



俊和 - 利達聯營

CHUN WO - LEADER JOINT VENTURE

LANDSCAPE PLAN

(Pursuant to Further Environmental Permit – No. FEP-02/356/2009)

Revision	Date of Issue	Remarks	Prepared by	Approved by
0	15 May10	Initial issue	LK	TW
A	5 Jul 10	Revised Section 4.0, Appendix C & D	BW	PY
B	1 Nov 10	Control of Night-Time Lighting	SC	PY

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1.0 Introduction

Pursuant to the Further Environmental Permit (No. FEP-02/356/2009) Part C Special conditions Clause 2.18, Landscape Plan (LP) is developed by Permit Holder (Chun Wo-Leader Joint Venture (CWLJV)) to demonstrate clearly the mitigation measures specified in this LP will be implemented on site in order to reduce the effects that the Project may have on landscape character and visual amenity.

1.1 Landscape Mitigation Measures

The proposed construction phase landscape mitigation measures, but not limited to, are listed as below:

- A. Erection of decorative screen hoarding compatible with the surrounding setting; (Refer to Section 5.0 & 6.0)
- B. Existing public light will be used as for night-time lighting; brightness of warning flash lights for will be controlled to an appropriate level (Refer to Section 9.0);
- C. Lighting of construction at night work on land will be maintained at works area locally and light source will be set at the back of hoarding toward the works area, thus would reduce the lighting nuisance to the public. For lighting on work boats, navigation lighting would follow the Navigation Regulation. Lighting for marine works at night would be balanced with minimum lighting nuisance to the public and the navigation safety (Refer to Section 9.0);
- D. Minimization of works areas; and
- E. Minimization of disruption to public by effective programming of the works.

According to works schedule of the Project, the above mentioned landscape mitigation measures will be presented in respective plans as shown in the below table with different tentative submission date.

Type of Landscape Mitigation Measures	Tentative Landscape Plan Submission Date
A, B, C	Refer to this Plan
D, E	One Month before Commencement of Related Works

Table 1: Tentative submission date for specific landscape plan

1.2 Purpose of this Plan

This LP will present the location, implementation programme, design, maintenance and management schedule of decorative screen hoarding that compatible with the surrounding setting along the construction site around Hong Kong Convention & Exhibition Centre (HKCEC) Section.

Also, the site layout that related to Night-Time Lighting, Source & Control of Night-Time Lighting will be identified, as well as the on-site supervision along the construction site around Hong Kong Convention & Exhibition Centre (HKCEC) section and for the works of cross harbour water mains.

2.0 Project Description

The key purpose of Wan Chai Development Phase II (WDII) is to provide land around HKCEC for construction of the Central-Wan Chai Bypass and HKCEC section (CWB). Land formed under the project will be developed as a world-class waterfront promenade joining that at the new Central waterfront for public enjoyment.

Wan Chai Development Phase II – Central – Wan Chai Bypass at HKCEC (Project Number: HK/2009/01) is one of the major sub-project of the above mentioned Development. **Appendix A** shows the Project's site boundary. This project was commenced on 29 December 2009 and its project period will be last for 76 months.

2.1 Scope of Works

The major scopes of works comprise but not limited to the following:

- Reclamation, including dredging, site investigation to determine dredging levels, seawalls, Central-Wanchai Bypass (CWB) tunnel structures and Slip roads 2 and 3 structures in the HKCEC water channel
- Re-provisioning of cross harbour water mains.
- Re-provisioning of the existing cooling water pumping stations for Convention Plaza, HKAPA, Shui On Centre, Government Buildings.
- Installation of cooling water discharge pipelines for the Great Eagle Centre / Harbour Centre and China Resources Building
- At-grade road and utility works and associated temporary diversions
- Storm-water drainage culvert and use of trenchless method for storm-water drainage construction
- Retaining structures at both ends of the reclamation that serve as interfacing structures for the adjacent contracts
- Trial bored piles for MTR Tsuen Wan Line Protection Works and the associated real-time monitoring installed in the MTR running tunnels
- Demolition of Wan Chai West ferry pier, existing cooling water pumping stations, promenade deck, and Expo Drive East Bridge.

3.0 Sources of Landscape & Night-Time Lighting Impacts

Sources of Landscape impacts in the construction phase would include:

- The physical reclamation itself;
- Construction of landscape decks;
- Construction traffic;
- The laying down of utilities, including water, drainage and power;
- Temporary site access areas, site cabins and heavy machinery;
- Construction site traffic on the reclamation;
- Increase road traffic congestion;
- After dark lighting and welding; and
- Dust during dry weather.

Sources of Night-Time Lighting Impacts in the construction phase would include:

- The physical dredging and reclamation itself;
- Construction traffic;
- The laying down of utilities, including water, drainage and power;
- Temporary site access areas, site cabins and heavy machinery;
- Construction site traffic on the reclamation; and
- After dark lighting and welding.

4.0 Visual Sensitive Receivers

Telecom House, Hong Kong Arts Centre, Harbour View International House (C19), Grand Hyatt Hotel (C22), HKCEC (C24) and HKCEC open space (O2) are the key Visual Sensitive Receivers (VSRs) that will be affected during the Construction Phase.

Otherwise, the key VSRs likely to be affected by the Night-Time Lighting on site are included the CITIC Tower (C14), Fleet Arcade (C15), Telecom House, Hong Kong Arts Centre, Harbour View International House (C19), Central Plaza (C21), Grand Hyatt Hotel (C22), Renaissance Harbour View Hotel (C23), HKCEC (C24), Peninsula Hotel (C40), Sheraton Hotel (C41) and InterContinental Hotel (C42).

Respective VSRs (refer to EIA Report Figure 10.4) are mapped in **Appendix B**.

5.0 Location and Implementation Programme of Hoarding

Decorative screen hoarding will erected along the construction site around HKCEC between mid-May 2010 and mid-Sept 2016. The location of hoarding is shown in **Appendix C**.

6.0 Design and Fixing Details of Hoarding

Appendix D demonstrates the graphic panels for decorative screen hoarding and it's fixing details.

7.0 Maintenance and Management Schedule

CWLJV will be responsible for providing daily cleaning to prevent accumulation of debris along the site boundary area and a weekly inspection will be carried out to maintain the apparent quality of the hoarding. If any damage has been found, repairing works will be done as soon as possible for the affected hoarding panels.

8.0 Control Measures of Night-Time Lighting

- I. Any night-time work that needs to be conducted will be carefully planned to minimize the amount of unnatural light that would be needed.
- II. The use of equipment headlights/lighting will be first evaluated to determine sufficiency based on the task and to minimize the use of portable light plants.
- III. Lighting will be directed toward work areas and away from neighboring properties.
- IV. Proper alignment and careful layout of construction activities should reduce a potential lighting exceedance.
- V. In the event the portable light plants are used, they will be aimed away from residential areas and used thriftily when needed. The light plant masts will also be kept at distances that would minimize the emission of light into the community, while still providing a safe work environment for employees involved in the task.
- VI. In addition use of vegetative and landscape buffers and other site and project elements will be used.
- VII. Night-time lighting at sea will fulfill requirement of the Merchant Shipping (Local Vessels) (General) Regulation and minimize the impact to VSR.

9.0 Onsite Supervision for Night-Time Lighting

Designated site personnel will control and monitor the lighting impact during night-time construction work. Light plants will be repositioned, redirected, lowered or shielded immediately if any public concern or complaint received.

10.0 Landscape Plan Update

This Landscape Plan will be updated subject to concurrent construction activities and will be submitted to Independent Environmental Checker (IEC) and Environmental Team (ET) one month before related construction activities commence for review.



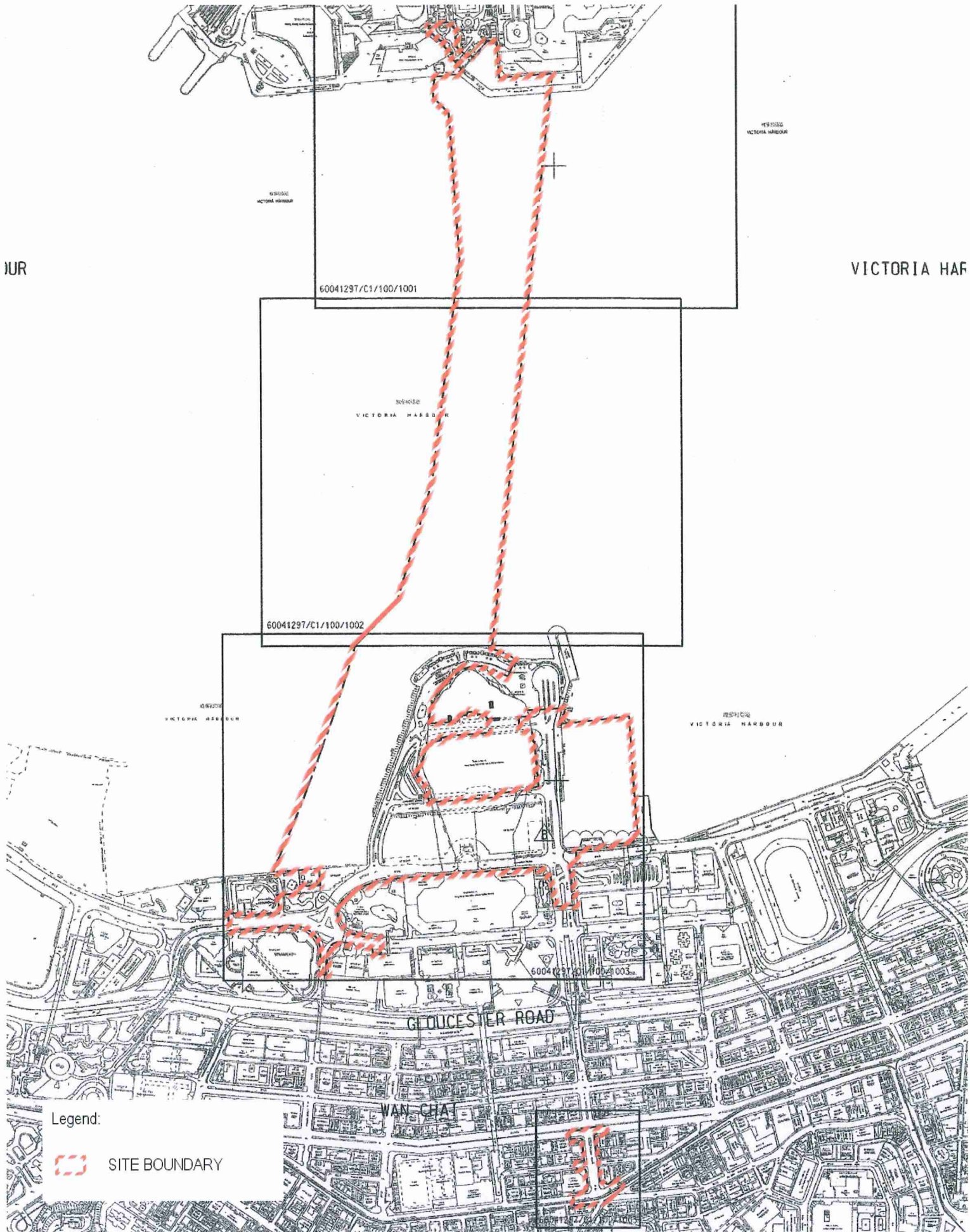
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Contract No. HK/2009/01
Wan Chai Development Phase II
Central – Wan Chai Bypass at HKCEC

Appendix A

Project's Site Boundary

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VICTORIA HAR

Legend:
SITE BOUNDARY

PROJECT'S SITE BOUNDARY



Appendix B

Location Plan of Visual Sensitive Receivers

KEY FOR VISUAL SENSITIVE RECEIVERS

- C1 International Finance Centre
- C2 Hong Kong Station Development Phase 2
- C3 Exchange Square
- C4 Jardine House
- C5 Mandarin Hotel
- C6 Hong Kong Club
- C7 Ritz Carlton Hotel
- C8 AIA Tower
- C9 Hutchison House
- C10 Bank of America Tower
- C11 Far East Financial Centre
- C12 Admiralty Centre
- C13 United Centre
- C14 CITIC Tower
- C15 Fleet Arcade
- C16 Aslan House
- C17 Chung Nam Building
- C18 Fleet House, Harcourt House
- C19 Telecom House, Hong Kong Arts Centre, Harbour View International House
- C20 Shui On Centre
- C21 Central Plaza
- C22 Grand Hyatt Hotel
- C23 Renaissance Harbour View Hotel
- C24 Hong Kong Convention and Exhibition Centre
- C25 Great Eagle Centre
- C26 Harbour Centre
- C27 China Resources Building
- C28 Sun Hung Kai Centre
- C29 AXA Centre
- C30 Sino Plaza
- C31 World Trade Centre
- C32 Excelsior Hotel
- C33 The Park Lane Hotel
- C34 Windsor House
- C35 19-31 Yau Wo Street
- C36 Citicorp Centre
- C37 Victoria Centre
- C38 Ocean Terminal
- C39 Star House
- C40 Peninsula Hotel
- C41 Sheraton Hotel
- C42 InterContinental Hotel
- C43 New World Centre and Hotel
- C44 Wing On Plaza
- C45 Shangri-La Hotel
- C46 Tsim Sha Tsui Centre
- C47 Empire Centre
- C48 Grand Stanford Harbour View Hotel
- C49 Nikko Hotel
- C50 Four Season Hotel
- C51 Harbour Plaza Metropolis
- C52 AIA Tower
- C53 Newton Hotel
- C54 Electric Centre
- C54A Sea View Estate

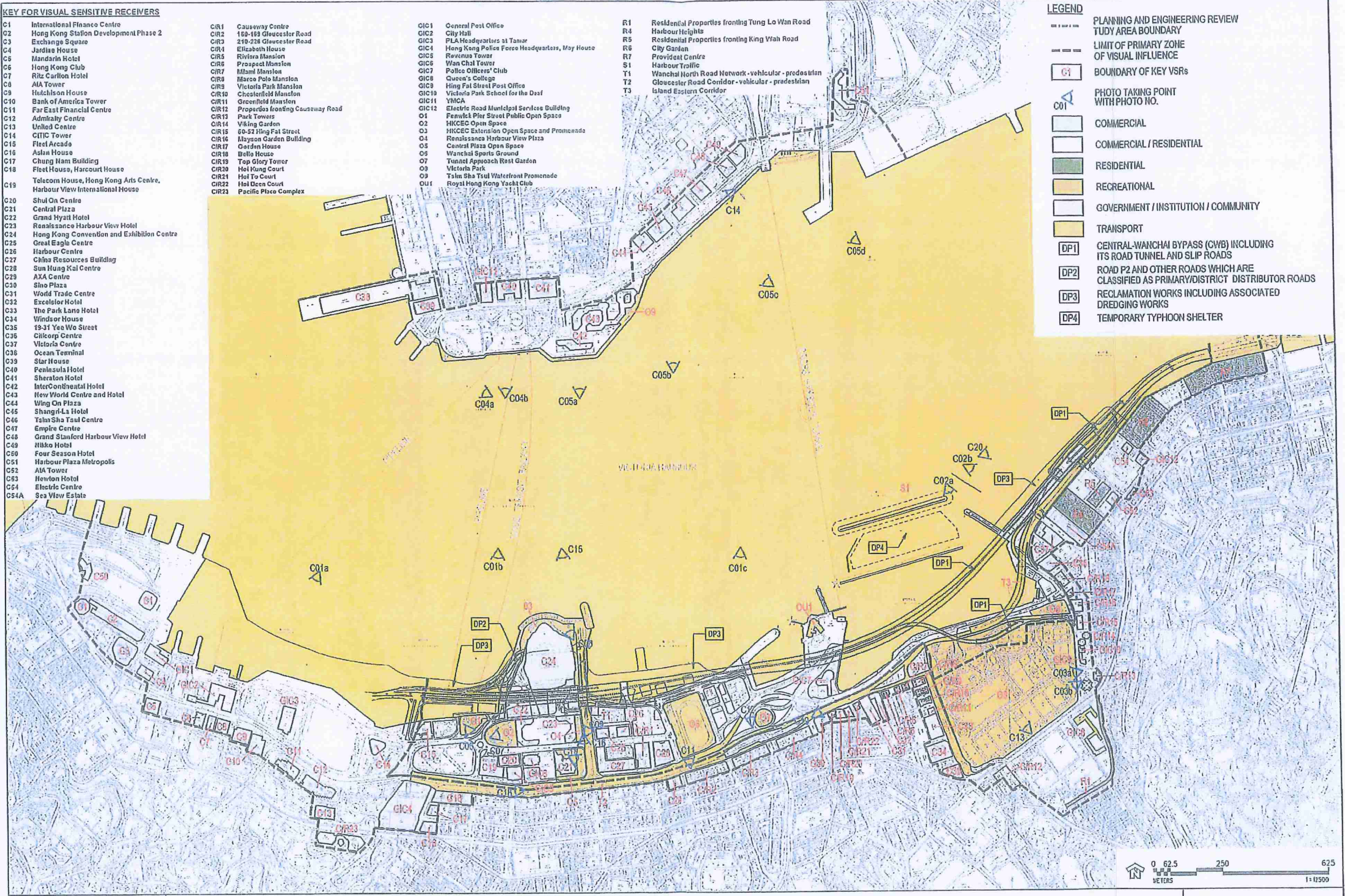
- CR1 Causeway Centre
- CR2 150-199 Gloucester Road
- CR3 210-228 Gloucester Road
- CR4 Elizabeth House
- CR5 Riviera Mansion
- CR6 Prospect Mansion
- CR7 Miami Mansion
- CR8 Marco Polo Mansion
- CR9 Victoria Park Mansion
- CR10 Cheslerford Mansion
- CR11 Greenfield Mansion
- CR12 Properties fronting Causeway Road
- CR13 Park Towers
- CR14 Viking Garden
- CR15 66-57 Hing Fat Street
- CR16 Mayson Garden Building
- CR17 Garden House
- CR18 Betta House
- CR19 Top Glory Tower
- CR20 Hoi Yung Court
- CR21 Hoi To Court
- CR22 Hoi Deen Court
- CR23 Pacific Place Complex

- GIC1 General Post Office
- GIC2 City Hall
- GIC3 PLA Headquarters at Tamar
- GIC4 Hong Kong Police Force Headquarters, May House
- GIC5 Revenue Tower
- GIC6 Wan Chai Tower
- GIC7 Police Officers' Club
- GIC8 Queen's College
- GIC9 Hing Fat Street Post Office
- GIC10 Victoria Park School for the Deaf
- GIC11 YMCA
- GIC12 Electric Road Municipal Services Building
- GIC13 Fenwick Pier Street Public Open Space
- O1 HKCEC Open Space
- O2 HKCEC Extension Open Space and Promenade
- O4 Renaissance Harbour View Plaza
- O5 Central Plaza Open Space
- O6 Wanchai Sports Ground
- O7 Tunnel Approach Rest Garden
- O8 Victoria Park
- O9 Tsim Sha Tsui Waterfront Promenade
- OU1 Royal Hong Kong Yacht Club

- R1 Residential Properties fronting Tung Lo Wan Road
- R4 Harbour Heights
- R5 Residential Properties fronting King Wah Road
- R6 City Garden
- R7 Provident Centre
- S1 Harbour Traffic
- T1 Wanchai North Road Network - vehicular - pedestrian
- T2 Gloucester Road Corridor - vehicular - pedestrian
- T3 Island Eastern Corridor

LEGEND

- PLANNING AND ENGINEERING REVIEW STUDY AREA BOUNDARY
- LIMIT OF PRIMARY ZONE OF VISUAL INFLUENCE
- BOUNDARY OF KEY VSRs
- PHOTO TAKING POINT WITH PHOTO NO.
- COMMERCIAL
- COMMERCIAL / RESIDENTIAL
- RESIDENTIAL
- RECREATIONAL
- GOVERNMENT / INSTITUTION / COMMUNITY
- TRANSPORT
- DP1 CENTRAL-WANCHAI BYPASS (CWB) INCLUDING ITS ROAD TUNNEL AND SLIP ROADS
- DP2 ROAD P2 AND OTHER ROADS WHICH ARE CLASSIFIED AS PRIMARY/DISTRICT DISTRIBUTOR ROADS
- DP3 RECLAMATION WORKS INCLUDING ASSOCIATED DREDGING WORKS
- DP4 TEMPORARY TYPHOON SHELTER



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Maunsell Consultants Asia Ltd

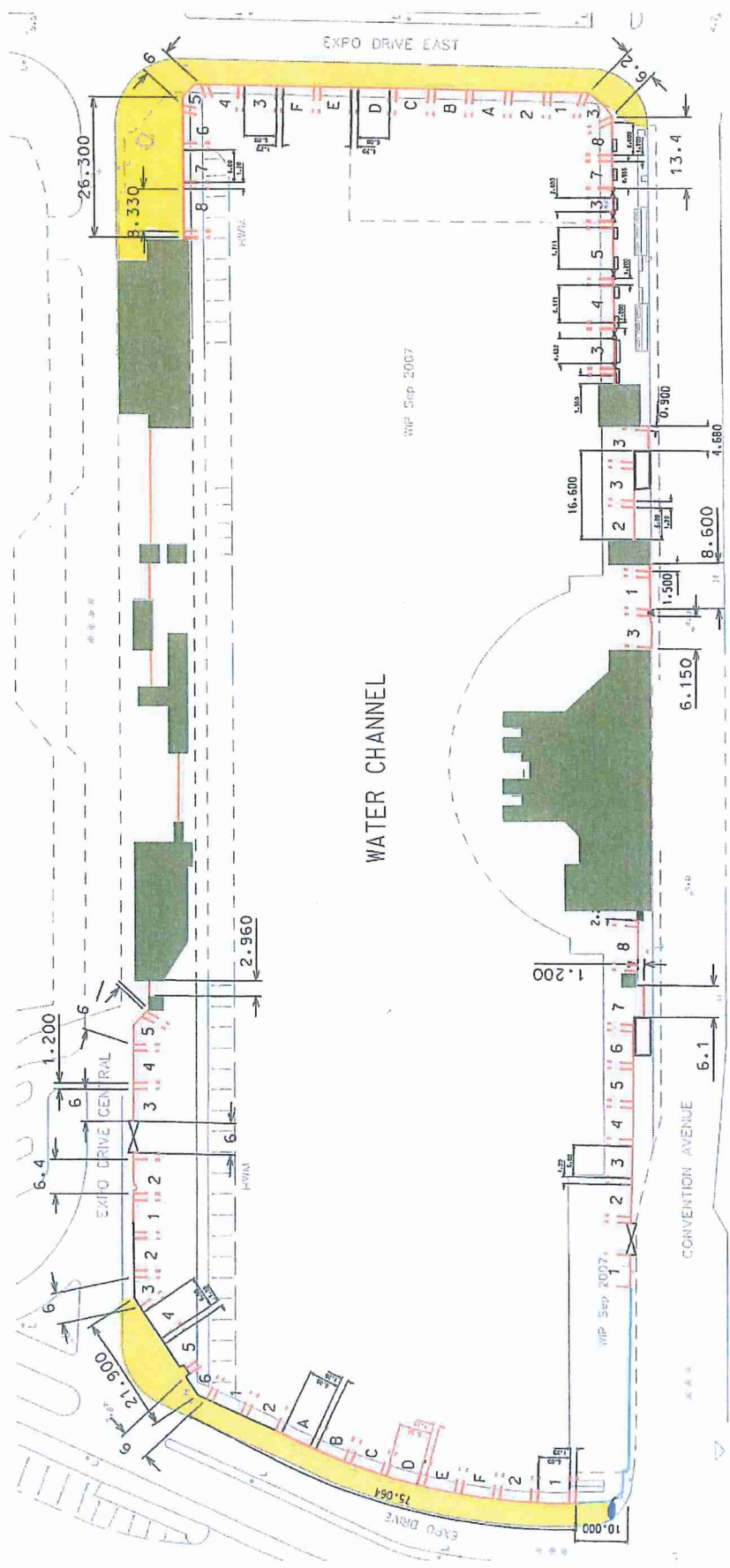
WAN CHAI DEVELOPMENT PHASE II - PLANNING AND ENGINEERING REVIEW
KEY VSRs AND PRIMARY ZONE OF VISUAL INFLUENCE DURING CONSTRUCTION

FIGURE 10.4

FILE: C:\wch\2004\PHASE II\10-4.dwg







Appendix C

Location Plan of Decorative Screen Hoarding for Wan Chai Works Area



WIP Sep 2007

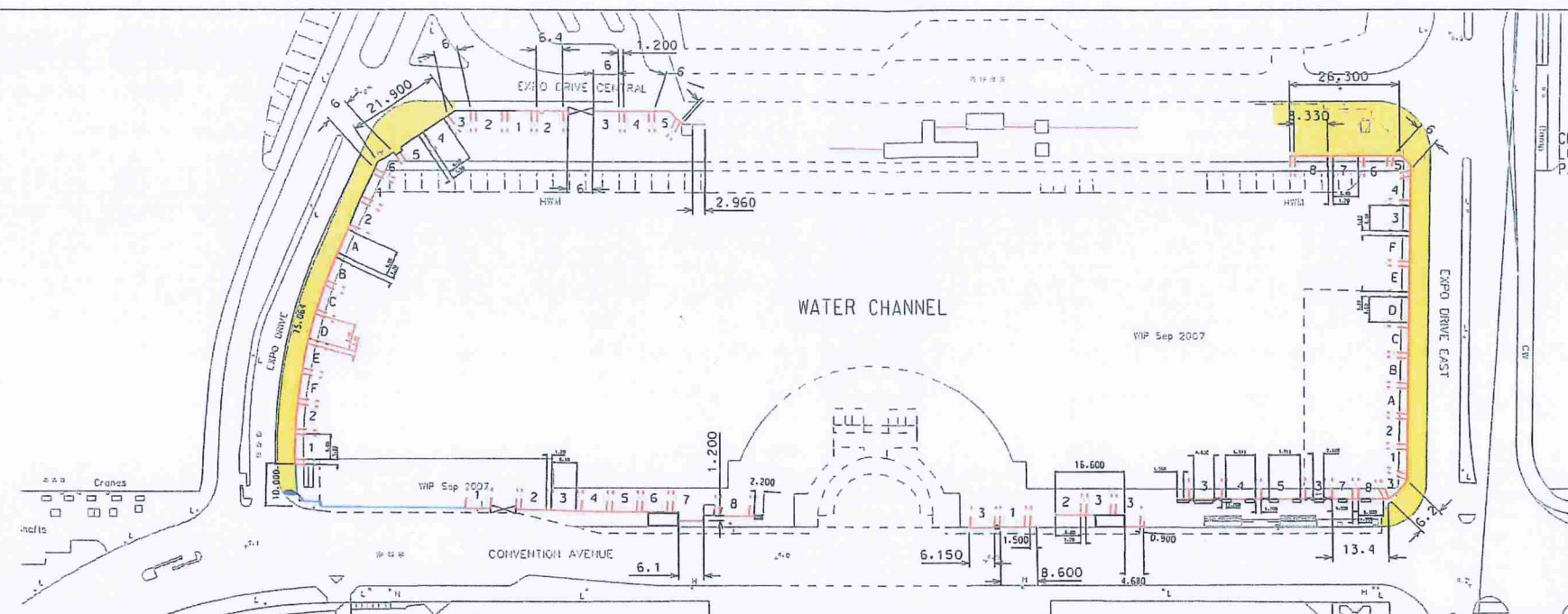
Legend:

-  TRANSPARENT SITE HOARDING
-  STANDARD HOARDING
-  PLASTIC BARRIER
-  SITE ACCESS
-  FOOTPATH
-  EXISTING STRUCTURE

Location Plan of Decorative Screen Hoarding

Appendix D

Graphic Panels for Decorative Screen Hoarding and Respective Fixing Details of Wan Chai Works Area



LEGEND :

- SITE HOARDING WITH ARTWORK PANEL
- TRANSPARENT SITE HOARDING
- STANDARD HOARDING
- EMERGENCY DOOR
- PLASTIC BARRIER
- SITE ACCESS
- FOOTPATH

CEDD LOGO PANEL
ARTWORK PANEL TYPE/NO.

PANEL A: 灣仔及北角新海港構思 (Concept Plan for New Harbour-front Promenade in Wan Chai and North Point)
 PANEL B: 兩地文化區 (Arts & Culture Precinct)
 PANEL C: 以「水」為主題的公園區 (Water Park Precinct)
 PANEL D: 水上康樂區 (Water Recreation Precinct)
 PANEL E: 文化歷史區 (Heritage Precinct)
 PANEL F: 休閒及活動區 (Leisure & Recreation Precinct)
 PANEL 1: 活力之港 (A harbour of life)
 PANEL 2: 供市民享用的海濱長廊 (A waterfront promenade for public enjoyment)
 PANEL 3: 富吸引力及交通暢達的海港 (An attractive and accessible harbour)
 PANEL 4: 藝術及文化區 (Arts & Culture Precinct)
 PANEL 5: 以「水」為主題的公園區 (Water Park Precinct)
 PANEL 6: 水上康樂區 (Water Recreation Precinct)
 PANEL 7: 文化歷史區 (Heritage Precinct)
 PANEL 8: 休閒及活動區 (Leisure & Recreation Precinct)

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

Layout of Hoarding with Graphics / Artwork along
HKCEC Water Channel

SCALE	1:1500 (A3)	DATE	14-JUNE-2010
CHECK		DRAWN	
CONTRACT No.	HK/2009/01	DRAWING No.	60041297/C1/SSK0006
		REV	0

\$DATE\$ \$TIME\$
 \$FILES\$



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Contract No. HK/2009/01
Wan Chai Development Phase II
Central – Wan Chai Bypass at HKCEC

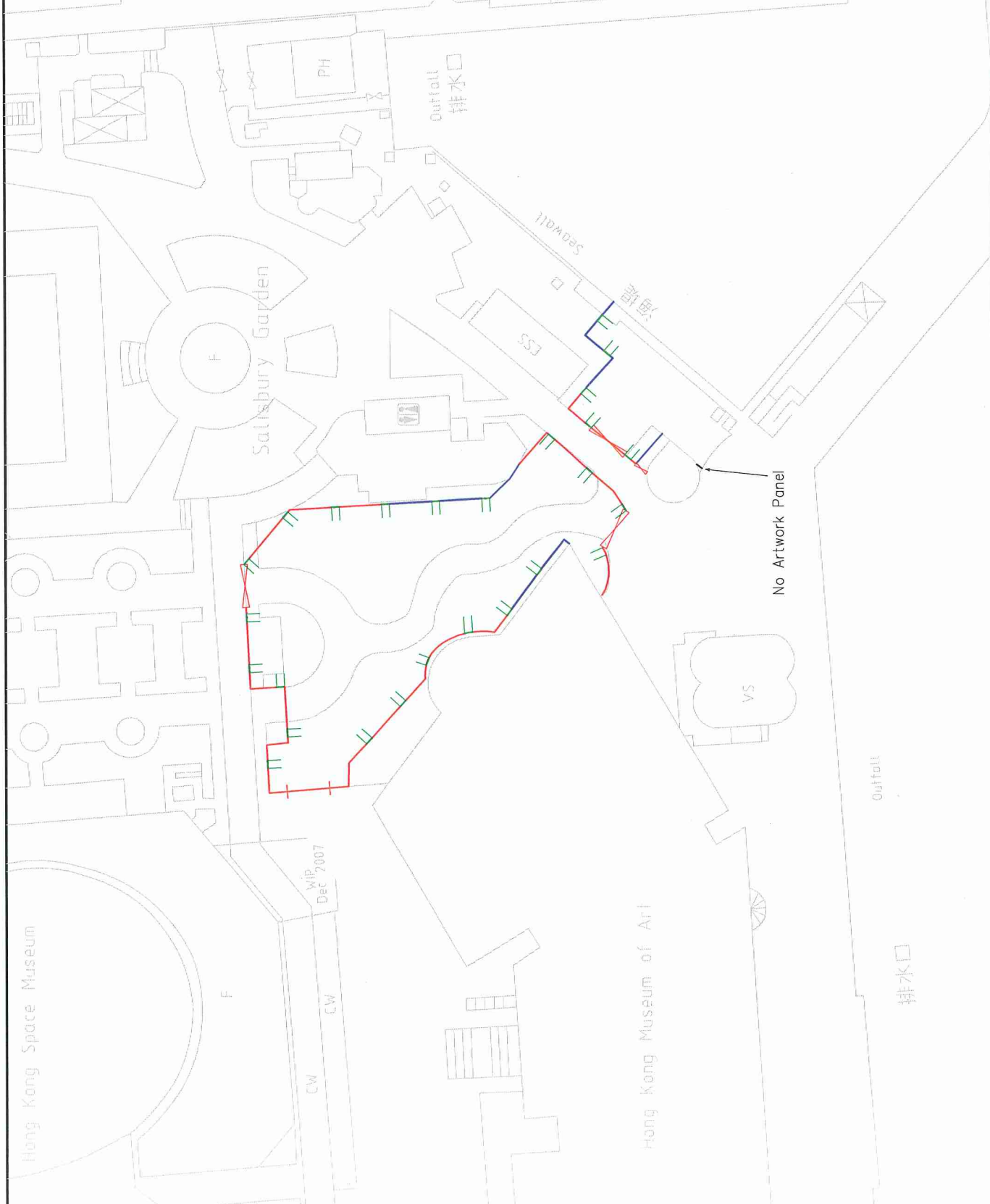
Appendix E

Artwork Panel Arrangement for Decorative Screen Hoarding at Tsim Sha Tsui Works Area

Legend :

- Artwork Panel with Leaf Pattern (6m Width unless otherwise specified)
- No Artwork Panel
- CEDD Logo Panel (1.1m Width)

A	FIRST ISSUE	MIC (01-11-2010)
Rev	Description	By / Date
 Chun Wo - Leader JV		
WAN CHAI DEVELOPMENT PHASE II		
WONG CHAI DEVELOPMENT PHASE II HONG KONG CONVENTION AND EXHIBITION CENTRE		
PROPOSED HOARDING ARTWORK PANEL ARRANGEMENT AT TSM SHA TSUI WORKS AREA		
DRAWING NO. T57/HOARDING/002		
DATE 01-11-2010		SCALE 1 : 500 (A3)



Appendix F

Pattern of Artwork Panel for Decorative Screen Hoarding at Tsim Sha Tsui Works Area

