



中國建築 - 利達聯營
CHINA STATE - LEADER JOINT VENTURE

**Wan Chai Development Phase II –
Central – Wan Chai Bypass at Wan Chai West
Contract No. HK/2012/08**

**Landscape Plan
for FEP-01/376/2009**

Revision 0

Revision	Date of Issue	Remarks	Prepared by	Checked by
0	17 Apr 2015	Revised as per ET's comments	James MA	Keith TSE

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Table of Content

Section

- 1 Introduction***
- 2 Landscape Works***
- 3 Erection of Decorative Screen Hoarding***
- 4 Control of Night-time Lighting***
- 5 Implementation Programme, Maintenance and Management Schedule***

Appendices

- | | |
|--------------|--|
| Appendix I | Layout Plan for Works Area under FEP-01/376/2009 |
| Appendix II | Location Plan of Visual Sensitive Receivers |
| Appendix III | Location Plan of Decorative Screen Hoarding |
| Appendix IV | Graphic Panels for Decorative Screen Hoarding and Its Fixing Details |

1 Introduction

Wan Chai Development Phase II – Central – Wan Chai Bypass at Wan Chai West (Contract No. HK/2012/08) is part of the Central - Wan Chai Bypass (CWB) including Road P2 and other roads which are classified as primary/district distributor roads covered under the Environmental Permit No. EP-376/2009.

China State – Leader Joint Venture was granted on 31 March 2015 a Further Environmental Permit (No. FEP-01/376/2009) for the Contract No. HK/2012/08 under the master Environmental Permit.

The scope of works for Contract No. HK/2012/08 under the FEP-01/376/2009 mainly includes:

- (i) a dual 2-lane primary distributor road, Road P2; and
- (ii) other new primary and district distributor roads connecting to the slip roads of the Central-Wan Chai Bypass.

The works area under FEP-01/376/2009 is shown in Appendix I.

Under Condition 2.10 of Part C of the FEP-01/376/2009, a landscape plan has to be prepared and deposited by the permit holder to the EPD at least one month before the commencement of corresponding parts of construction landscape works of the Project.

The purpose of this Landscape Plan is to demonstrate the design details, locations, implementation programme, maintenance and management schedules, and drawings of the landscape and visual mitigation measures of the Project so as to reduce the landscape and visual impact during construction stage of the Project.

CITIC Tower (C14), Fleet Arcade (C15), Grand Hyatt Hotel (C22) and Hong Kong Convention and Exhibition Centre (C24) are identified to be the key Visual Sensitive receivers (VSRs) that will be affected during the construction phase of the Project. C14, C15, C22 and C24 are mapped in Appendix II.

CSLJV is responsible for implementing a series of “Construction Phase Landscape and Visual Mitigation Measures” as stipulated in the approved

Environmental Impact Assessment (EIA) Report for Wan Chai Development Phase II and Central-Wan Chai Bypass (Register No.: AEIAR-125/2008) and the approved CRIII EIA Report (Register No.: AEIAR-040/2001).

The requirements on landscape and visual mitigation measures during construction under the EIA reports are summarized as below:

Landscape and Visual Mitigation Measures	Requirements in EIA Report AEIAR-125/2008	Corresponding Sections in This Landscape Plan
Top soil, where identified, should be stripped and stored for re-use in the construction of the soft landscape works, where practical.	Table 10.5 CM1	2
Existing trees to be retained on site should be carefully protected during construction.	Table 10.5 CM2	2
Trees unavoidably affected by the works should be transplanted where practical.	Table 10.5 CM3	2
Compensatory tree planting should be provided to compensate for felled trees	Table 10.5 CM4	2
Erection of decorative screen hoarding compatible with the surrounding setting.	Table 10.5 CM6	3
Control of night-time lighting.	Table 10.5 CM5	4

2 Landscape Works

The landscape works regarding tree preservation, protection and transplanting are considered not related to the works under FEP-01/376/2009. Therefore, no landscape works are documented in the Landscape Plan submitted under FEP-01/376/2009.

3 Erection of Decorative Screen Hoarding

(I) Sources of Landscape Impact

Sources of impact during the construction phase would include:

- Road P2 construction;
- At-grade road formation and earthworks;
- Resurfacing;
- Roads for temporary traffic diversion.

(II) Location, Design and Fixing Details of Hoarding

The location plan of the decorative screen hoarding for WDII under the Project is shown in Appendix III and the graphic panels for decorative screen hoarding and its fixing details are shown in Appendix IV. The hoarding arrangement will be subject to change as works progress.

4 Control of Night-time Lighting

The Night-time Lighting mentioned in Section 4 has made reference to the Guidelines on Industry Best Practices for External Lighting Installations issued by the Environment Bureau dated January 2012.

(I) Sources of Impact

Sources of impact in the night-time construction phase would include:

- Road P2 construction;
- At-grade road formation and earthworks;
- Resurfacing;
- Roads for temporary traffic diversion.

(II) Control Measures

- Any night-time work that needs to be conducted will be carefully planned to minimize the amount of external lighting that would be required;
 - The use of equipment headlights / lighting will be first evaluated to determine sufficiency based on the task and to minimize the use of portable lighting devices;
 - External lighting from plant and equipment will be switched off when not needed or after night-time works;
 - Only essential lighting (e.g. lighting for safety and security) will be maintained at the acceptable level as required;
 - Over-illumination of works areas will be avoided to minimize the
-

possibility of light pollution;

- The lighting will be positioned and aimed to avoid overspill of light to outside the works areas being lit up
- External lighting from plant and equipment will be appropriately positioned, aimed or shielded so that illumination of nearby roads, if any, will not be adversely affected;
- Lighting will be directed towards work areas and away from neighboring properties;
- Proper siting of construction activities on the layout can reduce a potential lighting nuisance;
- Lighting will be switched off when it is not operationally required or dimmed down when a high illumination level is not essential;
- In the event that the portable lighting devices be used, they will be orientated away from visual sensitive areas and used sparingly when required. The masts of the lighting will be kept at distances that would minimize the nuisance of light to the neighbouring community, while still providing a safe working environment for workers involved in the task; and
- Use of vegetative and landscape buffers and other site and project elements will be adopted.

5 Implementation Programme, Maintenance and Management Schedule

(I) Implementation Programme

Item	Mitigation Measures	Location / Timing
Landscape Works	Landscape works regarding tree preservation, protection and transplanting are considered not related to the works under FEP-01/376/2009.	
Decorative Screen Hoarding	Erection of Decorative Screen Hoarding	Entire Works Areas and Throughout Construction Period
Night-time Lighting	Control of Night-time Lighting	Entire Works Areas and Throughout Construction Period

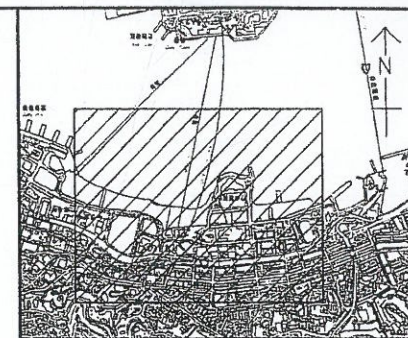
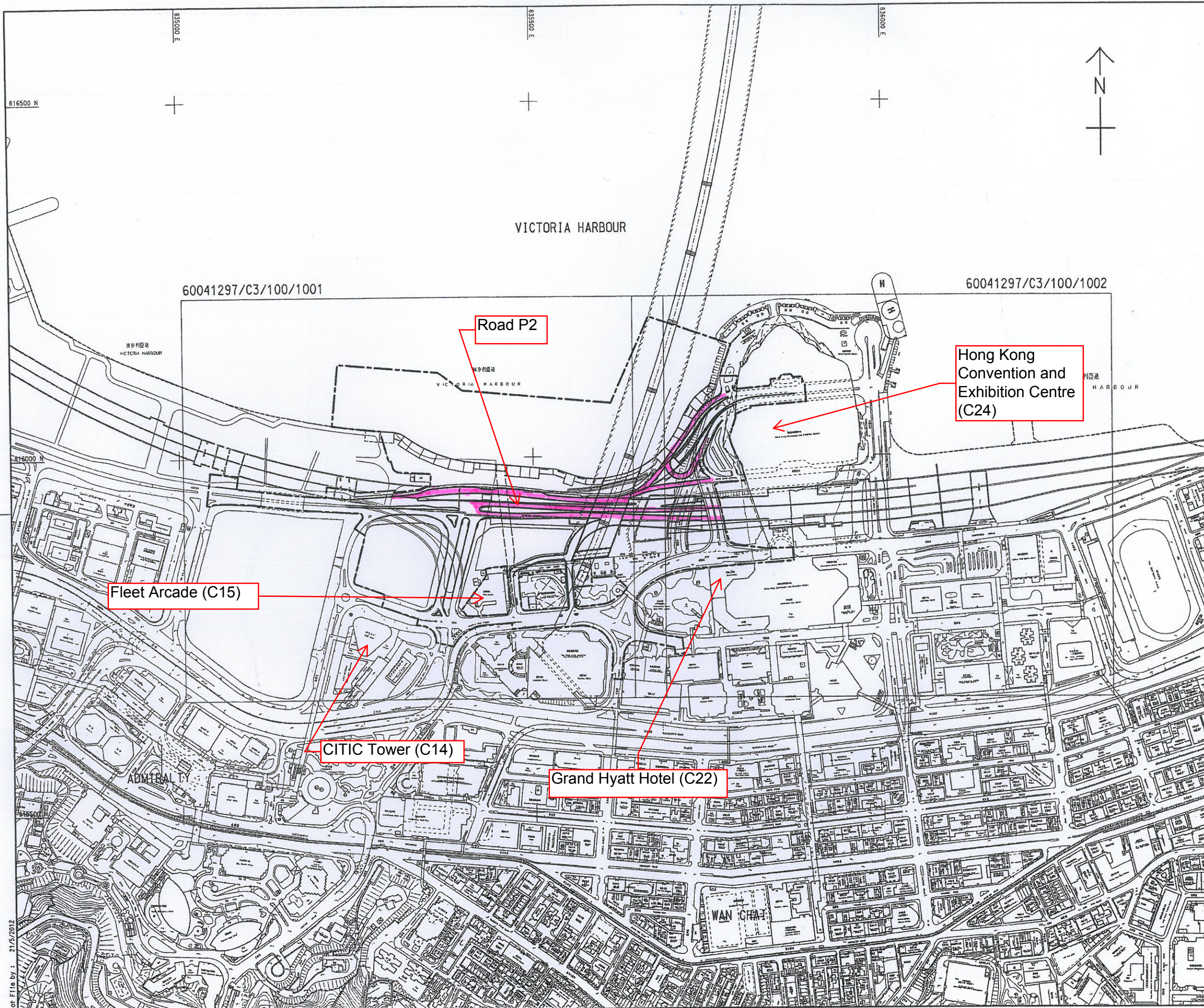
(II) Maintenance and Management Schedule

Item	Maintenance and Management Schedule
Landscape	Landscape works regarding tree preservation, protection and

Works	transplanting are considered not related to the works under FEP-01/376/2009.
Decorative Screen Hoarding	<ul style="list-style-type: none">• Daily cleaning will be carried out to prevent accumulation of debris along the site boundary area and weekly inspection will be carried out to maintain the apparent quality of the decorative screen hoarding; and• If any damage is identified, repairing works will be carried out as soon as possible for the affected decorative screen hoarding panels.
Night-time Lighting	<ul style="list-style-type: none">• Designated site personnel will monitor the lighting impact during night-time construction work; and• Lighting devices will be repositioned, redirected, lowered or shielded immediately if any public concern or complaint is received.

Appendix I

Layout Plan for Works Area under FEP-01/376/2009



KEY PLAN
SCALE 1 : 25000

LEGEND:

--- SITE BOUNDARY

Project Works Area under
FEP-01/376/2009

WAN CHAI DEVELOPMENT PHASE II -
CENTRAL - WAN CHAI BYPASS AT WAN CHAI WEST

Project Works Area

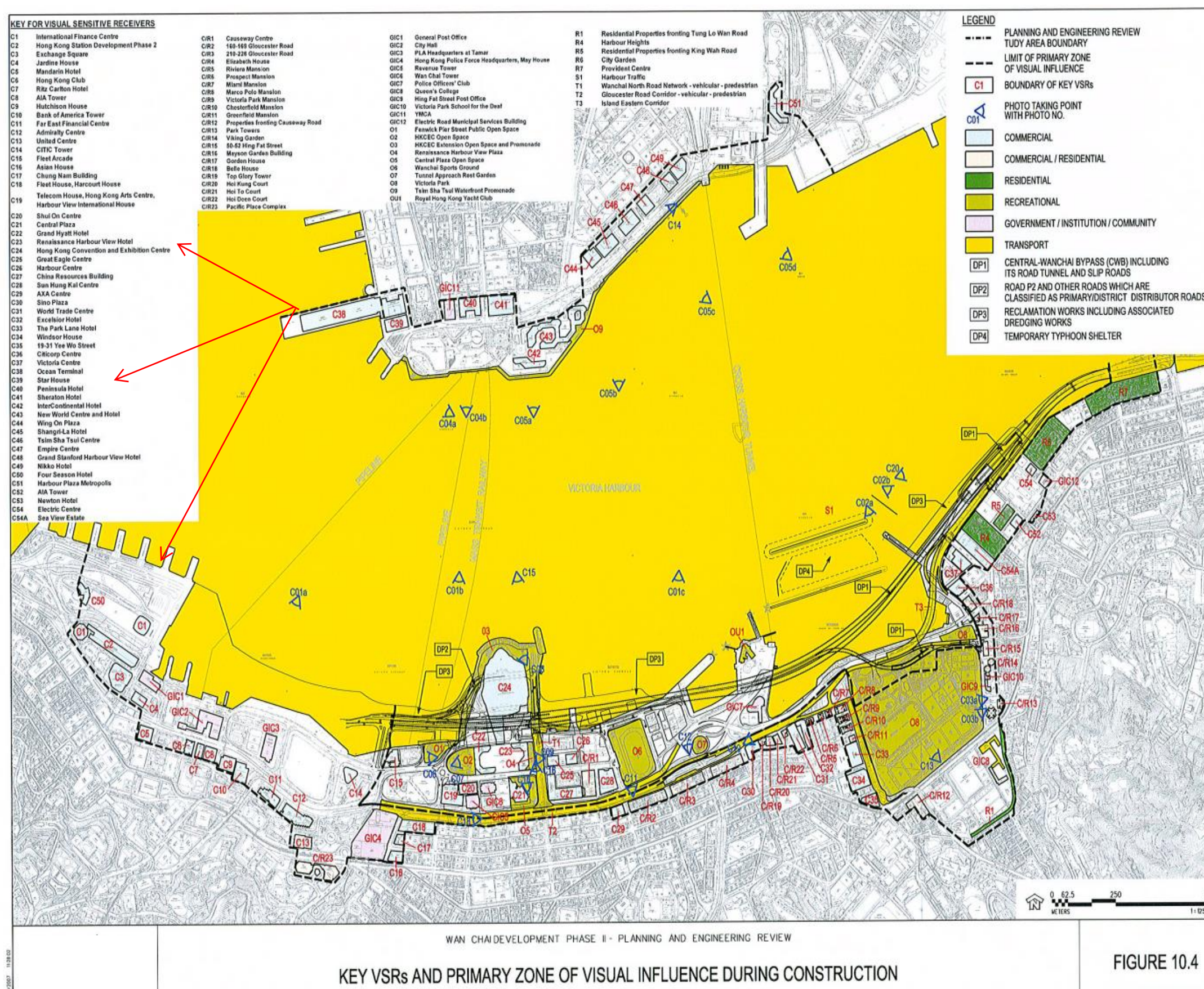
Figure 1A

DRG. NO. 圖紙編號	DESIGNED BY 設計人	ST	CONTRACT NO. 合約編號	HK/2012/08	APPROVED BY 校核人	TKH
	DRAWN BY 繪圖人	TS				
	SCALE 比例尺	A1 1:2500				
	DIMENSIONS ARE IN 尺寸單位	METRES				

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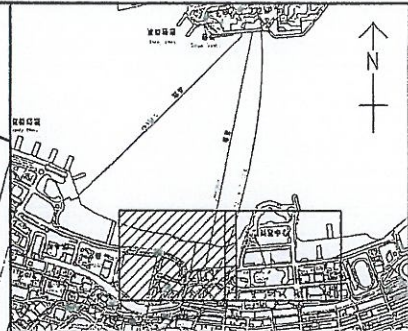
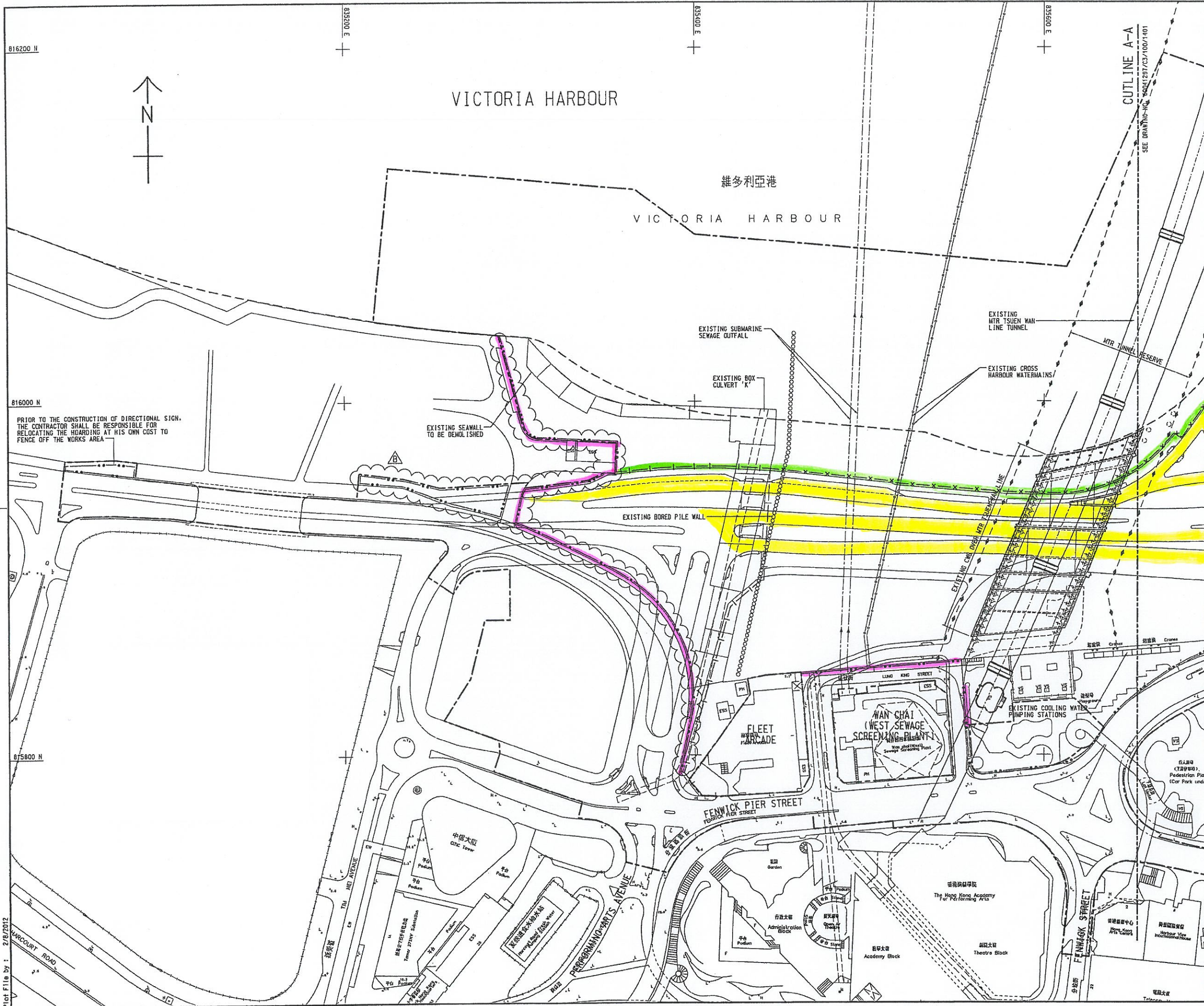
Appendix II

Location Plan of Visual Sensitive Receivers



Appendix III

Location Plan of Decorative Screen Hoarding



KEY PLAN
SCALE 1 : 20000

- NOTES:
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH DRAWING NO. 60041297/C3/100/1401 TO 1404.
 2. ALL HOARDING ALIGNMENT/SETTING OUT SHOWN ON THE DRAWINGS ARE TENTATIVE ONLY. THE CONTRACTOR SHALL SUBMIT PROPOSED HOARDING PLANS PHASE BY PHASE SHOWING THE HOARDING INCLUDING STREET FURNITURE, DETAILS OF ANY PROPOSED TEMPORARY VEHICULAR ACCESS AND POST HOLES, EXISTING TRAFFIC SIGNS OR TRAFFIC PROVISIONS (E.G. BUS LANES, TAXI RANKS, BUS STOPS AND PEDESTRIAN CROSSINGS) AND EXISTING TREES, AS WELL AS OTHER RELEVANT INFORMATION FOR THE ENGINEER'S AGREEMENT/COMMENT AT LEAST ONE MONTH BEFORE THE ERECTION OF HOARDING.
 3. THE CONTRACTOR SHALL DESIGN, SUPPLY AND ERECT THE HOARDING WITH GATE OR HOARDING WITH FULL/PARTIALLY TRANSPARENT PANELS AND GATE AS AGREED BY THE ENGINEER TO SUIT EXISTING CONDITIONS.
 4. THE DETAILS OF HOARDING SHALL REFER TO LATEST VERSION OF CEDD STANDARD DRAWING NOS. 1004/1N, 1004/2H AND 1004/3H ALONG PERIMETER OF THE SITE.
 5. THE GRAPHIC AND ARTWORK SHOWN ON DRAWING NOS. 60041297/C3/100/1402 AND 1403 ARE FOR REFERENCE ONLY.
 6. THE EXACT LOCATION OF GATE(S) FOR SITE ENTRANCE SHALL BE AGREED WITH THE ENGINEER AND RELEVANT GOVERNMENT AUTHORITIES, ON SITE PRIOR TO ERECTION. THE DETAILS OF GATE SHALL REFER TO LATEST VERSION OF CEDD STANDARD DRAWING NO. C1007A OR C1008A.
 7. ANY MODIFICATION OF STANDARD DRAWING TO SUIT EXISTING CONDITIONS SHALL BE SUBMITTED TO THE ENGINEER FOR COMMENTS.
 8. TRAFFIC SIGN & SIGNALS SHALL NOT BE OBLSCURED.
 9. TRANSPORT DEPARTMENT SHALL BE APPROACHED ON NECESSARY REMOVAL OF STREET FURNITURE, TRAFFIC SIGNS, SIGNALS, MARKINGS, BUS STOPS, PARKING SPACES, ETC. WITH ADVANCE NOTICE.
 10. NO VEHICLE WILL REVERSE ONTO/FROM PUBLIC ROAD.
 11. LOADING/UNLOADING WILL BE CONFINED WITHIN SITE.
 12. VEHICLES WILL NOT BE PLANNED TO QUEUE ON PUBLIC ROAD.
 13. ALL SETTING OUT DIMENSION TO BE CONFIRMED ON SITE.
 14. NO PART OF THE HOARDING IS SITED ON A CARRIAGEWAY UNLESS APPROVAL BY RELEVANT AUTHORITIES/DEPARTMENT.
 15. THERE WILL BE NO OBSTRUCTION ON THE EXISTING DRAINAGE CHANNELS AND GULLIES OF THE ROAD.
 16. NO RESTING/REMOVAL OF ANY TRAFFIC LIGHT, BUS LANES, BUS STOPS OR PEDESTRIAN CROSSINGS IS NECESSARY.
 17. DETAILS OF RUN-IN FOR SITE ENTRANCE SHALL REFER TO LATEST VERSION OF HIGHWAYS DEPARTMENT STANDARD DRAWINGS NOS. H1113B AND H1114A.
 18. ALL HOARDING SHALL BE REMOVABLE TYPE OR AS AGREED BY THE ENGINEER.
 19. PHASES 1, 2 AND 3 HOARDING SHALL BE IMPLEMENTED TO SUIT THE CONTRACTOR'S CONSTRUCTION SEQUENCE AND AS DIRECTED BY THE ENGINEER.
 20. SHOULD ANY PART OF FOOTPATH BE AFFECTED BY THE PROPOSED HOARDING, MIN. 1.5M WIDTH OF FOOTPATH SHALL BE MAINTAINED AT ALL TIME.

B	TENDER ADDENDUM NO.5	CYKY WHL AUG 12
A	TENDER ADDENDUM NO.3	CYKY WHL JUL 12
-	TENDER DRAWING	CYKY WHL MAY 12
REV.	DESCRIPTION	DATE

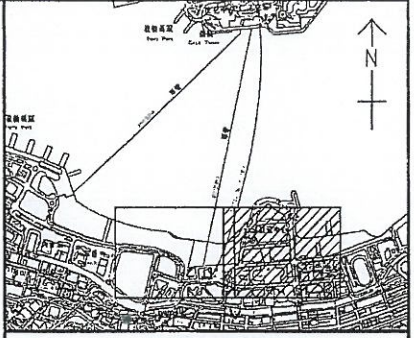
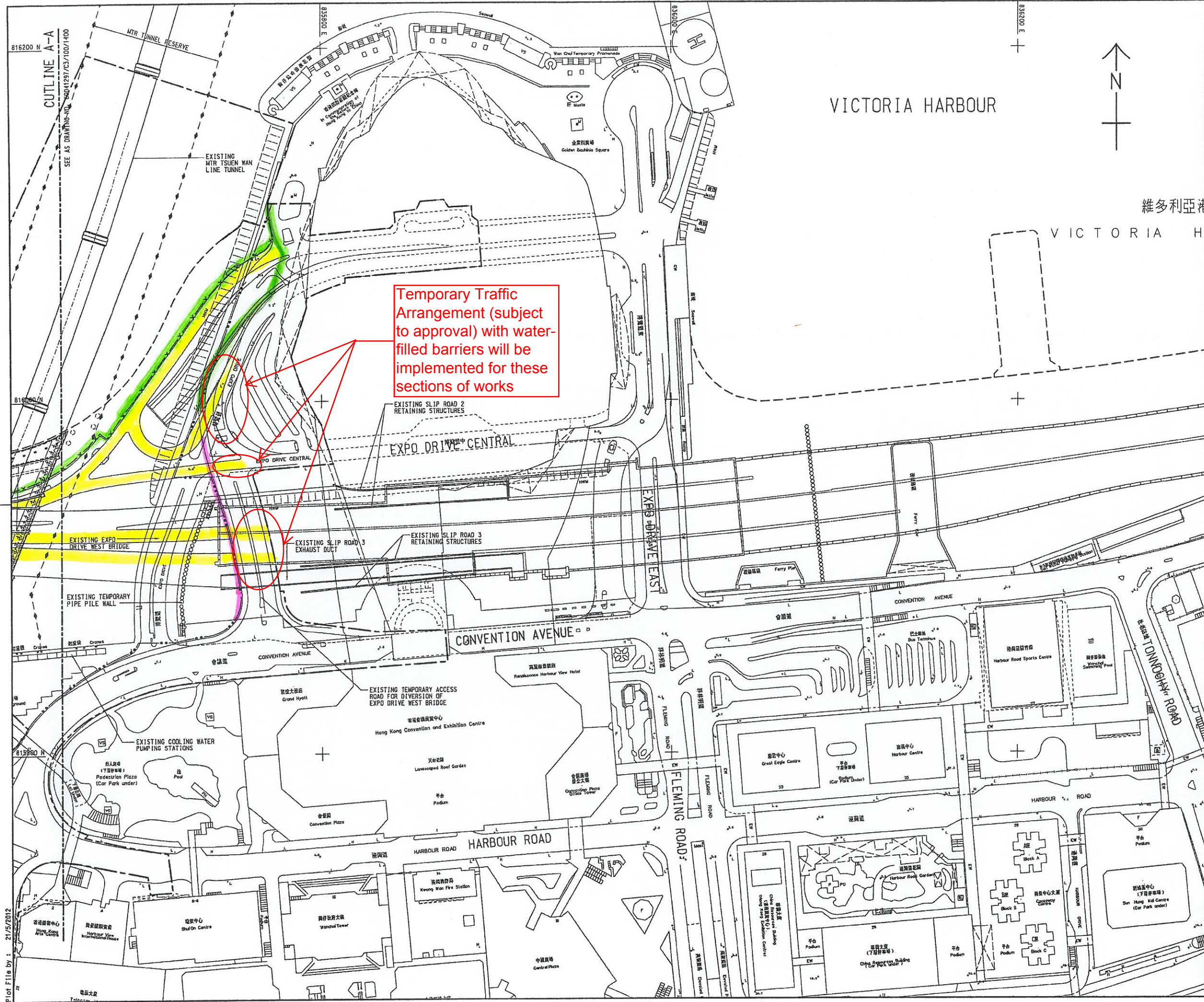
WAN CHAI DEVELOPMENT PHASE II
WAN CHAI DEVELOPMENT PHASE II -
CENTRAL - WAN CHAI BYPASS AT WAN CHAI WEST
HOARDING PLAN
SHEET 1 OF 2

DRG.NO. 60041297/C3/100/1400B

DESIGNED BY ST	CONTRACT NO. HK/2012/08	APPROVED TKH
DRAWN BY TS	STATUS A1 1:1000	
SCALE A1 1:1000		
DIMENSIONS ARE IN METRES		

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PRIOR TO THE CONSTRUCTION OF DIRECTIONAL SIGN,
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
RELOCATING THE HOARDING AT HIS OWN COST TO
FENCE OFF THE WORKS AREA



KEY PLAN
SCALE 1 : 20000

NOTES:
1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH
DRAWING NO. 60041297/C3/100/1400, 1402 TO 1404.

Temporary
Traffic
Arrangement with
water-filled
barriers

Project Works
Area under
FEP-01/376/2009

Hoarding
arrangement
which is subject
to change as
works progress

TENDER DRAWING	CYK/MH/MAY 12
DESIGNER	CHK/CHK
REVISOR	CHK/CHK

WAN CHAI DEVELOPMENT PHASE II
WAN CHAI DEVELOPMENT PHASE II -
CENTRAL - WAN CHAI BYPASS AT WAN CHAI WEST

HOARDING PLAN

SHEET 2 OF 2

DRGNO. 圖紙編號	60041297/C3/100/1401
DESIGNED BY 設計	ST
SCALE 比例	A1 1:1000
STATUS 圖況	TS
CONTRACT NO. 合約編號	HK/2012/08
DATE 日期	2012/08
APPROVED 核准	TXH
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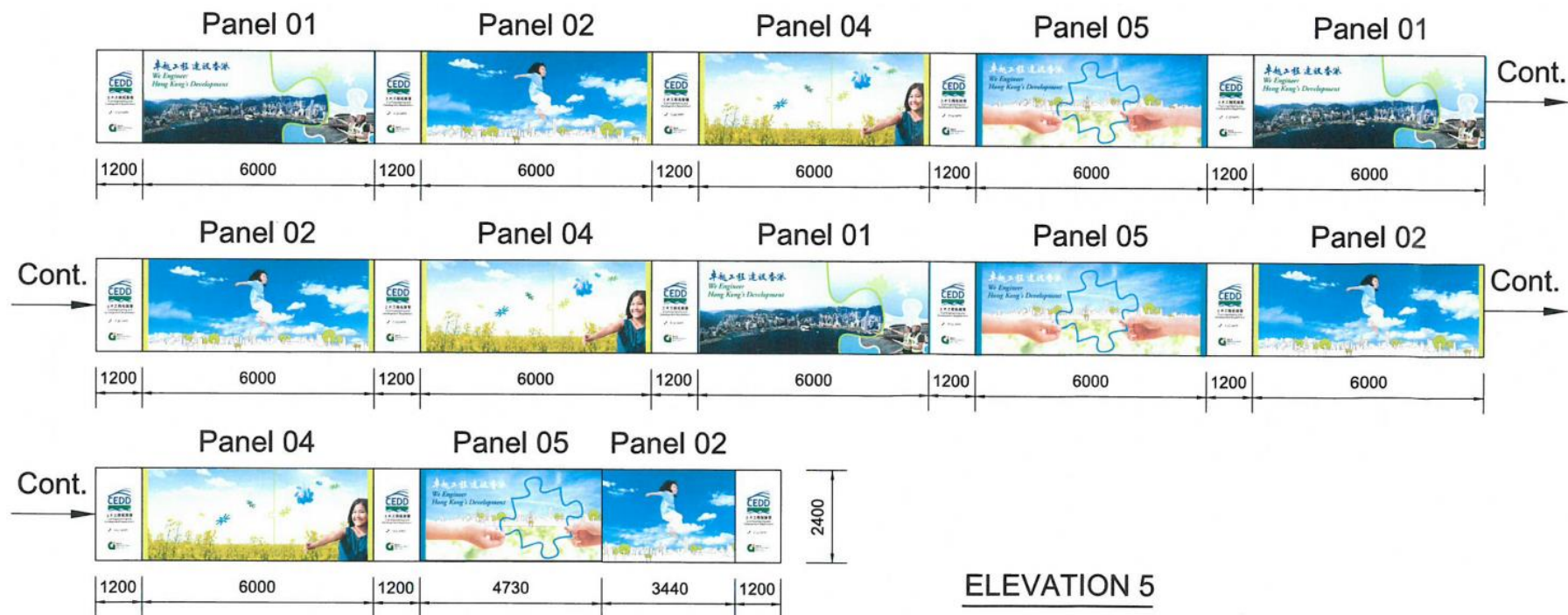
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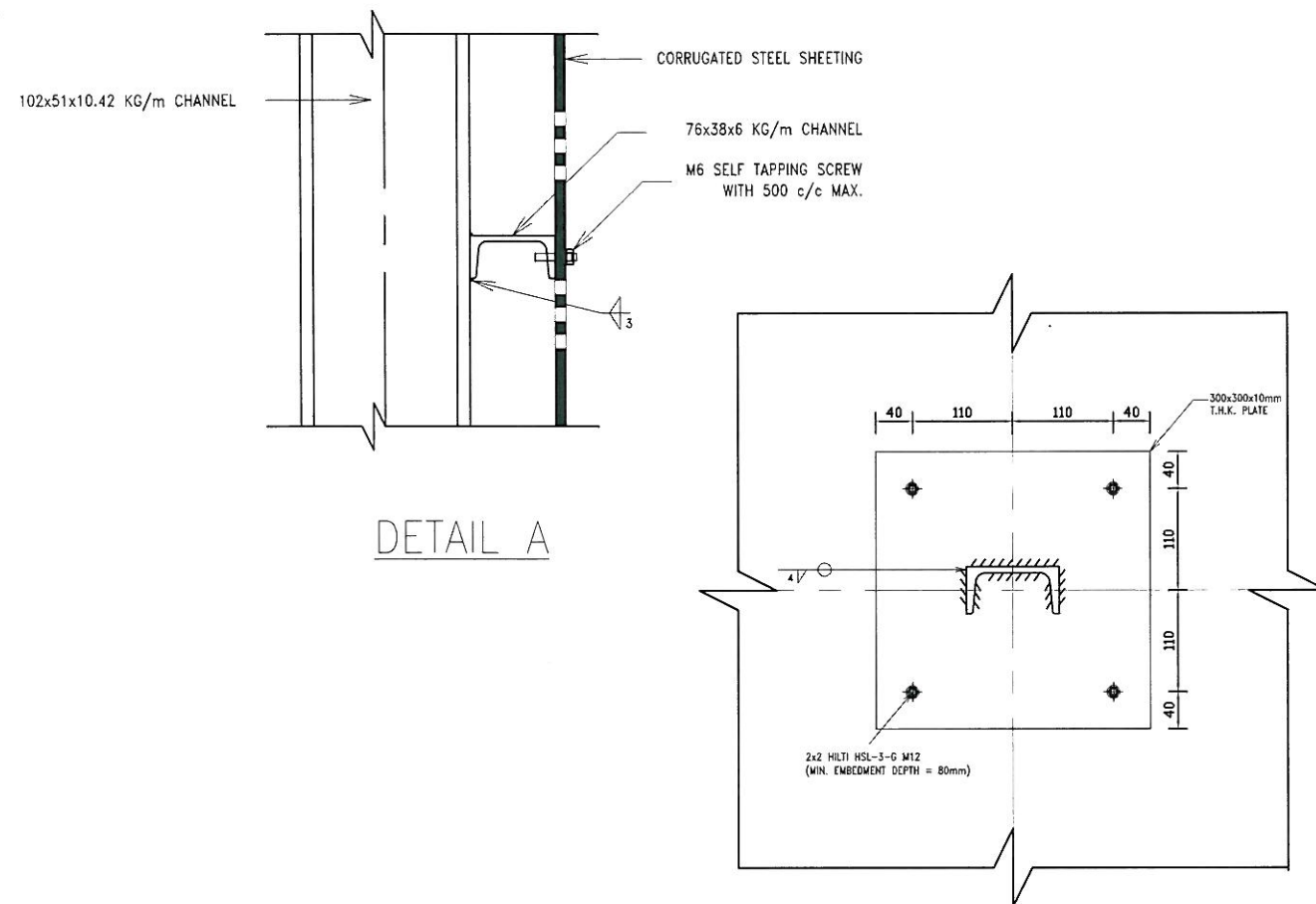
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Appendix IV

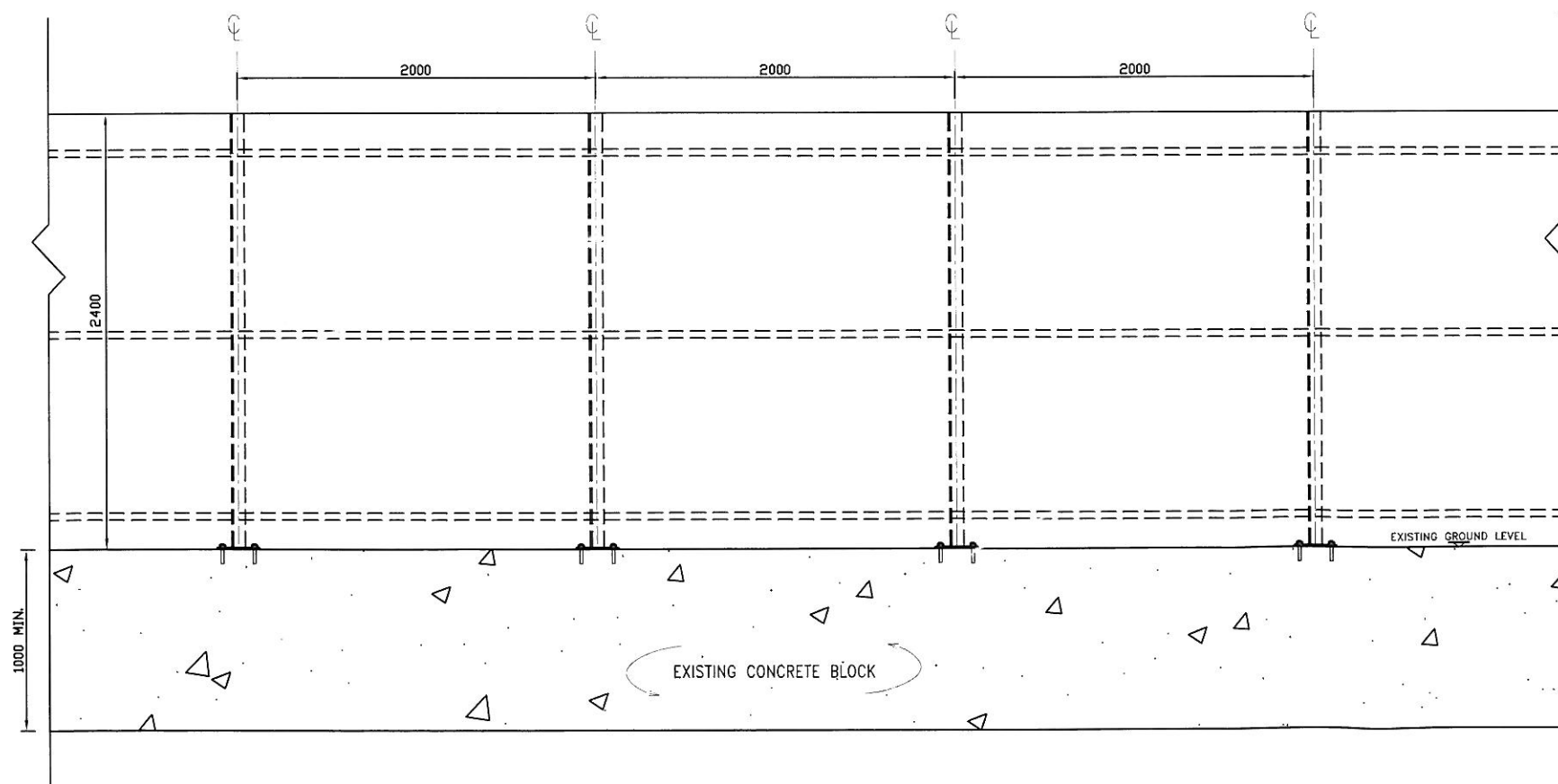
Graphic Panels for Decorative Screen Hoarding and Its Fixing Detail

Typical Panels with Graphics and Artworks

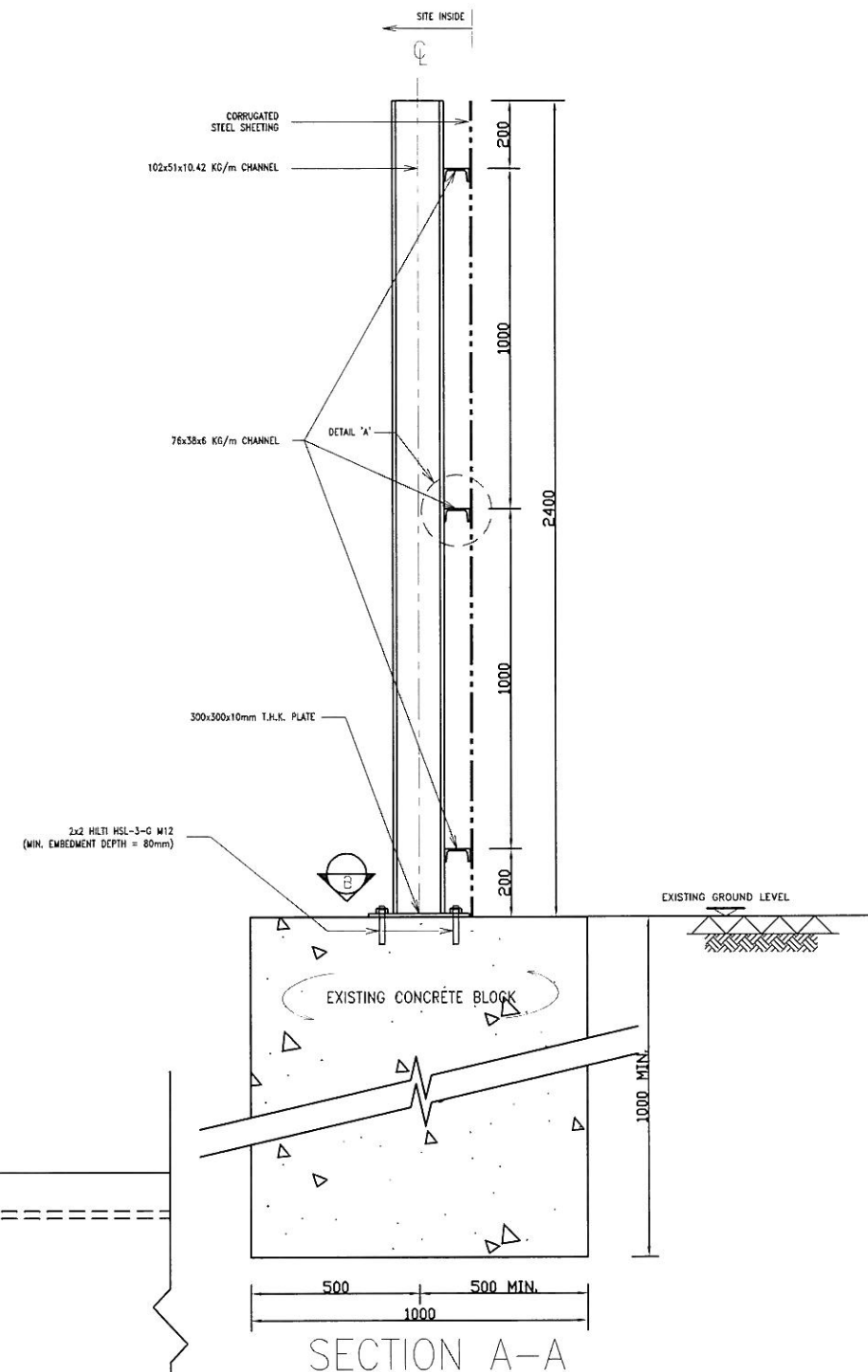




SECTION B-B



ELEVATION



SECTION A-A

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH HK_2012_08/CDB/SK/00018.
2. ALL DIMENSIONS SHOWN ARE IN MILLIMETRE.
3. EXISTING CONCRETE SHALL BE GRADE 200/20.
4. ANCHOR BOLTS SHALL BE HILTI HSL-3-G M12 AND INSTALLED IN COMPLIANCE WITH MANUFACTURERS' RECOMMENDATION & SPECIFICATIONS. TEST LOAD FOR BOLTS SHALL BE 27.15KN.

REVISIONS

NO. DESCRIPTION AND DATE		INITIAL AND DESIGNATION		
NO.	DESCRIPTION AND DATE	OWN	CHKD	AUTH

PROJECT WAN CHAI DEVELOPMENT PHASE II - CENTRAL - WAN CHAI BYPASS AT HONG KONG CONVENTION AND EXHIBITION CENTRE

CONTRACT NO. HK/2012/08

CONSULTANT

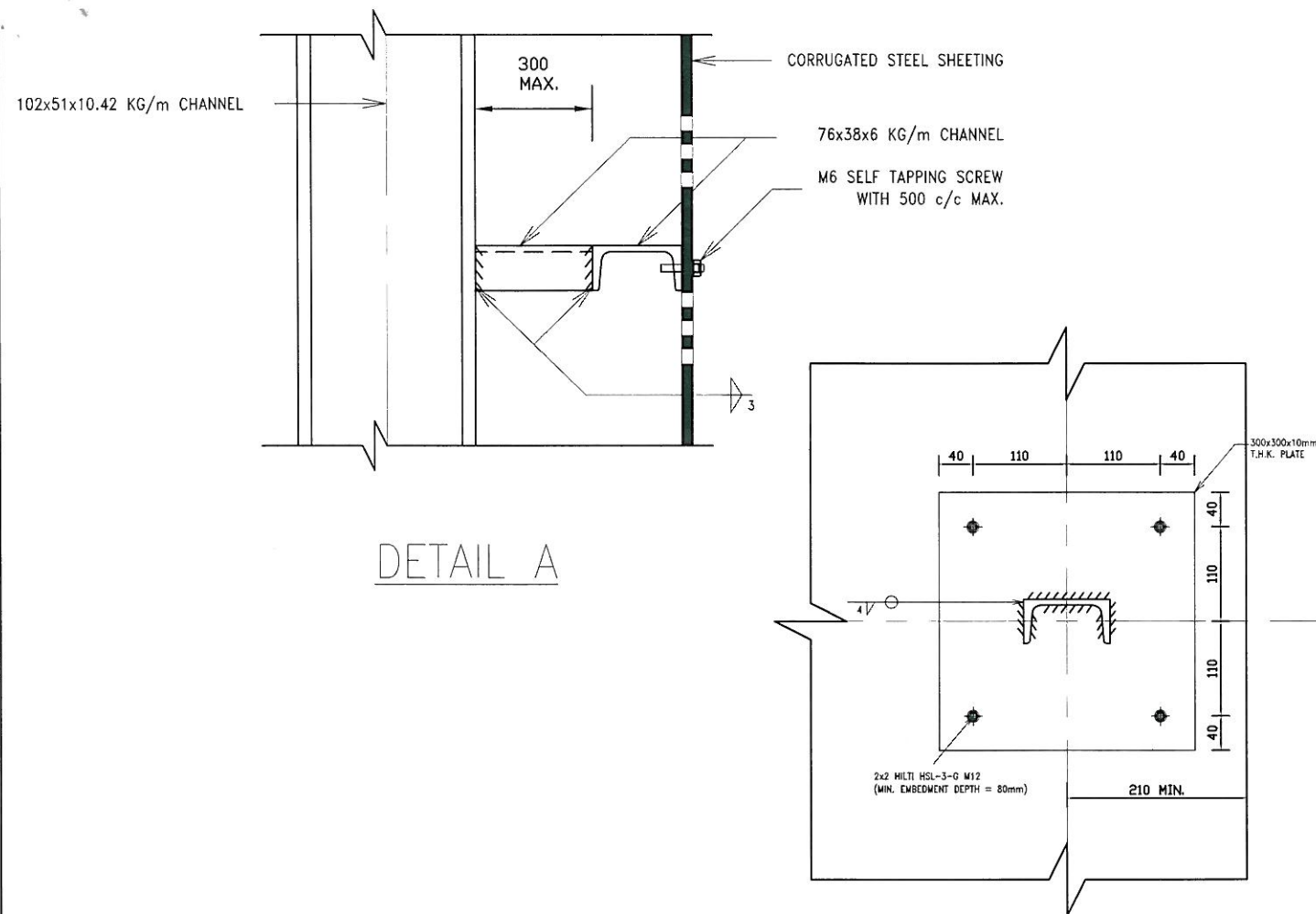
CONTRACTOR
 中國建築—利達聯營
 CHINA STATE-LEADER JOINT VENTURE

DRG. NO. HK_2012_08/CDB/SK/00019 REV -

DRG. TITLE
 TYPE 'B' HOARDING

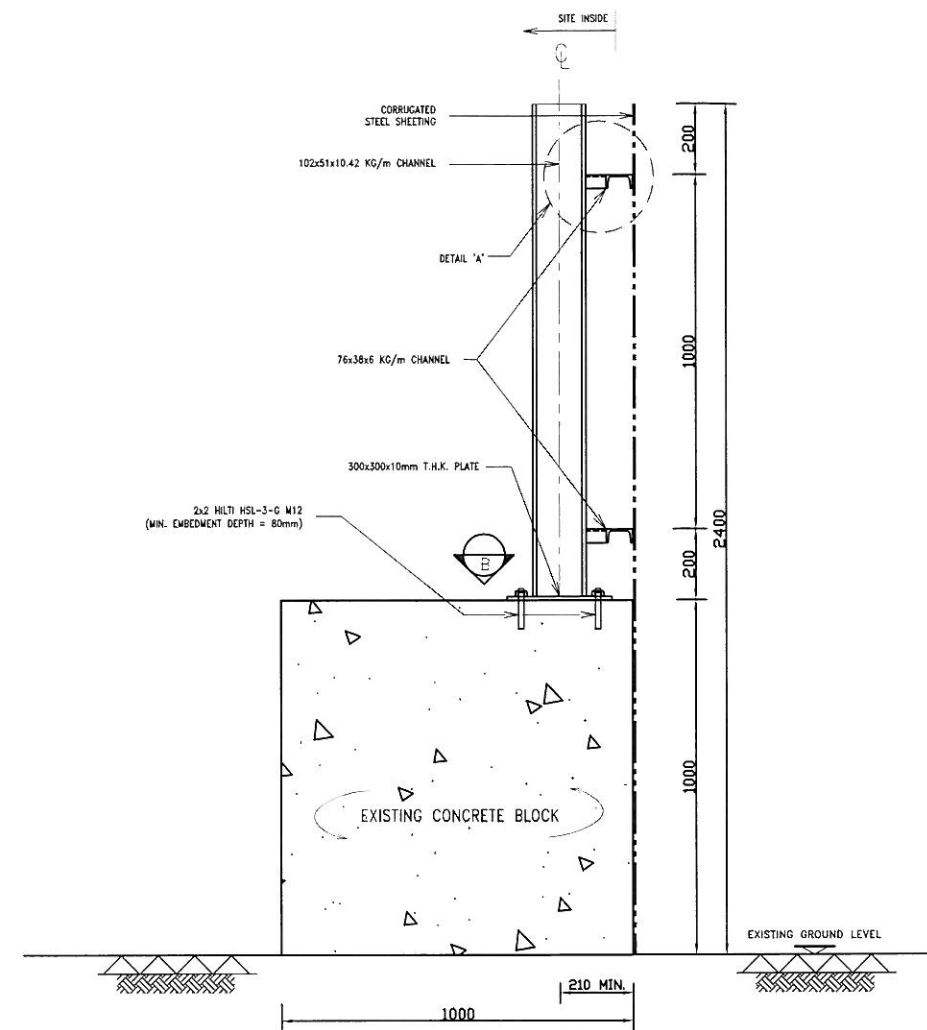
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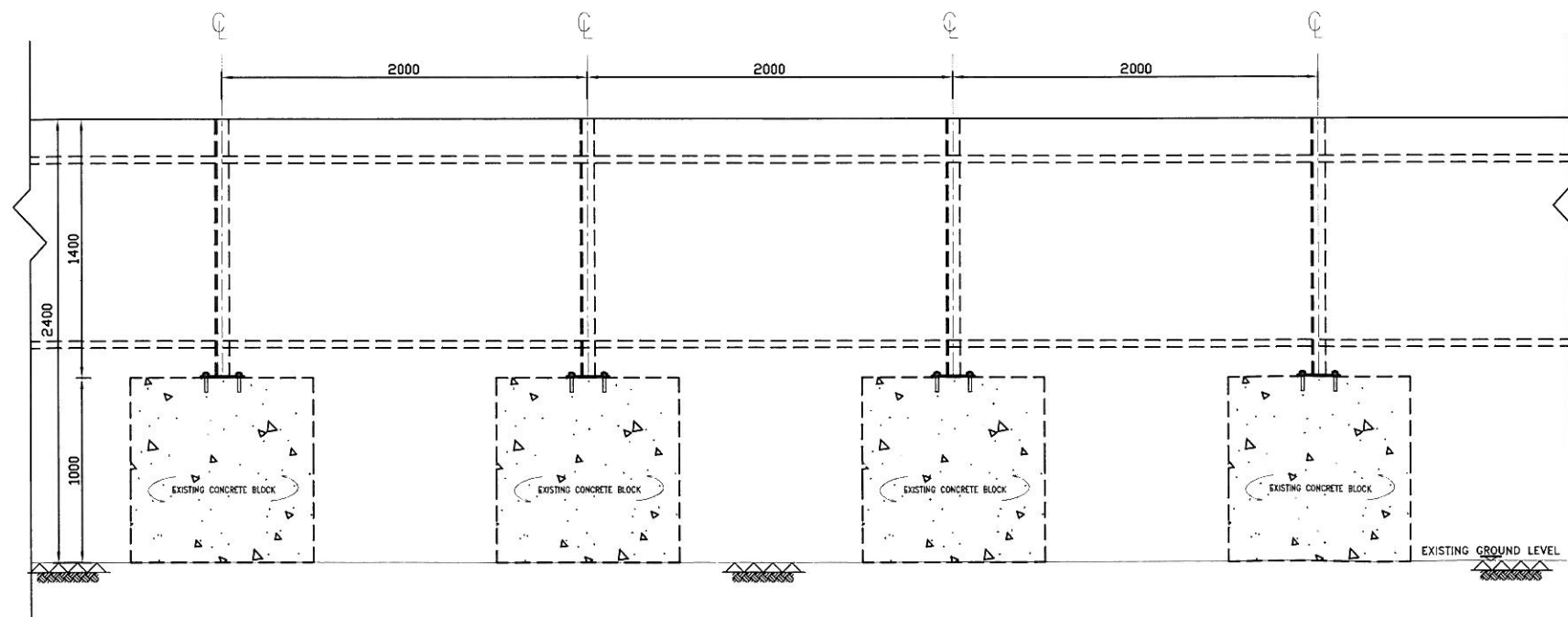


DETAIL A

SECTION B-B



SECTION A-A



ELEVATION

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH HK_2012_08/CDB/SK/00018.
2. ALL DIMENSIONS SHOWN ARE IN MILLIMETRE.
3. EXISTING CONCRETE SHALL BE GRADE 200/20.
4. ANCHOR BOLTS SHALL BE HILTI HSL-3-G M12 AND INSTALLED IN COMPLIANCE WITH MANUFACTURERS' RECOMMENDATION & SPECIFICATIONS. TEST LOAD FOR BOLTS SHALL BE 27.15KN.

REVISIONS

NO.	DESCRIPTION AND DATE	INITIAL	DATE
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PROJECT: WAN CHAI DEVELOPMENT PHASE II - CENTRAL - WAN CHAI BYPASS AT HONG KONG CONVENTION AND EXHIBITION CENTRE

CONTRACT NO.: HK/2012/08

CONSULTANT:

CONTRACTOR:  中國建築—利達聯營
CHINA STATE - LEADER JOINT VENTURE

DRG. NO.: HK_2012_08/CDB/SK/00020 REV: -

DRG. TITLE: TYPE 'C' HOARDING

SCALE: AS SHOWN

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