

Agreement No. CE 13/2014 (CE)

Development of Kwu Tung North and Fanling North New Development Areas, Phase 1 – Design and Construction

DP12 - Reprovision of Temporary Wholesale Market in Fanling North New Development Area

Submission of Landscape Plan (EP-475/2013/A)

(Ref. EP/DP12/2021-01)

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March 2022

AECOM ASIA COMPANY LIMITED

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1 INTRODUCTION

1.1 General

- AECOM Asia Co Ltd has been commissioned by the Civil Engineering and Development Department (CEDD) to undertake Agreement No. CE 13/2014 (CE) – Development of Kwu Tung North and Fanling North New Development Areas, Phase 1 – Design and Construction.

1.2 Background

- The Territorial Development Strategy Review in 1990s first identified that there was potential for strategic growth in the North East New Territories (NENT). The Planning and Development Study on NENT (NENT Study), which was commissioned in 1998 and completed in 2003 under Agreement No. CE 64/96, identified the areas at Kwu Tung North (KTN) and Fanling North (FLN) is suitable for the development of New Development Area (NDA) in the NENT and confirmed the feasibility of development based on the findings and recommendations from various technical assessments.
- The NENT NDA Study under Agreement No. CE 61/2007(CE) was commissioned jointly by the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD) and was substantially completed in December 2013. Various planning, engineering and environmental studies were completed to formulate a revised proposal for the NENT NDA based on the NENT Study, confirm the feasibility of implementing the revised proposal and formulate the implementation strategies and programme for the NDA. A planning and development framework for the KTN and FLN NDA was also established to meet the long-term demand for housing especially public housing and employment. Development of the NENT NDA could also cater for various land use needs arising from social and economic developments in Hong Kong.
- The KTN and FLN NDA are proposed to be developed in phases as full completion by 2031. An implementation programme with phasing and packaging of works for the NDA project has been recommended under the NENT NDA Study.
- The Phase 1 of the NDA development, comprising the Advance Works and First Stage Works, was implemented from the second half of 2019 progressively.
- The scopes of Phase 1 works (Advance Works and First Stage Works) and Remaining Phase works for KTN and FLN NDA are summarized below:

Scope of Advance Works (PWP Item No. 7747CL)

- (a) site formation of about 70 hectares (ha) of land (including soil treatment works) in the KTN and FLN NDA;
- (b) construction of the eastern section of Fanling Bypass (FLBP(E)) of about 4 kilometres (km) long, which is a dual two-lane carriageway connecting the FLN

NDA to Fanling Highway, and about 10 km of local roads and about 4 km cycle tracks, and associated junction/road improvements;

- (c) engineering infrastructure works including drainage, sewerage (including two sewage pumping stations), waterworks (including a fresh water service reservoir of about 27 500 cubic metres (m³) capacity and a flushing water service reservoir of about 11 500 m³ capacity in the KTN NDA), landscaping works and slopeworks;
- (d) part expansion and upgrading of Shek Wu Hui Sewage Treatment Works (SWHSTW) to increase its capacity by 20 000 m³ per day;
- (e) demolition of existing North District Temporary Wholesale Market (NDTWM) to be affected by the proposed FLBPES, provision of interim market for current users and reprovisioning of NDTWM; and
- (f) reprovisioning works; and
- (g) implementation of environmental mitigation measures and environmental monitoring and audit (EM&A) programme for the works mentioned in paragraphs (a) to (e) above.

Scope of First Stage Works (PWP Item No. 7759CL)

- (a) development of a nature park at Long Valley of about 37 ha including provision of a visitor centre and a footbridge of about 50-metre (m) long spanning across Sheung Yue River for connection between these two facilities;
- (b) reprovisioning of two egret sites in the FLN NDA and enhancement works to an existing egret site in the KTN NDA;
- (c) site formation of about 2.3 ha of land (including soil treatment works) for a village resite area and a district police station in the KTN NDA;
- (d) engineering infrastructure works including roads, drainage, sewerage, waterworks, and landscaping works; and
- (e) implementation of environmental mitigation measures and EM&A programme for the works mentioned in items (a) to (d) above.

Scope of Remaining Phase Works

- (a) site formation of about 247 ha of land (including soil treatment works) in the KTN and FLN NDA for housing, community and commercial developments as well as engineering infrastructure;
- (b) engineering infrastructure works including Fanling Bypass (Western Section), Po Shek Wu Road Flyover, new interchanges together with widening of Fanling Highway for connection with KTN NDA, local roads, drainage, sewerage, waterworks, pumping stations, fresh water and flushing water service reservoirs, and landscaping works; and

- (c) implementing the environmental mitigation measures for the works mentioned in (a) to (b) above.
- The Environmental Impact Assessment (EIA) report for the NENT NDA Study, which covered the Phase 1 Works of KTN and FLN NDA has been submitted to Environmental Protection Department (EPD) in mid-2013. The report was subsequently approved with conditions by EPD on 19 October 2013 under Register No. AEIAR-175/2013.
 - Contract No. NDO 14/2018 is the works package consists of the Phase 1 Works of KTN and FLN NDA. This Contract is governed by 7 nos. of Environmental Permits (EPs) as EP-466/2013, EP-467/2013/A, EP-468/2013/A, EP-469/2013 and EP470/2013 belongs to KTN NDA while EP-473/2013/A and EP-475/2013/A belongs to FLN NDA.

1.3 Purpose of This Report

- According to approved EIA report Section 1.3 Table 1.1b (refer to **Appendix I**), reprovisioning of North District Temporary Wholesale Market (NDTWM) is identified as Designated Project item 12 (DP-12) in FLN NDA. The Scope of works of DP-12 stated in Section 2.4.2 in EIA Report is extracted as follows.

“The North District Temporary Wholesale Market for Agricultural Products will be affected by the NDA development. In order not to affect the operation of the market, the re-provisioned wholesale market at site D1-6 of FLN NDA will be re-constructed by phases. The re-provisioned wholesale market will have approximately 1,000 market stalls within a site area of around 1.3ha, which will be the same scale as the existing wholesale market. The wholesale market will provide around 1,000 employment. The re-provisioned wholesale market will provide parking spaces, trading area for stalls, offices, toilet and refuse collection point facilities. The final layout will be reshaped to be compatible with the road layout and minimise the environmental impact.”

- The purpose of this report serves submission of the Landscape Plan in accordance with (i) EP-475/2013/A Part C (Permit Conditions) Condition 2.6 for FLN NDA. The boundary of the Landscape Plan submission refers to “**Latest Site Boundary**” shown in EP Figure 1 (extracted as **Appendix II**) which is corresponding to DP-12 location stated in the AEIAR-175/2013 and (ii) Project Implementation Schedule (PIS) DP12 – Reprovision of temporary wholesale market in FLN NDA the approved EM&A Manual. The relevant documents are enclosed in **Appendix III** with highlighting for easy reference.
- The works in this area consist with demolition of existing NDTWM due to the proposed Fanling By-pass (East) (FLBP(E)) and provision of interim market for current users and reprovisioning of NDTWM.
- To ensure that the proposed mitigation measures are in compliance with the EP conditions, the structure of this report and the relevant sections of the report addressing EP requirements are tabulated in **Table 1.1** below:

Table 1.1 EP Requirements

EP Requirements and PIS DP-12	Report Section
Submissions or Measures to be implemented during construction phase and operation phase of the Project	---
LV1-DP12 Topsoil and re-use	Section 4.1
LV2-DP12 Minimum Topographical Change	Section 3.2
LV3-DP12 Detailed Design (Visual)	Section 4.5
LV4-DP12 Tree Protection and Preservation	Section 2.2
LV5-DP12 Tree Transplantation	Section 2.2
LV6-DP12 Slope Planting	Section 2.2
LV7-DP12 Compensatory Planting	Section 2.2 and 4.3
LV8-DP12 Screen Planting	Section 4.3
LV9-DP12 Screen Hoarding	Section 4.5
LV10-DP12 Light Control	Section 4.5

1.4 Document reference

This Landscape Plan Report shall read conjunction with:-

- Approved North East New Territories New Development Areas Environmental Impact Assessment Report (April 2013) (Register No.: AEIAR-175/2013)
- Environmental Permit no. EP-475/2013/A
- The section of DP-12 of the Project Implementation Schedule (PIS) of the latest approved Environmental Monitoring and Audit (EM&A) Manual

2 EXTENT OF PLANTING LOSS

2.1 Site Locations and Sizes

- Site location of existing NDTWM is classified as industrial landscape area. In accordance with AEIAR-175/2013 Section 3.10.11, the NDTWM would affect an anticipated total 1.29 hectare of existing Industrial / open storage areas, and partial existing SIMAR Slope Feature no. 3SW-A/F109 which is maintained by Drainage Services Department (DSD).

2.2 Tree Species to be Felled

- The detailed tree survey of the affected NDTWM within “Latest Site Boundary” and immediate surrounding areas was conducted before the works and after the site possession by the contractor. There are total 246 no. of trees are affected and approved to be felled. There is no tree to be transplanted and retained within the Boundary. All the proposed tree treatments have been included two submissions, namely (i) Tree Preservation and Removal Proposal (TPRP) (reference no. C03-04) and (ii) supplementary Tree Preservation and Removal Proposal (STPRP) (reference no. C3-STPRP2&3-4). Both submissions have been prepared in accordance with DEVB TC(W) No. 7/2015 Tree Preservation and have been approved by Lands Department on 25 January 2019 and 6 October 2020 respectively.
- All compensatory planting proposal will be in tree whips planting and to be planted at several areas in Kwu Tung North and Fanling North. Exact locations of compensatory planting would be identified and determined during the construction phase.
- There is no Old and Valuable tree, rare tree species and tree of particular interest is found within the “Latest Site Boundary”.
- As the site topographically is a flat area, there is no existing slope within the Boundary and also there is no new slope will be formed after the completion of project. The existing slope immediate adjacent to and outside the Boundary (i.e. Slope Feature no. 3SW-A/F109 maintained by DSD) would be improved and reinstated with grasscrete and hydroseeding after the works.
- The dominant tree species and distribution within the “Latest Site Boundary” and immediate surrounding areas are listed below for reference:
- Along the On Kui Street

Common street tree species as *Aleurites moluccana* (石栗), *Elaeocarpus hainanensis* (水石榕), *Callistemon viminalis* (串錢柳) and *Grevillea robusta* (銀樺) are identified along On Kui Street.

- Within existing Industrial / open storage area

Exotic tree species such as *Acacia confusa* (台灣相思) and fast grown invasive species like *Leucaena leucocephala* (銀合歡) were found.

- On existing SIMAR Slope No. 3SW-A/F109 along Ma Wat River

Tree species varied among existing SIMAR Slope No. 3SW-A/F109 had been identified on site along the top of slope. They are generally dominated by common native species like *Cinnamomum burmannii* (陰香), *Bridelia tomentosa* (土蜜樹), *Celtis sinensis* (朴樹) and the native fruit tree *Morus alba* (桑) together with a mixture of other common exotic trees e.g. *Acacia confusa* (台灣相思). Invasive Species such as *Leucaena leucocephala* (銀合歡) have also been recorded.

3 SITE CONDITION

3.1 Background

- Based on the “latest site boundary” shown in Figure 1 of EP, the Landscape Plan (Scale 1:1000 in A3 size paper) has been developed and should refer to **Appendix IV**.

3.2 Site Condition

- Due to the site constraint, limitation of the site area and the target of project is to maximize the areas for transportation, circulation, stocking, cultural and interpersonal social culture, tree and other forms of planting within the main market area is not recommended. However, there is a strip of planting area (approx. 170m along the southern side of boundary fence) will be equipped with vertical greening (i.e. climber planting) to provide a good visual mitigation to the sensitive receiver.
- There is no major change in the initial and final finished level so that the objective of minimum topographical change can be achieved in this project.
- A pedestrian walkway at the crest of existing SIMAR slope no. 3SW-A/F109, which is adjoining to the Site Boundary, will be upgraded to connect to the existing footbridge which linkage to Wing Ning Tsuen as well as a pedestrian footpath system to the east and western sides. This pedestrian walkway maintained by Highway Department (HyD) is outside the Boundary of this Landscape Plan.

4 PLANTING SCHEME AND HARD LANDSCAPE PROPOSALS

4.1 Introduction and Topsoil Preparation

- As shown in the Landscape Plan in **Appendix IV**, there is an approx.170m long at-grade planting strip (approx. 300mm topsoil depth) has been reserved for vertical greening and climber planting to the boundary fence.
- All planting works will be planted with the growing season (i.e. from March to September) so as to enhance better establishment of plants. Planting between October to February will also be considered given these species are common in nature and be relatively tolerant in Hong Kong climatic condition, however, frequency of watering should be adjusted to suit the plant growth.
- The method statement on planting and topsoil preparation should be prepared by the Contractor and accepted by the ER/ Project Manager prior to the planting works.
- The topsoil (300mm clear soil depth, excluding the subsoil drainage layer) will be provided for climber planting. The topsoil should be mixed between CDG and the accepted soil conditioner in the ratio of 3:1 in accordance with Section 3 of

General Specifications for Civil Engineering Works, 2006 issued by CEDD. All existing soil could be stripped, treated and reused as far as possible.

4.2 Species Selection Justifications

- Species selected should meet the following criteria:
 - Mostly of native species recorded in local and commonly used in Hong Kong;
 - Available from the market;
 - Robust, tough-growing, comparatively low maintenance requirement; and
 - Usage and maintenance are familiar by local practices.

4.3 Plant Scheme and Schedule

- The proposed planting arrangement (i.e. climber planting) and layout have been indicated in the Landscape Plan in **Appendix IV**. All proposed climber species are native species and easy to be maintained. It provides reasonably good naturalistic looks of vertical greening to the adjacent pedestrian walkway. A proposed planting species are tabulated in Table 4.1 below:

Table 4.1 Proposed Planting Species List

Botanical name	Chinese name	Origin of plants	Remarks	Tentative Quantity (no.)
<i>Bauhinia glauca</i>	粉葉羊蹄甲	Native	Climbers	175
<i>Lonicera japonica</i>	金銀花	Native	Climbers	145
<i>Trachelospermum jasminoides</i>	絡石	Native	Climbers	60

- According to the current planting proposal, total approx. **380 nos.** of climbers will be planted. They are arranged in staggered matrix with the planting space by 300mm centre-to-centre. Total length of planting strip is approx. 500mm width and **170m** long along the southern side boundary fence. Detailed plant schedules listing the proposed tree species, specification, plant spacing, density and estimated quantities to be planted are shown in **Appendix V**.
- As there are roads, retaining walls and future On Lok Mun Street Playground are located immediately next to the site, there is not enough space reserved for tall screen planting excepting a vertical greening (climber planting) attached to the boundary fence in the southern side.

4.4 Plant Procurement

- All of the proposed climbers are commercially available, and most of the proposed species are commonly used in Hong Kong.

- It is important to source all the specified plant materials earlier. The contractor should be required to secure their plant sources' availability and qualities.

4.5 Hard Landscape

- Since all the steel canopies for the market and new building has been tinted with different natural green colour tones, in this connection, the proposed paving for the finished ground will be purely plain concrete (light grey and earthly colour). It is a subtle colour tone for the entire market development. It also gives a colour better contrast to the proposed green colour of the market and building complex.
- Typical paving block in accordance to Highway standard will be proposed for the public footpath/ pedestrian footpath.
- During the entire Construction Phase, an array of screen hoardings painted with green colour will be erected for the safety and visually screening from the public. The selected green colour will be subtle and blend with the surrounding environment. All the works will be carried out in daytime and no night work will be anticipated. It implies that no lighting glare will be generated to affect the surrounding neighbourhood and public.

4.6 Existing SIMAR Slope no. 3SW-A/F109

- For the works of NDTWM will involve a slope improvement works to the existing slope 3SW-A/F109, which is outside the "Latest Site Boundary" of the Landscape Plan. All the affected slope surface will be reinstated to match the existing conditions (i.e. concrete grasscrete with hydroseeding). All the proposed works, including the hydroseeding, will be handed over to DSD for ongoing maintenance.

5 OPERATION PHASE: POST-PLANTING MONITORING AND ESTABLISHMENT / MAINTENANCE

5.1 General

- The goal of the climber planting is to establish a sense of visual greenery for the enjoyment of public and neighbouring villagers.
- All the climber planting works within the Landscape Plan area will be maintained at least in 12 months before handing over to the AFCD who is the maintenance department of the market development.
- An outline of post-planting monitoring works and summary of the establishment works during the 12-month period (by CEDD) are provided in paragraph 5.2.

5.2 Post-planting Monitoring

- Monthly post-planting monitoring inspections throughout the 12-month period are recommended to monitor the growth and health of the climbers and to decide whether any special remedial works should be carried out. The proposed measures are in compliance with the requirements in the approved EM&A manual.

- Personnel

The post-planting monitoring inspections and reports shall be carried out and prepared by a registered landscape architect or a qualified arborist, who should meet the following minimum requirements:

(i) Have a bachelor's degree or higher in horticulture or a related field such as arboriculture, botany, biology, forestry, ecology, environmental science, geography, landscape studies, landscape architecture, landscape management, landscape science, from a Hong Kong university, or equivalent; and

(ii) Have a minimum of two years of proven full-time practical experience in horticulture, soft landscape implementation and supervision, plant care or vegetation management.

- Methodology

The post-planting monitoring should be carried out in a systematic, repeatable and traceable manner. The new planting should be divided into a number of planting plots to facilitate monitoring.

The following information for each planting plot should be recorded:

- Area (sq.m) of each planting plot;
- Percentage canopy cover;
- Approximate quantity and percentage presence of each species;

- Survival rate, general health and vigor of each species;
 - Sizes of each species, including average height, spread and calibre at ground level/basal diameter/DBH;
 - Understorey plant species and coverage;
 - Presence and severity of noxious weeds;
 - Any special remedial works required;
 - Wildlife use of the planted vegetation;
 - Other additional remarks.
- Monitoring at the end of the growing season to record the species performances will determine the extent and amount of replacement planting to be carried out next year. Species of poor performances (e.g. poor health or low survival rate) should not be replanted, and their replacements should be of other good performing species within each planting plot.

5.3 Establishment / Maintenance Works (12-month, by CEDD)

- Regular monthly establishment / maintenance works shall be carried out to ensure the healthy growth of the plants. Defective plants when observed will be recorded and rectified before the next monthly inspection. All plants should be in acceptable conditions before handing over to maintenance department after the 12-month establishment period.
- Generally, it will be necessary to regularly cut grass and remove noxious weeds within the planting area. Post-planting fertilizer will be applied yearly in each spring. Dead or dying species will be replaced. Works may be necessary to ameliorate the effect of any erosion or land degradation should these occur.
- Weeding

To reduce competition to the young trees from grass and noxious weeds, weed control through manual or mechanical means will be necessary. Grass cutting should be carried out as necessary to cut existing grass to 100mm from ground. Meanwhile, noxious weeds like *Leucaena leucocephala* and *Mikania micrantha* shall be uprooted. To prevent unintended dispersal which may affect the natural environment, herbicides and pesticides should not be used unless in exceptional circumstances.

- Erosion Control

Areas affected by washout and gullies and other erosion on slopes, where applicable, shall be repaired. Erosion control measures such as biodegradable coir mesh should be applied to particular spots if necessary.

- Fertilizing

Apply post-planting fertilizer as per GS Clause 3.34(2) at a rate of 50g per whip tree, once each year in spring, and preferably after weeding operation. Fertilizer should be applied near the base of each whip tree and shrub, not broadcasted, so as to reduce absorption and competition from grasses.

- Replacements

Dead and dying plants should be replaced during the establishment / maintenance period based on monitoring results. Replacement planting, if necessary, shall be carried out early in the growing season, preferably from March to May as far as practicable so as to enhance the survival rate of the new plants.

5.4 Long Term Maintenance

After 12-Months and onwards – By other Ultimate Maintenance Department

- Both hard and soft landscape works within the Landscape Plan boundary will be handed over to Agriculture, Fisheries and Conservation Department (AFCD) and maintained by Architectural Services Department (ArchSD) after the establishment period.
- Reinstatement of grasscretes area and grass will be handed over and maintained by DSD.

6 CONCLUSIONS

6.1 Summary

- This Landscape Plan is prepared to discharge Environmental Permit no. EP-475/2013/A condition 2.6 and deposit the Landscape Plan to EPD's designated locations. This Landscape Plan also shows the landscape design and mitigation measures of the project in accordance with the approved EIA and EM&A manual.
- The Landscape Plan has been developed with the reference to the Project Implementation Schedule (PIS) **DP12 Reprovision of temporary wholesale market in FLN NDA** near Sha Tau Kok Road. And is approximately in size.
- Due to the site constraints and the maximize the market operation areas, no tree and other types of planting will be proposed within the main market area. There is a climber planting strip (approx. 170m, with min. 300mm topsoil depth) will be provided along the southern side boundary fence area. It provides a good and naturalistic vertical greening to the public.
- All the proposed plants will be maintained at least in 12 months before final handover to the maintenance department. For this climber planting within the NDTWM will be maintained by AFCD.

6.2 Contract Requirements

- Upon approval of this Landscape and Visual Mitigation Measures, all relevant details including boundaries of planting, plant species, specified sizes and quantities, specification of works, timely procurement of plant materials, post-planting monitoring and establishment / maintenance requirements etc. will be incorporated into the NENT NDA project for effective implementation and monitoring.

6.3 Programme

- According to the latest contract packaging of NENT NDA project, the proposed Landscape and Visual Mitigation Measures will be carried out under CEDD ND/2019/06 and ND/2019/04 (i.e. Contract 6 and Contract 4 respectively). Planting works will be expected to be implemented in late Q2 or early Q3 2022. The Establishment Period for plants should start immediately after completion of planting for 12 months. Subsequent auditing works by ET team will start during both Construction phase and Operation phase.

6.4 Maintenance Agents

- CEDD will be responsible to maintain the proposed plantings for 12 months before handover to the ultimate maintenance department. Outlines of the post-planting monitoring and establishment requirements during the establishment period by CEDD are presented in Section 5. AFCD will be the maintenance department for all plants shown in this Landscape Plan.

7 REFERENCE

7.1 Technical Circulars

- DEVB TC(W) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features
- DEVB TC(W) No. 7/2015 – Tree Preservation
- ETWB TC(W) No. 29/2004 – Registration of Old and Valuable Trees, and Guidelines for their Preservation

7.2 Ordinances and Regulations

- Forests and Countryside Ordinance (Cap.96) and its subsidiary legislations
- Plant Varieties Protection Ordinance (Cap. 490)
- Environmental Impact Assessment Ordinance (Cap. 499)

7.3 Government Publications and Guidelines

- AFCD Publication – Rare and Precious Plants of Hong Kong (2003)
- AFCD Publication – Check List of Hong Kong Plants 2012
- General Specification for Civil Engineering Works, 2006 Edn.
- GEO Publication No. 1/2011 – Technical Guidelines on Landscape Treatment for Slopes
- All relevant guidelines and Proper Planting Practices published by Greening, Landscape and Tree Management Section (GLTMS) of Development Bureau
- Geo Report No. 259 – Study on The Application of Various Vegetation Species for Landscaping of Man-Made Slopes in Hong Kong
- PlanD – Landscape Value Mapping of Hong Kong Technical Report (available online)

APPENDIX I

AEIAR-175/2013 SECTION 1.3 TABLE 1.1B

APPENDIX II

FIGURE 1: PROJECT LOCATION PLAN FOR ENVIRONMENTAL PERMIT NO. EP-475/2013/A

本。有關圖則須包括工程界線、施工區、道路的垂直及水平線向及任何其他主要設施的詳情；以及主要環境緩解措施的位置。

Submissions or Measures to be implemented during Construction of the Project

在工程項目施工期間須提交的文件或採取的措施

Submission of Landscape Plan

提交景觀美化計劃

- 2.6 The Permit Holder shall, at least 6 weeks before the commencement of the corresponding parts of landscape and visual mitigation measures of the Project, deposit with the Director three hard copies and one electronic copy of landscape plan(s). The landscape plan(s) shall show the design details, confirmation of the feasibility for proposed planting, locations, implementation programme, maintenance and management schedules, and drawings in the scale of 1:1,000 or other appropriate scale, as agreed with the Director, of the landscape and visual mitigation measures of the Project. Before submission to the Director, the landscape plan(s) shall be certified by the ET Leader and verified by the IEC as conforming to the relevant information and recommendations, including those described in the EIA Report (Register No. AEIAR-175/2013). All landscape and visual mitigation measures shall be properly implemented and maintained for the Project in accordance with the deposited landscape plan. The Permit Holder shall make available additional copies to the Director upon request.

許可證持有人須在工程項目的景觀及視覺影響緩解措施的相關部分展開前，至少提早6個星期向署長存放景觀美化計劃的3份硬複本及1份電子版本。景觀美化計劃須展示工程項目景觀及視覺影響緩解措施的設計詳情、確認擬議種植的可行性、位置、實施計劃、保養及管理時間表，以及採用1:1,000的比例或署長同意的其他合適比例繪畫的圖則。景觀美化計劃須由環境小組組長核證及獨立環境查核人核實，證明符合相關資料及建議，包括環評報告（登記冊編號：AEIAR-175/2013）所載的資料及建議，然後才提交署長。工程項目的所有景觀及視覺緩解措施須根據存放的景觀美化計劃妥善執行及維持。如署長要求，許可證持有人須提供額外的複本。

Measures to mitigate Ecological Impacts

生態影響的緩解措施

- 2.7 To minimise adverse impacts on habitats of ecological importance in the vicinity of the Project, 2m high solid dull green site barrier fences shall be erected around all active works areas, unless otherwise agreed with the Director.

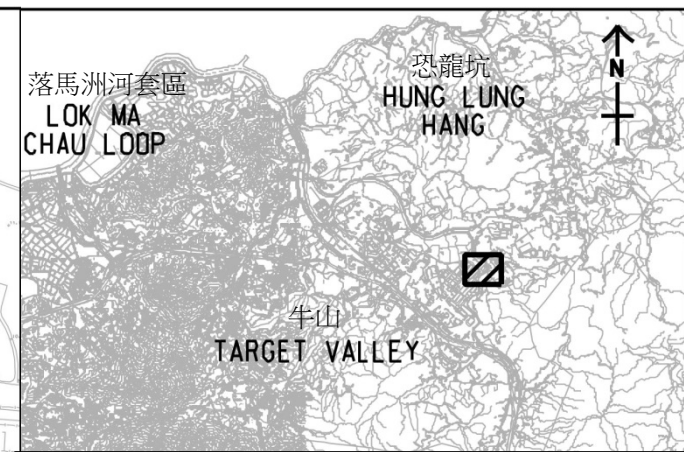
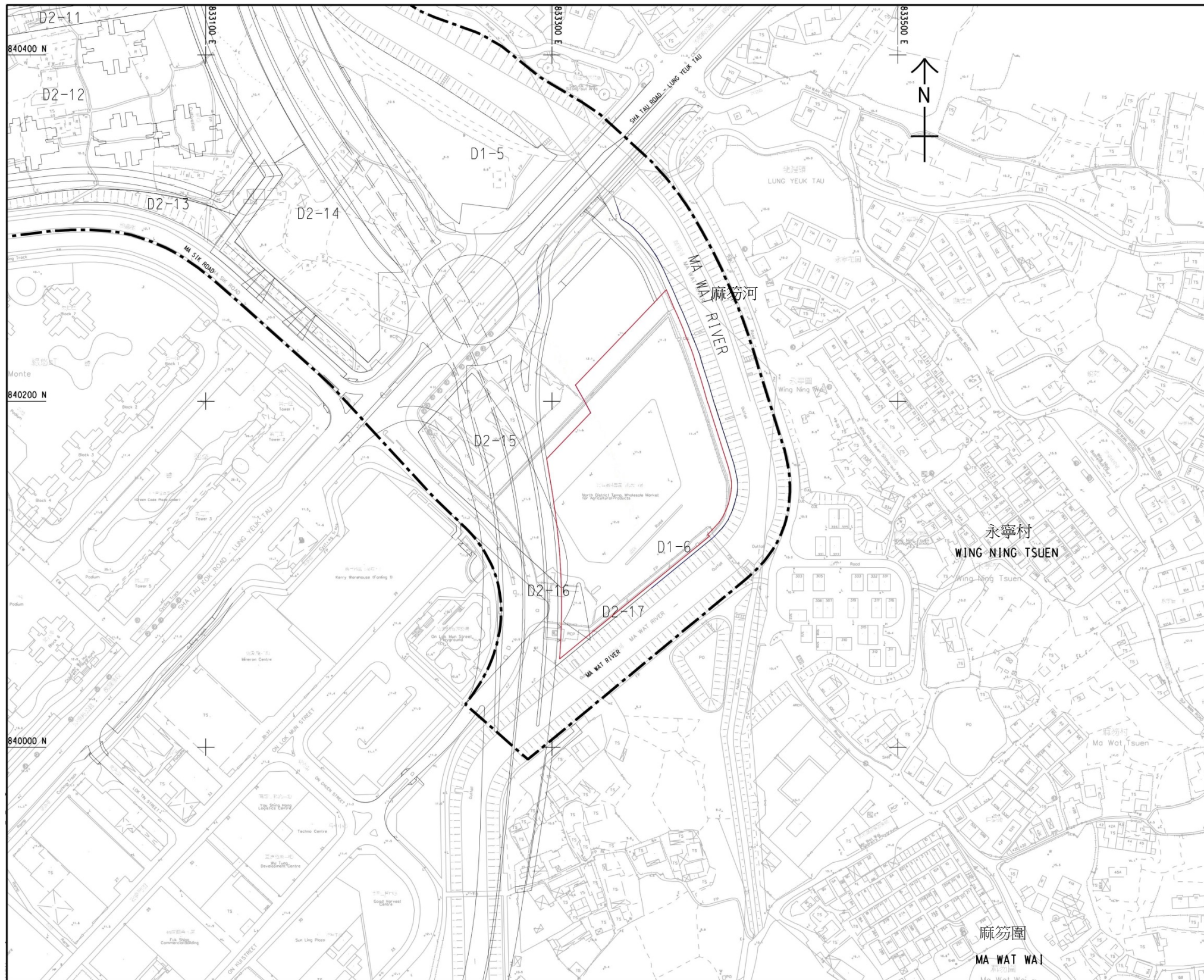
為盡量減低對工程項目周圍具生態價值的生境造成的負面影響，除非另獲署長同意，許可證持有人須圍繞所有施工中的施工區設置2米高的純淡綠色地盤圍欄。

3

Environmental Monitoring and Audit Requirements

環境監察及審核規定

- 3.1 The EM&A programme shall be implemented in accordance with the procedures and requirements as set out in the updated EM&A Manual deposited under Condition 2.3 of this Permit. Any change to the EM&A requirements or programme shall be justified by the ET Leader and verified by the IEC as conforming to the relevant requirements set



圖例:
LEGEND:

- 新發展區項目邊界
NDA PROJECT BOUNDARY
- 最新位置邊界
LATEST SITE BOUNDARY

Project Title: NENT - Reprovision of temporary Wholesale Market in Fanling North New Development Area
工程名稱：粉嶺北新發展區重置臨時批發市場

Environmental Permit No.: EP-475/2013/A
環境許可證編號：EP-475/2013/A

Figure 1: Project Location Plan (Indicative)
圖 1：工程項目位置圖 (示意圖)

(This figure was prepared based on Figure 1.1 of VEP application (No.: VEP-516/2016))
 (本圖是根據申請更改環境許可證(編號 VEP-516/2016) 圖 1.1 編制)



APPENDIX III

PROJECT IMPLEMENTATION SCHEDULE (PIS) DP-12 REPROVISION OF TEMPORARY WHOLESALE MARKET IN FLN NDA FROM THE APPROVED EM&A MANUAL

Project Implementation Schedule

EIA Ref.	EM&A Log Ref	Recommended Mitigation Measures	Objectives of the Recommended Measures & Main Concerns to address	Who to implement the measures?	Location of the measures	When to implement the measures?	What requirements or standards for the measures to achieve?
		2m high dull green site boundary fence. Details can refer to the ecological impact assessment (Chapter 13 of the EIA report).					
S.12.C9 MM17	LV13- DP11	Light Control – Construction day and night time lighting should be controlled to minimize glare impact to adjacent VSRs during the Construction phase. Street and night time lighting shall also be controlled to minimize glare impact to adjacent VSRs during the operation phase.	To minimize glare impact to adjacent VSRs	Government / Contractor	Throughout NDAs	Construction and Operation Phases	
Ecology (Detailed Design, Construction and Operational Phases)							
S13.9	E1-DP11	Use opaque, non-transparent, non-reflective noise barriers. Unnecessary lighting should be avoided.	Minimize mortality impacts on birds.	Detailed Design Consultant/ Contractor/ Maintenance Authority.	Throughout.	Detailed design, Construction and Operation phases.	TM-EIAO.
Ecology (Construction Phase)							
S.13.9	E2-DP11	Design and erection of 2m high solid dull green site barrier fence between active works areas and all areas/habitats of ecological importance.	Minimize dust, disturbance, mortality and other adverse ecological impacts on habitats, flora and fauna. Measures to minimize flight-line impacts to birds, especially breeding ardeids.	Contractor.	Interface between areas/habitats of ecological importance and works areas (all sides of all works areas).	Construction phase.	TM-EIAO.
DP12-Reprovision of temporary wholesale market in FLN NDA							
Landscape and Visual (Detailed Design, Prior to Construction, Construction and Operational Phases)							
S.12.D9	LV1-DP12	General Good Practice Measures - For areas unavoidably disturbed by the Project on a short term basis e.g. works areas, the general principle to try and restore these to their former state to suit future land use, should be adhered to. With regard to topsoil, where identified, it should be stripped, treated appropriately, and where suitable and practical stored for		Detailed Design Consultant/ Contractor	Throughout NDAs,	Prior to Construction, Construction & for all planting, this should be installed as	

Project Implementation Schedule

EIA Ref.	EM&A Log Ref	Recommended Mitigation Measures	Objectives of the Recommended Measures & Main Concerns to address	Who to implement the measures?	Location of the measures	When to implement the measures?	What requirements or standards for the measures to achieve?
		re-use in the construction of the soft landscape works such as roadside amenity strips, and open space sites.				soon as the areas become available, to achieve early establishment	
S.12.D9 MM1	LV2-DP12	Minimum Topographical Change –To minimize landscape and visual impacts, the footprint and elevation of such elements should be optimized to reduce topographical/ landform changes, as well as reduce land take and interference with natural terrain. Where there is a need to significantly cut into the existing landform, retaining walls should be considered as well as cut slopes, to minimize landform changes and land resumption, while also considering visual amenity. Earthworks and engineered slopes should be designed to be a visually interesting landform, compatible with the surrounding landscape and to mimic the natural contouring and terrain e.g. introduction and continuation of natural features such as spurs and ridges where appropriate, to support assimilation with the hillside setting.	Reduce topographical changes and minimize land resumption	Government / Detailed Design Consultant/ Contractor	Throughout NDA's, particularly for reservoirs	Prior to Construction	GEO Publication No. 1/2011, Technical Guidelines on Landscape Treatment on Slopes
S.12.D9 MM2	LV3-DP12	<p>Detailed Design (Visual) –The footprint and massing of development components and the works area should also be kept to a practical minimum and the detailed design of development components for Construction phase should follow the Sustainable Building Design Guidelines. The form, textures, finishes and colours of the proposed development components should aim to be compatible with the existing surroundings. To improve visual amenity designs should be aesthetically pleasing and treatment of structures also improve visual amenity. For example, natural building materials such as stone and timber, should be considered for architectural features, and light earthy tone colours such as shades of green, shades of grey, shades of brown and off-white should also be considered to reduce the visibility of the development components, including all roadwork, buildings and noise barriers. In addition, the design of structures should consider green roofs were feasible, following stated guidelines.</p> <p>All Noise barriers, particularly noise barriers but also any barriers proposed for ecological impact mitigation, should be kept to a practical minimum, and be of such a designed as to integrate as well as possible into the surrounding visual context and be as low as practical to minimize blocking views. Noise barrier design,</p>	Improve visual amenity of the new buildings, NDA's in general and integrate as best possible into the surrounding landscape	Detailed Design Consultant	Throughout NDA's	Prior to Construction	<p>Hong Kong Planning Standards and Guidelines (HKPSG) issued by the Planning Department (As at Aug 2011); Sustainable Building Design Guidelines</p> <p>CIBSE HK Branch, Technical Guidelines for Green Roof Systems in Hong Kong (2011) and ArchSD/Urban Study on Green Roof Application in HK (2007).</p> <p>Dev. Bureau, Greening, Landscaping & Tree Management Section,</p>

Project Implementation Schedule

EIA Ref.	EM&A Log Ref	Recommended Mitigation Measures	Objectives of the Recommended Measures & Main Concerns to address	Who to implement the measures?	Location of the measures	When to implement the measures?	What requirements or standards for the measures to achieve?
		<p>including vertical, cantilever or curved, and noise enclosures including semi-enclosure and full enclosure, at grade and/ or elevated, should follow the guidelines stated.</p> <p>Construction time frame should also be considered and designs seek to keep it to a practical minimum.</p>					<p>Guidelines on Greening of Noise Barriers (Apr12)</p> <p>Greening, Landscape and Tree Management Section (GLTM) of the Development Bureau's Guidelines on Greening of Noise Barriers (April 2012)</p>
S.12.D9 MM4	LV4-DP12	<p>Tree Protection & Preservation – Existing trees to be retained within the Project Site should be carefully protected during construction. In particular OVTs will be preserved according to ETWB Technical Circular (Works) No. 29/2004. Detailed Tree Protection Specification shall be provided in the Contract Specification. Under this specification, the Contractor shall be required to submit, for approval, a detailed working method statement for the protection of trees prior to undertaking any works adjacent to all retained trees, including trees in Contractor's works areas.</p> <p>A detailed tree survey will be carried out for the Tree Removal Application (TRA) process which will be carried out at the later detailed design stage of the Project. The detailed tree survey will propose which trees should be retained, transplanted or felled and will include details of tree protection measures for those trees to be retained.</p>	Protect and Preserve Trees	Government / Detailed Design Consultant/ Contractor	Onsite	Prior to Construction and Construction Phase	ETWB Technical Circular Works (TCW) No. 29/2004 and 3/2006
S.12.D9 MM5	LV5-DP12	<p>Tree Transplantation – Trees unavoidably affected by the Project works should be transplanted where practical. Trees should be transplanted straight to their final receptor site and not held in a temporary nursery as far as possible. A detailed Tree Transplanting Specification shall be provided in the Contract Specification, where applicable. Sufficient time for necessary tree root and crown preparation periods shall be allowed in the project programme.</p> <p>A detailed transplanting proposal will be submitted to relevant government departments for approval in accordance with ETWBTC 2/2004 and 3/2006 and final locations of transplanted trees should be agreed prior to commencement of the work.</p> <p>For trees associated with highways e.g. roadside planting along</p>	Transplant Trees where suitable for transplantation	Government / Detailed Design Consultant/ Contractor	Onsite where possible. consider locations where offsite	Prior to Construction, Construction Phase & Maintenance in Operation Phase	<p>ETWB TCW 3/2006 and 2/2004</p> <p>HyD HQ/GN/13 Interim Guidelines for Tree Transplanting Works under Highways Department's Vegetation Maintenance Ambit</p>

Project Implementation Schedule

EIA Ref.	EM&A Log Ref	Recommended Mitigation Measures	Objectives of the Recommended Measures & Main Concerns to address	Who to implement the measures?	Location of the measures	When to implement the measures?	What requirements or standards for the measures to achieve?
		highways, that are unavoidably affected and should be transplanted, HyD HQ/GN/13 'Interim Guidelines for Tree Transplanting Works under Highways Department's Vegetation Maintenance Ambit' should be referred to.					
S.12.D9 MM6	LV6-DP12	<p>Slope Landscaping – Site formation should be reduced as far as possible. Seeding of modified slopes should be done as soon as grading works are completed to prevent erosion and subsequent loss of landscape resources and character. Woodland tree seedlings and/ or shrubs should be planted where slope gradient and site conditions allow.</p> <p>In addition, landscape planting should be provided for the retaining structures associated with modified slopes where conditions allow. All slope landscaping works should comply with GEO Publication No. 1/2011-Technical Guidelines on Landscape Treatment for Slopes.</p>	<p>To avoid substantial slope cutting and fill slopes.</p> <p>To prevent erosion and subsequent loss of landscape resources and character.</p> <p>To ensure man-made slopes are as visually amenable as possible.</p>	Government / Detailed Design Consultant/ Contractor	Onsite	Prior to Construction, Construction Phase & Maintenance in Operation Phase	GEO publication (1999) – Use of Vegetation as Surface Protection on Slope; GEO Publication No. 1/2011-Technical Guidelines on Landscape Treatment for Slopes
S.12.D9 MM7	LV7-DP12	<p>Compensatory Planting – Compensatory tree planting for felled trees shall be provided to the satisfaction of relevant Government departments. Required numbers and locations of compensatory trees shall be determined and agreed separately with Government during the Tree Removal Application process under ETWBTC 3/2006.</p> <p>Compensatory planting is proposed at the potential open areas such as open spaces, amenity areas, open areas of the streetscapes, as well as the open areas within development lots.</p> <p>Compensatory planting for shrubs should be considered in suitable locations. Native species such as <i>Melastoma malabathricum</i>, <i>Diospyros vaccinioides</i>, <i>Gardenia jasminoides</i>, <i>Ixora chinensis</i>, <i>Ligustrum sinense</i>, <i>Litsea rotundifolia</i>, <i>Melastoma dodecandrum</i>, <i>Atalantia buxifolia</i>, <i>Rhodomyrtus tomentosa</i>, <i>Rhaphiolepis indica</i>, and <i>Rhododendron simsii</i> are suggested..</p>	Compensate for trees and shrubs lost due to the Project.	Government / Detailed Design Consultant/ Contractor	Onsite where possible. Otherwise consider offsite locations	Prior to Construction, Construction Phase & Maintenance in Operation Phase	ETWB TCW 3/2006 and 2/2004
S.12.D9 MM11	LV8-DP12	Screen Planting – Tall screen/buffer trees and shrubs should be planted. This measure may additionally form part of the compensatory planting.	To screen proposed structures such as roads and buildings. Improve compatibility with the surrounding environment and create a pleasant	Government / Detailed Design Consultant/ Contractor	Along roads, around suitable built structures, or around VSRs to contain their view out to the NDA structures.	Prior to Construction, Construction Phase & Maintenance in Operation	ETWBTC 3/2006

Project Implementation Schedule

EIA Ref.	EM&A Log Ref	Recommended Mitigation Measures	Objectives of the Recommended Measures & Main Concerns to address	Who to implement the measures?	Location of the measures	When to implement the measures?	What requirements or standards for the measures to achieve?
			pedestrian environment			Phase	
Landscape and Visual (Construction)							
S.12.D9 MM16	LV9-DP12	<p>Screen Hoarding –Screen hoarding shall be erected along areas of the construction works site boundary where the works site borders publically accessible routes and/or is close to visually sensitive receivers (VSRs). It is proposed that the screening be compatible with the surrounding environment and where possible, non-reflective, recessive colours be used.</p> <p>Any works areas near the ecological sensitive areas should erect 2m high dull green site boundary fence. Details can refer to the ecological impact assessment (Chapter 13 of the EIA report).</p>	To screen undesirable views of the works site.	Contractor	Throughout NDAs	Construction Phase	
S.12.D9 MM17	LV10-DP12	<p>Light Control – Construction day and night time lighting should be controlled to minimize glare impact to adjacent VSRs during the Construction phase.</p> <p>Street and night time lighting shall also be controlled to minimize glare impact to adjacent VSRs during the operation phase.</p>	To minimize glare impact to adjacent VSRs	Government / Contractor	Throughout NDAs	Construction and Operation Phases	
DP13- New Sewage Pumping Stations (SPS) in FLN NDA							
Noise Impacts (Operational Phase)							
S4.8	N1-DP13	<ul style="list-style-type: none"> Provision of noise mitigation measures including silencers, acoustic louvers and acoustic enclosures if necessary; The maximum allowable sound power level for FLN A1-6, FLN B1-4, FLN B2-3 and FLN C2-3 shall not exceed 86, 88, 93 and 98 dB(A) respectively. 	Control operational airborne noise due to the operation of fixed plant	Contractor	All plant rooms where practicable	Prior operation of the Project	Noise Control Ordinance and its TM, TM-EIAO
Landscape and Visual (Prior to Construction, Detailed Design, Construction and Operational Phases)							
S.12.C9 MM1	LV1-DP13	<p>General Good Practice Measures - For areas unavoidably disturbed by the Project on a short term basis e.g. works areas, the general principle to try and restore these to their former state to suit future land use, should be adhered to.</p> <ul style="list-style-type: none"> With regard to topsoil, where identified, it should be stripped, treated appropriately, and where suitable and practical stored 		Detailed Design Consultant/ Contractor	Throughout NDAs,	Prior to Construction, Construction & for all planting, this should be installed as	

Agreement No. CE 13/2014 (CE)

Development of Kwu Tung North and Fanling North New Development Areas, Phase 1 – Design and Construction

| DP12 - Re-provision of Temporary Wholesale Market in Fanling North New Development Area

Submission of Landscape Plan (EP-475/2013/A)

(Ref. EP/DP12/2021-01)

APPENDIX IV

LANDSCAPE PLAN FOR NDTWM, SCALE 1:1000 IN A3

NOTES:

1. MINIMUM 7.3m CIRCULATION AISLE FOR VEHICLE.
2. MINIMUM TURNING RADIUS OF 13m WILL BE PROVIDED AND THE REQUIREMENT OF EVA WILL BE FULFILLED.
3. MANAGEMENT OFFICE BUILDING INCLUDES: A/C STAFF OFFICE, CONTRACTOR OFFICE, TOILETS, CONFERENCE ROOM, REST ROOM, GUARD AND CCTV ROOM, STORE ROOM, KIOSK, FIRE PUMPING STATION, WATER TANK, TRANSFORMER ROOM AND EMERGENCY POWER GENERATOR.
4. SITE CLEARANCE FOR THE FACILITIES AFFECTED BY THE FINAL STAGE OF NORTH DISTRICT TEMPORARY WHOLESALE MARKET FOR AGRICULTURAL PRODUCTS IS REQUIRED, INCLUDING BUT NOT LIMITED TO THE LIGHTING, PAVEMENT, DRAINS, SEWERS, PUBLIC TOILET, REFUSE COLLECTION POINTS, AND ETC.

Legends

- Area of NDTWM (with boundary fences)
- Carparks (each 7m x 3m)
- Carpark (each 5m x 2.5m)
- Traffic circulation flow
- Pedestrian crossing location
- Pedestrian walkway to be maintained by HyD
- Main market area with feature steel canopy and skylights painted with different green colour tones
- Light steel canopy covering vehicular circulation painted with green colour
- Concrete pavement
- Pedestrian Ingress / Egress
- Vehicular Ingress / Egress
- At-grade planters (300mm topsoil) with climber planting next to new boundary fences.
- + 11.3 Approx. Finished at-grade level
- RL + 11.3 Approx. Finished roof level



PROJECT
 DEVELOPMENT OF KWU TUNG NORTH AND FANLING NORTH NEW DEVELOPMENT AREAS, PHASE 1

CONTRACT TITLE:
 FANLING NORTH NEW DEVELOPMENT AREA, PHASE 1: REPROVISIONING OF NORTH DISTRICT TEMPORARY WHOLESALE MARKET FOR AGRICULTURAL PRODUCTS

CLIENT
 土木工程拓展署
 Civil Engineering and Development Department

CONSULTANT
 工程顧問公司
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ISSUE/REVISION

NO.	DATE	DESCRIPTION	CHK.
-	FEB-19	TENDER DRAWING	ALUI
1/1		內容變更	CHK

STATUS
 備用

SCALE
 A3 1:1000

DIMENSION UNIT
 尺寸單位
 METRES

KEY PLAN
 索引圖

PROJECT NO.
 項目編號
 60335576

CONTRACT NO.
 合約編號
 ND/2019/06

Landscape Plan for NDTWM

Figure no. LP/01

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Agreement No. CE 13/2014 (CE)

Development of Kwu Tung North and Fanling North New Development Areas, Phase 1 – Design and Construction

| DP12 - Re-provision of Temporary Wholesale Market in Fanling North New Development Area

Submission of Landscape Plan (EP-475/2013/A)

(Ref. EP/DP12/2021-01)

APPENDIX V

DETAILED PLANT SCHEDULES AND PLANTING DETAILS

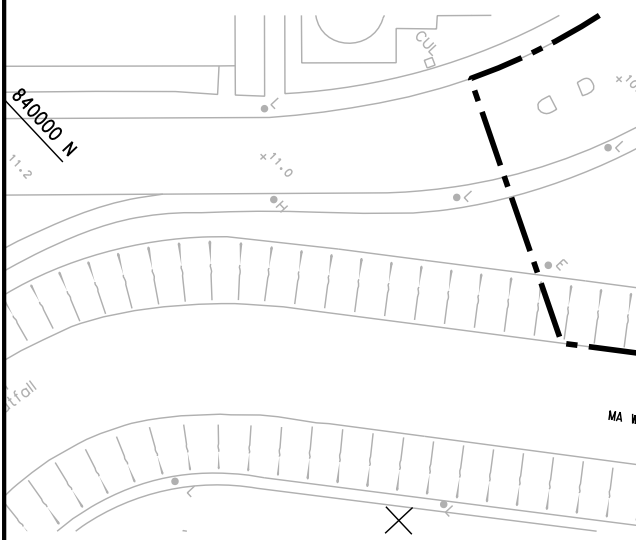
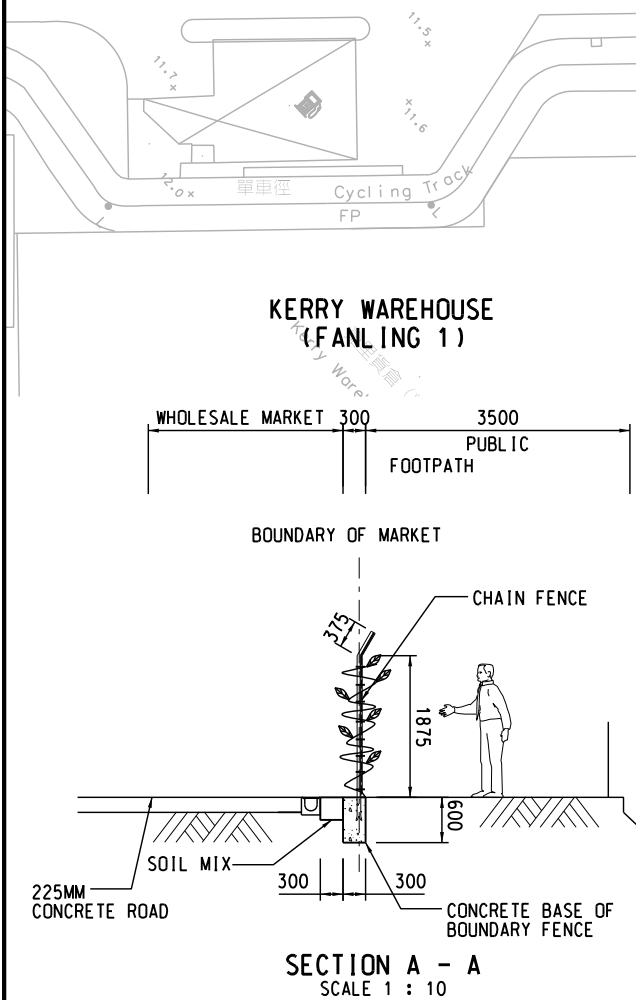
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 Approved: IHWL
 Designer: DMCH
 Checked: ALUI
 Project Management Initials:
 Plot File by: \$USERS
 \$DATE\$
 \$PATH\$ \$FILES\$

NOTES:

1. DIMENSIONS AND CHAINAGE ARE IN METRES UNLESS OTHERWISE SHOWN.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRAWING NO. 60335576/C6/C00/1602.

LEGEND:

- SITE BOUNDARY
- CLIMBER PLANTING (3m FOR EACH PLANTER BOX AND THERE IS 1m CLEARANCE BETWEEN PLANTER BOX DRAINAGE PURPOSE)



NORTH DISTRICT TEMP. WHOLESALE MARKET FOR AGRICULTURAL PRODUCTS

CODE	BOTANICAL NAME	CHINESE NAME	SIZE (mm) HEIGHT(H) X SPREAD (S)	SPACING (mm)	NO. /m	TENTATIVE QUANTITY
Bgl	<i>Bauhinia glauca</i> *	粉葉羊蹄甲	MIN. 4 SHOOTS PER PLANT, 1000 LONG	300	3	175
Lja	<i>Lonicera japonica</i> *	金銀花	MIN. 4 SHOOTS PER PLANT, 1000 LONG	300	3	144
Trj	<i>Trachelospermum jasminoides</i> *	絡石	MIN. 4 SHOOTS PER PLANT, 1000 LONG	300	3	62

* NATIVE SPECIES



PROJECT
 DEVELOPMENT OF KWU TUNG NORTH AND FANLING NORTH NEW DEVELOPMENT AREAS, PHASE 1

CONTRACT TITLE:
 FANLING NORTH NEW DEVELOPMENT AREA, PHASE 1: REPROVISIONING OF NORTH DISTRICT TEMPORARY WHOLESALE MARKET FOR AGRICULTURAL PRODUCTS

CLIENT
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NO.	DATE	DESCRIPTION	CHK.
-	FEB-19	TENDER DRAWING	ALUI

STATUS
 階段

SCALE
 比例: A3 1: 1000

DIMENSION UNIT
 尺寸單位: METRES

KEY PLAN
 索引圖

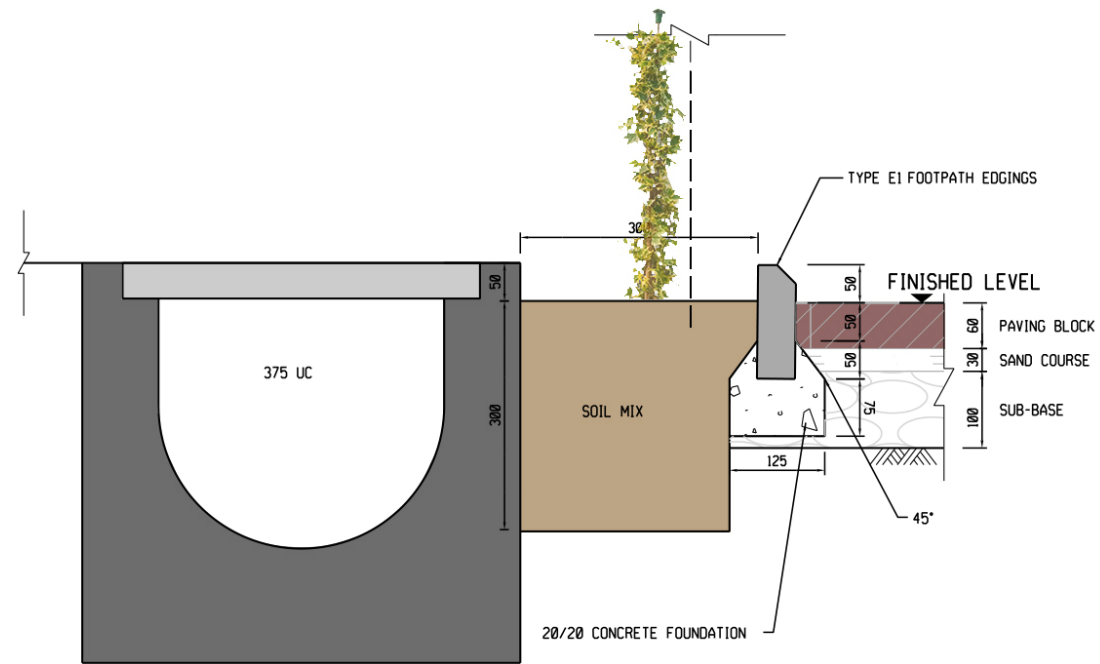
PROJECT NO.
 項目編號: 60335576

CONTRACT NO.
 合約編號: ND/2019/06

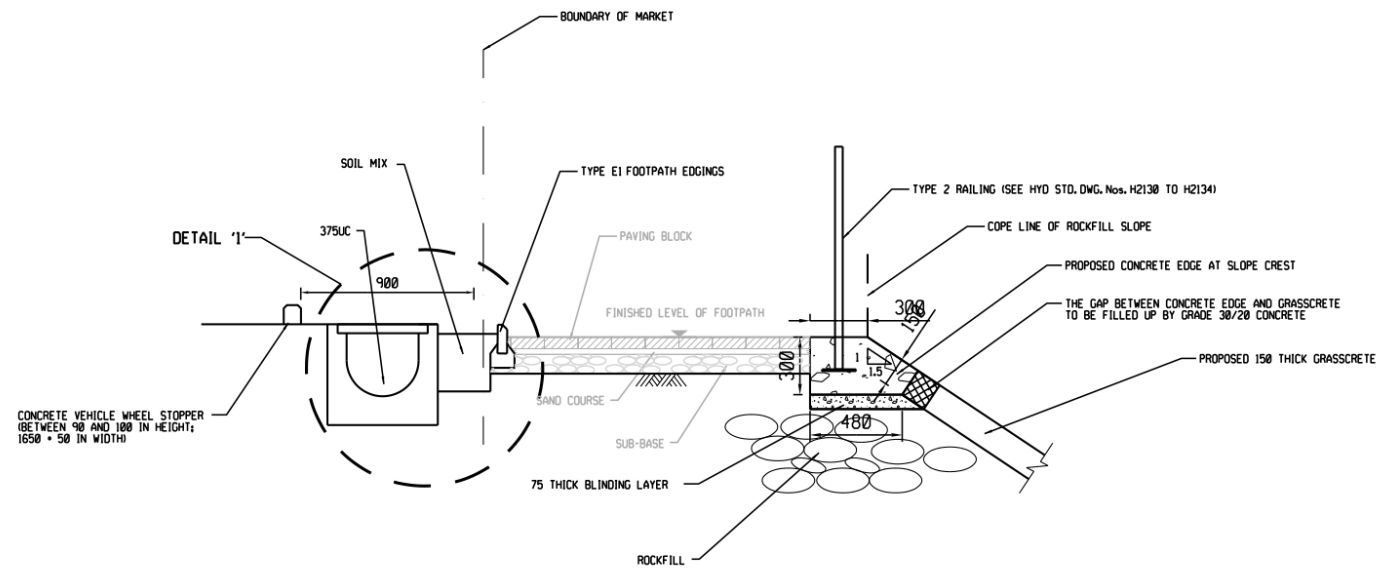
SHEET TITLE
 圖紙名稱: LANDSCAPE PLANTING PLAN, SECTION AND SCHEDULE

SHEET NUMBER
 圖紙編號: 60335576/C6/C00/1801

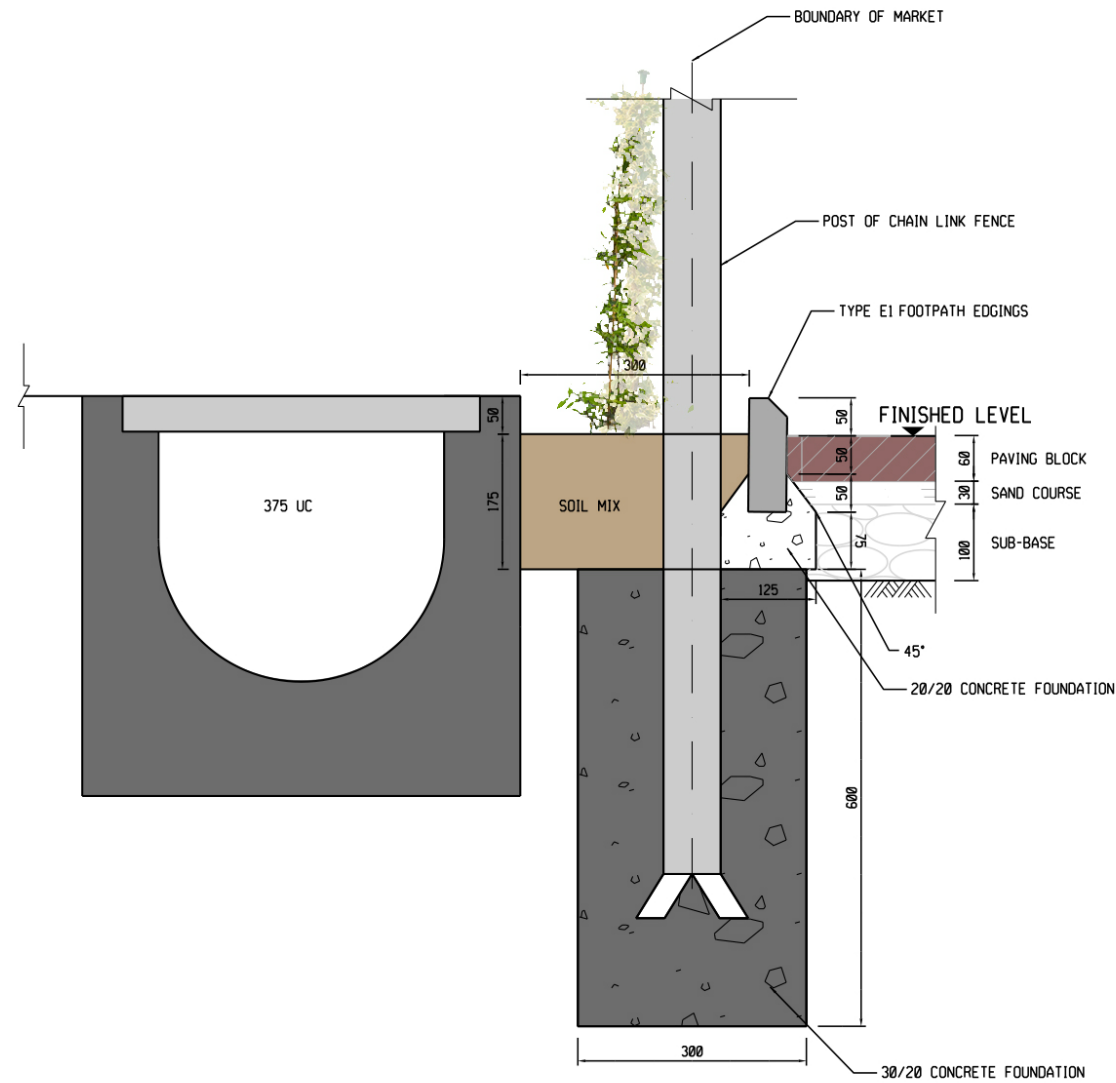
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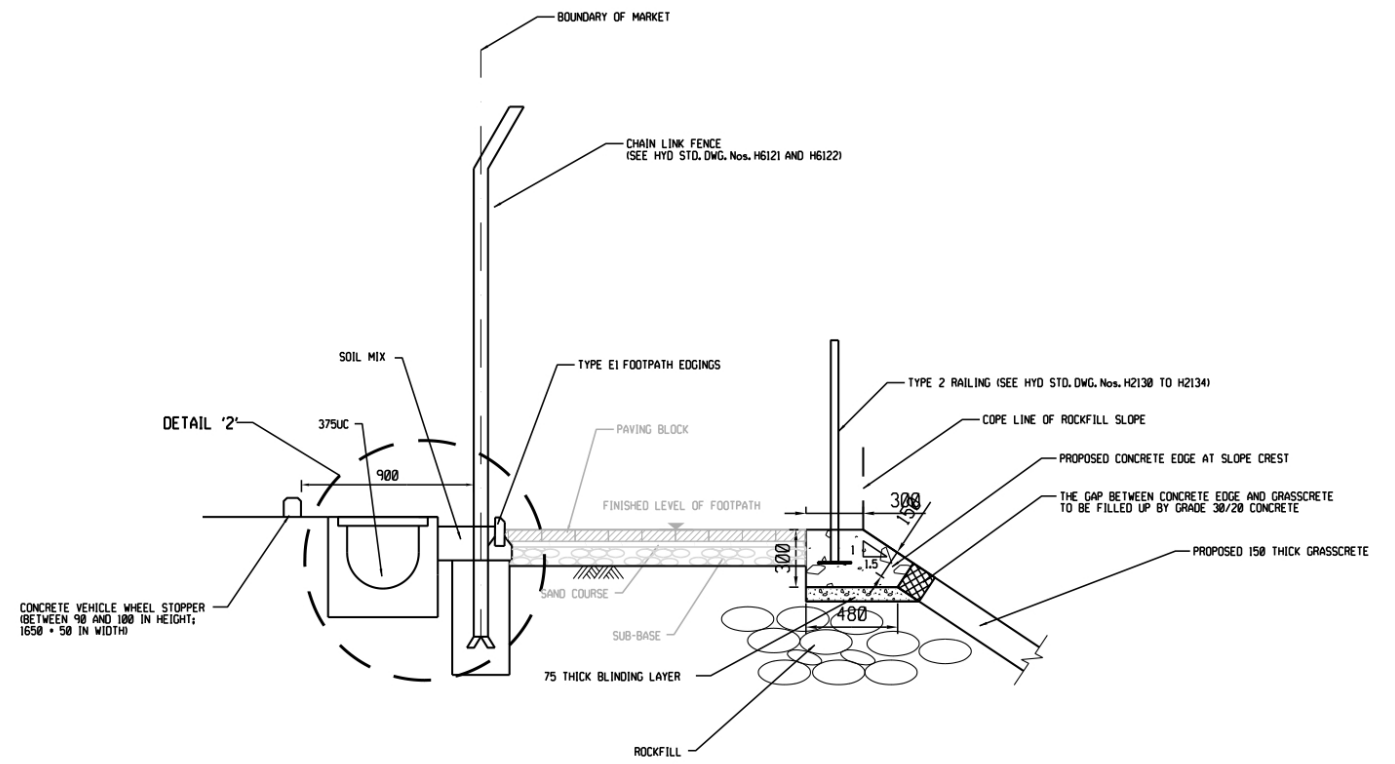
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SECTION A-A
DETAILS OF FOOTPATH (BETWEEN THE POST OF CHAIN LINK FENCE)
1:400@A3



DETAIL '2'
1:100@A3



SECTION B-B
DETAILS OF FOOTPATH (AT THE POST OF CHAIN LINK FENCE)
1:400@A3

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
2. THE PROPOSED ROCKFILL SLOPE SHALL BE FORMED AT A MAXIMUM GRADIENT OF 1 (VERTICAL) IN 1.5 (HORIZONTAL).
3. 25mm THICK MOVEMENT JOINT SHALL BE PROVIDED ON THE GRASSCRETE SURFACE AT SPACINGS OF 16.5m C/C.
4. JOINT SEALANT SHALL BE SELF-CURING POLYSULPHIDE RUBBER OR SIMILAR APPROVED.
5. JOINT FILLER SHALL BE POLYETHYLENE FOAM AEROFIL OR SIMILAR APPROVED.

REV.	DATE	DESCRIPTION	DRAWN	PRE.	APP.
-	18-FEB-21	DETAIL OF SECTION	CHW	AC	LM

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 Civil Engineering and Development Department

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PROJECT
 DEVELOPMENT OF KWU TUNG NORTH AND FANLING NORTH NEW DEVELOPMENT AREAS, PHASE 1

CONTRACT TITLE
 FANLING NORTH NEW DEVELOPMENT AREA, PHASE 1: REPROVISIONING OF NORTH DISTRICT TEMPORARY WHOLESALE MARKET FOR AGRICULTURAL PRODUCTS

DRAWING REFERENCE TO LATEST VERSION
 NEW DRAWING

TITLE
 DETAILS OF FOOTPATH

PROJECT NO. 60335576 CONTRACT NO. ND/2019/06

SCALE AS SHOWN DATE 18-FEB-21

DRAWN CHW PREPARED AC APPROVED LM

SKETCH NO. ND/2019/06/R10/130/0142 REV. -