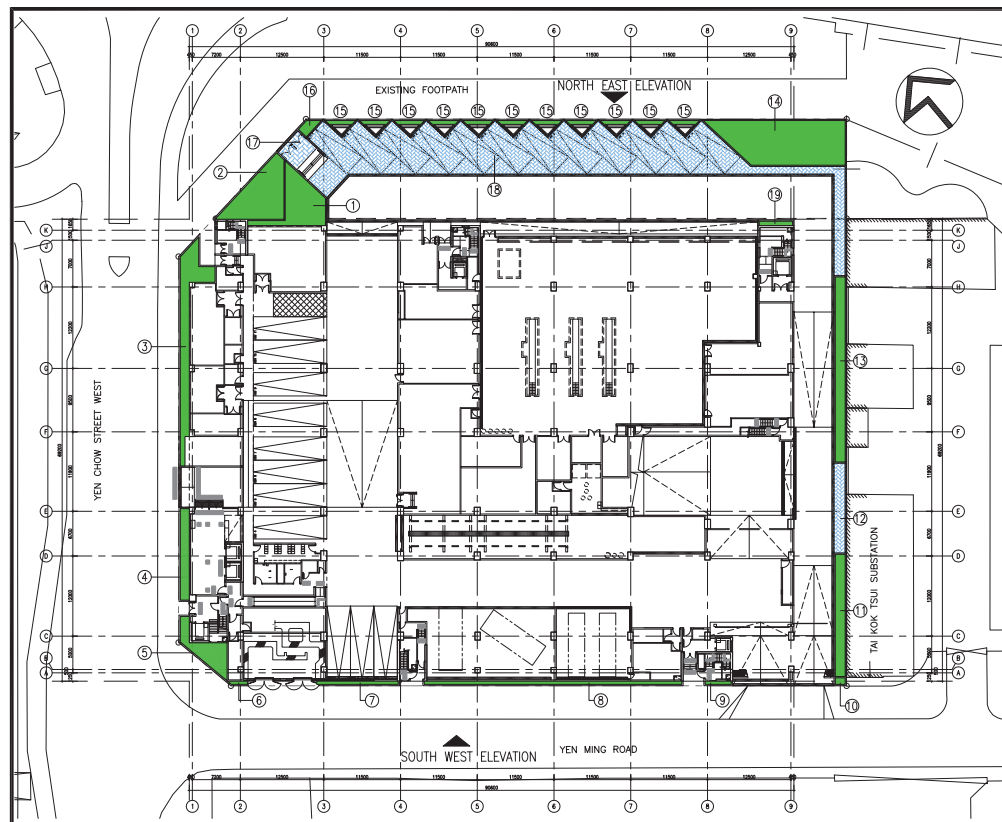


Tristellateia australasiae
三星果
2000(L) x 100(W)



Lonicera japonica
忍冬
2000(L) x 100(W)

Figure 16 – Shrub, Groundcover & Grass Schedule



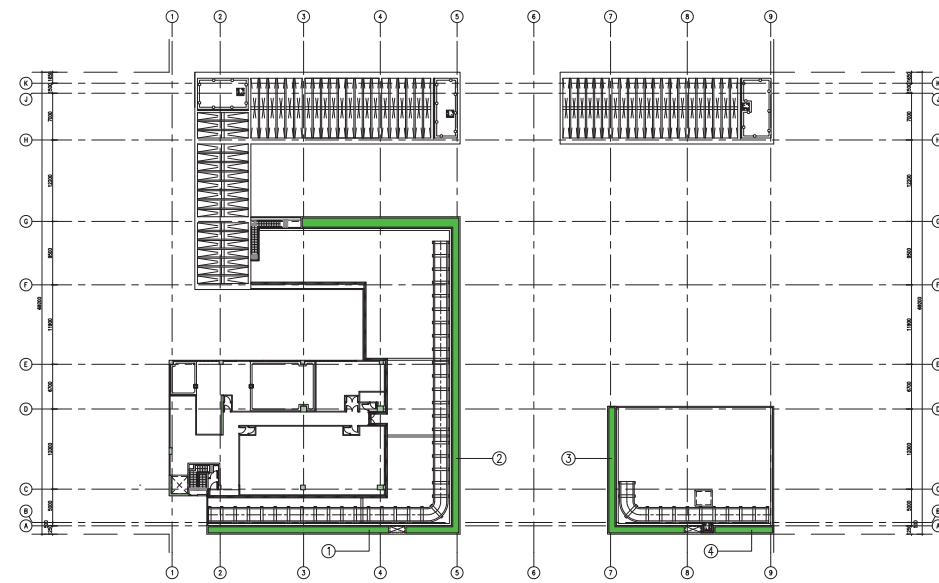
GROUND FLOOR PLAN

SITE COVERAGE OF GREENERY AT G/F

①	=	45.750 s.m.	
②	=	56.017 s.m.	
③	=	54.555 s.m.	
④	=	18.495 s.m.	
⑤	=	24.751 s.m.	
⑥	=	1.268 s.m.	
⑦	=	5.794 s.m.	
⑧	=	18.335 s.m.	
⑨	=	1.853 s.m.	
⑩	=	1.438 s.m.	
⑪	=	26.992 s.m.	
⑫	=	11.265 s.m.	(#)
⑬	=	40.858 s.m.	
⑭	=	118.010 s.m.	
⑮	=	25.333 s.m.	
⑯	=	4.164 s.m.	
⑰	=	8.416 s.m.	(#)
⑱	=	237.895 s.m.	(#)
⑲	=	3.250 s.m.	
⑳	=	704.439 s.m.	

SITE COVERAGE OF GREENERY AT UR/F

①	=	24.345 s.m.
②	=	79.178 s.m.
③	=	26.235 s.m.
④	=	7.740 s.m.
⑤	=	137.498 s.m.



UPPER ROOF FLOOR PLAN

LEGEND :
 HORIZONTAL/VERTICAL GREENERY
 GRASS PAVER

SITE COVERAGE OF GREENERY

SITE COVERAGE OF GREENERY

SITE AREA = 8278 S.M.

REQUIRED GREENERY AREA
8278 x 20% = 1655.6 S.M.

REQUIRED GREENERY AREA AT PEDESTRIAN ZONE
8278 x 10% = 827.8 S.M.

OTHER GREENING FEATURES (MAX. 30% OF TOTAL REQUIRED GREENERY AREAS)
1655.6 x 30% = 496.68 S.M.

GRASS	22.529 / 2	=	11.265 s.m.	(#)
PAVER	16.832 / 2	=	8.416 s.m.	(#)
	475.790 / 2	=	237.895 s.m.	(#)
VERTICAL GREENING		=	73.500 s.m.	(#)
		=	114.000 s.m.	(*)
		=	51.940 s.m.	(#)
		=	80.560 s.m.	(*)
		=	577.576 s.m.	(*)

GREENING FEATURES PROVIDED = 577.576 S.M. (> 496.68 S.M.)

THEREFORE, ALL GREENING FEATURES AT PEDESTRIAN ZONE (#) WOULD BE ACCOUNTABLE (i.e. 383.016 S.M.), AND ONLY 113.664 S.M. (i.e. 496.68 - 383.016) WOULD BE ACCOUNTABLE AT NON-PEDESTRIAN ZONE.

GREENERY AREA AT PEDESTRIAN ZONE (BELOW 15M)
HORIZONTAL GREENERY AREA
G/F = 704.439 S.M.

VERTICAL GREENERY AREA = 125.440 S.M.

TOTAL = 829.879 S.M. (> 827.8 S.M., i.e. COMPLIED)

GREENERY AREA AT NON-PEDESTRIAN ZONE
HORIZONTAL GREENERY AREA

3/F = 697.849 S.M.

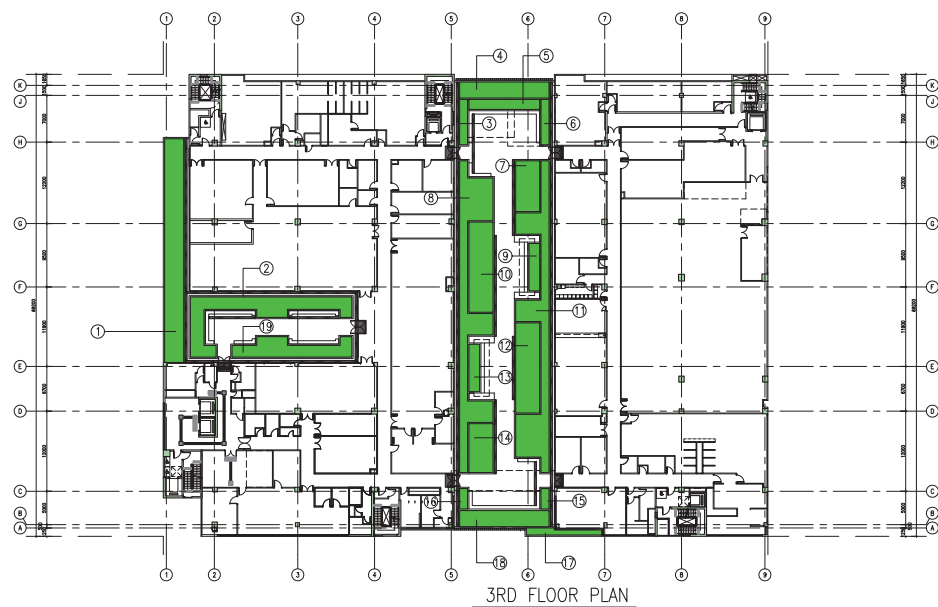
4/F = 986.063 S.M.

UR/F = 137.498 S.M. (NOT ACCESSIBLE BY ALL OCCUPANTS, i.e. NOT ACCOUNTABLE)

VERTICAL GREENERY AREA (*) = 194.560 S.M. (ONLY 113.664 S.M. ACCOUNTABLE)

TOTAL = 697.849 + 986.063 + 113.664 = 1797.576 S.M.

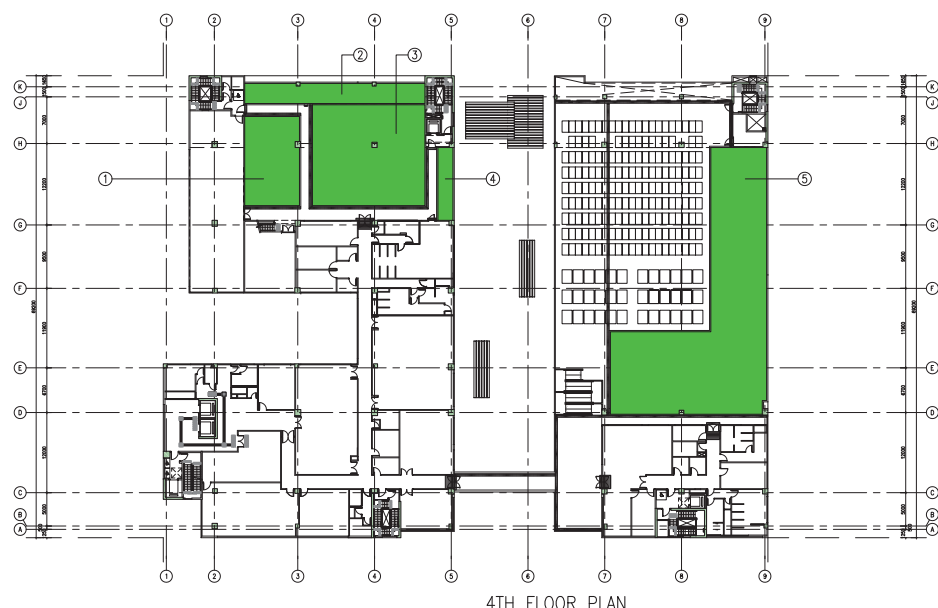
TOTAL GREENERY AREA
829.879 + 1.797.576 S.M. = 2627.455 S.M. (> 1655.6 S.M., i.e. COMPLIED)



3RD FLOOR PLAN

SITE COVERAGE OF GREENERY AT 3/F

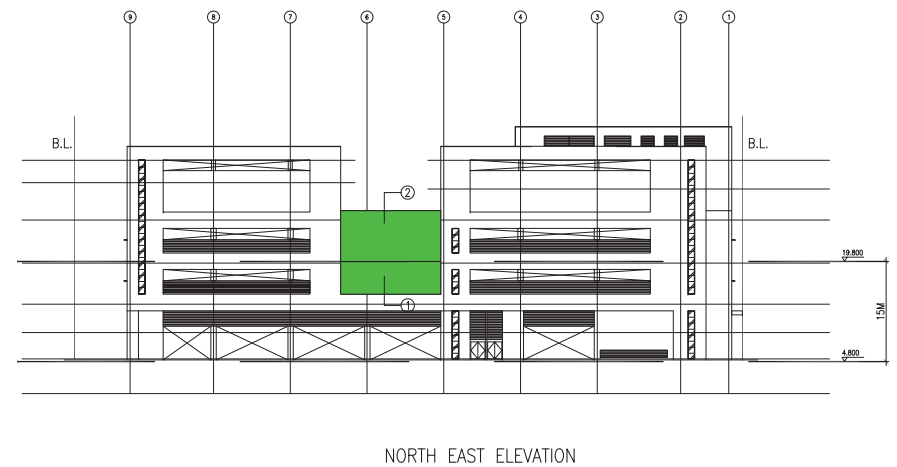
①	=	95.475 s.m.
②	=	70.197 s.m.
③	=	8.160 s.m.
④	=	32.160 s.m.
⑤	=	15.900 s.m.
⑥	=	8.160 s.m.
⑦	=	23.378 s.m.
⑧	=	104.680 s.m.
⑨	=	11.360 s.m.
⑩	=	48.600 s.m.
⑪	=	104.585 s.m.
⑫	=	48.600 s.m.
⑬	=	11.360 s.m.
⑭	=	26.352 s.m.
⑮	=	3.660 s.m.
⑯	=	3.660 s.m.
⑰	=	9.735 s.m.
⑱	=	32.160 s.m.
⑲	=	39.667 s.m.
⑳	=	697.849 s.m.



4TH FLOOR PLAN

SITE COVERAGE OF GREENERY AT 4/F

①	=	108.985 s.m.
②	=	80.520 s.m.
③	=	254.435 s.m.
④	=	24.525 s.m.
⑤	=	517.698 s.m.
⑥	=	986.063 s.m.



NORTH EAST ELEVATION

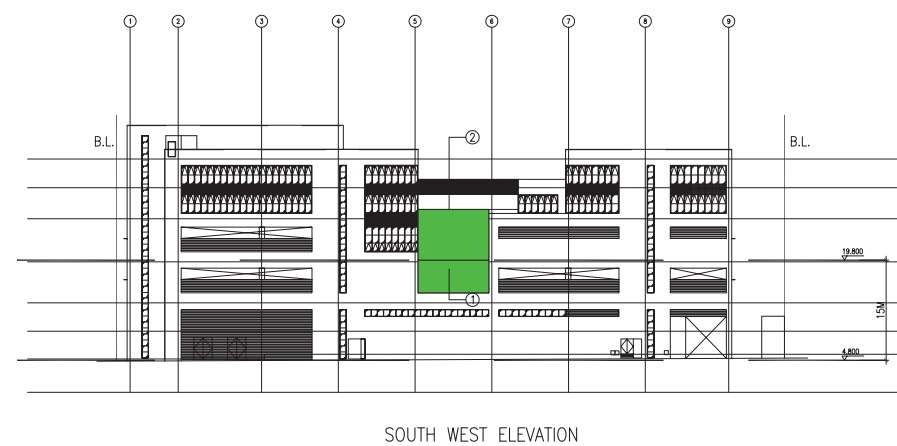
VERTICAL GREENERY CALCULATION OF NORTH EAST ELEVATION

GREENERY AREA AT PEDESTRIAN ZONE (BELOW 15M)

① = 73.500 S.M. (#)

GREENERY AREA AT NON-PEDESTRIAN ZONE

② = 114.000 S.M. (*)



SOUTH WEST ELEVATION

VERTICAL GREENERY CALCULATION OF SOUTH WEST ELEVATION

GREENERY AREA AT PEDESTRIAN ZONE (BELOW 15M)

① = 51.940 S.M. (#)

GREENERY AREA AT NON-PEDESTRIAN ZONE

② = 80.560 S.M. (*)

AMENDED PLAN
31 MAR 2015

A.S.D. REF. NO. ASD 55/92050/CWO/016-12/0P
F.S.D. REF. NO. FP 8/20226

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• DO NOT SCALE DRAWING
• ALL MEASUREMENTS SHOULD BE VERIFIED ON SITE
• THE MEASUREMENT OF THE COVERED AREA IS BASED ON THE PLAN AND SHOULD BE USED AS A REFERENCE ONLY. THE ACTUAL COVERED AREA MAY VARY DUE TO THE REPRODUCTION OF THE DRAWING OR THE WAY IT IS USED.

C	GENERAL AMENDMENT	31/03/2015
B	GENERAL AMENDMENT	30/09/2014
A	GRP RE-SUBMISSION	03/05/2013
-	GRP SUBMISSION	14/12/2012

REVISION

P&T Architects and Engineers Ltd.
Architectural Lead Consultant

P&T Architects and Engineers Ltd.
Structural Consultant

P&T (M&E) Ltd.
Building Services Consultant

Urbis Limited
Landscape Consultant

AECOM Consulting Services Limited
Geotechnical, Traffic, Environmental, SRM & CDM Consultant

Langdon & Seah Hong Kong Limited
Quantity Surveyor

Name	
Design	P & T Architects and Engineers Ltd.
Draw	P & T Architects and Engineers Ltd.
Check	P & T Architects and Engineers Ltd.
Approved	---

Contract no. ---

File no. ---

Project no. 182GK

Title :

REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES -CUM-VEHICLE DEPOT WEST KOWLOON RECLAMATION AREA

Drawing title

SUSTAINABLE BUILDING DESIGN CALCULATIONS

Drawing no. AB/7919/GP018

Scale 1:400

N D BURNS Authorized Person

ARCHITECTURAL SERVICES DEPARTMENT

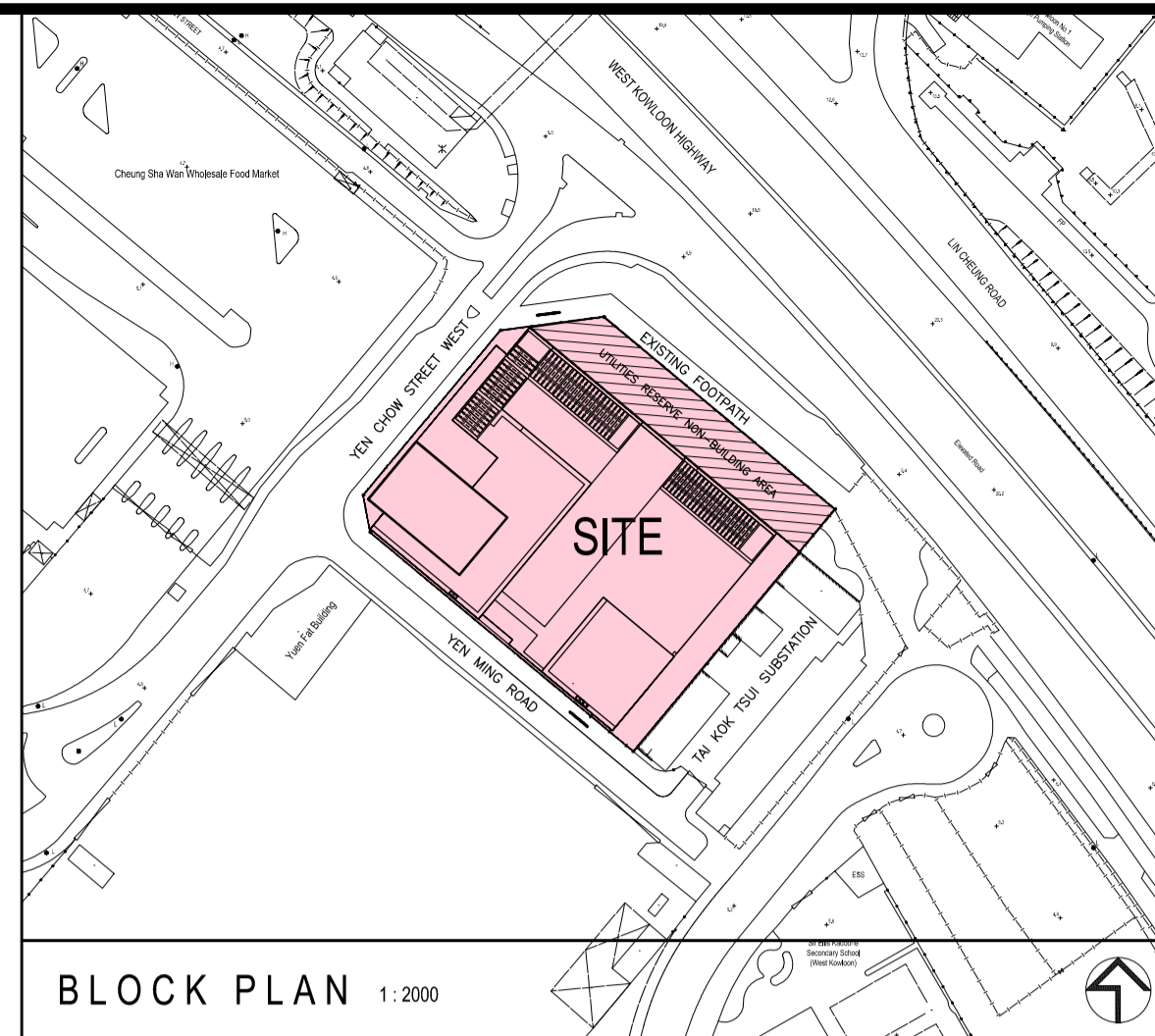
Contract No. SS D505
Environmental Permit No. EP-454/2013
Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-Cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area
Landscape and Visual Mitigation Plan (Rev. B)

Appendix 4
Hoarding Plans

NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING NO. EW001 - EW003.
- NO REVERSING MOVEMENT OF CONSTRUCTION VEHICLES FROM/TO THE CONSTRUCTION SITE SHALL BE PERMITTED.
- NO CONSTRUCTION VEHICLES SHALL BE PERMITTED TO QUEUE AND WAIT OUTSIDE THE CONSTRUCTION SITE.
- ALL LOADING/UNLOADING ACTIVITIES OF CONSTRUCTION VEHICLES SHALL BE CONFINED WITHIN THE CONSTRUCTION SITE.
- THE HOARDING AND RELATED WORKS SHALL NOT OBSTRUCT ANY TRAFFIC LIGHT SIGNAL, CONTROLLER BOXES, CCTV KIOSKS OR DRAWPOINTS MARKED WITH "ATV". ANY HOARDING LOCATED WITHIN 3 METERS OF A CCTV MAST SHALL BE REMOVABLE TO ENABLE ACCESS TO CCTV CAMERA EQUIPMENTS.
- STORAGE OF BUILDING MATERIALS/EQUIPMENTS INSIDE OR ABOVE THE COVERED WALKWAY SHALL NOT BE ALLOWED.
- COVERED WALKWAYS SHALL BE PROPERLY MAINTAINED ACCORDING TO BUILDING (PLANNING) REGULATIONS, SECTION 66.
- APPLY ONE COAT RUST INHIBITIVE PRIMER, TWO UNDERCOATS AND ONE FINISHING COAT ALL OF MICACEOUS IRON OXIDE PAINT, TOTAL DRY FILM THICKNESS 150MM MIN. TO ALL STRUCTURAL STEEL SURFACES, WASHERS AND WELD AFFECTED AREAS.
- CORROSION-PROTECTION PAINTING TO BE APPLIED TO ALL EXPOSED PARTS HOLDING DOWN BOLTS AND NUTS PRIOR TO CASTING INTO THE FOOTING.
- EARTHED EQUIPMENTAL BOUNDING SHALL BE PROVIDED WITH THE LIGHTING INSTALLATION TO THE ELECTRICITY (WIRING) REGULATIONS.
- ALL ROOFING SHEETS SHALL BE INSTALLED WITH ADEQUATE FALL FOR DISCHARGE OF STORM WATER.
- THE HOARDING SHALL BE PROPERLY LIT AT NIGHT.
- ALL BOLTS, NUTS AND WASHERS SHALL BE STRENGTH GRADE 4.6 TO B.S. 4190 UNLESS NOTED OTHERWISE.
- ALL FILLET WELD SHALL BE 6MM FILLET WELD ALL ROUND EXCEPT OTHERWISE SPECIFIED.
- ALL WELDING SHALL BE CARRIED OUT IN ACCORDANCE WITH B.S. 5135 ELECTRODES USED IN WELDING SHALL COMPLY WITH B.S. 639.
- CONCRETE TO FOOTING TO BE OF GRADE 30D/20.
- A SYSTEM OF TEMPORARY LIGHTING SHOULD BE PROVIDED FOR ALL COVERED WALKWAY OF BUILDING SITE AND BE MAINTAINED ACCORDING TO PNPAP APP-23 ITEM 12 & 13.

- THE RECOMMENDED LIGHTING LAYOUT FOR A TYPICAL WALKWAY (2M WIDE AND 2.5M HIGH) IS THE INSTALLATION OF LUMINAIRES COMPLETE WITH 18W OR 20W 600MM LONG TUBULAR FLUORESCENT LAMPS AT 3M SPACING.
- THE STEEL WORKS TO BE PAINTED WITH 4 COATS OF SYNTHETIC PAINT.
- TRANSPORT DEPARTMENT SHOULD BE APPROACHED ON NECESSARY REMOVAL OF STREET FURNITURE, TRAFFIC SIGNS, SIGNALS, MARKINGS, BUS STOPS, PARKING SPACES ETC. AT THE OWNER'S COST AND WITH ADVANCE NOTICE.
- ALL STEEL MEMBERS TO BE GRADE S275 WITH MINIMUM YIELD STRENGTH COMPLYING WITH B.S. EN 10025.
- CODE OF PRACTICE
 - ALL STRUCTURAL STEELWORKS DESIGN ARE COMPLIED WITH THE "CODE OF PRACTICE FOR THE STRUCTURAL USE OF STEEL 2011".
 - ALL WIND ANALYSIS ARE COMPLIED WITH THE "CODE OF PRACTICE ON WIND EFFECTS IN HONG KONG 2004".
 - REFERENCE IS MADE TO BUILDING (CONSTRUCTION) REGULATIONS.
 - LIVE LOAD REFER TO PNPAP APP-21.
- DESIGN LOAD - WIND PRESSURE: $0.37 \times 1.82 \text{ kPa} = 0.67 \text{ kPa}$
- LIVE LOAD: THE CATCH PLATFORM STRUCTURE SHALL BE DESIGNED TO SUSTAIN A UNIFORMLY DISTRIBUTED LOAD OF 5.0kPa OR A POINT LOAD OF 20kN ACTING ON AN EFFECTIVE AREA OF 300mm x 300mm.
- THE ALLOWABLE BEARING PRESSURE OF SOIL UNDERNEATH THE PAVEMENT IS 100kPa. (125kPa WITH WIND)
- STRUCTURAL DETAILS OF THE HOARDING SHALL REFER TO ARCHIVED STANDARD DETAIL DWG. NO. 9711/E/S01-S04 FOR TYPE E HOARDING, DWG NO. 9711/H2/S01-S05 FOR TYPE H2 COVERED WALKWAY.
- PROPOSED HOARDING / COVERED WALKWAY MUST NOT OBSTRUCT THE ACCESS OF UNDERGROUND UTILITIES, SUCH AS PIT OVER, MANHOLE COVER, SURFACE CHANNEL, ETC.
- TRAFFIC SIGNS AND STREET FURNITURE MUST NOT BE AFFECTED BY PROPOSED HOARDING.
- TREE REMOVAL APPLICATION HAD BEEN SUBMITTED TO DLO AND APPROVAL WAS OBTAINED IN NOVEMBER 2014.
- EXPOSED FACES OF CONCRETE PLINths SHALL BE OF SMOOTH SURFACE AND ANY EXPOSED EDGES AND CORNERS SHALL BE CHAMFERED.
- DURING ERECTION OF THE STRUCTURAL FRAME OF A BUILDING - PROPER PROTECTION AND SAFE PASSAGE FOR THE PUBLIC MUST BE PROVIDED AT ALL TIMES BY THE ERECTION AND MAINTENANCE OF SUITABLE HOARDINGS, COVERED WALKWAYS, GANTRY AND CATCH PLATFORMS.
- PROTECTIVE SCREEN ON THE FACADE OF A BUILDING - THE BUILDING UNDER CONSTRUCTION SHALL BE PROVIDED ON ITS FACADE WITH A SCREEN CONSISTING OF TWO LAYERS (WITH OVERLAPS, AND FIXED TO SCAFFOLD AT REGULAR INTERVALS): AN INNER NET OF HEAVY DUTY NYLON NETTING WITH THREAD DIAMETER OF NOT LESS THAN 3.5mm AND A MAXIMUM CENTRE TO CENTRE SPACING OF 50mm, AND AN OUTER NET OF FINE NYLON NETTING.



SITE BOUNDARY IN COORDINATES: (PROVISIONAL BY DLO)

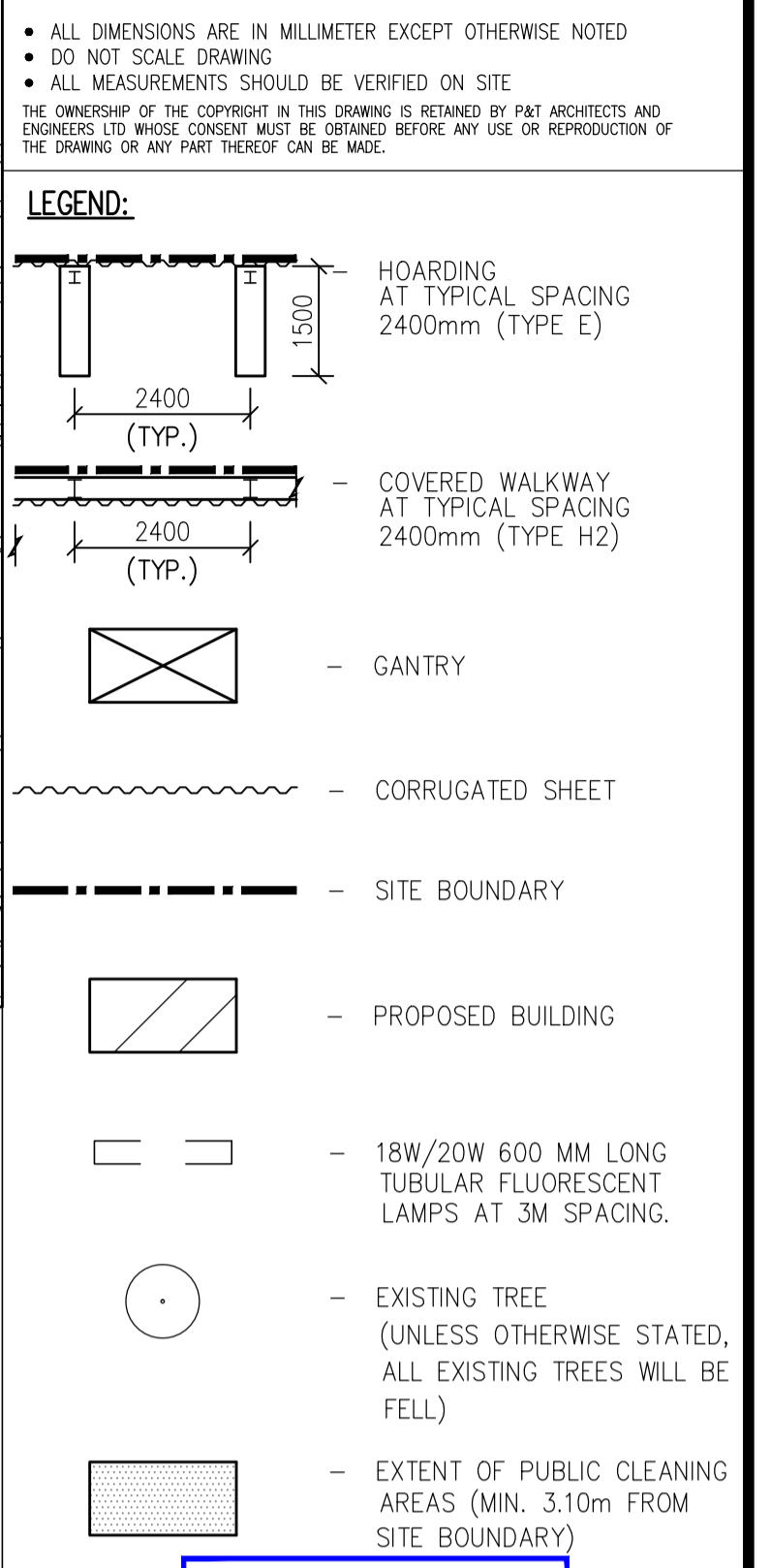
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	N (m)	E (m)
A	820615.735	833955.150
B	820619.345	833982.996
C	820567.479	834045.247
D	820502.247	833990.898
E	820561.306	833920.013
F	820571.319	833918.144

COLOUR INDICATION & ABBREVIATIONS

- CONCRETE (PLAIN OR REINFORCED)
- STEEL WORK

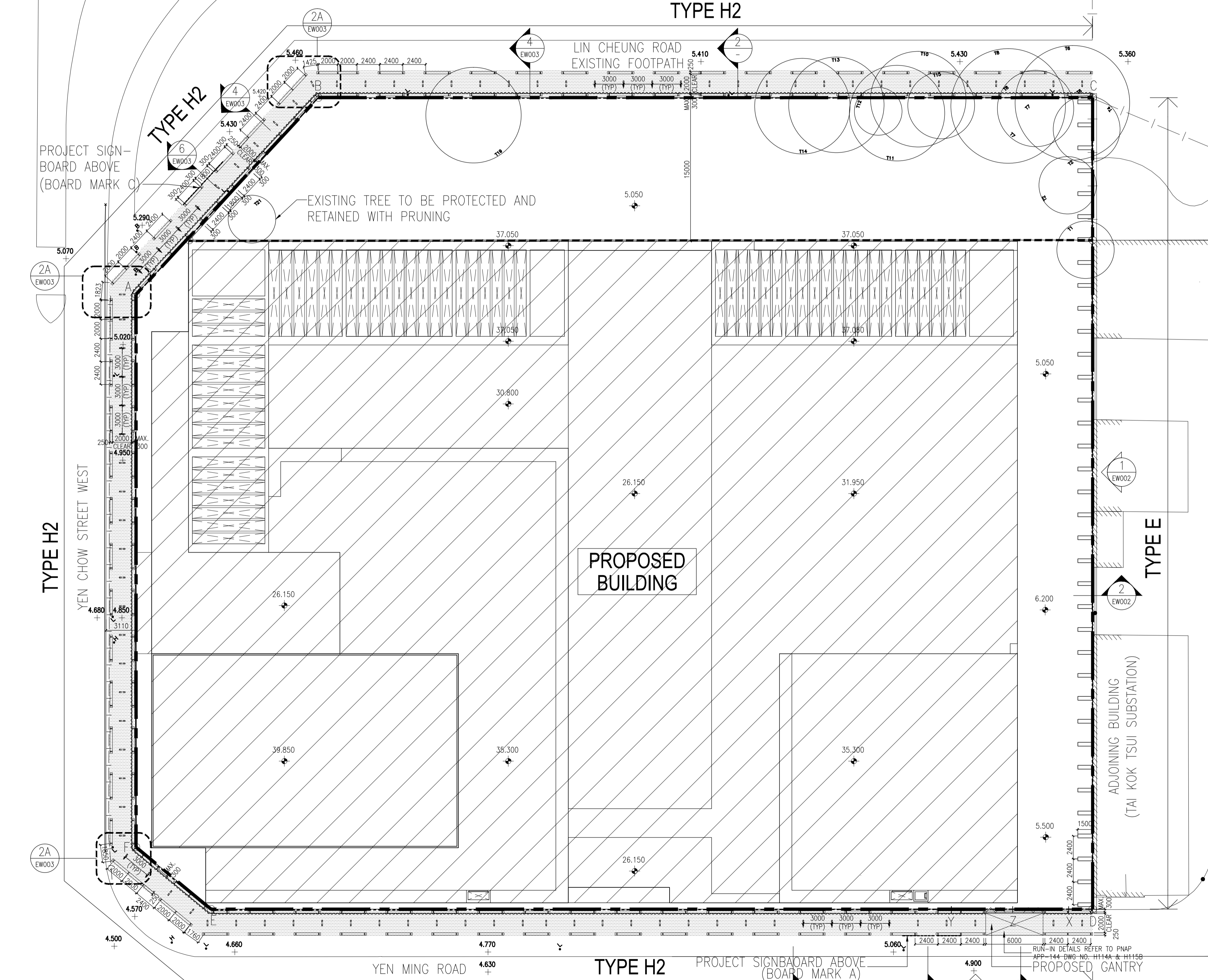
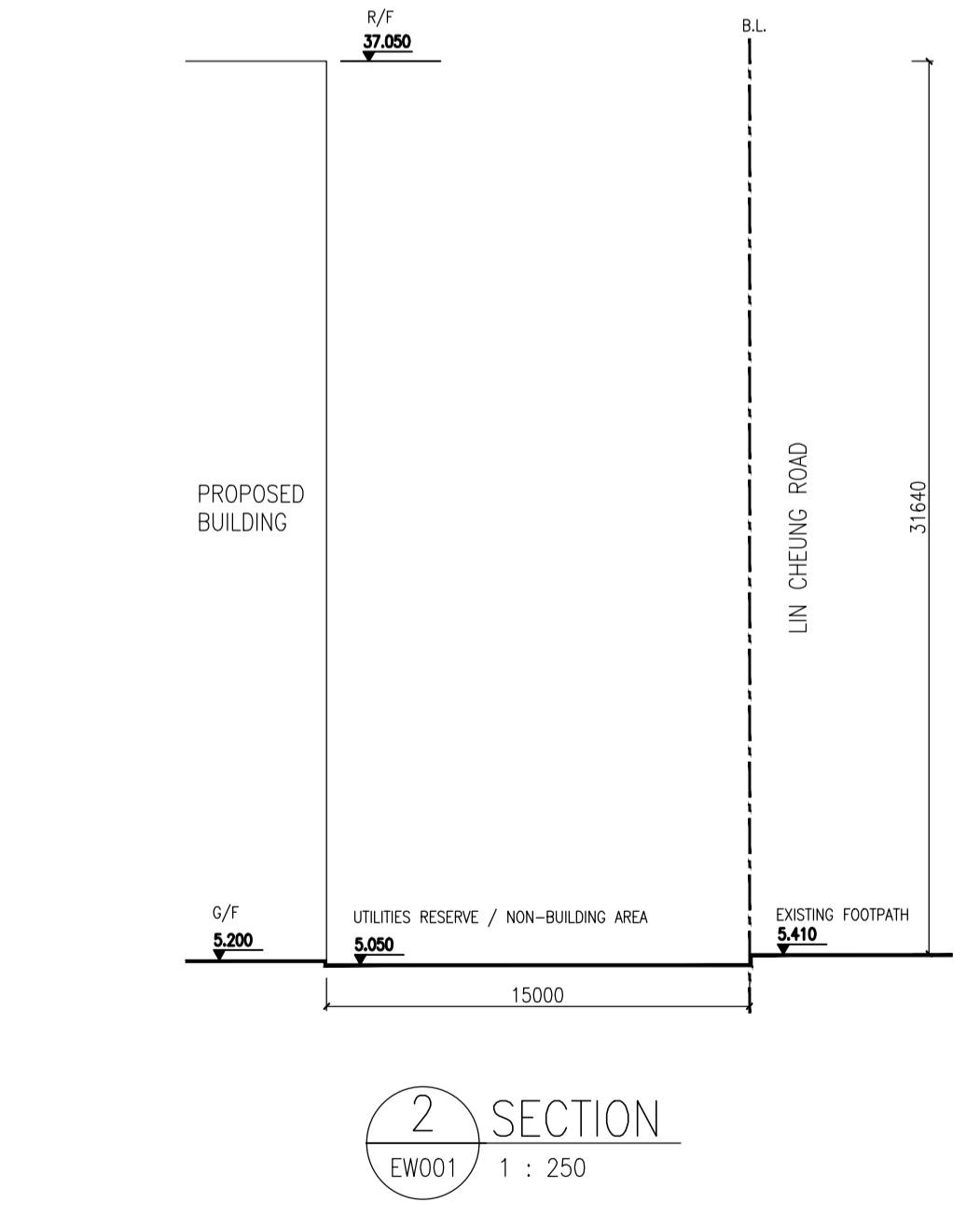
STREET FURNITURE LEGEND

- L LAMP POST
- F FIRE HYDRANT
- H HOARDING
- B BOLLARD
- R RAILING



TENDER DRAWING

SIDE	DISTANCE IN METRES	BEARING	Pt.	CORNER MARKED BY
A B	28.078	82 36 51		
B C	81.027	129 48 00		
C D	84.906	219 48 00		
D E	92.264	309 48 00		
E F	10.186	349 25 37		
F A	57.812	39 48 00		



1 LAYOUT PLAN FOR HOARDING AND COVERED WALKWAY EW001 1:250

REVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR TENDER	10 JUL 2015

P&T Architects and Engineers Ltd.
Architectural Lead Consultant

P&T Architects and Engineers Ltd.
Structural Consultant

P&T (M&E) Ltd.
Building Services Consultant

Urbis Limited
Landscape Consultant

AECOM Consulting Services Limited
Geotechnical, Traffic, Environmental, SRM & CDM Consultant

name	DATE
designed P & T Architects and Engineers Ltd.	10 JUL 2015
drawn P & T Architects and Engineers Ltd.	10 JUL 2015
checked P & T Architects and Engineers Ltd.	10 JUL 2015
approved N D BURNS	10 JUL 2015

contract no. **SS D505**

file no. **--**

project no. **182GK**

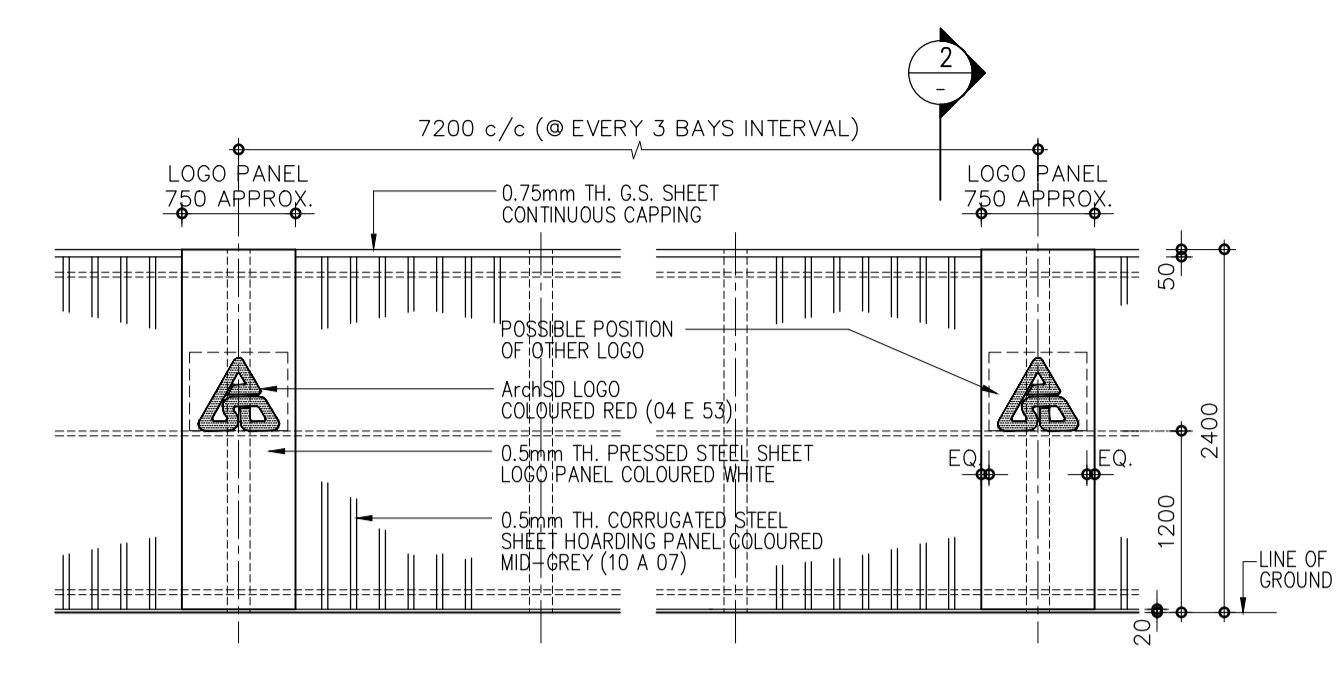
Title :
REPOSITIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES -CUM-VEHICLE DEPOT WEST KOWLOON RECLAMATION AREA

drawing title
HOARDING PLAN

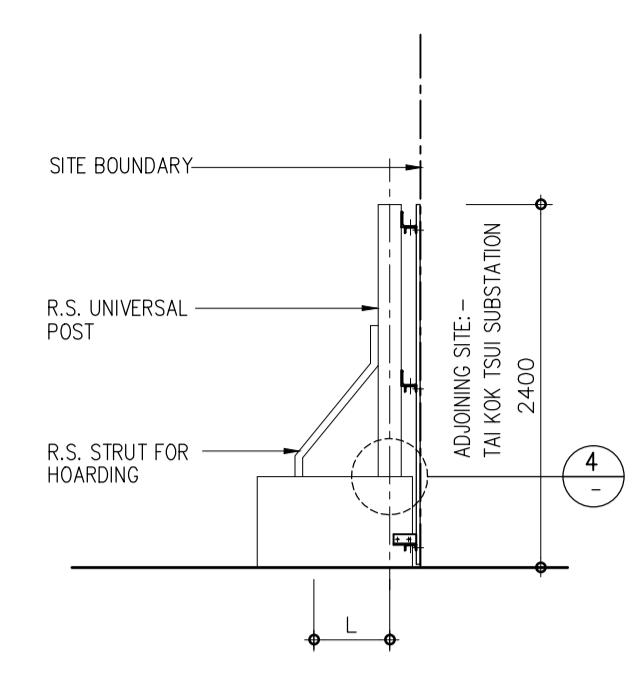
drawing no.	scale
AB/7919/EW001	AS SHOWN

ARCHITECTURAL SERVICES DEPARTMENT

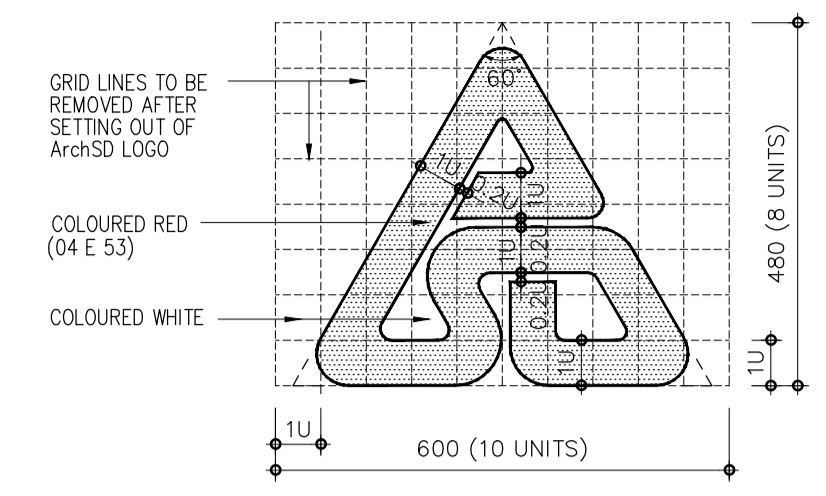
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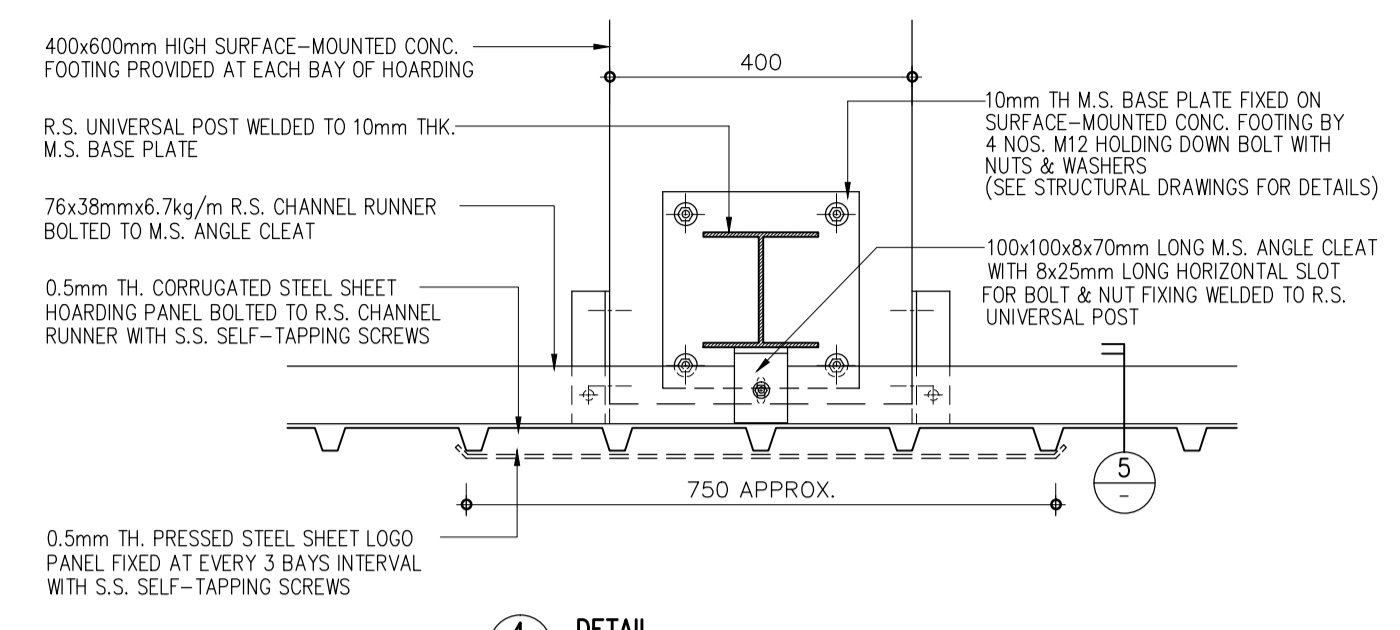
1 EXTERNAL ELEVATION OF HOARDING PANEL
 1 : 50



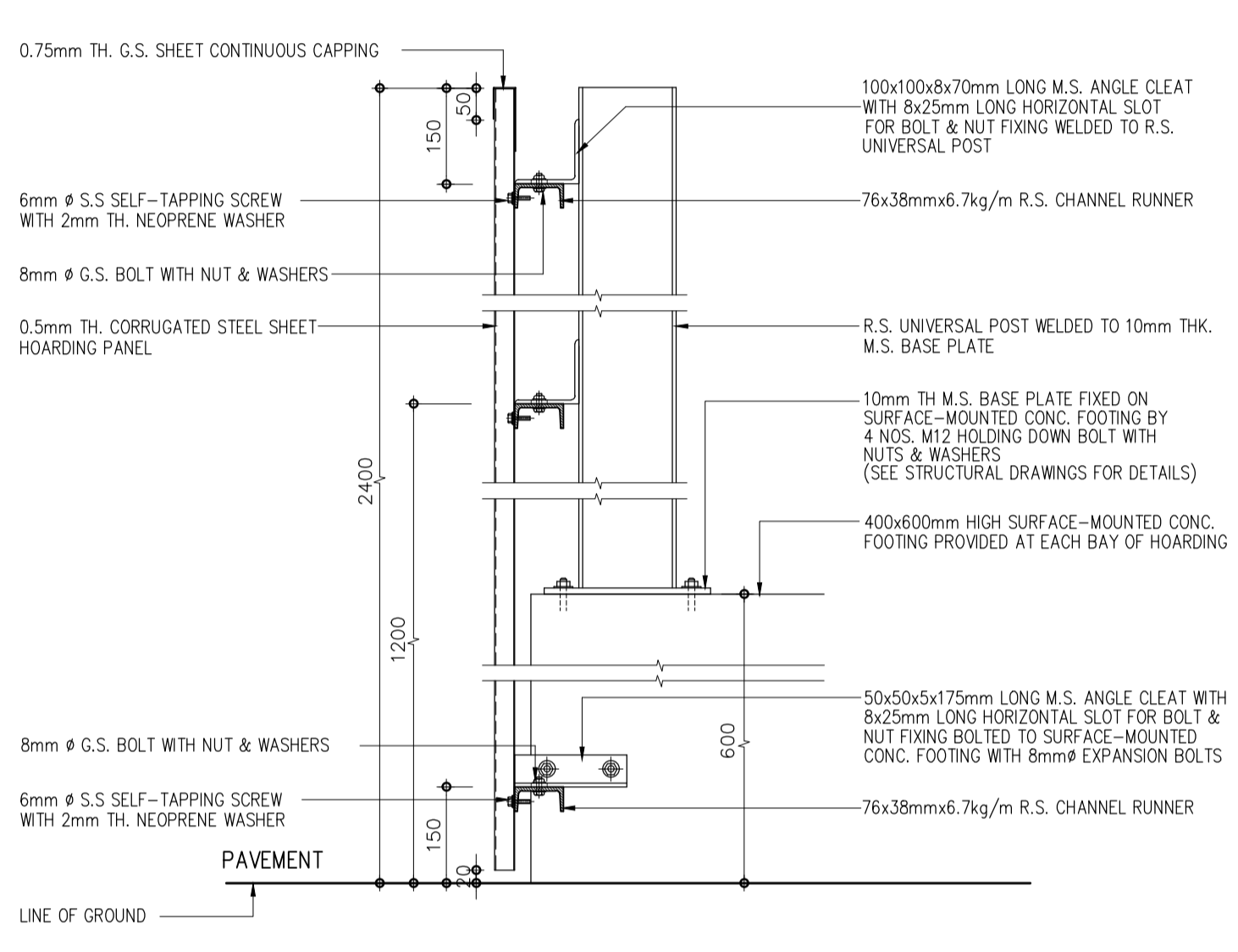
2 SECTION
 1 : 50



3 SETTING OUT OF ArchSD LOGO
 1 : 10



4 DETAIL
 1 : 10



5 DETAIL
 1 : 10

COMPLETION DATE (MONTH/YEAR)

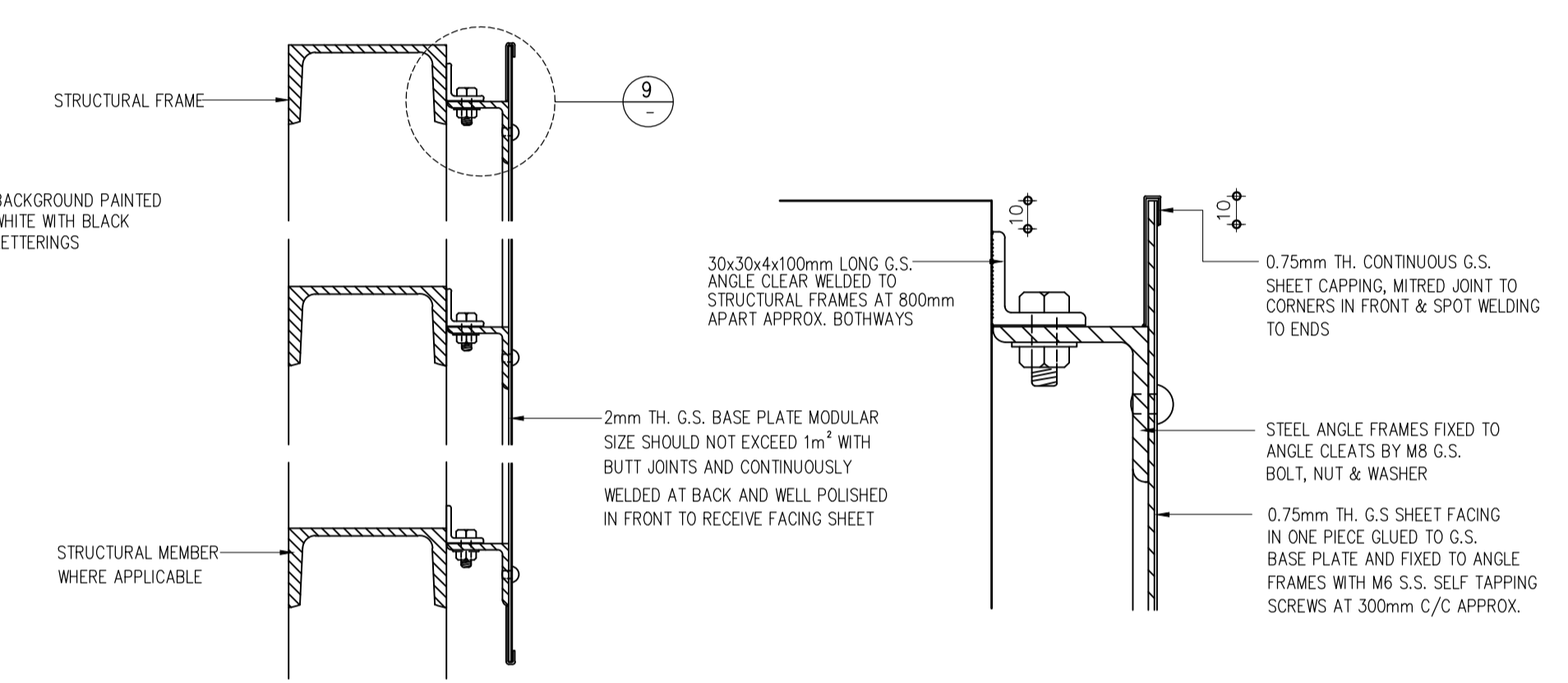
EMERGENCIES 緊急: 查詢: ENQUIRIES 查詢:

CONTRACT NO. 合約編號: SSD505

Project Manager 項目經理	ARCHITECTURAL SERVICES DEPARTMENT 建築署	Main Contractor 總承建商	
Consultant Architect 顧問建築師	P&T ARCHITECTS AND ENGINEERS LTD. 巴馬丹拿建築及工程師有限公司		
Consultant Structural Engineer 顧問結構工程師	P&T ARCHITECTS AND ENGINEERS LTD. 巴馬丹拿建築及工程師有限公司		
Consultant Building Services Engineer 顧問屋宇裝備工程師	P&T (M & E) LTD. 巴馬丹拿機電工程有限公司		
Consultant Quantity Surveyor 顧問工料測量師	LANGDON & SEAH HONG KONG LIMITED 威寧海香港有限公司		
Consultant Landscape Architect 顧問園境師	URBIS LIMITED 雅邦規劃設計有限公司		
Environmental & Traffic Consultants and Consultant Geo-technical Engineer 環境、交通顧問及顧問岩土工程師	AECOM CONSULTING SERVICES LIMITED		

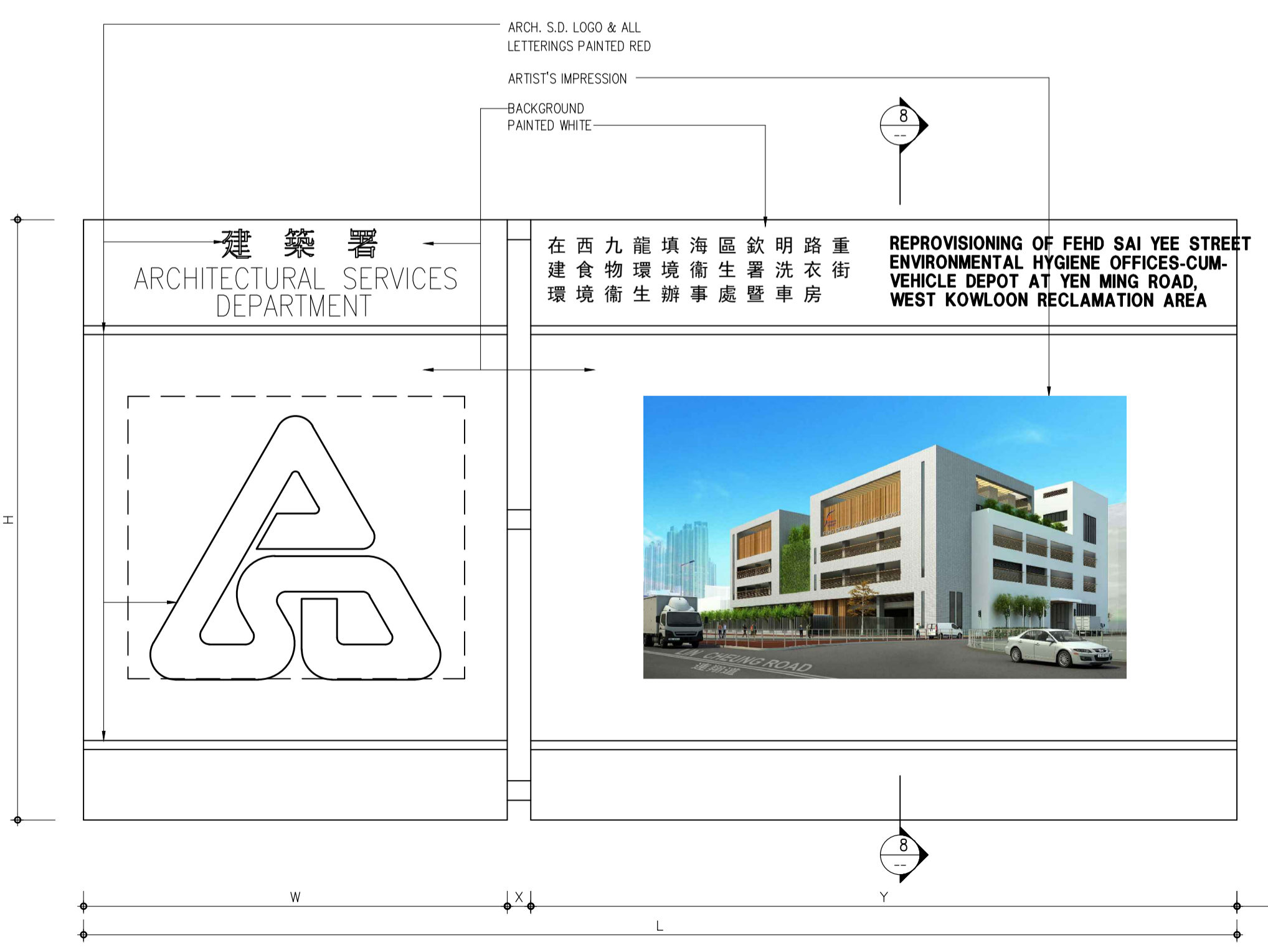
PROJECT TEAM MEMBERS CONTRACTOR/SUB-CONTRACTORS

6 DETAIL OF SIGNBOARD FOR PROJECT TEAM MEMBERS, CONTRACTORS & SUB-CONTRACTORS FOR REFERENCE ONLY
 1 : 10

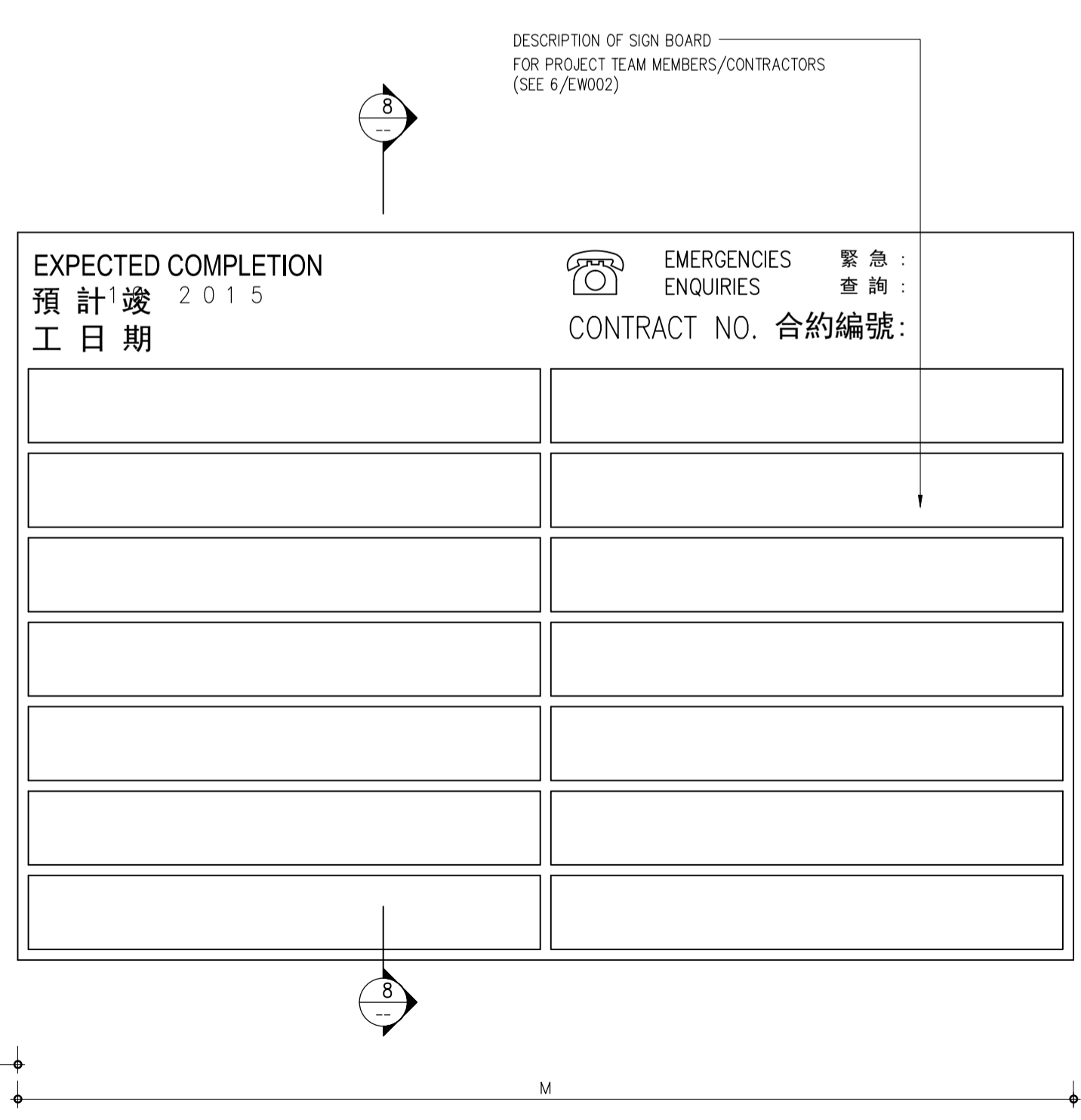


8 SECTION
 1 : 5

9 DETAIL
 1 : 2



7 FRONT ELEVATION OF PROJECT SIGNBOARD
 1 : 10



SIZE OF BOARDS (PROJECT SIGNBOARD)

BOARD MARK	SIZE(mm)	H	L	w	x	y	z	H x M	t	u	No.
A		1 275	2 450	900	50	1 500	220	1 260 x 1 850	150	35	1
C		2 550	4 950	1 800	150	3 000	450	2 550 x 3 750	300	75	1

NOTES:
 1. CONC. MIXTURE FOR FOOTING TO BE OF GRADE 25/20.
 2. ALL JOINTS AND CONNECTIONS FOR STEEL WORKS TO BE OF 6mm FILLET WELDING, SUPPORTING TRUSS MAY ALTERNATIVELY BE BOLTED SUBJECT TO ENGINEER'S APPROVAL.
 3. THE RED COLOUR USED FOR THE LOGO AND LETTERINGS TO BE OF BRITISH STANDARD COLOUR NO. 04 E 53 OR SIMILAR APPROVED.

TENDER DRAWING

REVISION

designed	P & T Architects and Engineers Ltd.	DATE: 10 JUL 2015
drawn	P & T Architects and Engineers Ltd.	DATE: 10 JUL 2015
checked	P & T Architects and Engineers Ltd.	DATE: 10 JUL 2015
approved	N D BURNS	DATE: 10 JUL 2015

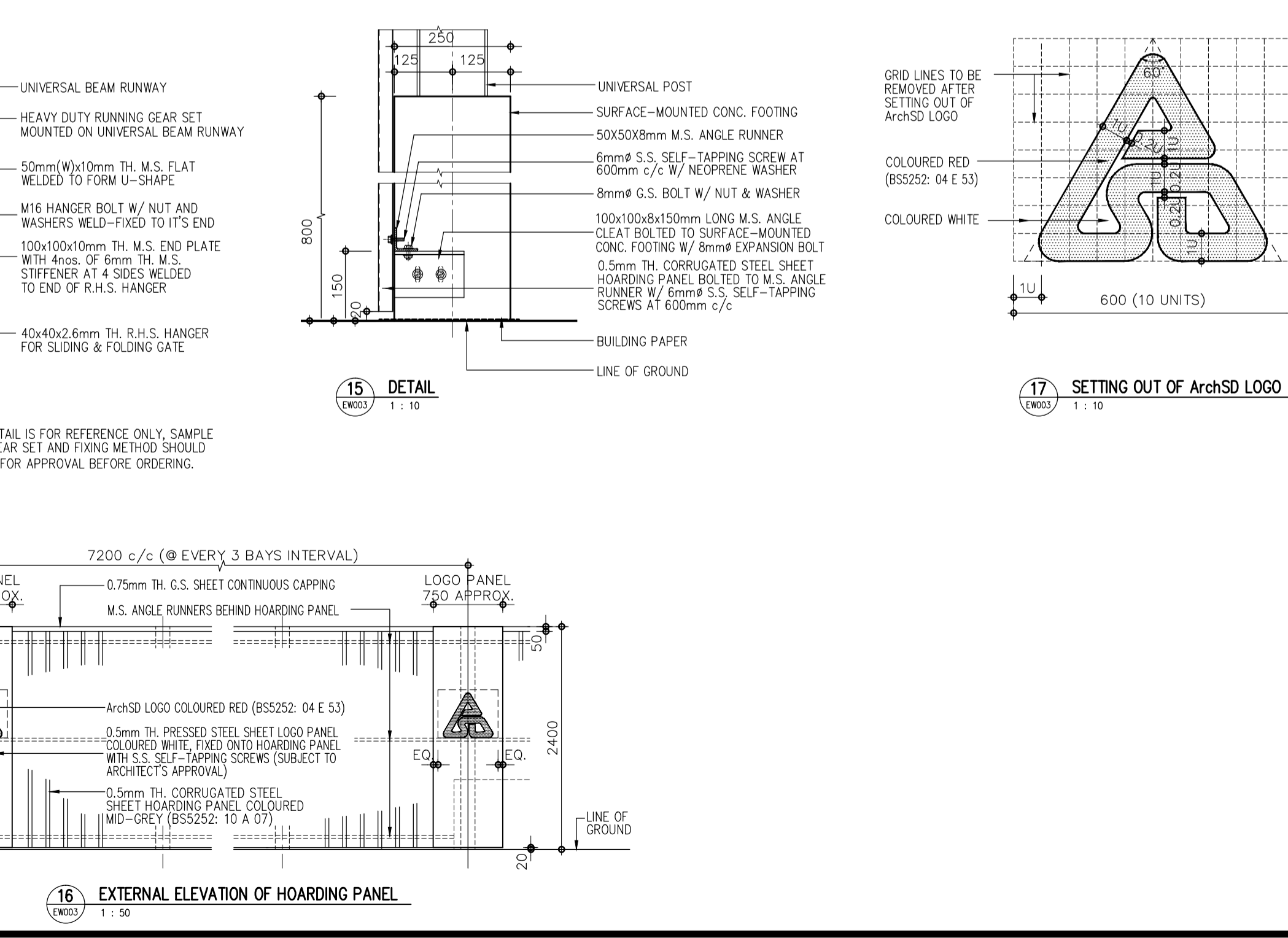
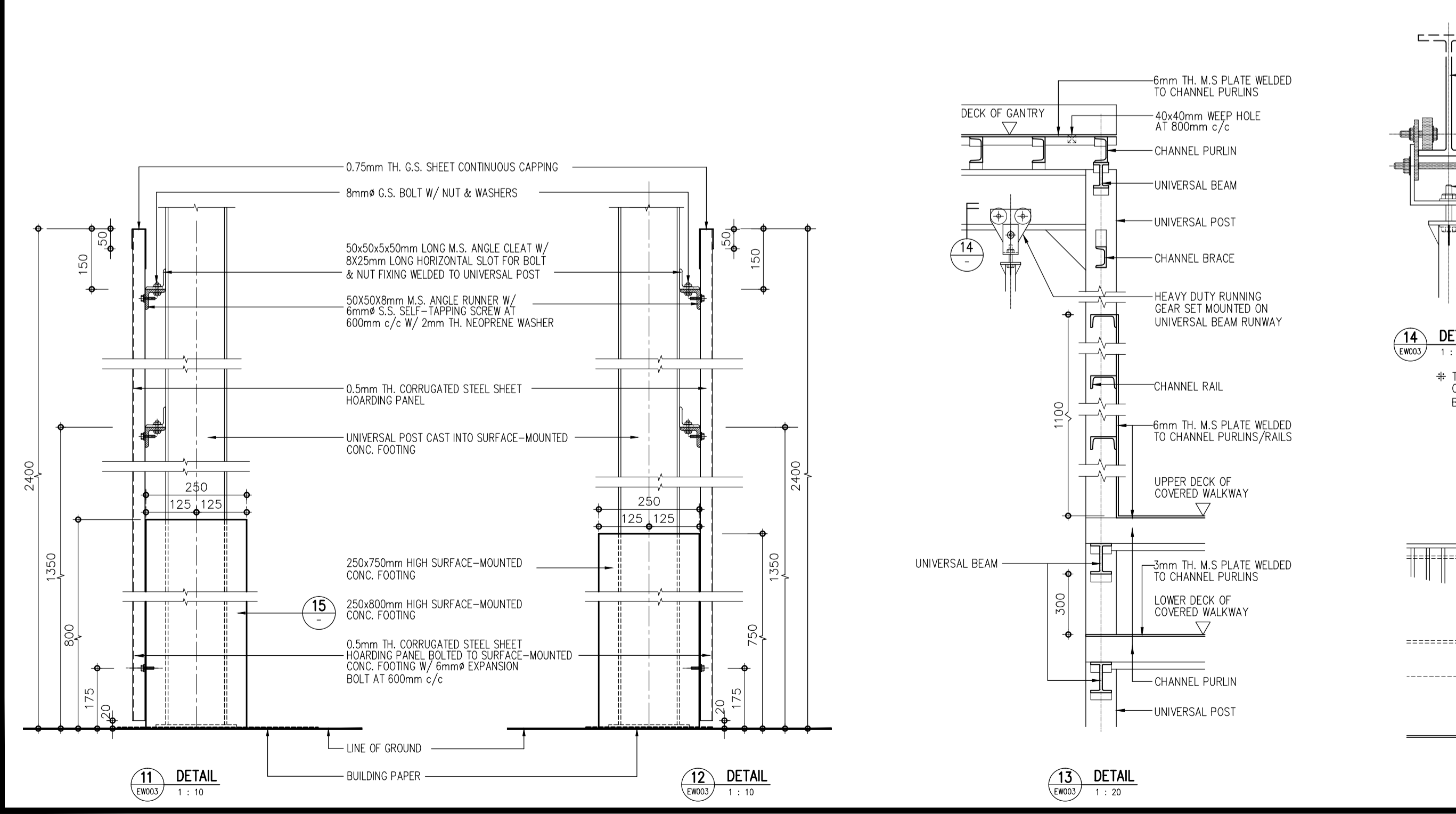
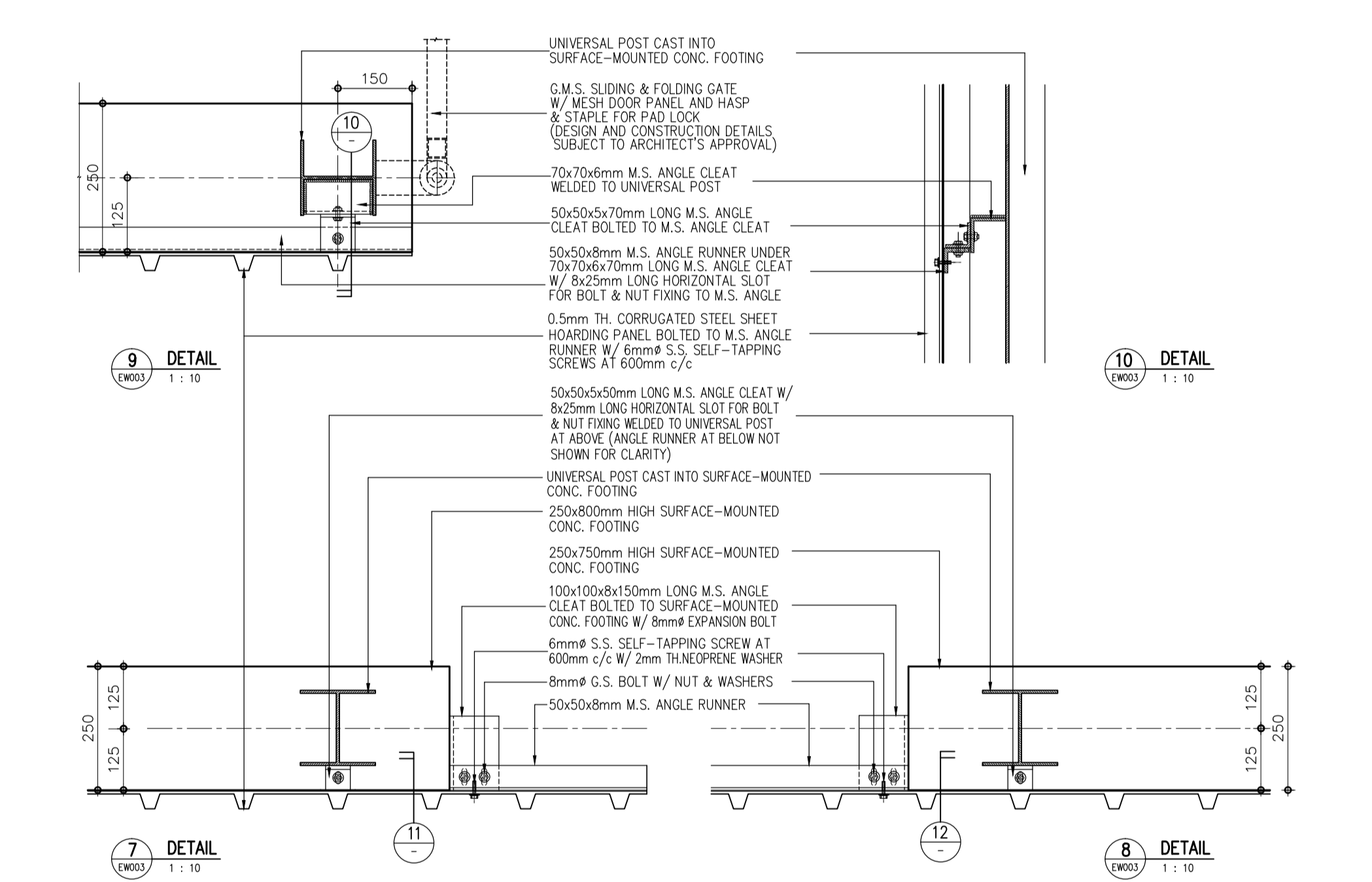
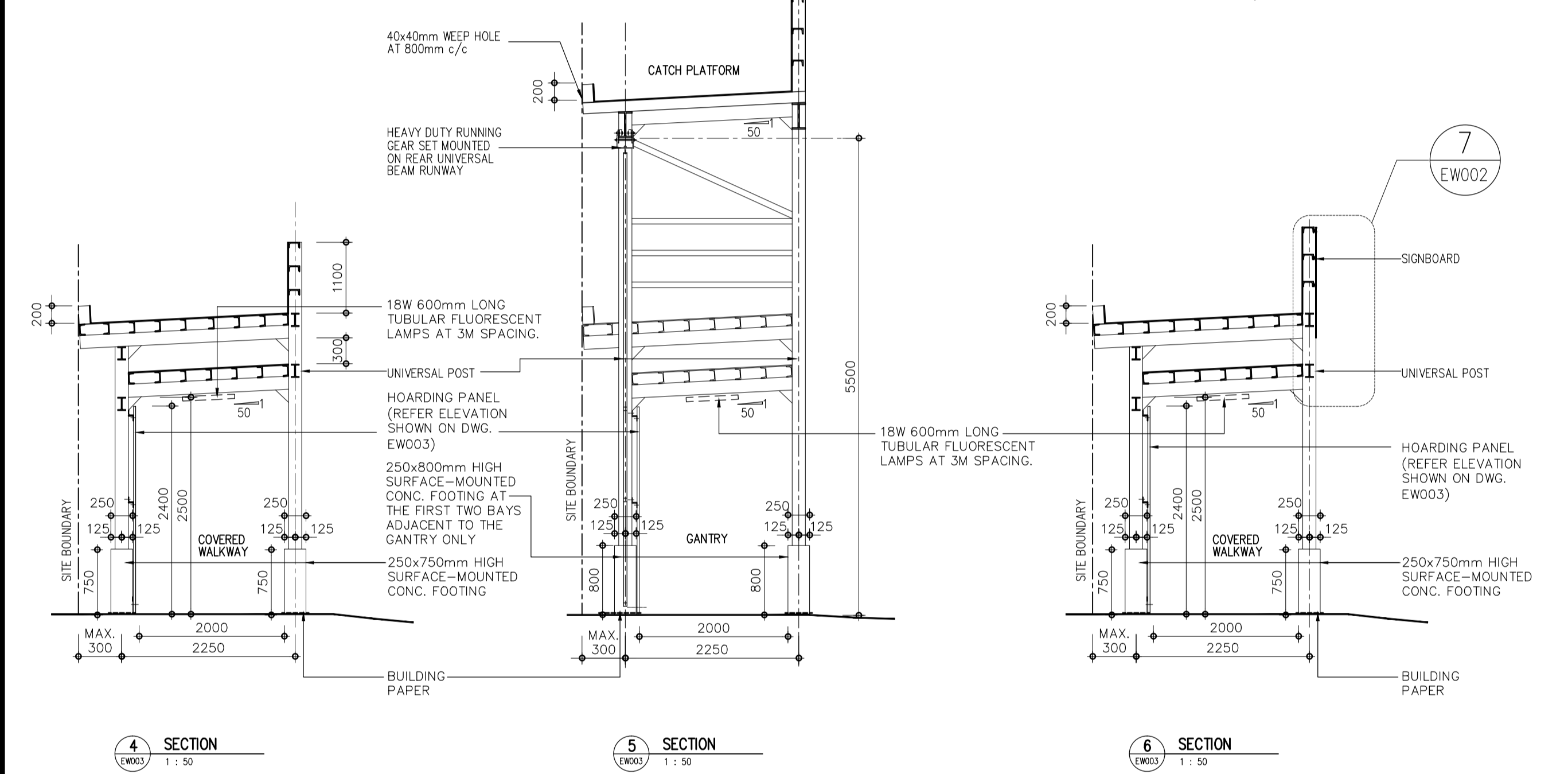
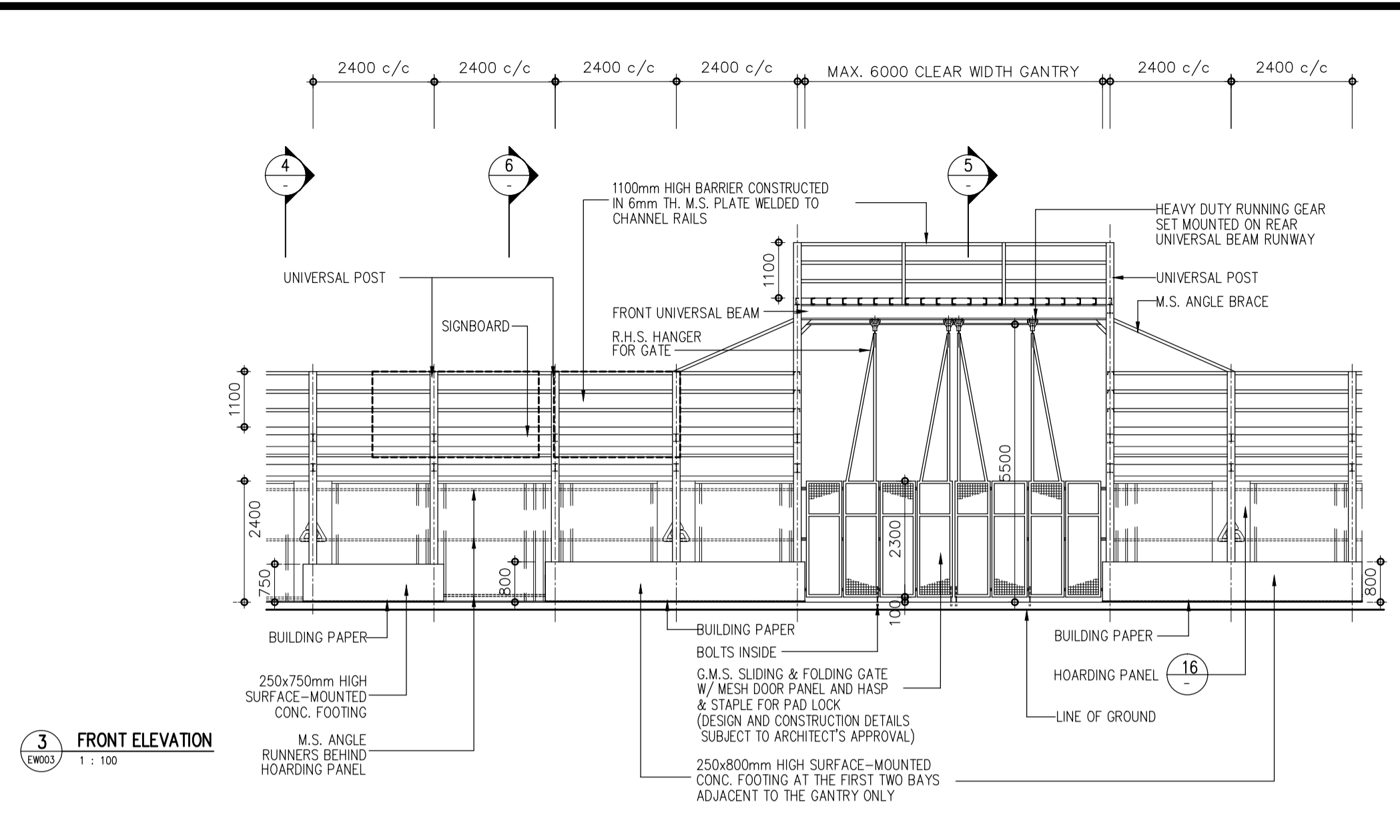
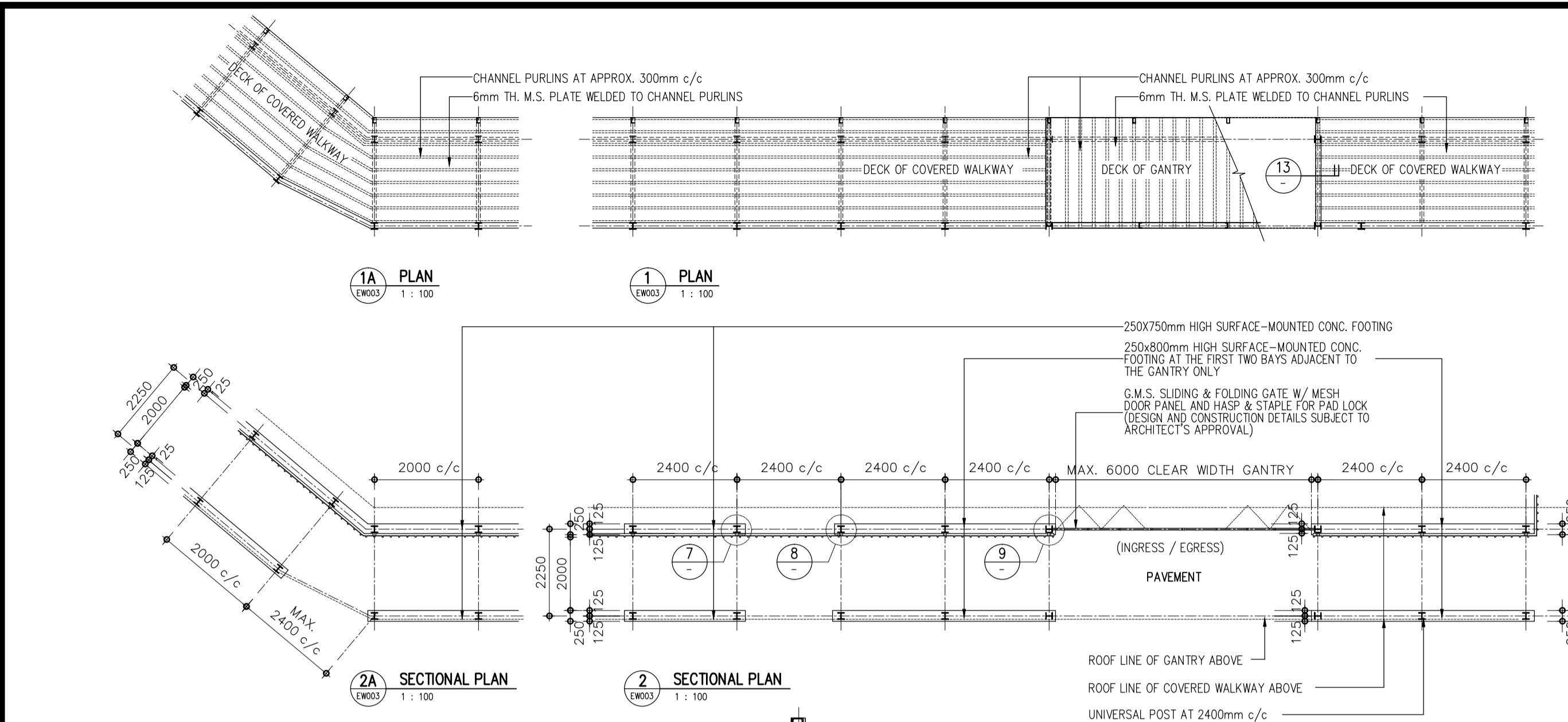
contract no. SS D505
 file no. --
 project no. 182GK
 Title :
 REPROVISIONING OF FEHD SAI YEE STREET ENVIRONMENTAL HYGIENE OFFICES -CUM-VEHICLE DEPOT WEST KOWLOON RECLAMATION AREA

drawing title
 TYPE E HOARDING DETAILS AND SIGNBOARD DETAILS

drawing no. AB/7919/EW002
 scale AS SHOWN

ARCHITECTURAL SERVICES DEPARTMENT

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TENDER DRAWING

REVISION
 P&T Architects and Engineers Ltd.
 Architectural Lead Consultant

P&T Architects and Engineers Ltd.
 Structural Consultant

P&T (M&E) Ltd.
 Building Services Consultant

Urbis Limited
 Landscape Consultant

AECOM Consulting Services Limited
 Geotechnical, Traffic, Environmental, SRM & CDM Consultant

name		DATE
designed	P & T Architects and Engineers Ltd.	12 JUL 2015
drawn	P & T Architects and Engineers Ltd.	12 JUL 2015
checked	P & T Architects and Engineers Ltd.	12 JUL 2015
approved	N D BURNS	12 JUL 2015
contract no.	SS D505	
file no.	--	
project no.	182GK	

Title :
 REPROVISIONING OF FEHD SAI YEE STREET
 ENVIRONMENTAL HYGIENE OFFICES
 -CUM-VEHICLE DEPOT
 WEST KOWLOON RECLAMATION AREA

drawing title
 TYPE H2 HOARDING DETAILS

drawing no.	scale
AB/7919/EW003	AS SHOWN

ARCHITECTURAL SERVICES DEPARTMENT

Contract No. SS D505
Environmental Permit No. EP-454/2013
Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-Cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area
Landscape and Visual Mitigation Plan (Rev. B)

Appendix 5

Particular Specification of the Contract

Environmental Permit and Implementation Schedule of Environmental Mitigation Measures

Item	Environmental Aspects **	Environmental Mitigation Measures**
		<ul style="list-style-type: none"> ▪ Record of Incidents ▪ Procedures for Disposal of Wastes
6	Landscape and visual	<p>Proper Control of Construction Activities</p> <ul style="list-style-type: none"> ▪ Cautiously arrangement of the operation or placement of the construction plant and machinery, and the transportation or storage of material to reduce and confined the potential adverse impacts in certain areas in the Site. ▪ Minimise the height of temporary structures such as hoardings and site offices, and restore the temporary construction site locally to the existing condition in order to minimise any negative impacts and associated uncomfortable views. ▪ Check the site boundaries regularly to ensure the working area does not exceed and causes further damage to the surrounding area. ▪ In case of nighttime construction is conducted, control of nighttime lighting on the works areas to prevent undesired light pollution to the surrounding area, such as viewers from roads, should be implemented. <p>Temporary Landscape Treatment</p> <ul style="list-style-type: none"> ▪ Provision of temporary landscape treatment during construction phase, such as temporary planting around the site office, applying aesthetic treatments on site hoardings and/or façade of site office ▪ Provision of green roof of site office

Environmental Permit and Implementation Schedule of Environmental Mitigation Measures

Item	Environmental Aspects **	Environmental Mitigation Measures**
		<p>Tree Preservations</p> <ul style="list-style-type: none"> ▪ Erection of fencing around the trees ▪ Avoidance of placing any construction materials close to the trees ▪ Apply mulching beyond root collar ▪ Conduct visual checking/monitoring in regular basis

Legend

- ** To be completed by contractor. Items listed in the schedule are examples and for reference only. The Contractor must review the existing site conditions, consider the construction activities to be carried out and list the "Environmental Mitigation Measures" item by item. For details of environmental mitigation measures under the Environmental Permit No. EP-454/2013, please refer to the approved EIA Report and EM&A Manual (AEIAR-177/2013) which can be downloaded in the website http://www.epd.gov.hk/eia/english/alpha/aspd_646.html.

Appendix 6

Responses to Comments

No.	Comment	Response
1.	<p>ENVIRONMENTAL PROTECTION DEPARTMENT MS. WINNIE W. C. KWOK Ref./Date : (12) in EP2/K20/A/20 Pt.3 /12 April 2016</p> <p>I refer to your letter (ref. PT19/TO/1845/160566LT) received from your consultant (Urbis) on 24 March 2016 submitting the Landscape and Visual Mitigation Plan (LVMP) for our approval under Condition 2.4 of the Environmental permit (EP) No. EP-454/2013.</p> <p>2. To recapitulate, Condition 2.4 of the subject EP states:</p> <p>“Submission of Landscape and Visual Mitigation Plan of the Project”</p> <p>2.4 The Permit Holder shall, at least one month before the commencement of construction of the corresponding component(s) of the Project, submit four hard copies and one electronic copy of a Landscape and Visual Mitigation Plan(s) to the Director for approval. The Plan(s) shall include at least the following information:-</p>	<p>(a) One (1) existing tree to be retained in-situ at the location marked in Figure 2;</p> <p>(b) A tree compensation proposal showing the locations, size number and species of trees to be planted, including the compensation of at least 27 trees of heavy standard size (100mm DBH). In accordance with the recommended tree species in Table 1 and Table 2; and</p> <p>(c) and updated landscape design for ground floor planting, vertical greening, roof gardens and hard landscape features.</p> <p>The Landscape and Visual Mitigation Plan(s) shall be certified by the Environmental Team leader and verified by the Independent Environmental Checker as conforming to the information and recommendations of landscape and visual mitigation measures</p>

No.	Comment	Response
	<p>contained in the EIA Report (Register No.: AE1AR-177/2013).</p> <p>3. Having reviewed the submission, please find below the comments from the landscape and visual perspectives. Please revise the LVMP and submit four hardcopies and one electronic copy of the LVMP for our approval within one month of the receipt of our comments as required under Condition 1.8 of the E1.</p> <p>(i) Referring to Drawing No. AB/7919/EW403 (Shrub and Groundcover Planting Plan at Ground Floor), please elaborate on the proposed landscape treatment in relation to the retained tree. Relevant information such as the existing and proposed levels of the retained tree and planters, and whether there is any footing/underground works within the tree protection zone should be provided.</p> <p>(ii) According to the description of operational phase mitigation measure OMM2.3 (Roof Garden) in the approved EIA report (Register No. AEIAR-177/2013), there will be tree planting which will be planted either in planters or in ornamental pots at the Roof Garden. According to Drawing No. AB/7919/EW402 (Tree Planting at Third Floor), <i>Gordonia axillaris</i> (大頭茶) with a diameter at breast height of 30mm is proposed at the Roof Garden. The proposed size cannot be considered as a tree. Please provide tree planting with heavy standard size under the recommended tree species on Roof Garden as stated in the EP.</p>	<p>A 500mm radius around the trunk of the retained tree shall remain clear of shrubs or ground covers in accordance with Guidelines promulgated by the Development Bureau, and a 50mm layer of mulch shall be applied. The existing ground level at the trunk base of the retained tree is +5.49mPD, which is the same as the proposed top of soil level of the planter at +5.49mPD. Also, there is no footing / underground works proposed within the tree protection zone.</p> <p>The diameter at breast height of <i>Gordonia axillaris</i> (大頭茶) is proposed to be 30mm due to market availability and to allow further growth and better establishment of the trees. To provide tree planting with heavy standard size, we propose to replace <i>Gordonia axillaris</i> (大頭茶) with <i>Elaeocarpus hainanensis</i> (水石榕) with a diameter at breast height of 75mm. Please refer to Drawing No. AB/7919/EW402 (Tree Planting at Third Floor) (Rev. B) in Appendix 2.</p>

No.	Comment	Response
1.	<p>ENVIRONMENTAL PROTECTION DEPARTMENT MS. WINNIE W. C. KWOK Ref./Date : (8) in EP2/K20/A/20 Pt.3 / 26 February 2016 Received Date: 4 March 2016 from ASD</p> <p>I refer to your letter (ref. PT19/TO/1845/160144LT) received from your consultant (Urbis) on 28 January 2016 submitting the Landscape and Visual Mitigation Plan (LVMP) for our approval under Condition 2.4 of the Environmental permit (EP) No. EP-454/2013.</p> <p>2. To recapitulate, Condition 2.4 of the subject EP states:</p> <p>“Submission of landscape and Visual Mitigation Plan of the Project</p> <p>2.4 The permit Holder shall, at least one month before the commencement of construction of the corresponding component(s) of the Project, submit four hard copies and one electronic copy of a Landscape and Visual Mitigation Plan(s) to the Director for approval. The Plan(s) shall include at least the following information:</p> <p>(a) One (1) existing tree to be retained in-situ at the location marked in Figure 2;</p> <p>(b) A tree compensation proposal showing the locations, size, number and species of trees to be planted, including the compensation of at least 27 trees of heavy standard size (100m DBH), in accordance with the recommended tree species in Table 1 and Table 2; and</p> <p>(c) An updated landscape design for ground floor planting, vertical greening, roof gardens and hard landscape features.</p> <p>The Landscape and visual Mitigation Plan(s) shall be certified by the Environmental Team leader and verified by the Independent Environmental Checker as conforming</p>	

No.	Comment	Response
	<p>to the information and recommendations of landscape and visual mitigation measures contained in the EIA Report (Register No.: AEIA-177/2013)."</p> <p>3. Having reviewed the submission, please find below the comments from the landscape perspective. Please revise the LVMP and resubmit four hardcopies and one electronic copy of the LVMP for our approval within one month of the receipt our comments as required under Condition 1.8 of the EP.</p> <p>(i) It is noted in the LVMP that 13 trees will be felled within the site, while it is stated in the landscape and visual impact assessment of the approved EIA report (Register no. AEIAR-177/2013) that 15 trees will be felled within the site. Please clarify.</p> <p>(ii) Tree planting with movable planter is considered not acceptable. To secure a permanent landscape within the site, a fixed planter with drains should be provided. According to the Tree Planting Plans at ground floor and third floor of the development, there is inadequate planting space for tree planting. In general, an internal planter width of 2000mm with 1200mm soil depth should be provided for tree planting. Please also provide the design of tree planter at ground floor.</p>	<p>Please be clarified that 13 trees were approved to be felled within the site, DLO's MEMO Ref. (39) in DLOKW 600/KGS/KW III dated 25 November 2014 is attached in Appendix 7 for reference.</p> <p>Out of 15 trees stated in approved EIA report, 2 trees are located within adjacent Tai Kok Tsui Substation and in vicinity to the Site, during detail design stage; we consider that trees located outside Site would not be affected. Therefore, only a total of 13 trees required to be felled within Site.</p> <p>Movable Planters: - The tree planting at Ground Floor (G/F) along the north fence wall was proposed as mitigation measures (OMM 2.1) in approved EIA Permit. However, the tree planting is situated on top of the Drainage / MTR Reserve where usually no structure and tree planting is allowed because that area may be required to open up for any emergency repair / maintenance works. According to Engineering Condition (31) Drainage / MTR reserves and comment (i) in DLO's Letter Ref: (17) in DLO KW 600/KGS/KW (III) dated 28 August 2014, agreements from MTRC and DSD were obtained on the proposed tree planting on raised planter boxes. The proposed raised planter boxes can accommodate tree planting serving as mitigation measures during Operational Phase, and at the same time, can be relocated if required by DSD / MTRC in any unforeseen urgent circumstances. Please refer to Appendix 7 for the relevant correspondence.</p> <p>On the other hand, since tree planting within movable planters are not</p>

No.	Comment	Response
		<p>recommended, we proposed to delete the proposed ornamental trees in ornamental movable planter pots at the Third Floor (3/F) level.</p> <p>Planter Width and Soil Depth: - Please be advised that adequate space for tree planting has been allowed in the design, with all trees to be planted at a minimum of 4m spacing center to center.</p> <p>At G/F, tree planting are proposed along the north fence wall and the west building façade as part of the landscape mitigation measures. Due to the site constraints such as the Drainage / MTR reserve and Cable reserve, and with the proposed building footprint being maximized, including the need for application of height restriction relaxation, in order to accommodate all difference functional requirements in the SoA, therefore, the proposed at-grade planter strip along the west building façade would have a width of 1350mm only. However, we believe that there is sufficient soil volume for unrestricted tree growth underground since there is no obstruction anticipated under the pavement beyond the planter kerb edge.</p> <p>Also, the proposed raised planter boxes along the north fence wall will be allowed with sufficient soil volume (2.25sq.m x 1.2m deep) for tree growth, similar as a typical tree pit size (1.5x1.5x1.2m). The detailed design of raised planter boxes is provided in Appendix 7.</p> <p>At 3/F level, all planters for tree planting will have a minimum of 2000mm internal width and 1.2m soil depth, excluding the drainage works.</p>

Contract No. SS D505
Environmental Permit No. EP-454/2013
Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-Cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area
Landscape and Visual Mitigation Plan (Rev. B)

Appendix 7

Supporting Documents

URGENT BY FAX

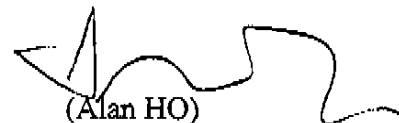
MEMO

<i>From</i>	District Lands Officer, Kowloon West	<i>To</i>	ArchSD
<i>Ref.</i>	(39) In DLOKW 600/KGS/KW III	<i>(Attn.:</i>	Dick WAN)
<i>Tel. No.</i>	2300 1745	<i>Your Ref.</i>	() in
<i>Fax. No.</i>	2782 5061	<i>dated</i>	
<i>Email</i>	eskwmk@landsd.gov.hk	<i>Fax. No.</i>	2290 2214
<i>Date</i>	25 November 2014	<i>Total Pages</i>	1

Tree Removal Application within Proposed Land Allocation GLA-K365
Provisioning of FEHD Sai Yee Street's Depot
at Yen Ming Road, Kowloon

I refer to the Tree Removal Application (Rev.0) submitted by your landscape consultant Messers. Urbis Limited dated 3.7.2013 ("the Application") under ref: PT19/TO/1845/131427LT and subsequent amendments/clarification on letter dated 19.11.2014 for the above project.

2. Approval is hereby given to fell 13 trees (Nos. T1, T2, T4, T6-T8, T10-T15 and T19) as shown on the Tree Assessment Schedule and Tree Survey Plan No. PT16/TS01 of the Application subject to the compensatory planting of 26 trees as proposed in the Application and its amendments/clarification on your landscape consultant's letter dated 19.11.2014 under ref: PT19/TO/1845/142355LT.



(Alan HO)

for District Lands Officer, Kowloon West

c.c.

LCSD	Attn: Allan CHAN	Fax: 2711 7735
FEHD	Attn: Lorriaine LO	Fax: 3101 0450



Drainage Services Department
Mainland South Division
 15/F, Kowloon Government Offices,
 405 Nathan Road, Kowloon

渠務署
 九龍及新界南渠務部
 九龍彌敦道 405 號
 九龍政府合署 15 樓

本署檔號 Our Ref: (315865) in MS 12/MK/1
 來函檔號 Your Ref: PT19/TO/1845/142237L
 電話 Telephone: (852) 2300 1519
 圖文傳真 Fax: (852) 2771 9640

By Fax (2802 8662)

5 November 2014

Urbis Limited
 11/F, Siu On Center
 188 Lockhart Road
 Wanchai
 Hong Kong

(Attn.: Mr. TRAN Tuan Huy)

Dear Sir/Madam,

**Reprovisioning of FEHD Sai Yee Street Environmental Hygiene Offices-cum-Vehicle Depot
 At Yen Ming Road, West Kowloon Reclamation Area
Proposed Landscaping within Drainage Reserve**

I refer to your letter dated 31 October 2014 regarding the captioned subject.

Please note my comments on your proposed landscaping works below:

- (i) I have no objection to your proposal provided that the boundary walls and its foundations will not cause any adverse impact to the integrity and functioning of the existing sewers within the Drainage Reserve (DR).
- (ii) The future user department, i.e. FEHD, will be required to demolish any part of the boundary walls in case any emergency repair works is required to be carried out within the DR.
- (iii) The consultant/contractor of the project should exercise extreme care when working in the vicinity of the public drains and sewers in order not to disturb, interfere with or cause damage to them. Any blockage or damage to them due to the proposed works at the site shall be made good at the cost of the project and to our satisfaction.

URBIS LIMITED			
AD			
AM			
SE			
IH			
TO			
CD			
Scan: Cover <input type="checkbox"/> Encl. <input type="checkbox"/> No <input type="checkbox"/>			
File Encl.: Yes <input type="checkbox"/> No <input type="checkbox"/>			
Job No.: 2119			

Yours faithfully,

Carrie Wai Wah
 (W W LAM)
 for Chief Engineer/Mainland South
 Drainage Services Department

Uribs Limited
11/F., Siu On Centre
188 Lockhart Road
Wan Chai
Hong Kong

Our Ref: O/RAP/NAC/14

Date : 23 Oct 2014

Attn.: Mr. Tim Osborne (Director)

By Post & email: HUY@uribs.com.hk

Dear Sir,

**Reprovisioning of FHED Sai Yee Street Environmental Hygiene Offices / Depot
at Yen Ming Road, West Kowloon Reclamation Area
Proposed Landscaping within MTR / Drainage Reserve**

Your letter of reference: PT19/TO/1845/142139L dated 20 October 2014 regarding the captioned subject refers.

Please be advised that from Railway Protection point of view, in principle, we have no objection to the planting proposal provided that :-

1. The proposed single row of *Ailanthus fordii* trees are planted on planter boxes.
2. The additional stress induced in MTR's cooling water mains arising from the planter boxes and the any other structure such as RC fence wall shall not exceed 20kPa. The MTR's cooling mains are laid at about 3.5m below the existing ground level.
3. We note that the RC fence wall is a permanent structure which will be built within the drainage / MTR reserve area. Usually, no structure will be allowed to be built within the drainage reserve area because that area may be required to open up for maintenance works. Therefore, that fence wall may be required to take out if maintenance work is required by MTR. Please also consult DSD on this issue.

Should you have any queries, please feel free to contact the undersigned (tel.: 9172 8364, fax no.: 2754 6959 or e-mail: kmyu@mtr.com.hk).

Yours faithfully



K M Yu

for Railway Protection & Land Survey Manager



地政總署
九龍西區地政處
DISTRICT LANDS OFFICE,
KOWLOON WEST
LANDS DEPARTMENT

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

九龍上海街二百五十號油麻地停車場大廈十樓
10TH FLOOR, YAUMATEI CARPARK BUILDING,
250 SHANGHAI STREET, KOWLOON

網址 Web Site: <http://www.landso.gov.hk>

電話 Tel: 2300 1745
圖文傳真 Fax: 2782 5061
電郵地址 Email: eskwmk@landso.gov.hk
本署檔號 Our Ref: (17) in DLO KW 600/KGS/KW (III)
來函檔號 Your Ref: PT19/TO/1845/141593L

28 August 2014

Urbis Limited
11/F Siu On Centre
188 Lockhart Road
Wan Chai
Hong Kong

By Fax (2802 8662)

(Attn.: Mr. Tim Osborne)

Dear Sir,

**Reprovisioning of FEHD Sai Yee Street Environmental
Hygiene Offices-cum-Vehicle Depot
at Yen Ming Road, West Kowloon Reclamation Area
Submission of Tree Removal Application (Rev. 0)**

I refer to your letter dated 3 July 2013 and 6 August 2014 for the captioned.

Your application has been circulated to the concerned departments. I would like to relay the following comments received from LCSD for your action, before I shall proceed further with your application :

“Since the affected trees proposed for removal within the proposed permanent government land allocation GLA-K365 are self-seed trees of *Leucaena leucocephala*, you may wish to observe Para. 33 of ETWB TC(W) No. 3/2006 for compliance.

Apart from the application for tree removal, we have the following advisory comment on the compensatory tree planting plan :

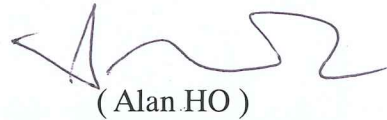
- (i) Since 15 new trees of AIL. FOR. are proposed to be planted on raised planter boxes situated on top of the drainage / MTR reserve, the project proponent is required to seek the comment and agreement from concerned authority.
- (ii) It appears that the width of planting area facing Yen Chow Street West for the LAG.SPE. on the ground floor is approx 1.5m which is quite narrow and may not be sufficient enough for the future growth and development of the trees and the tree crowns. The project proponent is advised to review the planting proposal by observing the TMO's relevant guidelines on selection of species and proper planting practice and to provide adequate growing space for the future growth of canopy of trees as well as

provide sufficient growing space between trees and adjacent building / structures.

- (iii) The project proponent is required to seek the comment from the future maintenance department / agent.

If you have any question on the above, you may contact Mr. Allan CHAN of LCSD at tel. no. 2762 2078 direct.

Yours faithfully,



(Alan HO)

for District Lands Officer/Kowloon West

c.c.
DLCS (Attn.: Mr. Allan CHAN)

Fax : 2711 7735

EXISTING FOOTPATH

5.410 +

LOT BOUNDARY

100x100mm HIGH PLANTER CURB
(REFER TO DETAIL DWG)

GLASS-FIBRE REINFORCED
CONCRETE PLANTER BOX

METAL FENCE WALL
(REFER TO DETAIL DWGS)

A
EW209

ON-GRADE
PLANTER

ON-GRADE
PLANTER

ON-GRADE
PLANTER

PLANTER
(SOIL DEPTH 1200)

PLANTER
(SOIL DEPTH 1200)

PLANTER
(SOIL DEPTH 1200)

METAL FENCE WALL
(REFER TO DETAIL
DWGS)

R.C. FENCE WALL
AT TOP LEVEL
6.80

A
EW209

PARKING SPACE

5.05

GRASS PAVER (REFER
TO DETAIL DWGS)

1
-

PART PLAN OF RAISED PLANTER BOX AT G/F

A.S.D. REF. NO: ASD 55/92050/CWO/016-12/BP
F.S.D. REF. NO: FP 8/30226

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(MATERIALS SIZES / THICKNESS INDICATIVE)
CONTRACTOR IS RESPONSIBLE FOR DESIGN,
SHOP DRAWING / CALCULATION SUBMISSION

- CONSTRUCTION DRAWING JAN2016

REVISION	
P&T Architects and Engineers Ltd. Architectural Lead Consultant	
P&T Architects and Engineers Ltd. Structural Consultant	
P&T (M&E) Ltd. Building Services Consultant	
Urbis Limited Landscape Consultant	
AECOM Consulting Services Limited Geotechnical, Traffic, Environmental, SRM & CDM Consultant	
designed	P & T Architects and Engineers Ltd. DATE 10 JUL 2015
drawn	P & T Architects and Engineers Ltd. DATE 10 JUL 2015
checked	P & T Architects and Engineers Ltd. DATE 10 JUL 2015
approved	N D BURNS DATE 10 JUL 2015

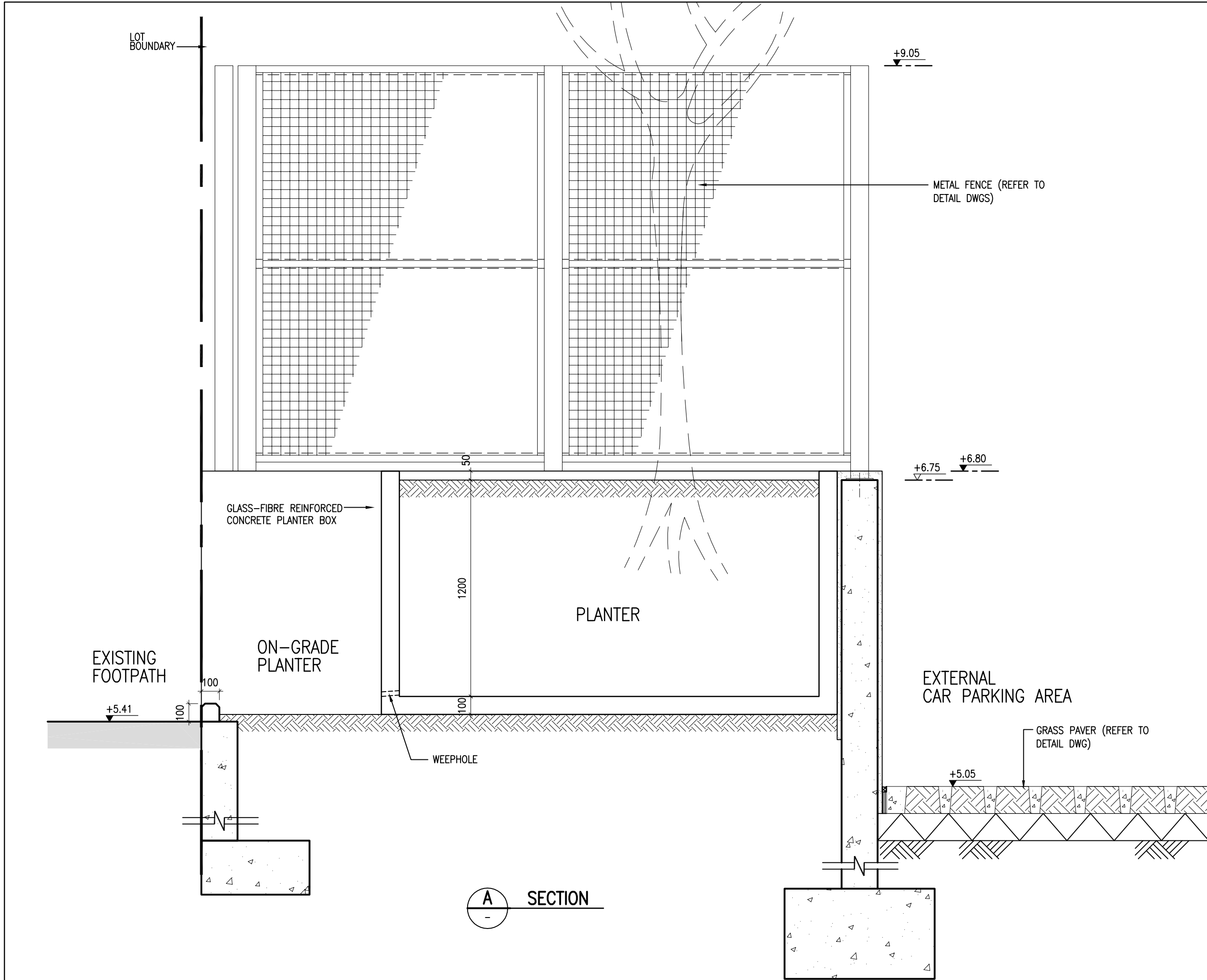
contract no. SS D505
file no. ---
project no. 182GK

Title :
REPROVISIONING OF FEHD SAI YEE STREET
ENVIRONMENTAL HYGIENE OFFICES
-CUM-VEHICLE DEPOT
WEST KOWLOON RECLAMATION AREA

drawing title
DETAIL PLAN OF
G/F RAISED PLANTER BOX

drawing no. AB/7919/EW208 scale 1:30

 ARCHITECTURAL
SERVICES
DEPARTMENT



A.S.D. REF. NO: ASD 55/92050/CWO/016-12/BP
 F.S.D. REF. NO: FP 8/30226

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- CONSTRUCTION DRAWING		JAN2016
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REVISION

P&T Architects and Engineers Ltd. Architectural Lead Consultant		
P&T Architects and Engineers Ltd. Structural Consultant		
P&T (M&E) Ltd. Building Services Consultant		
Urbis Limited Landscape Consultant		
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Title :

REPROVISIONING OF FEHD SAI YEE STREET
 ENVIRONMENTAL HYGIENE OFFICES
 -CUM-VEHICLE DEPOT
 WEST KOWLOON RECLAMATION AREA

drawing title

DETAIL SECTION OF
 G/F RAISED PLANTER BOX

drawing no.	AB/7919/EW209	scale	1:20
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ARCHITECTURAL SERVICES DEPARTMENT