



Contract No. SS H504, Programme No. 184GK  
Design and Construction of Chai Wan Government Complex and Vehicle Depot

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

**Contract: Design and Construction of Chai Wan Government Complex and Vehicle Depot**

**Landscape Mitigation Plan (LMP) Submission**

Prepared By: URBIS Limited

Issue No.: 01C

Issue Date: August 2023

URBIS' Project No.: YL8

COMMERCIAL-IN-CONFIDENCE



URBIS Limited

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

Tel: +852 2802 3333  
Fax: +852 2802 8662

www.urbis.com.hk



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

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Fax: +852 2802 8662

[www.urbis.com.hk](http://www.urbis.com.hk)

Prepared By: URBIS Limited

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Certified by:

Ms. Iris Hoi  
Registered Landscape Architect

Certified by:

Mr. Fredrick Leong  
Environmental Team Leader

Verified by:

Ms. Claudine Lee  
Independent Environmental Checker

This report has been prepared by URBIS Limited with all reasonable skill, care and diligence within the terms of the Agreement with the client, incorporating our General Terms and Conditions of Business and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.



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## 1 INTRODUCTION

### 1.1 Background

1.1.1 This Project is to construct and operate a vehicle depot-cum-office building (hereinafter referred to as the “proposed Project”) for the Hong Kong Police Force (HKPF), the Food and Environmental Hygiene Department (FEHD), the Electrical and Mechanical Services Department (EMSD) and the Government Laboratory (GL), who are also responsible for the operation of the proposed Project upon completion of construction works. The Project Proponent for this project is the HKPF. URBIS Limited (URBIS) was appointed as the Landscape Designer to undertake this Landscape Mitigation Plan submission.

### 1.2 Objective

1.1.2 Pursuant to Condition 2.5 of the EP, this Landscape Mitigation Plan (LMP) presents the detail of the protection and preservation of existing trees as well as compensatory tree planting to mitigation landscape impact and arising from the works of the Project, with clear indication of location, size, number/ spacing and plant species, implementation and management recommended in the approved EIA report (Application No.: VEP-570/2019).

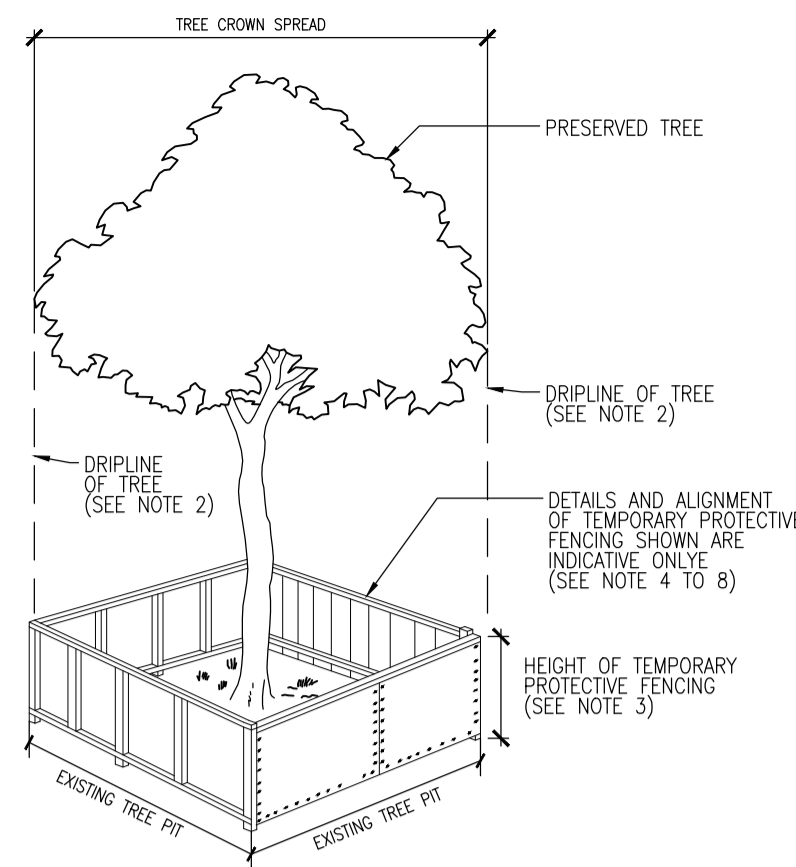




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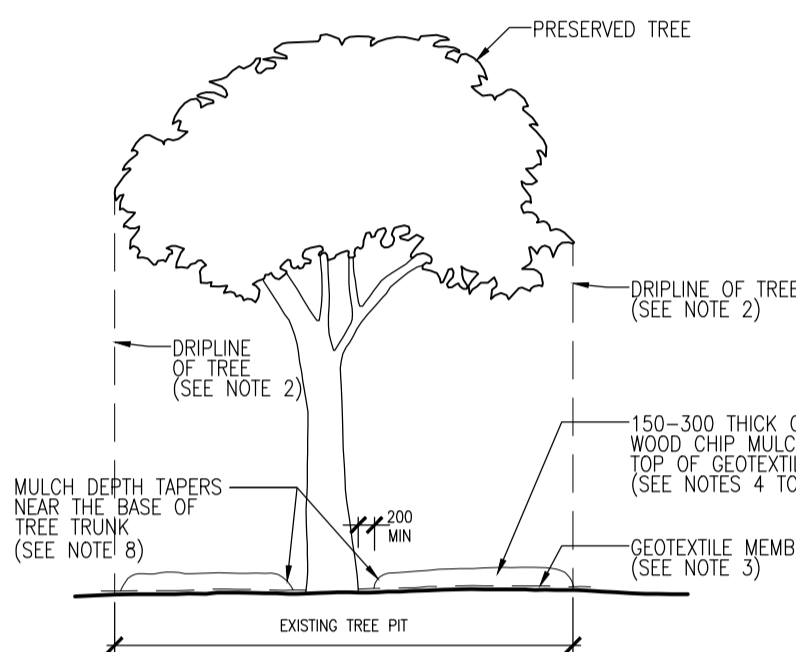
## Mitigation Measures During Construction





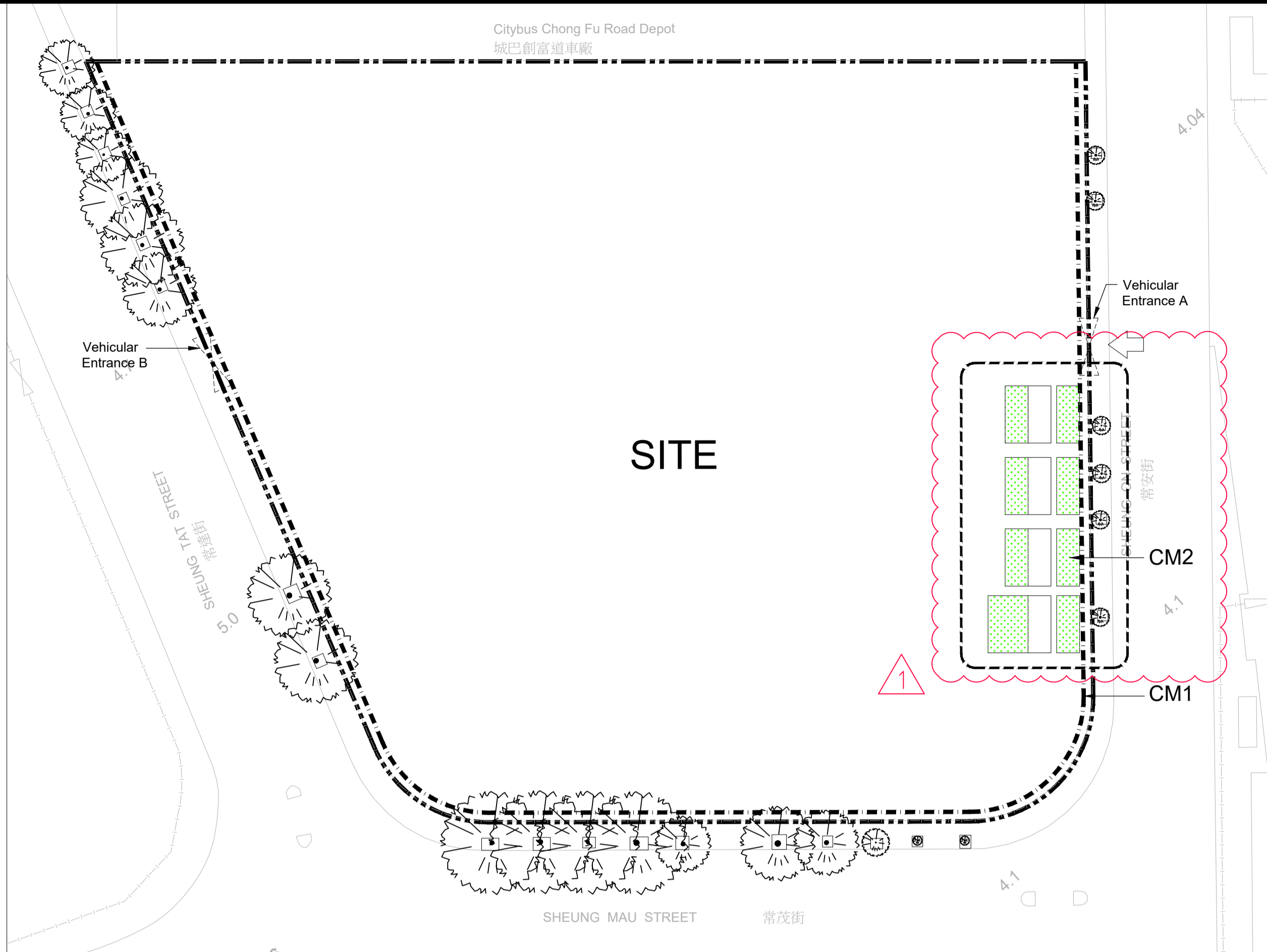
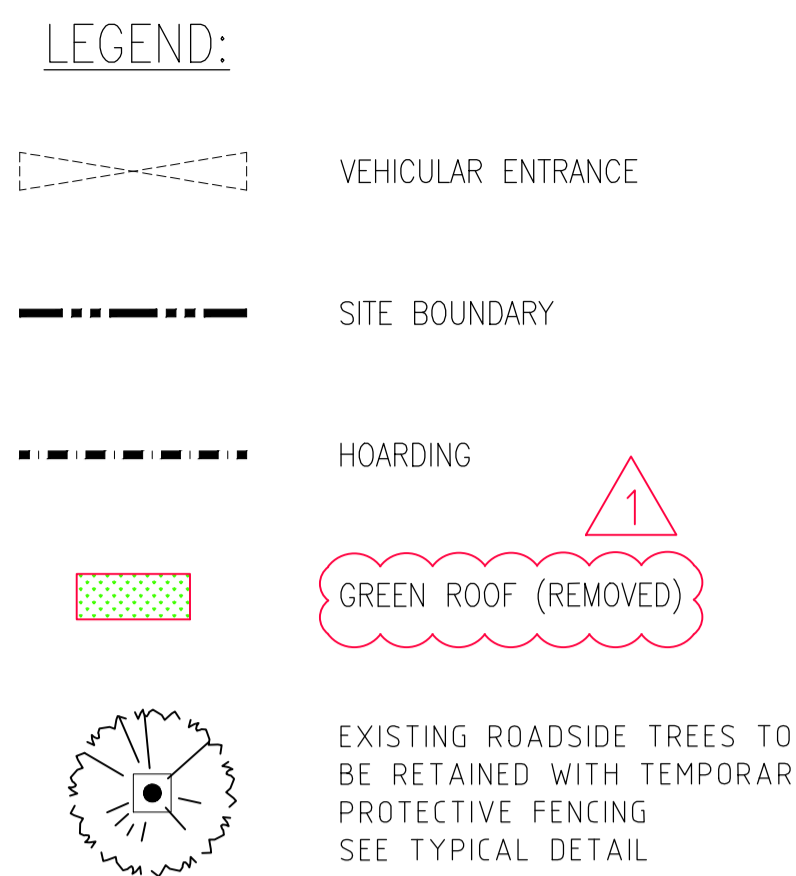
- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. DRIPLINE OF TREE EXTENDS TO THE OUTERMOST BRANCHES OF THE TREE DEFINING THE PERIMETER OF THE TREE PROTECTION ZONE.
  3. HEIGHT OF TEMPORARY PROTECTIVE FENCING SHALL BE 1500 MINIMUM, BUT THE REQUIRED HEIGHT SHALL BE DETERMINED BY THE ARCHITECT WHEN APPROVING THE CONSTRUCTION DETAILS OF THE FENCING AS REFERRED TO IN NOTE 8.
  4. TEMPORARY PROTECTIVE FENCING SHALL BE STRONG AND APPROPRIATE FOR RESISTING THE IMPACTS OF CONSTRUCTION ACTIVITIES ON THE SITE. IT SHALL BE MADE OF ROBUST MATERIALS AND SHALL COMPRISE A VERTICAL AND HORIZONTAL SCAFFOLDING FRAMEWORK, WELL BRACED AND SUPPORTING CHAIN LINK FENCING AS APPROVED BY THE ARCHITECT ONLY IN EXCEPTIONAL CIRCUMSTANCES SHALL PLASTIC WEBBING BE CONSIDERED.
  5. THE ALIGNMENT OF TEMPORARY PROTECTIVE FENCING CAN BE IN CIRCULAR, SQUARE, RECTANGULAR OR ANY OTHER SHAPE SO LONG AS THE FENCING INCLUDING ITS FOUNDATIONS DOES NOT ENCROACH INTO THE TREE PROTECTION ZONE.
  6. A LOCKABLE GATE SHALL BE PROVIDED TO THE TEMPORARY PROTECTIVE FENCING TO ALLOW ENTRY FOR CARRYING OUT THE NECESSARY ARBORICULTURAL WORKS OR MAINTENANCE WORKS TO THE TREE OR ANY OTHER APPROVED WORKS WITHIN THE TREE PROTECTION ZONE.
  7. WARNING NOTICE GUARDING AGAINST UNAUTHORISED OPERATIONS WITHIN FENCED AREA SHALL BE ERECTED ON THE TEMPORARY PROTECTIVE FENCING.

CM3 - TYPICAL DETAIL TEMPORARY PROTECTIVE FENCING TO PRESERVED TREE N.T.S.



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. DRIPLINE OF TREE EXTENDS TO THE OUTERMOST BRANCHES OF THE TREE, DEFINING THE PERIMETER OF THE TREE PROTECTION ZONE.
  3. THE GROUND BENEATH THE GEOTEXTILE MEMBRANE WITHIN THE TREE PROTECTION ZONE SHALL BE LEFT UNDISTURBED, BUT THE DEBRIS AND THE EXISTING UNDERGROWTH ON THE GROUND SHALL BE CLEARED PRIOR TO APPLYING THE GEOTEXTILE MEMBRANE. THE ARCHITECT AGREEMENT SHALL BE OBTAINED PRIOR TO CLEARANCE OF THE EXISTING UNDERGROWTH.
  4. WHERE GRAVEL MULCH IS USED, THE NOMINAL SIZE OF GRAVEL SHALL BE OF 20 DIAMETER AND THE GRAVEL SHALL BE OF INERT, LIME-FREE MATERIALS WITH NO FINES.
  5. WHERE WOOD CHIP MULCH IS USED, THE NOMINAL PARTICLE SIZE SHALL BE IN THE RANGE 2mm TO 20mm AND THE WOOD CHIPS SHALL BE FREE FROM PERNICIOUS WEEDS, CHEMICAL CONTAMINATION, RUBBISH AND OTHER DELETERIOUS MATERIAL.
  6. TEMPORARY PROTECTIVE MULCHING SHALL BE INSPECTED AT MONTHLY INTERVALS AND, IF NECESSARY, SHALL BE REPLENISHED TO THE SPECIFIED THICKNESS.
  7. WHERE, IN ADDITION TO PEDESTRIAN LOADS, THE PASSAGE OR PARKING OF VEHICLES OR THE OPERATION OF EQUIPMENT OF MACHINERY WITHIN THE TREE PROTECTION ZONE HAS BEEN AGREED BY THE ARCHITECT, DOUBLE, OVERLAPPING THICK METAL SHEET COVERINGS, OR OTHER MATERIALS OF EQUIVALENT STRENGTH AS AGREED BY THE ARCHITECT, SHALL BE LAID ON TOP OF THE TEMPORARY PROTECTIVE MULCHING TO PROVIDE ADDITIONAL PROTECTION FROM SOIL COMPACTION.
  8. MULCH SHALL BE KEPT AWAY FROM THE BASE OF TREE TRUNK TO PREVENT ROOT COLLAR ROT
  9. WHERE THE PRESERVED TREE IS ON SLOPING GROUND, 300 HIGH TIMBER EDGE SHALL BE PEGGED ON DOWNSLOPE SIDE OF THE TREE PROTECTION ZONE TO HOLD THE MULCH.

CM3 - TYPICAL DETAIL TEMPORARY PROTECTIVE MULCHING TO PRESERVED TREE N.T.S.



SITE LAYOUT PLAN SCALE 1:400@A1

Mitigation Measures	Requirements in the EIA Reports	Reference	Provision in Previous LMPs	Current Status
CM1	Construction Site Hoarding Hoarding should be provided with aesthetic treatment and design to be subtle and camouflaged. Minimize to existing road side trees.	7.8.2 of EIA Report 2015, Application No AEP-505/2015	"Hoarding design, refer to Fig. A Photos of Trimmed Hoarding"	Hoarding erected and trimmed to co-exist with trees. LCSD has acknowledged and field officer reported that the trees are growing well
CM2	Temporary Landscape Treatment Green roof for site office	7.8.3 of EIA Report 2015, Application No AEP-505/2015	Green roof locations, refer to Site Layout Plan	CM2 Completed, Previous Site Office with Green Roof Removed
CM3	Preservation of Existing Vegetation Disturbance to existing vegetation should be avoided as far as practicable	7.8.4 of EIA Report 2015, Application No AEP-505/2015	Existing roadside trees are retained and protected as far as practicable during construction stage. The number of felled trees is revised in accordance with the Tree Preservation Removal Proposal approved by Tree Works Vetting Panel of the Architectural Service Department on 4 June 2020. 4 roadside trees are in direct conflict with the construction of vehicular run-in/ run-out and hinder of the sight-line for vehicles moving out of the site into the opposite lane. Prior to tree protection, proper protective fencing along tree protection zone of each individual trees to be erected by the Contractor as refer to Fig. TP1 and TP3 typical detail Temporary Protection Fence to Preserved Tree. "Guidelines on Tree Preservation during Development" promulgated by Greening Landscape and Tree Management Section of DEVB shall be complied as tree protection measures.	Protective fencing around existing trees (all street trees) are in conflict with hoarding and therefore removed, protective fencing will be reinstated after hoarding removal during project construction.

\*\* Protective Measures for Retained Trees refer to typical detail.



CM1 - PHOTOS OF TRIMMED HOARDING N.T.S.

1	AUG 2023	LMP RESUBMISSION	
No.	Date	Description	Initial
Revision			
Architectural Design Checker Kwan Wing Hong Dominic			
FOR AND ON BEHALF OF K & W ARCHITECTS LIMITED			
Date:			
Architectural Designer Andrew Lee King Fun			
FOR AND ON BEHALF OF ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD.			
Date:			
The Contractor: 有利建築有限公司 Yau Lee Construction Co., Ltd.			
Architectural Designer: ALKF+ ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD			
Structural, Geotechnical, Building Services, Traffic and Facade Designer; Civil Engineer; Environmental, Acoustic Sustainability and BEAM Plus Consultant: AECOM			
Landscape Designer: Urban			
Interior & Wayfinding Designer: BREAD			
Wayfinding Sub-consultant: graphia BRANDS			
	Name	Signed	Date
Designed	AN		
Drawn	PM		
Checked	IH		
Contract No.		SS H504	
Programme No.		184GK	
Contract DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT			
Drawing Title MITIGATION MEASURES DURING CONSTRUCTION			
Drawing No. YL8_SL_LMP_001			Rev. 1
Job No. YL8	Scale AS SHOWN	Date AUG 2023	
ARCHITECTURAL SERVICES DEPARTMENT			



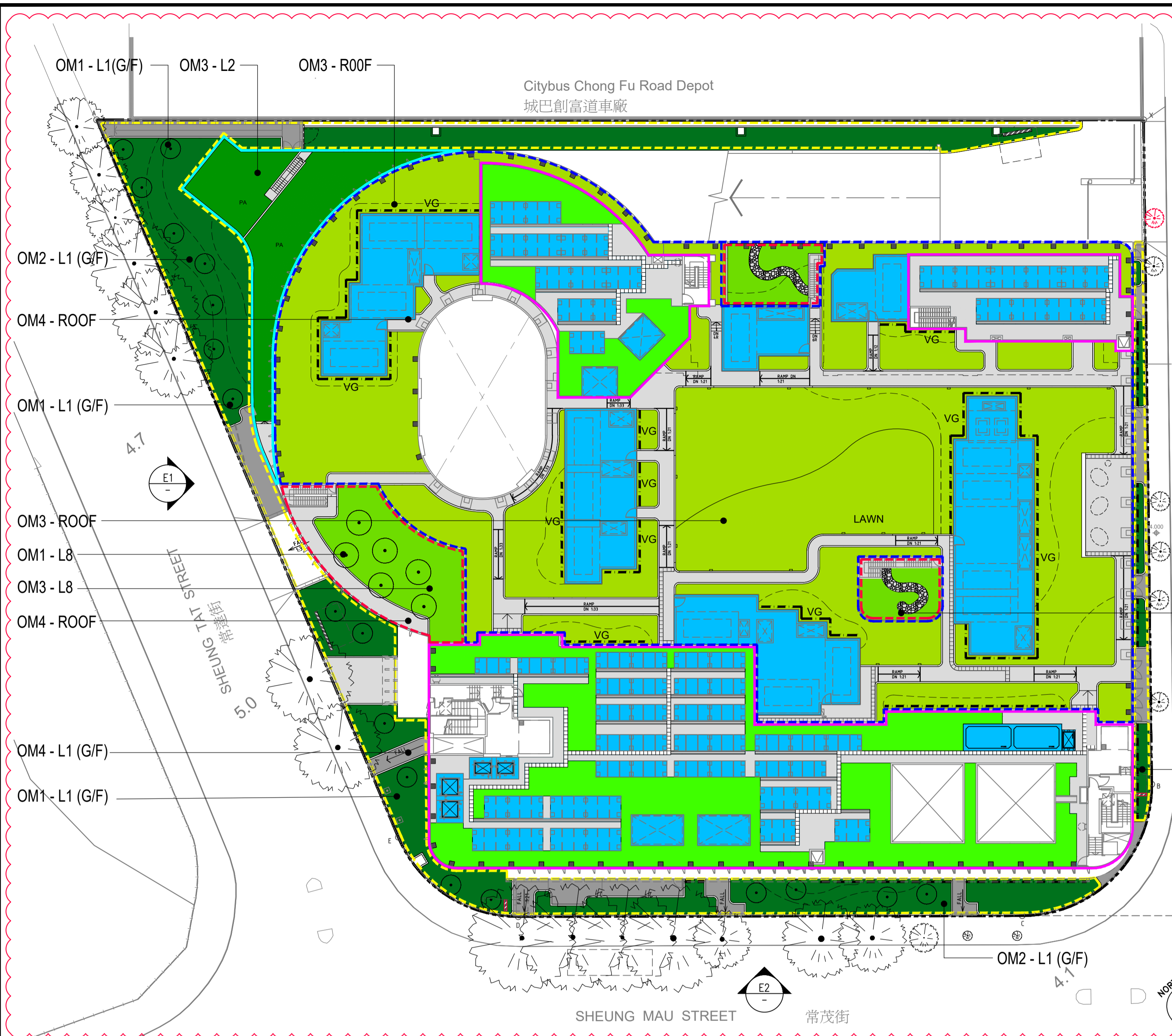


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## Mitigation Measures During Operation

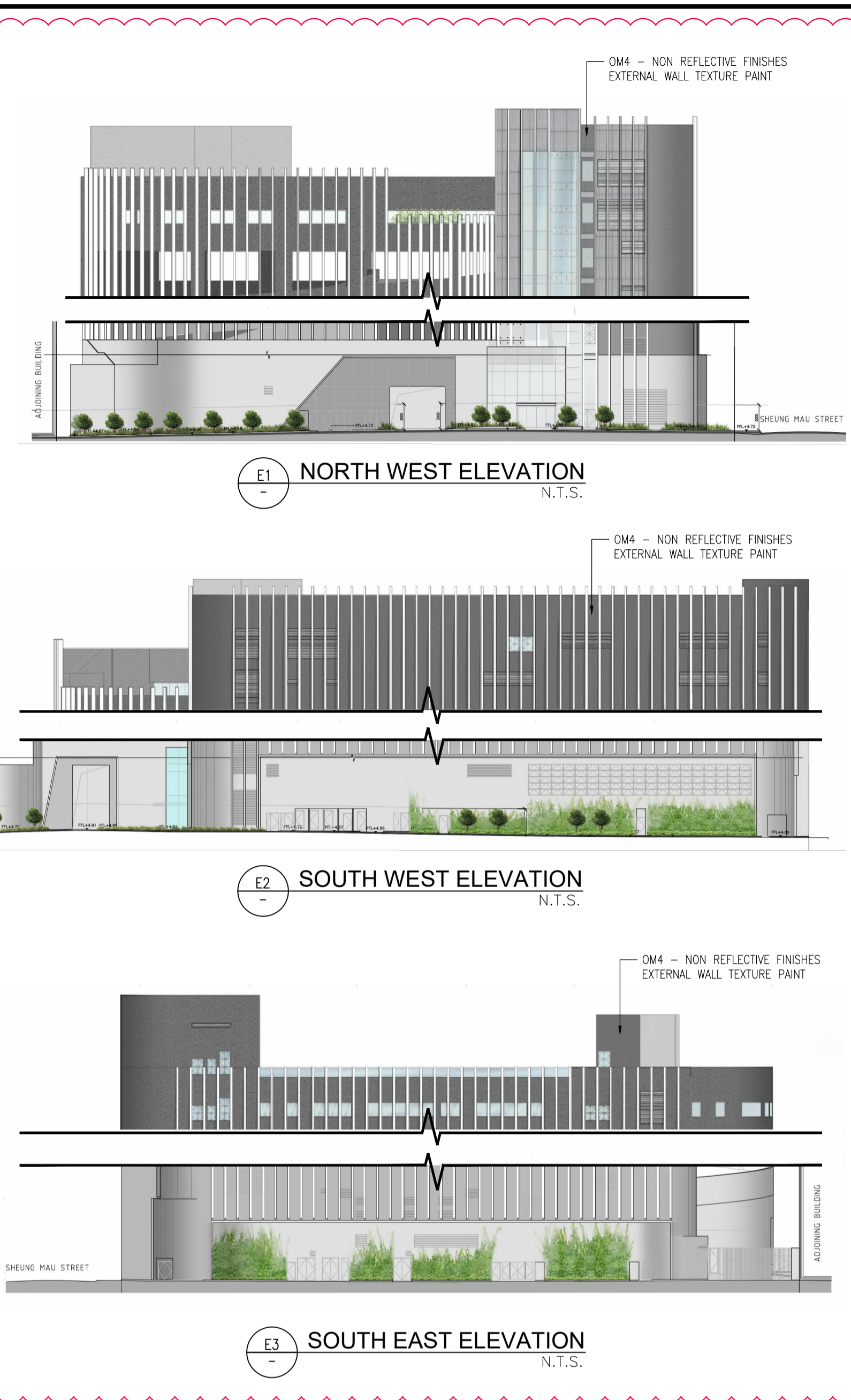






- SITE BOUNDARY
- COMPENSATORY TREES
- ⊙ EXISTING ROADSIDE TREES TO BE RETAINED
- ⊙ EXISTING DEAD AND UNDERSIZED TREE TO BE REMOVED
- GREENARY AT L1 (G/F)
- GREENARY AT L2
- GREENARY AT L8
- GREENARY AT ROOF
- GREENARY AT UPPER ROOF
- VERTICAL GREEN
- RECYCLE BLOCK PAVER
- NON REFLECTIVE FINISHES PAVING AT L1 (G/F)
- PRELIMINARY AREA FOR E&M PLANT
- NON REFLECTIVE FINISHES PAVING

NOTE: THE EXTENT OF THE GREENERY AREA E.G. ON GREEN ROOF, AT VERTICAL GREEN, WOULD BE FURTHER DEVELOPED SUBJECT TO DETAIL DESIGN STAGE AND FINAL BUILDING DEVELOPMENT, UNDER THE CONDITION THAT GREENERY PROVISION HAS COMPLIED WITH THE REQUIREMENT.



MITIGATION MEASURES	REQUIREMENTS IN THE EIA REPORTS	REFERENCE	PROVISION IN CURRENT LMPs
OM1	COMPENSATORY PLANTING 09 NOS OF *COMPENSATORY TREES AT L1 (G/F)	(i) 7.8.5 OF EIA REPORT 2015, APPLICATION NO VEP-505/2015 (ii) 6.8.2 OF EIA REPORT 2019, APPLICATION NO VEP-570/2019	THE PROVISION OF COMPENSATORY TREE PLANTING FOR FELLED TREE IS ADJUSTED IN ACCORDANCE WITH THE TREE PRESERVATION REMOVAL PROPOSAL APPROVED BY TREE WORKS VETTING PANEL OF THE ARCHITECTURAL SERVICE DEPARTMENT ON 4 JUNE 2020. IT IS REQUIRED TO COMPENSATE 12 NOS. OF * HEAVY STANDARD TREES IN MINIMUM 6 M SPACING AT L1 (G/F) AS SHOWN ON ABOVE PLAN. IN ORDER TO ACHIEVE THE EIA REQUIREMENT AND SECURITY REQUIREMENT BY USER DEPARTMENT, THE REQUIRED TREES WILL BE REPLACED WITH 18 NOS. OF STANDARD TREES DUE TO LIMITED TREE HEIGHT BETWEEN BUILDING AND STREET. THE PROVISION OF COMPENSATORY TREES OF STANDARD TREES IS IN A RATIO OF 1:1 IN TERMS OF THE REQUIRED AGGREGATE DIAMETER AT BREAST HEIGHT (DBH) AND IS IN A RATIO OF 1:1.5 IN TERMS OF REQUIRED QUANTITY AS SHOWN ON THE "OM1-COMPENSATORY TREE CALCULATION TABLE".
OM2	LANDSCAPE PLANTING NEAR PEDESTRIAN ZONE (L1) APPROXIMATE 700 SQ.M PLANTING AREA ALONG SITE BOUNDARY WITH TREE SHRUBS/ GROUND COVERS TO BE PROVIDED;	7.8.6 OF EIA REPORT 2015, APPLICATION NO AEP-505/2015	APPROXIMATE 700M2 OF GREEN AREA AT GROUND FLOOR AS SHOWN IS PROVIDED
OM3	GREEN ROOF AN AREA OF APPROXIMATELY 2750 SQ.M OF SHRUBS, WHICH COMPRISES A MIX OF NATIVE AND ORNAMENTAL SPECIES TO BE PROVIDED	6.8.3 OF EIA REPORT 2019, APPLICATION NO VEP-570/2019	A TOTAL AREA OF APPROXIMATELY 2750M2 GREEN AREA IS PROVIDED ON GREEN ROOF AT L2, L8, ROOF AND UPPER ROOF, INCLUDING SHRUB, GROUNDCOVER, LAWN, CLIMBER.
OM4	HARD LANDSCAPE FEATURE AND LIGHTING DESIGN (i) NON REFLECTIVE FINISHES AND PAVING MATERIALS (ii) MINIMUM LIGHTING	(i) 7.8.8 OF EIA REPORT 2015, APPLICATION NO AEP-505/2015 (ii) 7.8.9 OF EIA REPORT 2015, APPLICATION NO AEP-505/2015	(i) NON REFLECTIVE FINISHES (EXTERNAL WALL TEXTURE PAINT) OF THE FACADE & NON REFLECTIVE FINISHES PAVING MATERIAL (RECYCLE BLOCK PAVER FOR PARTS OF G/F ONLY) ARE ADOPTED; (ii) MINIMUM LIGHTING FOR SECURITY AND SAFETY IS PROVIDED;

\*. THE TREE PRESERVATION AND REMOVAL PROPOSAL ("TPRP") INCLUDING TREE COMPENSATION FOLLOWING THE LATEST REQUIREMENTS STIPULATED IN THE DEVB TC(W) 04/2020 WAS SUBMITTED AND APPROVED BY THE TWPF OF ARCHSD ON 04 JUNE, 2020.

OM2 - LANDSCAPE PLANTING NEAR PEDESTRIAN ZONE (L1)

	TYPE OF COUNTABLE GREENERY AREA	PLANTING AREA (SQ.M)	GREENERY AREA (SQ.M)
L1 (STREET LEVEL)	LANDSCAPE PLANTING NEAR PEDESTRIAN ZONE	700	700 SQ.M
TOTAL GREENERY AREA		700	700 SQ.M

REQUIREMENT	REQUIRED GREENERY AREA (SQ.M)	PROVIDED GREENERY AREA (SQ.M)	ACHIEVEMENT
(A) EIA NO. VEP-570/2019	LANDSCAPE PLANTING NEAR PEDESTRIAN ZONE	700	= 700

GREENERY AREA ALONG SITE BOUNDARY AT GF = 700 SQ.M

OM3 - GREEN ROOF

	TYPE OF COUNTABLE GREENERY AREA	GREEN ROOF AREA (SQ.M)	GREENERY AREA (SQ.M)
URF	GREEN ROOF	534	534
RF	GREEN ROOF	1564	1564
RF	GREEN ROOF (VG)	290	290
L8	GREEN ROOF	195	195
L2	GREEN ROOF	178	178
TOTAL GREENERY AREA			2761

REQUIREMENT	REQUIRED GREENERY AREA (SQ.M)	PROVIDED GREENERY AREA (SQ.M)	ACHIEVEMENT
OM3 EIA NO VEP - 570/2019	GREEN ROOF	2,750	< 2,761

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

No.	Date	Description	Initial
2	AUG 2023	LMP RESUBMISSION	
1	SEP 2022	LMP RESUBMISSION	

Revision

Architectural Design Checker  
Kwan Wing Hong Dominic

FOR AND ON BEHALF OF  
K & W ARCHITECTS LIMITED

Date:

Architectural Designer  
Andrew Lee King Fun

FOR AND ON BEHALF OF  
ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD.

Date:

The Contractor:

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

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

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

**AECOM**

Landscape Designer:  
**Urban**

Interior & Wayfinding Designer:  
**BREAD**

Wayfinding Sub-consultant:  
**graphia BRANDS**

	Name	Signed	Date
Designed	AN		
Drawn	PM		
Checked	IH		

Contract No. SS H504  
Programme No. 184GK

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

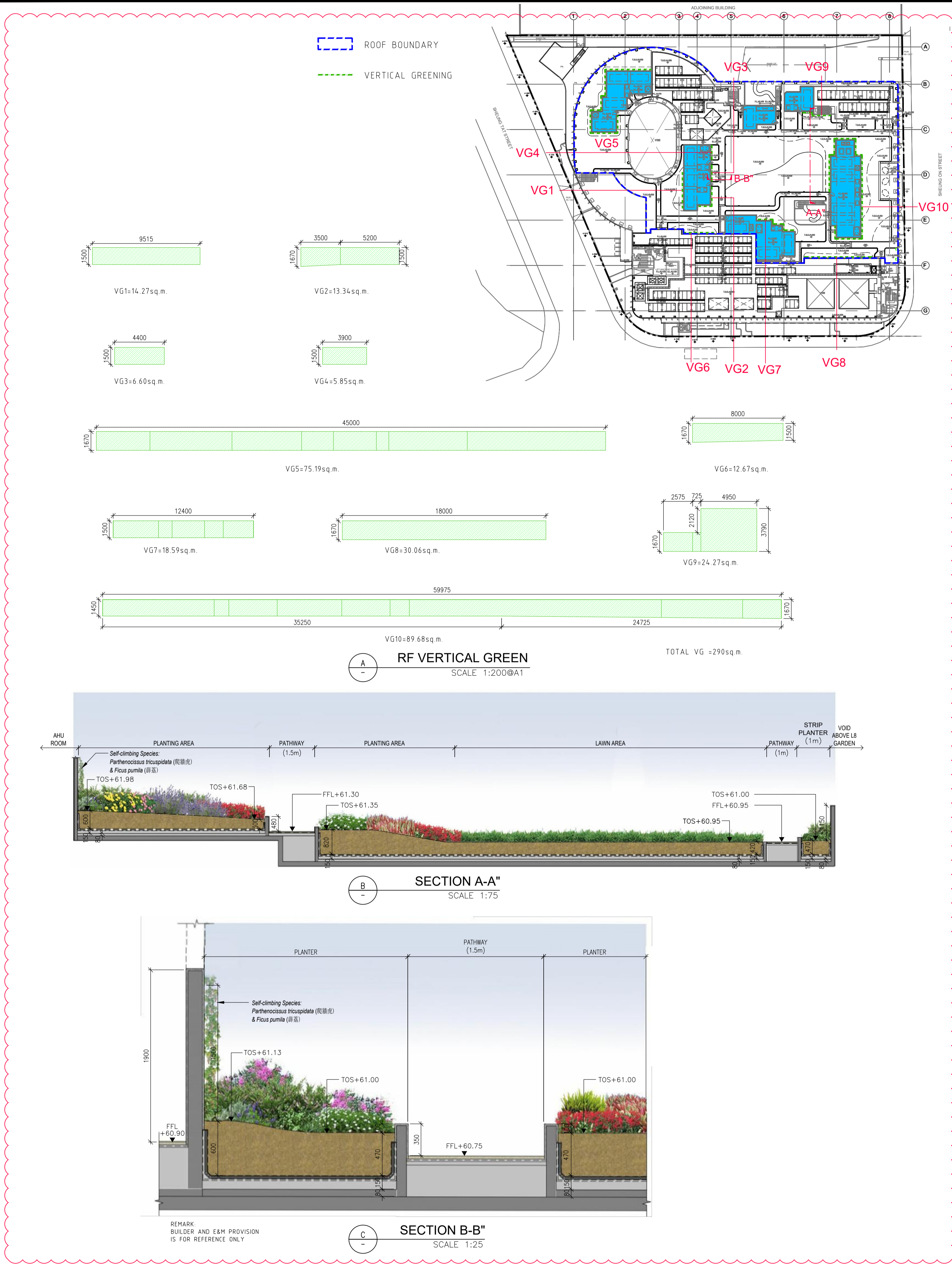
Drawing Title  
**MITIGATION MEASURES DURING OPERATION**

Drawing No. YL8\_GA\_LMP\_001  
Rev. 2

Job No. YL8  
Scale AS SHOWN  
Date AUG 2023

**ARCHITECTURAL SERVICES DEPARTMENT**





OM1-COMPENSATORY TREE PLANTING SCHEDULE

SCIENTIFIC NAME	CHINESE NAME	SIZE (MM)	LOCATION	SPACING (MM)	LIVE CROWN RATIO	QTY	
TREES							
<i>Osmanthus fragrans</i>	桂花	Standard	L1	Min. 6m	40%	18	
<i>Plumeria rubra</i>	雞蛋花	Standard	L8	Min. 3.5m	40%	6	
THE PROPOSED TREE SPECIES TO BE REVISED AT DETAIL DESIGN STAGE WITH CONSENT OF RELEVANT GOVERNMENT DEPARTMENTS.						TOTAL	24

NOTE: EXACT PLANTING PROPOSAL SUBJECT TO DETAIL DESIGN STAGE

OM3 - PROPOSED PLANTING SCHEDULE OF GREEN ROOF

SCIENTIFIC NAME	CHINESE NAME	SIZE (MM)	SPACING (MM)
CLIMBER			
<i>Ficus pumila</i>	薜荔	600 LONG	300
<i>Parthenocissus dalzielii</i>	異葉爬山虎	600 LONG	300
LAWN			
<i>Axonopus compressus</i>	地毯草	-	-
SHRUB			
<i>Alocasia macrorhizos</i>	海芋	700 x 700	750
<i>Alternanthera bettzickiana</i>	紅草	150 x 150	150
<i>Cordyline fruticosa</i>	朱蕉	400 x 300	300
<i>Dypsis lutescens</i>	散尾葵	1500 x 800	700
<i>Rhapis excelsa</i>	# 棕竹	600 x 400	400
<i>Rhapis multifida</i>	多裂棕竹	1200 x 750	750
FEATURE PLANTS			
<i>Pennisetum alopecuroides 'Little bunny'</i>	小兔子狼尾草	300 x 300	300
<i>Pennisetum setaceum 'Rubrum'</i>	紫葉狼尾草	300 x 300	300
GROUND COVER			
<i>Aglaonema commutatum 'Silver King'</i>	銀皇粗肋草	300 x 200	200
<i>Asparagus densiflorus 'Myersii'</i>	狐尾天冬	200 x 200	200
<i>Asparagus densiflorus 'Sprengeri'</i>	非洲天門冬	200 x 200	150
<i>Blechnum gibbum</i>	排骨蕨	300 x 300	300
<i>Cuphea hyssopifolia</i>	雪茄花	300 x 200	150
<i>Dianella ensifolia 'Variegata'</i>	花葉山菅蘭	300 x 300	300
<i>Liriope spicata</i>	# 山麥冬	150 x 150	150
<i>Hymenocallis littoralis</i>	蜘蛛蘭	300 x 300	300
<i>Hippastrum vittatum</i>	花朱頂蘭	300 x 300	250
<i>Melastoma dodecandrum</i>	# 地荃	100 x 100	100
<i>Nephrolepis auriculata</i>	# 腎蕨	250 x 250	200
<i>Ophiopogon intermedius 'Argenteo marginatus'</i>	銀紋沿階草	150 x 150	150
<i>Ophiopogon japonicus</i>	# 沿階草	150 x 150	150
<i>Ophiopogon japonicus 'Nanus'</i>	玉龍草	150 x 150	150
<i>Ophiopogon japonicus 'Variegata'</i>	花葉沿階草	150 x 150	150
<i>Pilea cadierei</i>	花葉冷水花	150 x 150	100
<i>Piper sarmentosum</i>	假蒟	250 x 250	200
<i>Trachelospermum asiaticum 'Tricolor'</i>	花葉絡石	100 x 150	150
<i>Tradescantia spathacea 'Dwarf'</i>	小蚌花	100 x 150	150
<i>Tradescantia zebrina</i>	吊竹草	200 x 300	300
TREE			
<i>Plumeria rubra</i>	雞蛋花	2500 x 2500	Min. 3.5m

NOTE: EXACT PLANTING PROPOSAL SUBJECT TO DETAIL DESIGN STAGE  
# NATIVE SPECIES

1 AUG 2023 LMP RESUBMISSION			
No.	Date	Description	Initial
Revision			
Architectural Design Checker Kwan Wing Hong Dominic			
FOR AND ON BEHALF OF K & W ARCHITECTS LIMITED			
Date:			
Architectural Designer Andrew Lee King Fun			
FOR AND ON BEHALF OF ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD.			
Date:			
The Contractor: <b>有利建築有限公司</b> Yau Lee Construction Co., Ltd.			
Architectural Designer: <b>ALKF+</b> ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD			
Structural, Geotechnical, Building Services, Traffic and Facade Designer; Civil Engineer; Environmental, Acoustic Sustainability and BEAM Plus Consultant: <b>AECOM</b>			
Landscape Designer: <b>Urban</b>			
Interior & Wayfinding Designer: <b>BREAD</b>			
Wayfinding Sub-consultant: <b>graphia BRANDS</b>			
Designed	Name	Signed	Date
Drawn	AN		
Checked	PM		
	IH		
Contract No.		SS H504	
Programme No.		184GK	
Contract DESIGN AND CONSTRUCTION OF CHAI WAN GOVERNMENT COMPLEX AND VEHICLE DEPOT			
Drawing Title MITIGATION MEASURES DURING OPERATION - 2			
Drawing No.		Rev.	
YL8_GA_LMP_002		1	
Job No.	Scale	Date	
YL8	AS SHOWN	AUG 2023	
<b>ARCHITECTURAL SERVICES DEPARTMENT</b>			





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**"EIA Report 2015" Application No AEP505/2015**

- I. Letter of Application No AEP505/2015 dated 17 December 2015 (cloud relevant items in relation to LMPs submission)
- II. Extract of MMs of the Report by AEC 2015 (cloud relevant clauses in relation to LMPs submission)





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

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



環境保護署分處  
香港灣仔  
軒尼詩道  
一百三十號  
修頓中心廿八樓

17<sup>th</sup> December 2015

**By Registered Post & Fax 2200 4374**

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

Dear Mr. KO,

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

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

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

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

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

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

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

Yours sincerely,

  
(Ken Y.K. WONG)

Principal Environmental Protection Officer  
for Director of Environmental Protection

Appendix 3.1  
Letter of Application No AEP505/2015 dated 17  
December 2015 (cloud relevant items in relation to  
LMPs submission)

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

#### **Management Organization of Main Construction Companies**

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

#### **Submission of Construction Noise Management Plan**

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

- (a) a proposal of construction noise mitigation measures, including the provision of noise barriers and enclosures for different types of construction activities to be carried out for the Project where applicable, and any other initiatives proposed by the Permit Holder; and
- (b) administrative measures, including setting up a manned hotline or a channel of communication with the Schools, including Hong Kong Institute of Vocational Education (Chai Wan) and the Planned THEi New Campus, to avoid noisy construction activities during examination.

#### **Submission of Landscape Mitigation Plan and Landscape Management Plan**

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



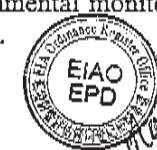
- (a) the details on the design of temporary site hoardings, landscape and visual mitigation measures;
- (b) recommended protection and mitigation measures to avoid felling of existing trees;
- (c) landscape area on the roof of the complex building; and
- (d) a tree compensatory planting proposal.

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

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

### **3. Environmental Monitoring and Audit Requirements**

- 3.1 The EM&A programme shall be implemented in accordance with the procedures and requirements as set out in the EM&A Manual. Any major changes to the programme shall be justified by the ET Leader and verified by the IEC as conforming to the information and requirements contained in the EM&A Manual, and shall seek the prior approval from the Director before implementation.
- 3.2 Samples, measurements and necessary remedial actions shall be taken in accordance with the requirements of the EM&A Manual by:
  - (a) conducting baseline environmental monitoring;
  - (b) conducting impact monitoring;
  - (c) carrying out remedial actions described in Event/Action Plans of the EM&A Manual in accordance with the time frames set out in Event/Action Plans, or as agreed by the Director, in case where specified criteria in the EM&A Manual are exceeded; and
  - (d) logging and keeping records of details of (a) to (c) above for all parameters within 3 working days of collection of data or completion of remedial action(s), for the purpose of preparing and submitting the monthly EM&A Reports and to make available for inspection on site.
- 3.3 Four hard copies and one electronic copy of the Baseline Monitoring Report shall be submitted to the Director at least 2 weeks before commencement of construction of the Project. The submission shall be certified by the ET Leader and verified by the IEC. Additional copies of the submission shall be made available to the Director upon his request.
- 3.4 Four hard copies and one electronic copy of monthly EM&A Report shall be submitted to the Director within 10 working days after the end of each reporting month. The monthly EM&A Reports shall include a summary of all non-compliance (exceedances) of the environmental quality performance limits (Action and Limit Levels). The submission shall be certified by the ET Leader and verified by the IEC as complying with the requirements as set out in the EM&A Manual before submission to the Director. Additional copies of submission shall be provided upon request by the Director.
- 3.5 All environmental monitoring and audit data submitted under this Permit shall be true, valid and correct.





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

#### VSR-O7: Planned THEi New Campus

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

#### *Potential Visual Impact without Mitigation*

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

### **7.8. MITIGATION MEASURES**

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

#### *Mitigation Measures during Construction*

##### CM1 – Construction Site Hoarding

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

##### CM2 – Temporary Landscape Treatment

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

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

#### CM3 – Preservation of Existing Vegetation

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

#### *Mitigation Measures during Operation*

##### OM1 – Compensatory Planting

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

##### OM2 – Landscape Planting near Pedestrian Zone

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

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

#### OM3 – Green Roof

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

#### OM4 – Hard Landscape Feature and Lighting Design

- 7.8.8. In order to blend in with the surrounding environment, the exterior of the permanent structure of the proposed Project should use non-reflective external finishes in light colour that is visually unobtrusive with surrounding context. Non-reflective paving materials should be considered to reduce potential glare from surface reflectance. Sample colours of the hard structures of the proposed Project are provided in **Figure 7.10** for indicative purpose. The finishing material and colour will be reviewed and confirmed during detailed design stage.
- 7.8.9. Lighting should be efficiently designed so that minimum amount of lighting is required for safety and security. The design may make reference to the *Guidelines on Industry Best Practices for External Lighting Installations* by Environmental Bureau, EPD and EMSD. The mounting height and direction of exterior lighting fixtures shall be designed and arranged to point away from sensitive receivers where possible. Specification of lighting operation schedule shall be formed by the operator to impose restriction on lighting operation after business hours, such as limiting the operation of lighting except for security lighting only, and in areas with necessary night-time operation where applicable.
- 7.8.10. The operator should provide regular maintenance for the proposed mitigation measures to ensure the effectiveness of the measures. The mitigation measures are illustrated in the preliminary master landscape plan in **Figure 7.11a** and **7.11b**.





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**Approved Tree Preservation and Removal Proposal**  
**(i) Minutes of the approved TPRP**

## Minutes for the 1<sup>st</sup> Tree Works Vetting Panel (1) Meeting

Date: 4<sup>th</sup> June 2020 (Thursday)

Time: 10:00 am

Venue: Room 4032

### Attendants:

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

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

Appendix 4

Approved Tree Preservation and Removal Proposal  
Minutes of the approved TPRP



**Item 1**

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

- 1.0 **Case Summary:** This Submission proposed to fell 6 trees within site and 4 trees outside site (including 2 undersized trees). The felling of 2 undersized trees was recorded and compensated as per LCSD's request.
- 1.1 The trees proposed to be felled were common species. The tree form and structural conditions of the affected trees were rated "average" or "poor". The health conditions of the affected trees were rated "average". The amenity values of the affected trees were rated "medium" or "low". The ratings for "suitability for transplanting" of all the affected trees were "low".
- 1.2 To compensate for the loss of trees, 12 compensatory trees of heavy standard size were proposed within site. The compensatory ratio was 1:1.2. LCSD had no objection to the proposed tree treatment outside site.
- 1.3 Having reviewed the TPRP, the Panel requested the Project Team to review the species of the compensatory trees by taking the existing trees of the neighbourhood and surrounding landscape character into account and making reference to the Greening Master Plan for Chai Wan. The proposed species should also cater the environmental conditions, such as proximity to waterfront for sustainable growth.
- 1.4 Summary of the proposed tree treatments:

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

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

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


Minutes taken by: Secretary of the TWVP(1)




Miss Helen NGAI, SLA/2 (Ag.)


Minutes confirmed by:


Members

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


**Appendix 4**  
**Approved Tree Preservation and Removal Proposal**  
**Minutes of the approved TPRP**

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

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

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

Chairperson

  
Mr. MUI Tung-king, Tony, CLA

22 June 2020