

Our Ref: TCS00704/14/300/L0210

**Kaden Construction Limited**  
Units 601-605A, 6/F., Tower B,  
Manulife Financial Centre,  
223 Wai Yip Street, Kwun Tong,  
Kowloon, Hong Kong

**Attn: Vincent Kwan**

**28 August 2018**  
By email

Dear Sir,

**Re: MTRC6593-13C Wan Chai Station Lee Tung Street Subway  
Under Environmental Permit EP-444/2012/A  
Landscape Plan (Revision 3)**

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We refer to the Landscape Plan (Revision 3) received on 24 August 2018 via e-mail. Please note that we have no adverse comments on this submission. We herewith certify the captioned plan in accordance with Condition 2.7 of the Environmental Permit (EP) No. EP-444/2012/A.

Should you have any queries or require further information, please feel free to contact us or the undersigned at Tel: 2959-6059 or Fax: 2959-6079.

Yours sincerely,  
For and on Behalf of

**Action-United Environmental Services & Consulting**



T. W. Tam  
Environmental Team Leader

Encl.

cc.

MTRCL  
AECOM

Mr. Kenneth Chow  
Mr. Y.W. Fung

Fax:3547 0090  
Fax:3922 9797

Your Ref:  
Our Ref: 60453136.40032976/2018000478E

**By Email and Post**

MTR Corporation Limited  
Fo Tan Railway House  
No. 9, Lok King Street, Fo Tan  
Shatin, N.T.,  
Hong Kong

Attn.: Mr. Alfa Liu

7 September 2018


Dear Sirs

**Consultancy Agreement A130-13  
Independent Environmental Checker for CRS and LTS  
LTS - Verification for Landscape Plan**

We refer to the Landscape Plan (Revision 3) received on 24 August 2018. We have no comment and have verified the captioned plan.

Should you have any queries, please feel free to contact the undersigned at 3922 9366.

Yours faithfully  
**AECOM Consulting Services Ltd**



Y. W. Fung  
Independent Environmental Checker

LLMC/wwsc

cc Kaden Consturction Limited (Attn.: Mr. Ronald Fung) via email  
AUES (Attn.: Ms. Nicola Hon) via email

# MTR Wan Chai Station Lee Tung Street Subway

## Landscape Plan Submission

Revision 3 (16 August 2018)

*Pursuant to Clause 2.7 of the Permit Conditions of Environmental Permit No.EP-444/2012/A*



3	16/08/2018	TY	TY	TY	RF	VK
2	02/04/2018	TY	TY	TY	RF	VK
1	25/08/2014	GP/VK	WW	FMW	SL	VK
0	11/07/2014	GP/VK	WW	FMW	SL	VK
<i>REV</i>	<i>DATE</i>	<i>PREPARED BY BuildKing</i>	<i>APPROVED CONSTRUCTION</i>	<i>APPROVED ENGINEERING</i>	<i>APPROVED HS&amp;E</i>	<i>Project Manager</i>

<b>PROJECT TITLE:</b>	<b>MTR Wan Chai Station Lee Tung Street Subway</b>
<b>CONTRACT NUMBER:</b>	<b>C6593-13C</b>
<b>LOCATION OF WORKS:</b>	<b>Southorn Playground and Johnston Road, Wan Chai</b>
<b>PREPARED BY:</b>	<b>Tony Yuan/Vincent Kwan (Build King)</b>

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## **1. INTRODUCTION TO THE PROJECT**

- 1.1 MTR Corporation (MTRC) is proposing to construct a new pedestrian subway, namely Lee Tung Street (LTS) Subway (hereafter called “the Project”) which will connect MTR Wan Chai Station (WAC) to the Urban Renewal Authority’s (URA) Redevelopment at the H15 Site (H15 Redevelopment).
- 1.2 The Project will involve construction of a new Entrance D and associated station modifications within the existing WAC Station, construction of the proposed subway and one integrated station entrance at Site H15. The proposed subway will be fully air-conditioned and is approximately 100m long with access to the H15 Redevelopment. Two ventilation shafts will be constructed at the south-east corner of the Southorn Playground. Please refer to Appendix 1 for the subway scheme.
- 1.3 The Project will enhance the accessibility of WAC by providing MTR passengers a more direct, convenient and comfortable access to WAC from the H15 Redevelopment and other existing developments in the vicinity and beyond in the south Wan Chai area on Queen’s Road East.
- 1.4 The construction works of the LTS Subway is due for commencement in 2Q 2014 for completion by 4Q 2017.

## **2. PURPOSE OF SUBMISSION**

- 2.1 An Environmental Permit No. EP-444/2012/A for the Project was issued by Environmental Protection Department (EPD). Clause 2.7 of the permit conditions requires the submission of a Landscape Plan to EPD for approval prior to commencement of major construction work. The purpose of this submission is to fulfill the abovementioned permit condition.

## **3. PROJECT LANDSCAPE ISSUES**

- 3.1 Part of the Project site is located in the south-eastern corner of the Southorn Playground, which currently consist of children's playground and basketball courts. There are existing 12 trees located in this children's playground, of which some trees would be affected during the construction period. Details are described in the following section.
- 3.2 The other change to the current landscape by the Project is the addition of two new ventilation shafts, one measures 3.8m and another measures 6m approximately above ground, that will be built at the south-east corner of the Southorn Playground. Treatment to the ventilation shafts to mitigate against are described below.

## **4. SOFT LANDSCAPE DESIGN (1) – TREATMENT TO THE NEW VENTILATION SHAFTS**

- 4.1 Two ventilation shafts will be built to facilitate the future subway air-intake and exhaust. In order to compensate the loss in greening area, vertical greening is recommended. This design softens the architectural style of the vent shafts, which also takes into account important factors such as the surrounding environment and neighbouring, potential users after completion of works and the needs of active and passive recreational provision requirements.
- 4.2 Climbing plant species of *Parthenocissus dalzielii* is proposed for their high amenity and low maintenance requirements. The details of the vertical greening are shown in Appendix 2.

## **5. SOFT LANDSCAPE DESIGN (2) – EXISTING TREES & COMPENSATORY PLANTING**

- 5.1 MTRC has submitted a Tree Removal Application (TRA) which was approved by the Tree Board of LCSD on 22 November 2013. Proposed treatments to the existing trees are summarized in the following paragraph and illustrated in **Appendix 3** and **4**.
- 5.2 *Proposed Treatments to Existing Trees*

The proposed treatments for the affected trees are summarized below. Out of the 12 trees identified in the vicinity of Project's area, 8 trees are proposed to be retained, 1 tree of fair health, fair form and medium amenity value are proposed to be transplanted, and 3 trees (*Spathodea Campanulata* and *Bauhinia Blakeana*) are proposed to be felled.

Tree No.	Scientific Name	Chinese Common Name	Recommendation
TR-02	<i>Ficus microcarpa</i>	細葉榕	Transplant
TR-04	<i>Aleurites moluccana</i>	石栗	Retain
TR-05	<i>Spathodea camoanulata</i>	火焰木	Retain
TR-06	<i>Bauhinia blakeana</i>	洋紫荊	Retain
TR-07	<i>Bauhinia blakeana</i>	洋紫荊	Retain
TR-08	<i>Bauhinia blakeana</i>	洋紫荊	Retain
TR-09	<i>Bauhinia blakeana</i>	洋紫荊	Retain
TR-10	<i>Bauhinia blakeana</i>	洋紫荊	Retain
TR-11	<i>Spathodea camoanulata</i>	火焰木	Retain
TR-12	<i>Bauhinia blakeana</i>	洋紫荊	Fell
TR-13	<i>Spathodea camoanulata</i>	火焰木	Fell
TR-14	<i>Bauhinia blakeana</i>	洋紫荊	Fell

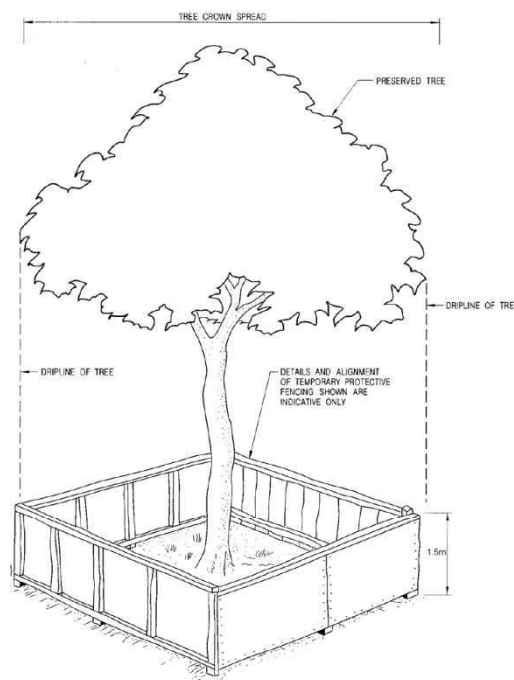
- 5.3 The trees proposed to be felled within the proposed development and construction works areas will be compensated according to the Environment, Transport and Works Bureau Technical Circular (Works) No. 3/2006 – Tree Preservation which stipulates that the implementation of compensatory planting should be of a ratio not less than 1:1 in terms of quality and quantity within the Site. All compensatory trees should be in good health and good form. The size of all compensatory trees should be of minimum Heavy Standard (Section 25.32 of the General Specification for Building 2012 Edition).

## 6. PROTECTION OF RETAINED TREES

6.1 Having considering to minimize impacts to public and avoid hindrance of the other trade works progress, tree protection works to the retained trees are to be comprised of a Primary Protection Method and Secondary Protection Method.

### 6.2 Primary Protection Method

Tree protection zone is to be set up with the safety barrier fence, with a height of about 1.5m as shown below in “Drawing 1” and “Photo 1”.



*Drawing 1 - Illustrative drawing of 1.5m protective fencing*





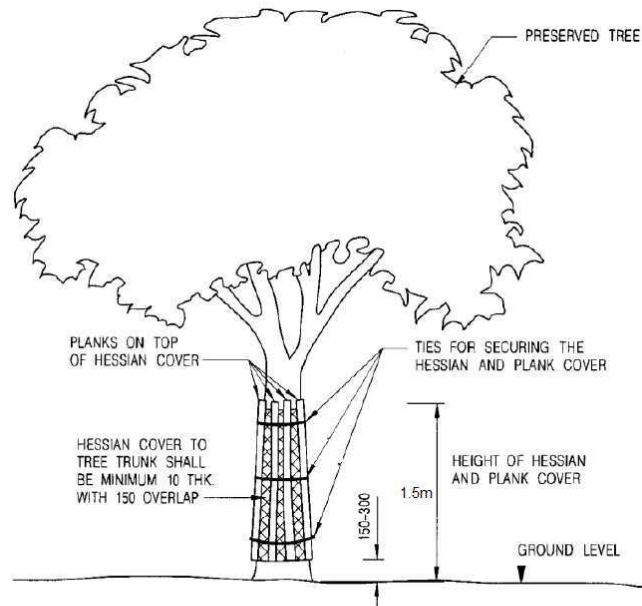
*Photo 1 - Illustrative photo of 1.5m protective fencing*

### 6.3 Secondary Protection Method

In case that the primary protection method cannot be applied due to space constraint, tree armoring with hessian bag and bamboo lattice to cover tree trunk (approximate 1.5m high from ground level) for protection as attached “*Drawing 2*” and “*Photo 2*”.

A layer of 150-300mm thick wood chip mulch will be placed in the area inside drip line, if possible, in order to protect the tree root.

The protective works shall also comply with any further requirements as stipulated in Particular Specification Section 3 “Preliminary Works” and Section 26 “Quality Management” and other requirements as shown in the construction drawings.



*Drawing 2 - Illustrative drawing of 1.5m high Tree Armoring Protection Method*



*Photo 2 - Illustrative Photo of 1.5m high Tree Armoring Protection Method*

## 7. COMPENSATORY TREE PLANTING

- 7.1 Given the limited space within the Southern Children's Playground and according to the comments given by Leisure Cultural Services Department in their (92) in LCSD1/HQ712/03(Wch) Pt.8 dated 31 July 2013, 4 quality trees of 100mm DBH are proposed to be compensated for the three felled trees. *Cassia surattensis* has been selected for the compensatory planting. This species is relatively short and have smaller nature size and therefore is selected for compensatory planting at the proposed location (Please see **Appendix 5**). The extent of partial overlapping will not adversely affect the tree structure and thus considered acceptable as per Tree Management Office, Development Bureau - Proper Planting Practice Guideline with regard to "provide adequate growing space for future growth of canopy" revised version (1) dated August 2012.
- 7.2 Compensatory tree will be planted in the proposed at-grade planters with minimum 1,200mm deep, excluding the drainage layer and will be backfilled with an approved topsoil mix. Compensatory trees shall be maintained immediately after the works, and establishment / maintenance works shall continue for 36 months after project completion in accordance with Section 25.93 to 25.109 Landscape Works of the General Specification for Building 2012 Edition.
- 7.3 Species used for the proposed compensatory tree planting are summarized as below:

Species	Chinese Name	Size mm	Quantity
Scaraca asoca	無憂樹	100 DBH	4
		<b>Total:</b>	<b>4</b>

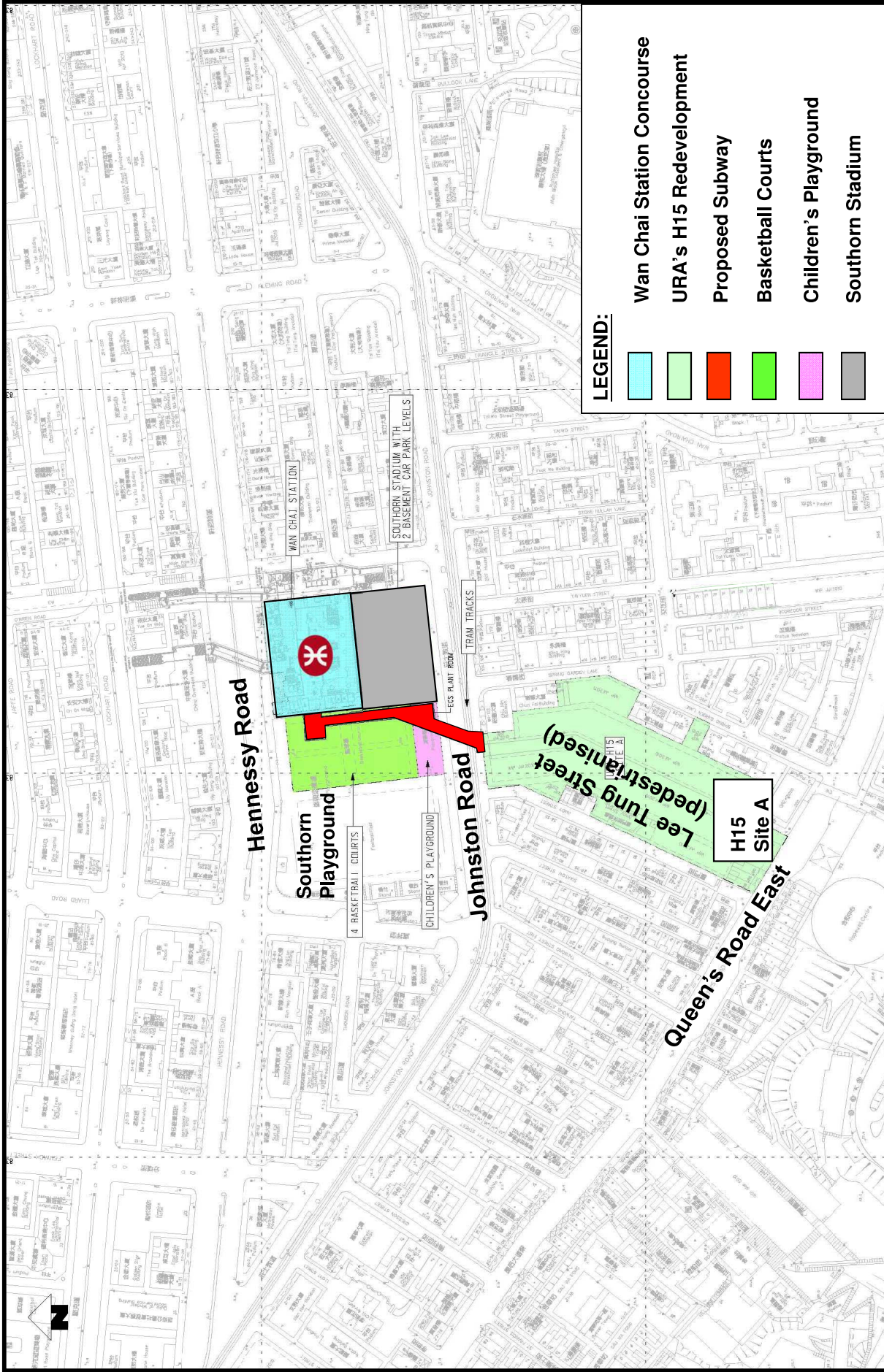
- End -



*C6593-13C: MTR Wan Chai Station Lee Tung Street Subway*

**Landscape Plan**

**Appendix 1: Location Plan of the  
Proposed Lee Tung Street Subway**

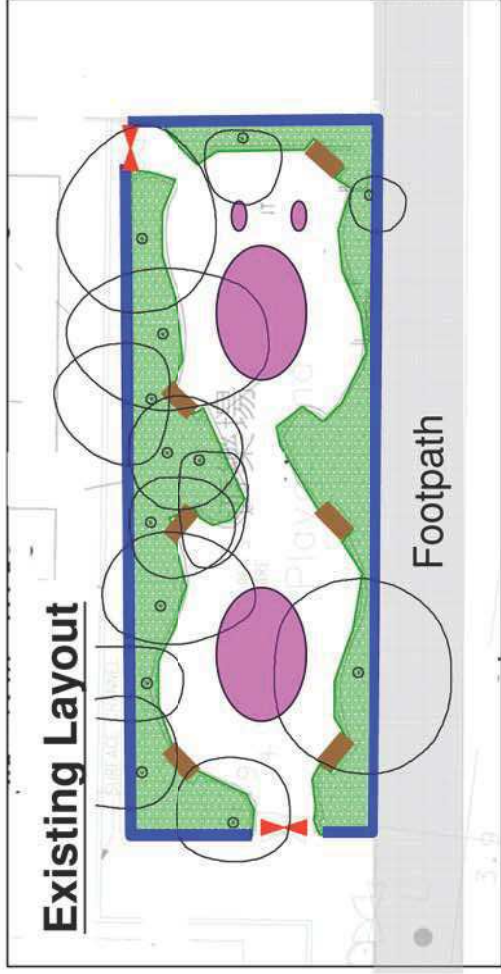


**PROPOSED LEE TUNG STREET SUBWAY – LOCATION PLAN**





**FIGURE 1**

**Notes :**

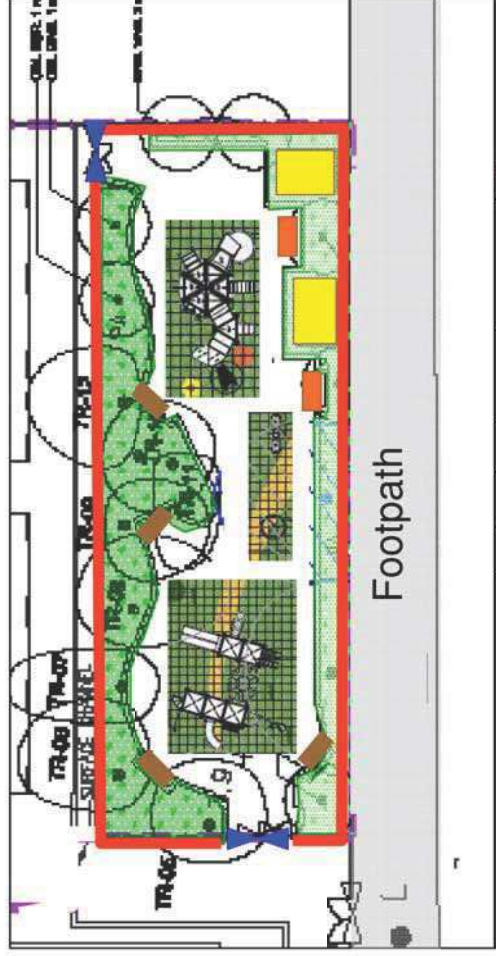
1. Matters relating to trees are including in the Tree Removal Application Report under a separate submission. Tree information shown in here is indicative.



**Legend:**

-  Planters with Trees
-  Trellis and Bench
-  Boundary Wall
-  Play Equipment

**Proposed Layout**



**Legend:**

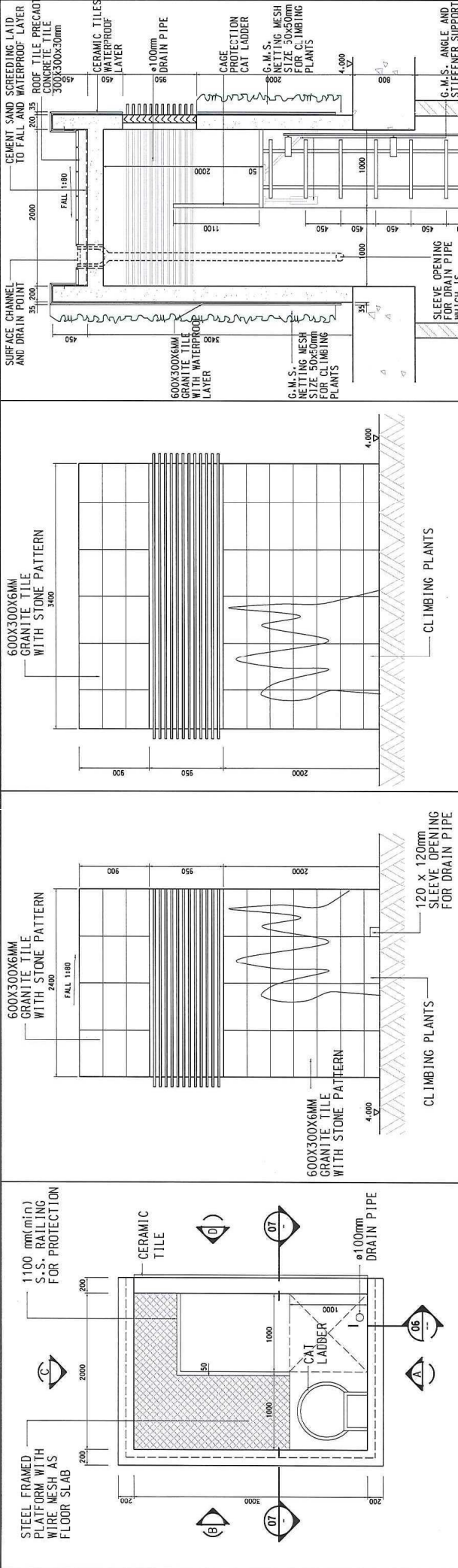
-  Re-aligned planters
-  Re-provisioned Access Gate
-  Re-provisioned Trellis & Bench
-  Reconstructed Boundary Wall
-  Re-provisioned Play Equipment
-  Subway vent facilities (by MTR Corporation)



*C6593-13C: MTR Wan Chai Station Lee Tung Street Subway*

**Landscape Plan**

**Appendix 2: Treatment to the New Ventilation Shafts**



01 PLAN : FRESH AIR INTAKE 1:25

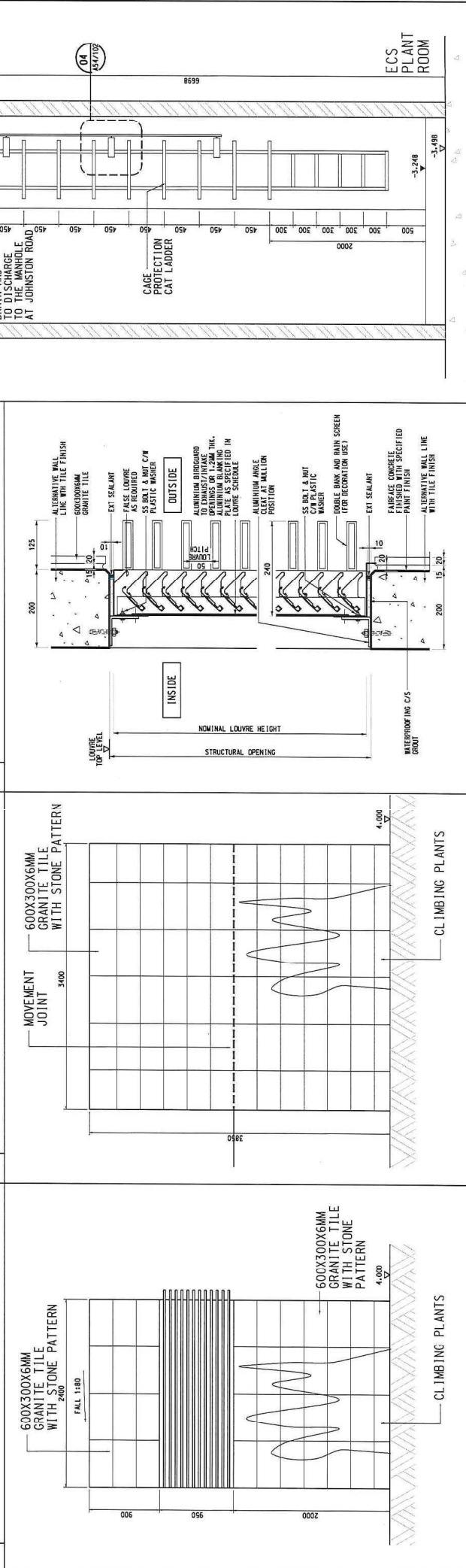
02 1:25

03 ELEVATION B 1:25

04 ELEVATION C 1:25

05 ELEVATION D 1:25

06 SECTION : DOUBLE BANK LOUVRE & FAIRFACE WALL / TILED FINISH WALL INTERFACE 1:5



07 SECTION 1:25

DESIGN	DRAWN	CHECKED	APPROVED	DATE
DESIGNED	JT/AL	AA	MS	DD/MM/YYYY

REVISIONS

NO.	REASON FOR EDS PLANT ROOM SHAFT	BY	DATE	APPROVED
01	GENERAL REVISION	SH	JAN	
02	GENERAL REVISION	SH	JAN	
03	ADVANCE CHECK POINT	SJC	REVISION	

DESCRIPTION

CONTRACT NO. C6593-13C  
 WAC STATION LEE TUNG STREET SUBWAY  
 DETAIL OF FRESH AIR INTAKE SHAFT

MTR

WAN CHAI STATION LEE TUNG STREET SUBWAY

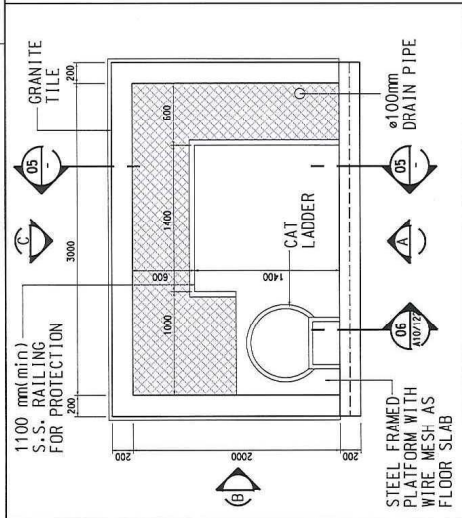
OPERATOR

Mott MacDonald

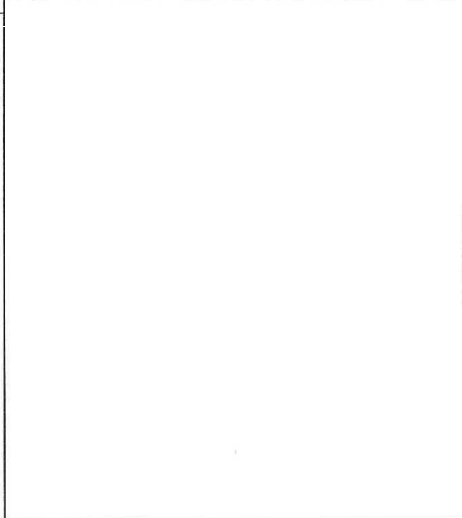
SCALE AS SHOWN (A1) DRAWING NO. C659313C/T/WAC/MML/A10/122

REV. A3

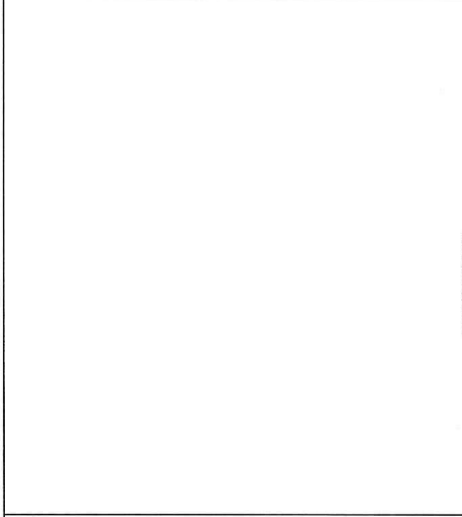




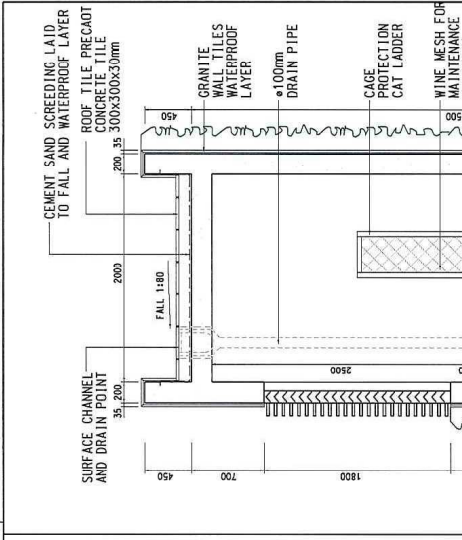
01 PLAN : SMOKE EXTRACTION SHAFT 1:25



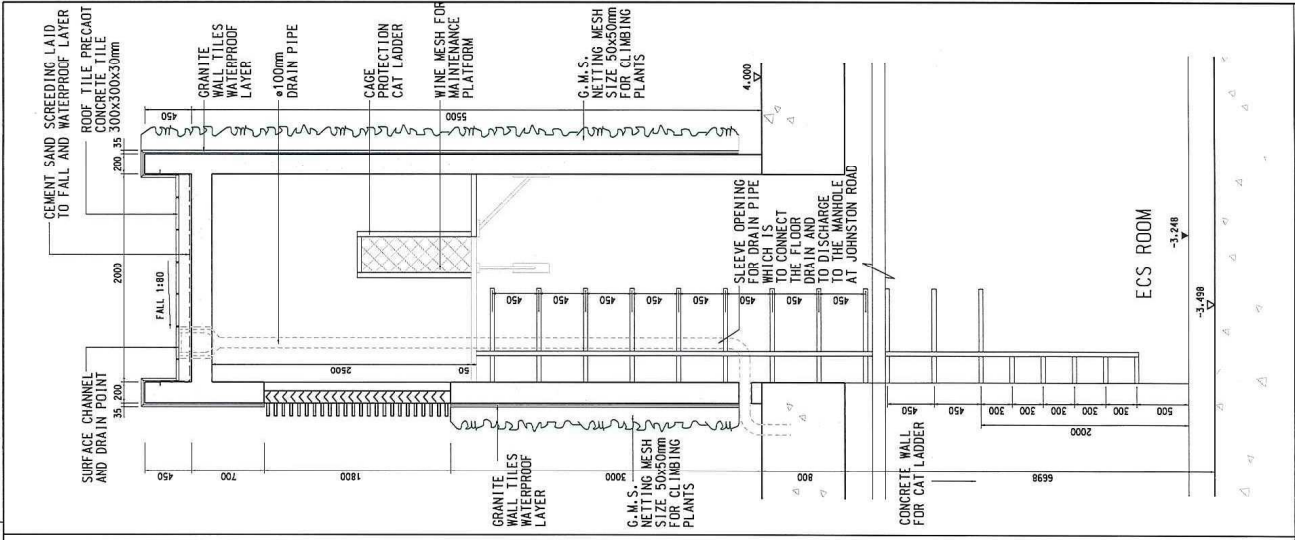
02 ELEVATION A 1:25



03 ELEVATION B 1:25



04 ELEVATION C 1:25



05 SECTION 1:25

REV	DESCRIPTION	DATE	APPROVED	REV	DESCRIPTION	DATE	APPROVED
A1	GENERAL REVISION						
A2	GENERAL REVISION						
A3	ADVANCE CHECK POINT						

DRWING	DESIGNED	CHECKED	APPROVED	D/TITLE	DATE	APPROVED

SYMBOL	DESCRIPTION
[Symbol]	GENERAL REVISION
[Symbol]	GENERAL REVISION
[Symbol]	ADVANCE CHECK POINT

DRWING	DESIGNED	CHECKED	APPROVED	D/TITLE	DATE	APPROVED

SYMBOL	DESCRIPTION
[Symbol]	GENERAL REVISION
[Symbol]	GENERAL REVISION
[Symbol]	ADVANCE CHECK POINT

DRWING	DESIGNED	CHECKED	APPROVED	D/TITLE	DATE	APPROVED

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[Symbol]	GENERAL REVISION
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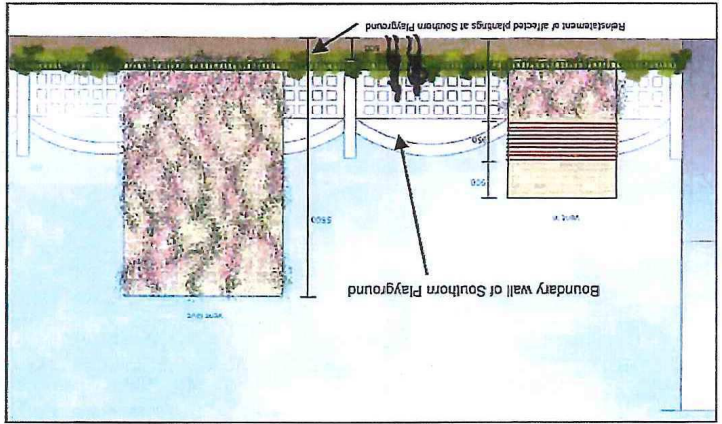
  

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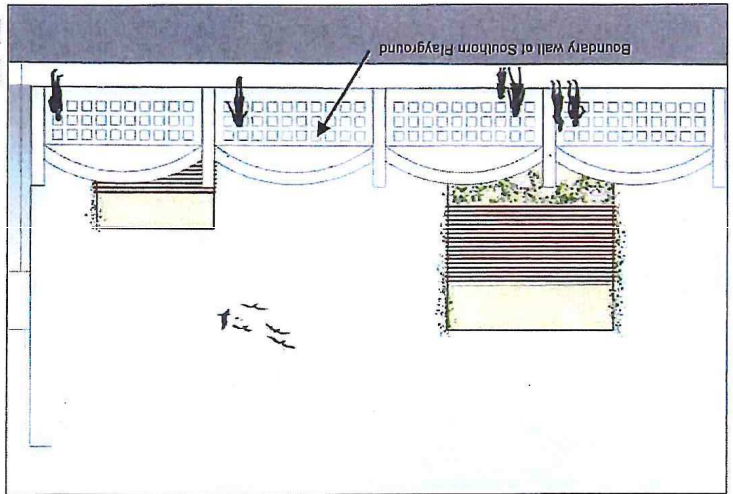
  

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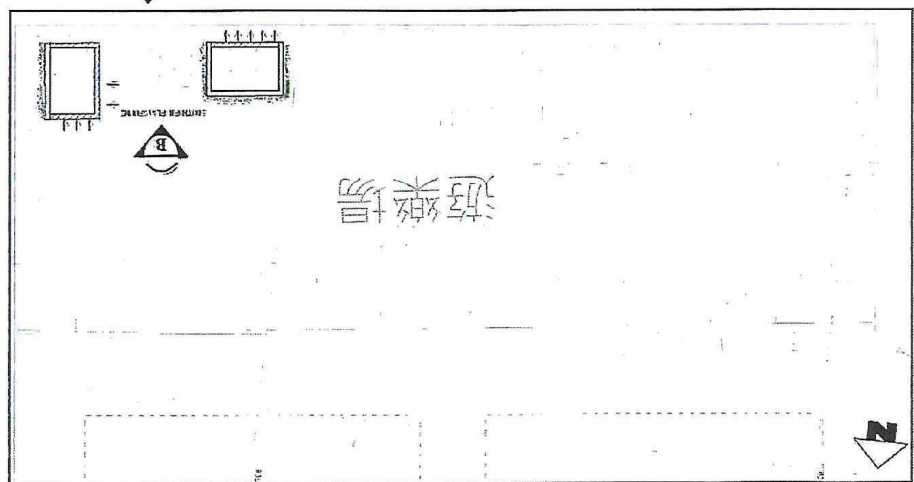
Elevation View B from Southern Playground



Elevation View A from Johnston Road



Plan View of Ventilation Shaft





*C6593-13C: MTR Wan Chai Station Lee Tung Street Subway*

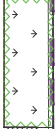
**Landscape Plan**

**Appendix 3: Proposed Shrub Planting Plan**

**PLANTING SCHEDULE (SHRUBS)**

ABBRE.	BOTANICAL NAME	CHINESE NAME	SIZES (Height x Spread)	SPACING	REMARKS	QUANTITY
ALP. ZER. VAR.	<i>Alpinia zerumbet</i>	花葉豔山薑	400 x 400	350	Intact leaf margins;	160
RHO. PUL.	<i>Rhododendron pulchrum</i>	紫杜鵑	600 x 500	400	Bush form	458
COR. TER. RUB.	<i>Cordylone terminalis</i>	紅葉鐵樹	900 x 500	300	3 shoots	68
IXO. STR.	<i>Ixora stricta</i>	細葉龍船花	300 x 300	200		280
PAR. HIM.	<i>Parthenocissus himalayana</i>	爬牆虎	750 x 300	100	5 shoots per bag	232

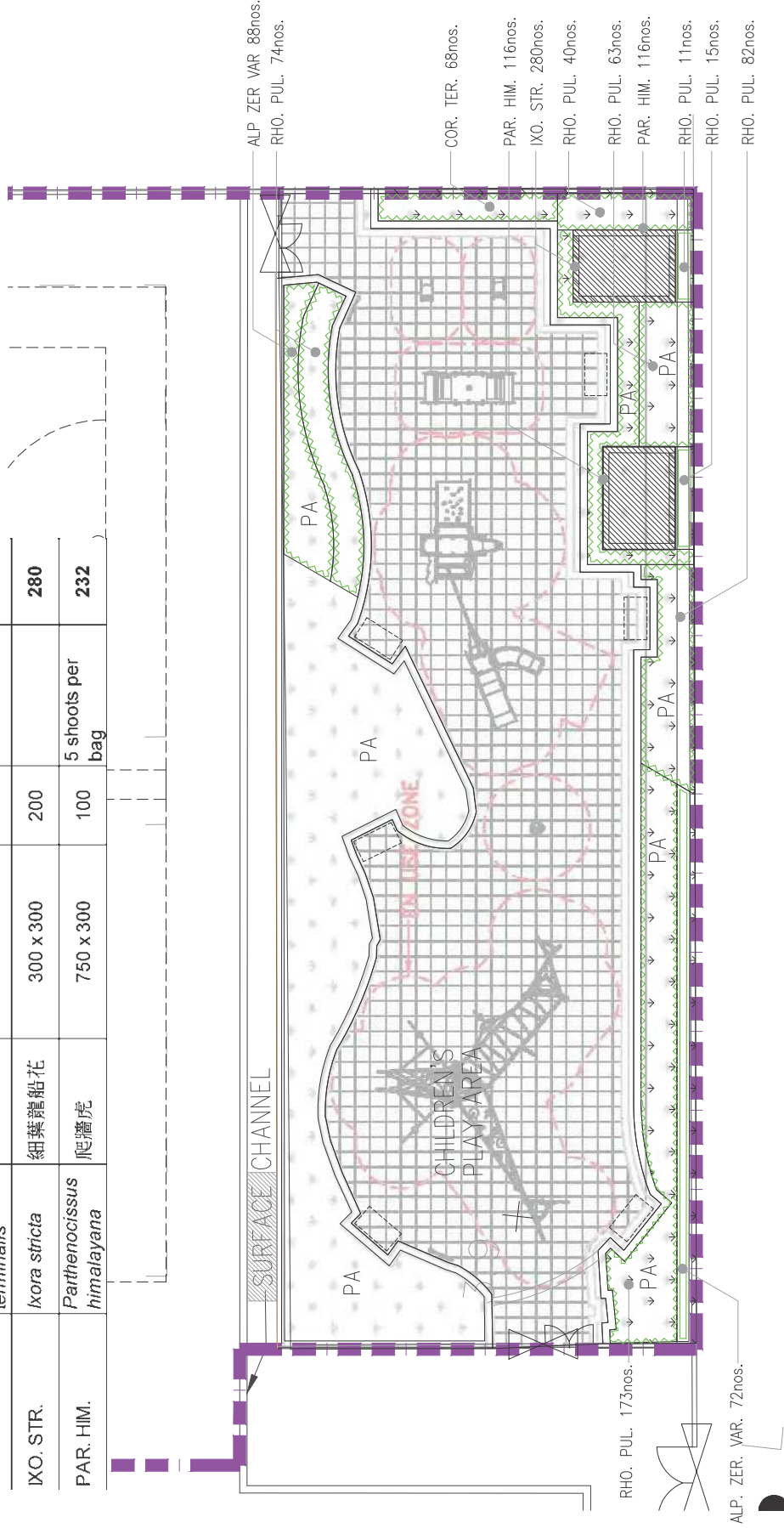
LEGEND:



PLANTING AREA



BOUNDARY OF  
LCSD REPROVISIONING WORKS



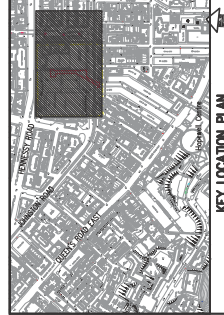
REV. DESCRIPTION   BY DATE APPROVED REV DATE	ADVANCE CHECK PRINT CI 10.10.12 MUS		DATE 10/10/2012 M/S		ORIGINATOR MTR	TITLE WAN CHAI STATION LEE TUNG STREET SUBWAY
	CADW. REF. C659313C_I_WAC_MMJ_A58_817A1.dgn MTR 205 TALKERSWAY, LAO WONG CHAI KAI HONG KONG		CADW. REF. C659313C_I_WAC_MMJ_A58_817A1.dgn		SCALE 1:200 (A3)	DRAWING NO. C659313C/T/WAC/MMJ/A58/817 WAC STATION LEE TUNG STREET SUBWAY LCSD SOUTHERN PLAYGROUND REPROVISIONING WORKS SHRUBS PLANTING PLAN



*C6593-13C: MTR Wan Chai Station Lee Tung Street Subway*

**Landscape Plan**

**Appendix 4: Tree Survey Plan & Tree Assessment  
Schedule**



**LEGEND.**

EXISTING TREE

TXX

EXISTING TREE NO

**TITLE**

CONSULTANCY AGREEMENT NO. NEX/1050

DETAILED DESIGN FOR LEE TUNG STREET SUBWAY

**TREE SURVEY PLAN**

SCALE 1:200 (A1)

DRAWING NO. NEX1050/P/WAC/MML/C50/TS01

REV. A

**ORIGINATOR**

MTR

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 10th Floor  
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 Fax: +852 2521 2223  
 www.moit.com.hk

PROJECT NO. NEX1050\_P\_WAC\_MML\_C50\_TS01ADWG

CADD REF.

DESIGNED	MS	CI
CHECKED		
APPROVED		
DATE	21/11/2011	

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DATE	BY	DESCRIPTION
17/12/10	CI	AS PER L2SD COMMENT

REV	DATE	BY	DESCRIPTION

**Project Title:** Lee Tung Street Subway Consultancy Agreement No. NEX/1050 - Detailed Design Consultancy for Lee Tung Street Subway At Wan Chai Station

**Location:** Southern Playground, Wan Chai

**Prepared by:** Christina Ip (RLA) of ERM (HK) Limited

**Reviewed by:** Thomas Tai (RLA) of ERM (HK) Limited

**Tree Assessment Schedule**

**Date of Inspection:** 10 August 2012

Item No.	Tree No. and Photo No.	Species		Tree Size		Health (Good / Fair / Poor)	Form (Good / Fair / Poor)	O.V.T. (Yes/No)	Amenity value (High/Medium/Low)	Survival rate after transplanting (High/Medium/Low)	Department to provide expert advice to LandSD	Remarks	Tree Treatment		Justification
		Scientific Name	Chinese Name	Height (m)	DBH (mm)								(Retain / Transplant / Fall)		
1	TR-01	(Not used)	-	-	-	-	-	-	-	-	-	See Note (1)	-	-	-
2	TR-02	<i>Ficus microcarpa</i>	細葉榕	4	3	100	F	N	M	H	LCSD	Slaking; TR02 will be transplanted to other LCSD site permanently.	Transplant	-	Affected by permanent work and impossible to retain in-situ
3	TR-03	(Not used)	-	-	-	-	-	-	-	-	-	See Note (1)	-	-	-
4	TR-04	<i>Aleurites moluccana</i>	石栗	10	10	530	F	N	M	M	LCSD	-	Retain	-	-
5	TR-05	<i>Spathodea campanulata</i>	火樹木	13	5.75	450	F	N	L	M	LCSD	-	Retain	-	-
6	TR-06	<i>Bauhinia blakeana</i>	洋紫荊	8	6.5	250	F	N	M	M	LCSD	-	Retain	-	-
7	TR-07	<i>Bauhinia blakeana</i>	洋紫荊	9	6	310	F	N	L	M	LCSD	-	Retain	-	-
8	TR-08	<i>Bauhinia blakeana</i>	洋紫荊	7	7	210	F	N	L	M	LCSD	-	Retain	-	-
9	TR-09	<i>Bauhinia blakeana</i>	洋紫荊	9	5.5	280	F	N	L	M	LCSD	-	Retain	-	-
10	TR-10	<i>Bauhinia blakeana</i>	洋紫荊	13	6	230	F	N	L	M	LCSD	-	Retain	-	-
11	TR-11	<i>Spathodea campanulata</i>	火樹木	12	5	240	F	N	L	M	LCSD	-	Retain	-	-
12	TR-12	<i>Bauhinia blakeana</i>	洋紫荊	9	6.25	210	F	N	L	M	LCSD	-	Retain	-	-
13	TR-13	<i>Spathodea campanulata</i>	火樹木	13	9.25	420	F	N	L	L	LCSD	tilled tree more than 20' with imbalanced form;	Fall	-	<ul style="list-style-type: none"> <li>Poor Tree Form with Wounds / Exposed dead wood</li> <li>Low amenity value</li> <li>Affected by permanent works and impossible to retain in-situ</li> <li>No space for transplant inside Southern Playground</li> <li>Low survival rate after substantial pruning for off-site transplanting.</li> <li>Amenity value will be further lowered after the substantial pruning works required for off-site transplanting.</li> <li>Existing planter width of about 900mm width limits root ball form and size, thus further lower the survival rate after transplant</li> <li>Low Transplant: Practically due to 1) Instability after transplant due to tilting of more than 20' and imbalanced crown and 2) tree size too large for transportation</li> </ul>
14	TR-14	<i>Bauhinia blakeana</i>	洋紫荊	11	9.25	350	F	N	L	L	LCSD	Forested;	Fall	-	<ul style="list-style-type: none"> <li>Fair Tree Form</li> <li>Low amenity value</li> <li>Affected by permanent works and impossible to retain in-situ</li> <li>No space for transplant inside Southern Playground</li> <li>Low survival rate after substantial pruning for off-site transplanting.</li> <li>Amenity value will be further lowered after the substantial pruning works required for off-site transplanting.</li> <li>Existing planter width of about 900mm width constrain root ball size, thus further lower the survival rate after transplant</li> <li>Low Transplant: Practically due to 1) tree size too large for transportation and 2) Tilting of tree and limited size and form of root ball affect stability of the tree after transplant</li> </ul>
15	TR-15	<i>Aleurites moluccana</i>	石栗	10	4	200	F	N	M	M	LCSD	-	Retain	-	-
16	TR-16	<i>Ficus microcarpa</i>	細葉榕	12	6	180	F	N	M	H	LCSD	-	Retain	-	-
17	TR-17	<i>Ficus microcarpa</i>	細葉榕	9	4	180	F	N	M	H	LCSD	-	Retain	-	-
18	TR-18	<i>Ficus microcarpa</i>	細葉榕	10	5	160	F	N	M	H	LCSD	-	Retain	-	-

**Summary of Proposed Treatment to Existing Trees**

Retain (nos.)	13
Transplant (nos.)	1
Fall (nos.)	2
<b>Total trees surveyed (nos.)</b>	<b>16</b>

Note (1) Refer to presentation to LCSD during meeting dated on 28 April 2011. Trees TR-01 and TR-03 were included in the tree survey plan presented to LCSD. However, at the time of our latest submission of TRA (Rev. D) on 19 June 2013, both of the TR-01 and TR 03 have been removed.



*C6593-13C: MTR Wan Chai Station Lee Tung Street Subway*

**Landscape Plan**

**Appendix 5: Proposed Compensatory Tree Planting Plan**

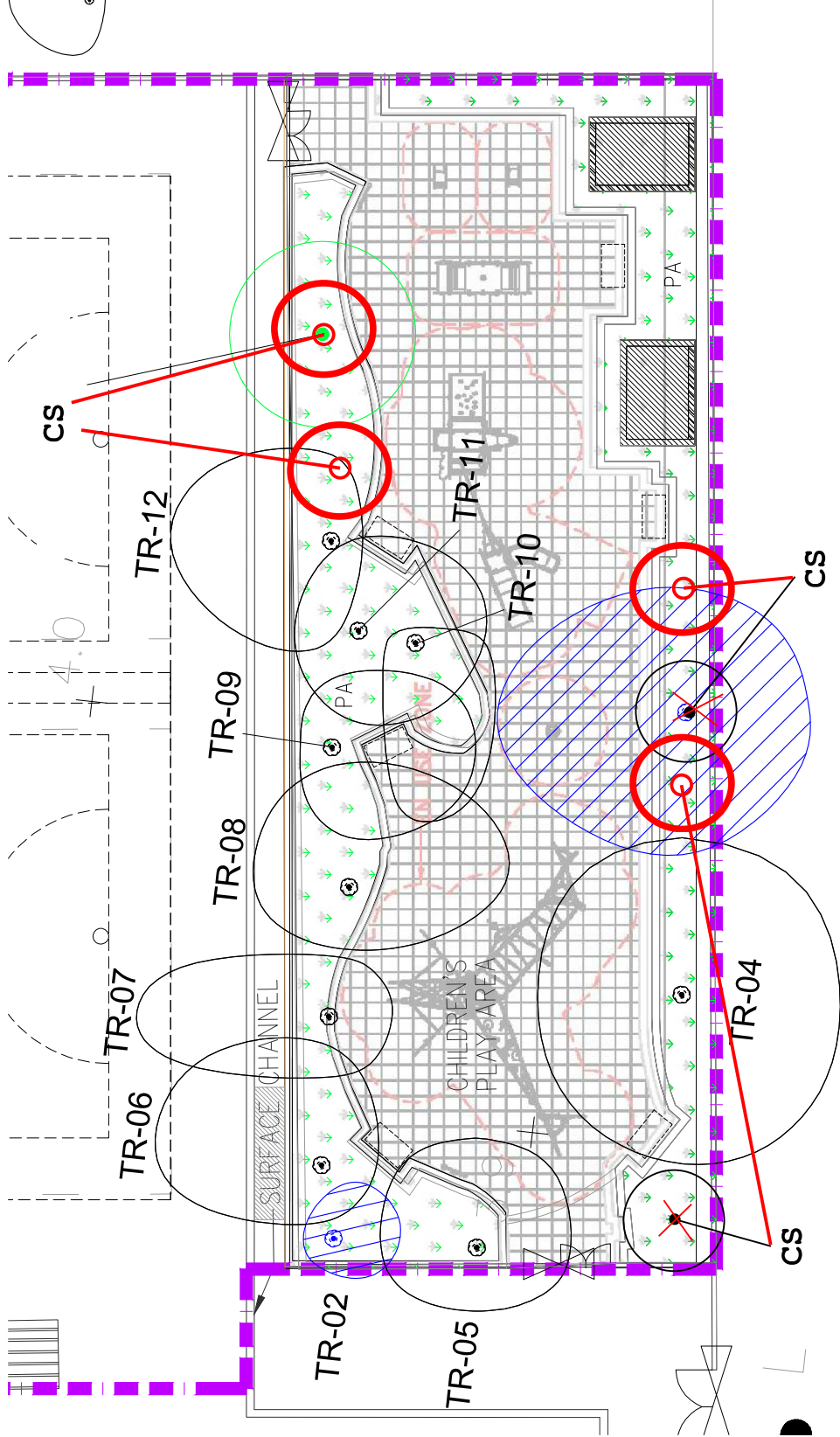


LEGEND:

- PLANTING AREA
- PA
- BOUNDARY OF LCSD REPROVISIONING WORKS



COMPENSATORY PLANTING SCHEDULE				
ABBRE.	SPECIES	CHINESE COMMON NAME	SIZE (H x S x DBH) mm <sup>3</sup>	QUANTITY
CS	Saraca asoca	無憂樹	100 DBH	4
<b>Total</b>				<b>4</b>



		WAN CHAI STATION LEE TUNG STREET SUBWAY	CONTRACT NO. C6593-13C WAC STATION LEE TUNG STREET SUBWAY LCSD SOUTHERN PLAYGROUND REPROVISIONING WORKS TREE TRANSPLANTING AND PLANTING PLAN
DRAWN	AM	DESIGNED	TITLE
CHECKED	CI	APPROVED	ORIGINATOR
DATE	MUS	DATE	SCALE
10/10/2012	MUS	10/10/2012	1:150 (A3)
CI	MUS	CI	C659313C/T/WAC/MML/A58/816
DATE	APPROVED	DATE	REV.
10/10/12	APPROVED	10/10/12	A1
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
ADVANCE CHECK PRINT	ADVANCE CHECK PRINT	ADVANCE CHECK PRINT	ADVANCE CHECK PRINT



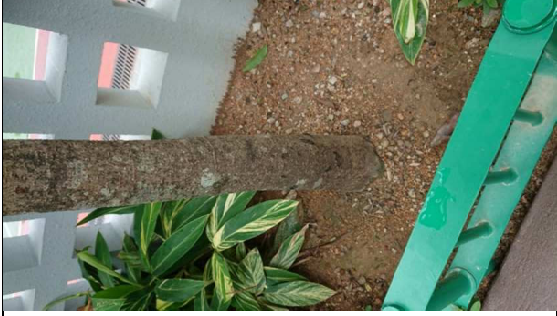
*Saraca asoca* (1) planted at children's playground



*Saraca asoca* (2) planted at children's playground



*Saraca asoca* (3) planted at children's playground



*Saraca asoca* (4) planted at children's playground