香港青年協會
the hongkong federation of youth groups

Phase III Redevelopment of The Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp

Final Environmental Monitoring & Audit Review Report







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Issues and Revision Record

Issue	Date	Description
1	19 February 2016	Draft Issue
2	9 March 2016	Revised Issue
3	19 April 2016	Revised Final Issue
3a	20 April 2016	Revised Final Issue
3b	11 May 2016	Final Issue

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Executive Summary

This is the Final Environmental Monitoring and Audit (EM&A) Review Report for the project "Phase III Redevelopment of The Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp" (Environmental Permit No. EP-410/2010, Variation of Environmental Permit No. EP-410/2010/A, EP-02/410/2010/A and Further Environmental Permits FEP-01/410/2010 and FEP-02/410/2010).

This report summarised the results and findings of all the EM&A works associated with baseline monitoring conducted in March 2011, construction and post-construction phase monitoring undertaken during the period of July 2011 to January 2016.

The foundation work of the Project was commenced in July 2011 and completed in September 2012, while the superstructural work was commenced after site hand-over by Foundation Contractor in September 2012. The date of substantial completion of construction was November 2013, and weekly EM&A site inspection was terminated in December 2013. Construction activities included site clearance and formation, construction of minipiles, platform deck, canteen and dormitory buildings, A & A works of the existing Sewage Treatment Room for installation of Membrane Bioreactor, soft-landscape works (transplantation of Incense Tree, on-site and off-site compensatory woodland planting, mangrove planting and landscape planting) and reinstatement works.

Transplantation of Incense Trees was completed on 12 March 2012. Tree protection measures were also implemented during construction phase. No trespass by the Contractor outside the limit of the works, including any damage to existing trees, woodland and vegetation, was noted.

Monitoring of the transplanted trees was commenced in March 2012 and completed in May 2014. With the remedial actions taken by replanting two new Incense Trees to replace one dead transplanted tree in September 2014, the overall conditions of the transplanted trees are considered satisfactory.

Since no mangrove loss caused by the Project was anticipated due to deletion of Platform Deck B, replanting of mangrove was not considered necessary. Mangrove planting however was still carried out in April 2011 and April 2012 as part of the nature conservation education programme. Monitoring results showed that the growth are considered satisfactory.

The off-site woodland compensatory planting at Lui Ta Shek was carried out in June 2011, and replacement planting in June 2013 and April 2014. The overall condition of the plantings was considered satisfactory. The planting site was handed over to AFCD.

On-site woodland compensatory planting was completed in November 2013 and is maintained by the Project Proponent. The overall conditions of the plantings were fair to good.

Overall, the air quality, water quality, noise impact, landscape and visual mitigation measures as well as waste management during construction phase were considered satisfactory. Exceptions are two non-compliance events regarding water quality which were rectified.

The overall conditions of the monitoring items are considered satisfactory. The final monitoring was completed in January 2016 as scheduled.

There was no complaint, notification of any summons and successful prosecutions against the project received throughout the monitoring period.

The construction and post-construction phase of EM&A works of the overall EM&A programme were completed and requirements fulfilled in accordance with the EIA Report, EM&A Manual and Environmental Permits

1. BASIC PROJECT INFORMATION

1.1 Project Background

1.1.1 The project "Phase III Redevelopment of The Hong Kong Federation of Youth Groups Jockey Club Sai Kung Outdoor Training Camp (hereinafter referred to as the "Project") is to redevelop the existing Jockey Club Sai Kung Outdoor Training Camp and increase the number of dormitories and canteen capacity in order to meet the increasing public demand. The Project Site is located at the southern extremity of Tai Mong Tsai, at the foothill of Cheung Shan and is accessed via Tai Mong Tsai Road. The Site Location Plan is shown in **Figure 1.1.**

1.1.2 The Project originally included the following major components: construct seven dormitory buildings comprising a total of 19 units on the lower portion of the slope southeast of the existing buildings; construct a new canteen block at the centre of the camp comprising a dining hall, a cafeteria, activity rooms and a drop off point for arrival of visitors; construct of two platform decks for outdoor activities; and construct a new wastewater treatment and reuse system. During the detailed design stage, the footprint of the new canteen block was slightly reduced; the total number of dormitory buildings is cut down from seven to six; while only one platform deck (Deck A) was constructed due to budgetary concerns. In addition, by remodeling of the existing sewage treatment plant, the new wastewater treatment system (membrane bio-reactor) was able to be relocated inside the existing plant room, such that no new plant room was required. Such changes from the original design in the EIA Report submission would not constitute additional environmental impacts and are considered as design variation only. The revised Master Layout Plan is shown in **Figure 1.2**.

1.1.3 An Environmental Permit (EP-410/2010) (EP) for the Project was granted on 10 January 2011. Under the requirements of Condition 4 of the EP, an Environmental Monitoring and Audit (EM&A) programme as set out in the EM&A Manual is required to be implemented. A Further Environmental Permit (FEP-01/410/2010) (FEP) for the Project was granted on 5 January 2012 to the foundation contractor, Konwall Construction & Engineering Co., Ltd., who took up the responsibility of the foundation and site formation works of the Project. Another Further Environmental Permit (FEP-02/410/2010) for the Project was granted on 19 July 2012 to the main contractor Fat Cheong (Hong Kong) Construction Co. Ltd., who took up the responsibility of the remaining foundation and site formation works and superstructure works of the Project. Two Variation of Environmental Permits (EP/410/2010/A; EP-02/410/2010/A) (VEP) were granted to HKFYG and the main contractor respectively on 27 March 2013 to extend the construction period of Platform Deck A to 31 May 2013.

1.1.4 The foundation work of the Project was commenced in July 2011 and completed in September 2012, while the superstructural work was commenced after site hand-over by Foundation Contractor in September 2012. The date of substantial completion of construction was November 2013. Construction activities included site clearance and formation, construction of minipiles, platform deck, canteen and dormitory buildings, A & A works of the existing Sewage Treatment Room for installation of Membrane Bioreactor, soft-landscape works (transplantation of Incense Tree, on-site and off-site compensatory woodland planting, mangrove planting and landscape planting) and reinstatement works (see **Appendix F** for the details of the construction programme).

1.2 Project Organisation and Management

1.2.1 The foundation contract for the Project was awarded to Konwall Construction and Engineering Co. Ltd. (Foundation Contractor) in June 2011 by the Project Proponent, The Hong Kong Federations of Youth Groups. The foundation works was commenced in July 2011 and anticipated to complete in 8 months followed by superstructure works under a separate contract. Due to technical issues, the foundation work at the Canteen Section was extended to September 2012. Meanwhile, the superstructure contract for the Project was awarded to Fat Cheong (Hong Kong) Construction Co. Ltd. (Main Contractor) in June 2012. The Main Contractor commenced the work at the Dormitory Section first followed by Canteen Section after the hand-over of the site by the Foundation Contractor in September 2012. Construction work was completed in November 2013 and the site is now maintained by the Project Proponent.

1.2.2 The contact person and telephone number of key personnel for the Project are shown in **Appendix A**.

1.2.3 The Project Proponent appointed Ecosystems Ltd. as the Environmental Team (ET), which comprises the environmental team leader and the environmental technicians to undertake the environmental monitoring and audit work for this Project. The Project Proponent has also appointed Allied Environmental Consultants Ltd. as the Independent Environmental Checker (IEC) for the Project. The project organisation for environmental management is shown in **Appendix B**.

1.3 Purpose of the Report

1.3.1 This is the Final EM&A Review Report prepared for the Project, pursuant to the EM&A Manual issued for the Project. The report presents a summary of all the EM&A works associated with baseline monitoring conducted in March 2011, construction and post-construction phase monitoring conducted from July 2011 to January 2016.

2. MONITORING AND AUDIT REQUIREMENT

2.1.1 A baseline monitoring was conducted during the month of March 2011 prior to commencement of work pursuant to the Condition 4.2 of the Environmental Permit and Section 6.2 of the Environmental Monitoring and Audit Manual issued for the Project.

2.1.2 Upon commencement of construction, the monitoring and audit requirement as described in the EM&A Manual for noise, air quality, water quality, landscape and visual, ecology and waste management are summarised in **Table 2.1** below.

2.1.3 The event and action plans for landscape and visual impacts and ecology are stated in **Appendix C** and **Appendix D** respectively. The Implementation Schedule of Mitigation Measures is attached in **Appendix E**.

Table 2.1 Summary of Monitoring and Audit Requirement

Monitoring Items	Monitoring Parameter	Monitoring Frequency
Noise, Air and Water Quality	Visual Inspection	Weekly during site inspections
Landscape and Visual	Visual Inspection - to check tree protection and transplanting works, and maintenance of newly planted vegetation	At least once every two weeks during site inspections
Ecology	Visual Inspection – survival and growth of transplanted Aquilaria sinensis	Monthly for the first three months after transplanting and quarterly thereafter for two years
	Measure height and percentage survival of planted mangrove	Monthly for the first three months and quarterly thereafter for one year
	Visual Inspection - on-site and off-site compensatory planting	Monthly for the first three month after planting and quarterly thereafter for two years
Waste Management	Visual Inspection and audit waste management issues and and Environmental Management Plan prepared by the Main Contractor	Weekly during site inspections
Site Inspection	Visual Inspection - to ensure appropriate environmental protection and pollution control mitigation measures are properly implemented	Weekly

2.1.4 The construction programme is summarised in **Appendix F**. As construction work was completed in November 2013, weekly site inspection was terminated in December 2013. Photo records of the site upon completion of construction is shown in **Figure 2.1**. While ecological monitoring was kept continually upon completion of construction, **Appendix G** shows the revised monitoring and reporting schedule for the remaining part of the post-construction monitoring from March 2014 to January 2016.

3. LANDSCAPE AND VISUAL

3.1 Tree Protection and Transplanting

3.1.1 The Tree Protection and Transplantation Plan has been submitted to EPD on 14 March 2011, pursuant to Condition 3.3 of the EP.

3.1.2 The baseline monitoring conducted in March 2011 identified no major change at each Landscape Resource, Landscape Character Area and the view conditions of each Visual Sensitive Receiver compared to those described in the EIA study. One of the Incense Tree to be transplanted (T776) was found dead while the others were in fair conditions. It is recommended that T776 should be fell instead of transplanted. During the impact monitoring, the label of the Incense tree #776 reported dead during the baseline report was found to be swapped with another tree #775 nearby. The tree label was therefore rectified and total number of transplanted Incense Tree remained to be five (i.e. #775, #766, #643, #639 and #644).

3.1.3 Transplantation of Incense Trees[1] was completed on 12 March 2012. The locations of the transplanted trees were fine-tuned according to the site conditions and are shown in **Figure 3.1**.

3.1.4 Tree protection measures were also implemented during construction phase. Upon completion of construction in November 2013, temporary tree protection fences were removed by contractor as instructed. No trespass by the Contractor outside the limit of the works, including any damage to existing trees, woodland and vegetation, was noted.

4. ECOLOGY

4.1 Monitoring of Transplanted Incense Trees

4.1.1 Monitoring of the transplanted trees was commenced in March 2012 and completed on 31 May 2014. Monitoring results showed that TR766 was in poor conditions while the overall conditions of other transplanted trees are considered satisfactory. According to the event and action plan, remedial action by replanting an Incense Tree with similar girth size of about 100mm (or if not commercially available, two with similar total girth size) was proposed. Since Incense Tree with similar girth size was not available, two new light standard trees were planted in the same area on 17 September 2014. The remedial actions are considered satisfactory and completed. The monitoring of the transplanted Incense Trees was completed.

4.2 Mangrove Monitoring

4.2.1 The Mangrove Planting Plan was submitted to EPD in 11 March 2011, pursuant to Condition 3.3 of the EP. The Planting Plan was approved on 23 March 2011. The planting area was further fine-tuned to avoid rocky/shallow substrate to enhance the survival (**Figure 4.1)**. Since no mangrove loss caused by the Project was anticipated due to deletion of Platform Deck B, replanting of mangrove was not considered necessary. Mangrove planting however was still carried out in April 2011 and April 2012 as part of the nature conservation

[1] After the transplantation exercise, TR643 was identified as Cochin-china Homalium *Homalium cochinchinensis* during the site inspection in April 2012. Therefore the transplantation record is rectified to include 4 no. of Incense Tree (TR775, TR766, TR639 and TR644) and one no. of Cochin-china Homalium (TR643).

education programme. Mangrove monitoring was commenced in May 2011 and completed in August 2012, with photo records shown in **Figure 4.2**. The average height of mangrove seedlings is shown in **Appendix H**. The result is considered satisfactory. Planting will be implemented as a conservation education programme from time to time.

4.3 Off-Site Woodland Compensatory Planting

4.3.1 The Tree Whip Planting Plan for Off-Site Woodland Compensatory Planting at Lui Ta Shek (**Figure 4.3**) was submitted to EPD on 14 March 2011 and 27 April 2011, pursuant to Condition 3.3 of the EP. Planting was reported to be completed by the landscape contractor in June 2011.

4.3.2 Due to poor survival and growth of the plantings, remedial action proposed including replacement planting was implemented on 28-29 June 2013 and 12 April 2014. The overall number of tree whips planted is summarised in **Figure 4.4**.

4.3.3 Monitoring was commenced in July 2011 and completed in August 2013. Upon completion of replacement planting in April 2014 and before site hand-over, a joint site inspection with AFCD and IEC was made on the 28 April 2014. The overall condition of the plantings was considered satisfactory. Photos of the plantings are shown in **Figure 4.5**. The planting site was handed over to AFCD.

4.4 On-site Woodland Compensatory Planting

4.4.1 The On-Site Woodland Compensatory Planting Plan was submitted to EPD on 11 September 2012 pursuant to Condition 3.3 of the EP and FEP and was approved on 14 September 2012. An amended On-Site Woodland Compensatory Planting Plan was submitted to EPD on 25 September 2013 and approved on 11 October 2013. **Figure 4.6** shows the approved amended plan and planting specification. Planting was completed in November 2013 and is maintained by the Project Proponent.

4.4.2 Monitoring was commenced in November 2013 and completed in January 2016. The overall conditions of the plantings were fair to good. *Schefflera heptaphylla, Sterculia lanceolata* and *Litsea glutinosa* have good survival and growth. Individuals of *Schefflera heptaphylla* also flowered and set fruits. Individuals of *Sapium discolor, Castanopsis fissa* and *Machilus breviflora* had relatively lower survival but were in fair conditions. Photo records of the planting taken in January 2016 are shown in **Figure 4.7**.

5. ENVIRONMENTAL AUDITING

5.1.1 Weekly site inspections and the monthly Site Safety and Environmental Management Committee (SSEMC) site meeting and inspection audit with the Contractor, Project Proponent, Project Architect and IEC were carried out from July 2011 to November 2013 during the construction period. Detailed checklists of each site inspection together with comments, relevant photos and maps were filed and kept.

5.1.2 Overall, the air quality, water quality noise impact, landscape and visual mitigation measures as well as waste management during construction phase were considered satisfactory. Exceptions are two non-compliance events recorded on February 2012 and January 2013 respectively. The details are summarised below.

5.1.3 One non-compliance event on water quality was recorded on 28 February 2012 where direct discharge of muddy water was observed. Construction work was suspended, and IEC and ET arranged a special site inspection with the contractor and architect's representative on the 1 March 2012. Remedial actions were taken to rectify the water treatment systems and site works resumed.

5.1.4 Spillage and leakage of muddy water observed from the works area of the Platform Deck to the nearby coastal waters on 16 January 2013 constituted a non-compliance event. The pilling work was suspended immediately. The contractor implemented the remedial measures, including erecting a tarpaulin sheet of sufficient length and height to prevent the spillage, containing the drill area with sandbags and providing additional pumps and water tank to enhance the efficiency of the current waste water treatment system. Piling works resumed on 21 January 2013.

5.1.5 Waste materials generated during construction activities, such as construction and demolition (C&D) material and general refuse were inspected during weekly site audit by ET to ensure that proper storage, transportation and disposal practices are being implemented. The waste generation and disposal records are summarised in each monthly and quarterly monitoring report.

6. SUMMARY OF ENVIRONMENTAL PERMIT AND LICENSES

6.1.1 ET has checked with the Project Proponent for the status of all environmental permits and licenses for this project as of January 2016, which is summarized in **Appendix I**. The Project Proponent (HKFYG) will continue to hold the Environmental Permit (EP-410/2010/A) and implement the items in relation to its operation.

7. CUMULATIVE LOG OF COMPLAINTS AND REMEDIAL ACTION

7.1.1 There was no complaint received in association with construction and post-construction activities throughout the monitoring period. The cumulative log of complaints is referred in **Appendix J**.

8. CUMULATIVE LOG OF NOTIFICATION OF SUMMONS AND PROSECUTIONS

8.1.1 No notification of summons or prosecutions were received or made against the Project throughout the monitoring period. The cumulative log of summons and prosecutions is referred in **Appendix J**.

9. CONCLUSIONS

9.1.1 All construction and post-construction monitoring items were completed and requirement fulfilled in accordance with the EIA Report, EM&A Manual and Environmental Permits.

9.1.2 As summarised in the Final Review Report, minor alterations to the monitoring programme proposed in the previous EM&A Report were made in response to the extension of the construction programme. The monitoring results are in line with the predictions in the EIA Report. No exceedance was reported in routine environmental monitoring, while the non-compliance events regarding water quality and off-site compensatory planting were rectified through remedial actions. No complaint or notification of summons or prosecution was received, indicating

no adverse environmental impacts of air quality, construction noise, water quality, ecology and landscape or visual were generated from the construction activities under the Project. This also implies that the implemented environmental mitigation measures were effective to alleviate the adverse environmental impacts generated from the construction works under the Project.

9.1.3 The EM&A programme is effective in terms of the monitoring frequency and implementation of mitigation measures recommended in the EIA Report. The overall environmental protection performance of the Project was considered satisfactory.

FIGURES

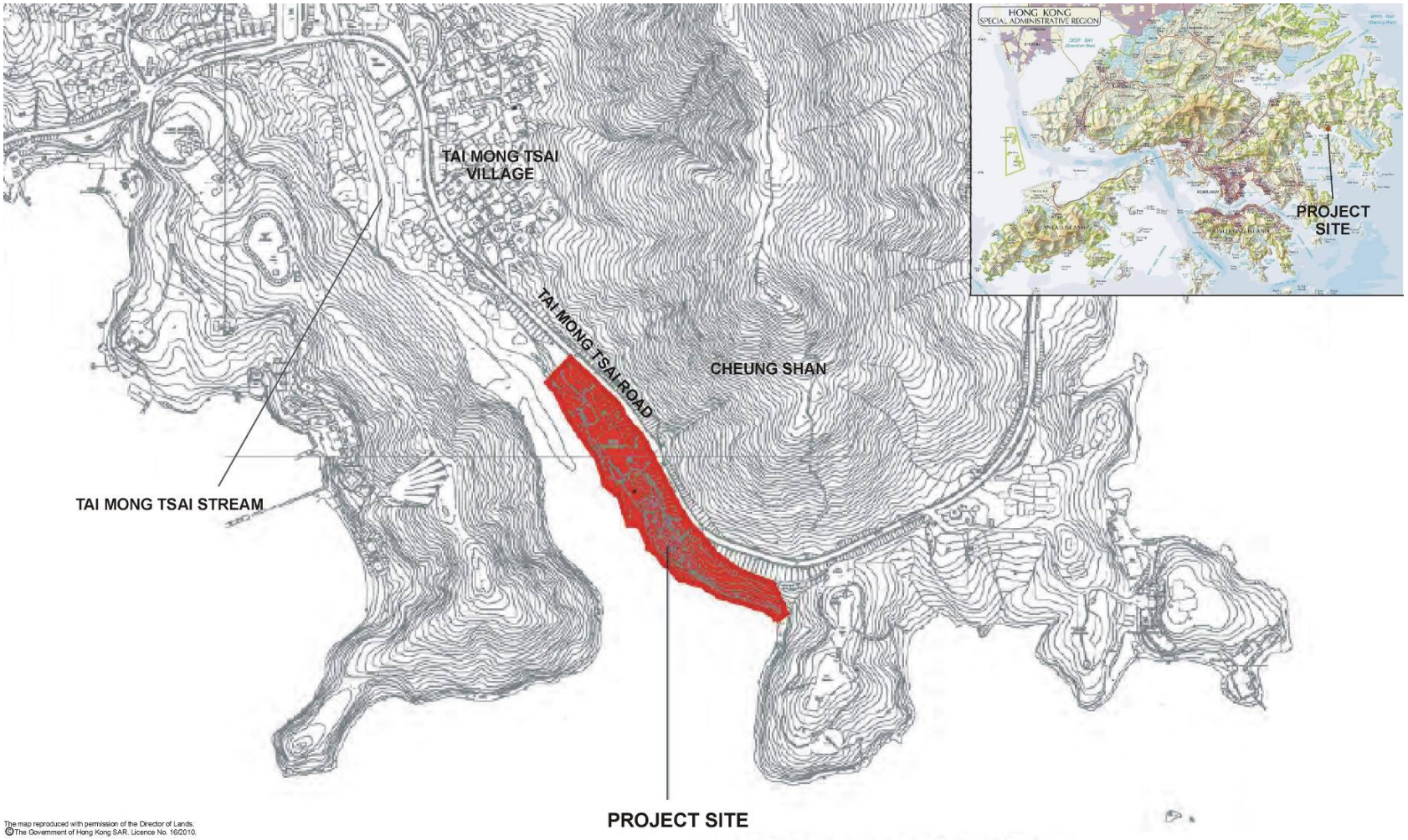


Figure 1.1 Site Location Plan

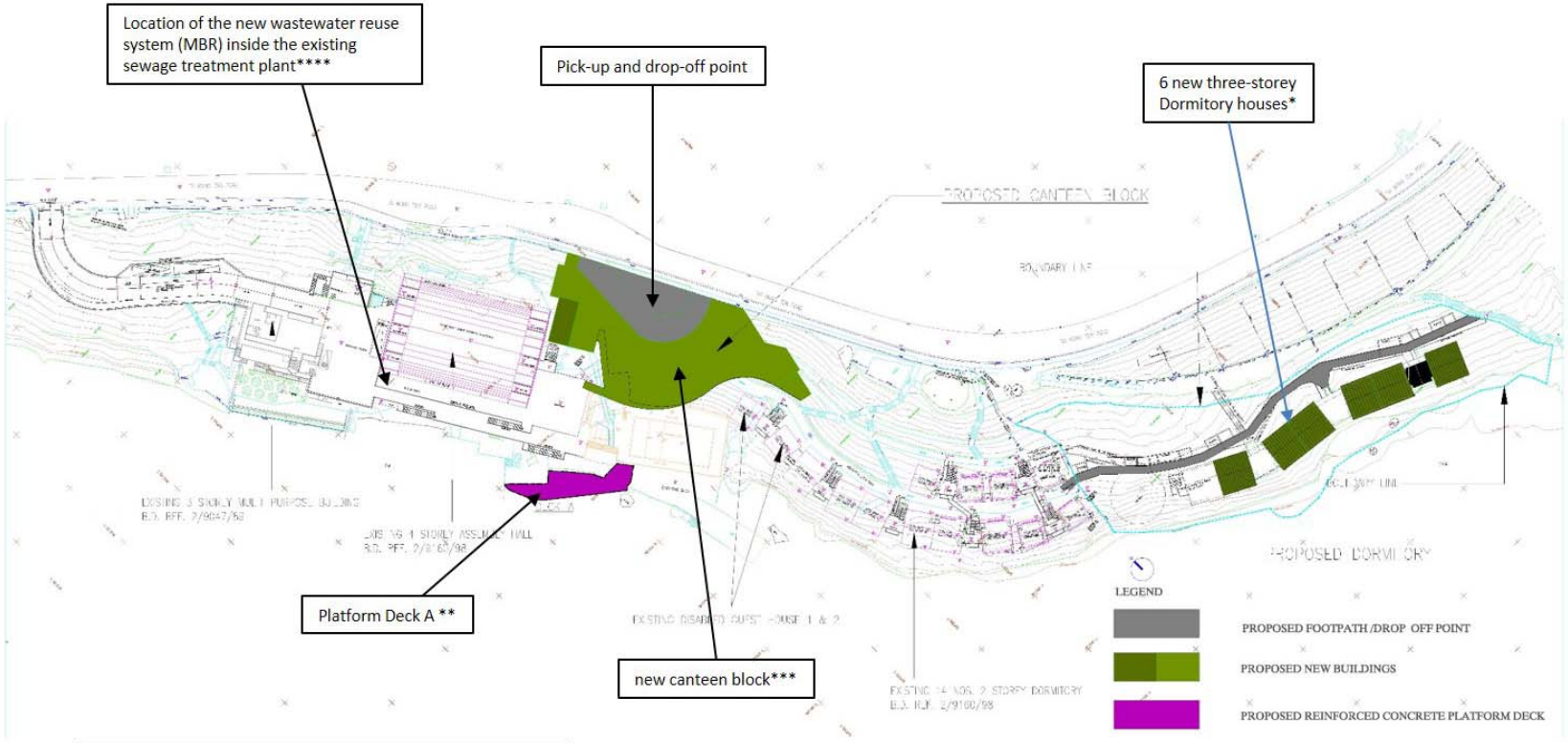


Figure 1.2 Master Layout Plan

Figure 2.1 Photo Records of the Site upon Completion of Construction, November 2013

Six new dormitory buildings*





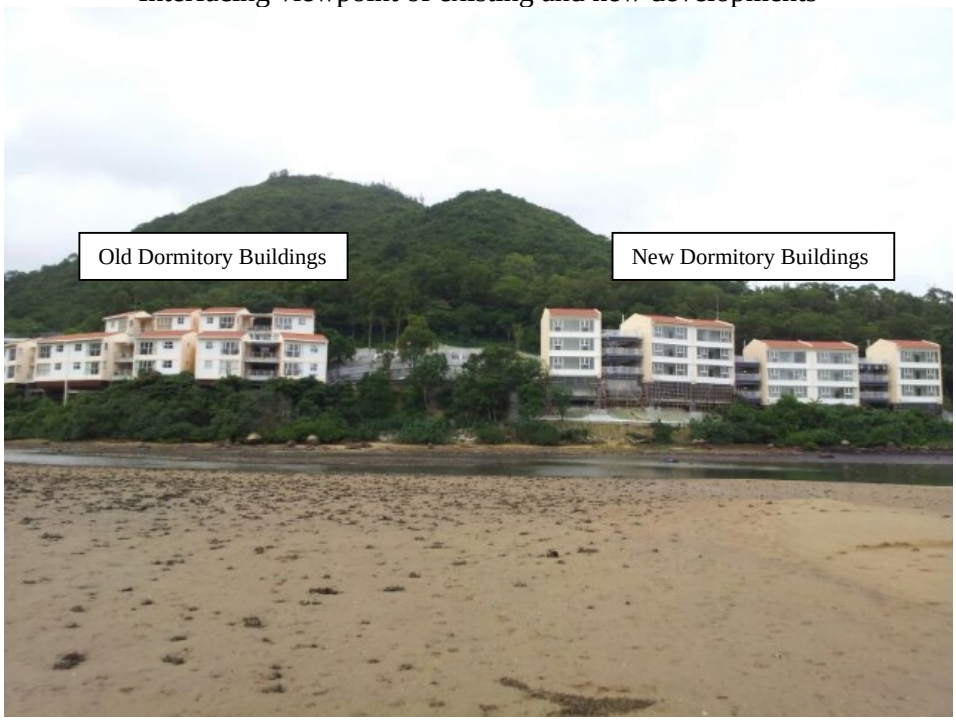
*Six new dormitory buildings constructed instead of seven as proposed in the EIA due to budgetary concerns.

Six new dormitory buildings (cont.)

Planter and new footpath outside the dormitory buildings



Interfacing viewpoint of existing and new developments

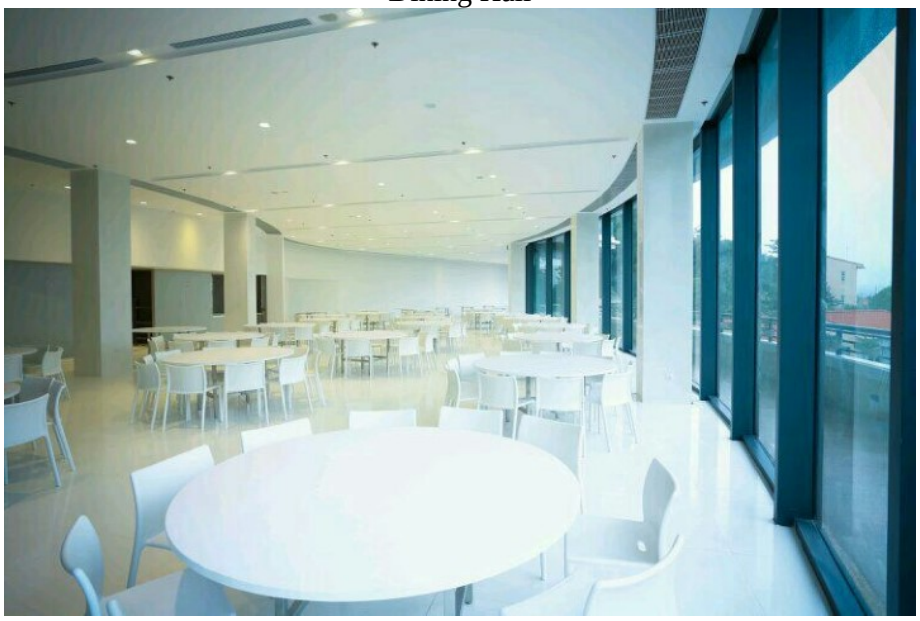


A new canteen block comprising a dining hall, a cafeteria, activity rooms and a drop off point

Canteen Block



Dining Hall



A new canteen block comprising a dining hall, a cafeteria, activity rooms and a drop off point (cont.)

Cafeteria



Activity Room



A new canteen block comprising a dining hall, a cafeteria, activity rooms and a drop off point (cont.)

Drop-off point (view from camp site)



Drop-off point (view from Tai Mong Tsai Road)



Green Roof at new canteen block



Interfacing viewpoint of existing and new developments



On-site Woodland Compensatory Planting



On-site Woodland Compensatory Planting



Landscape Planting

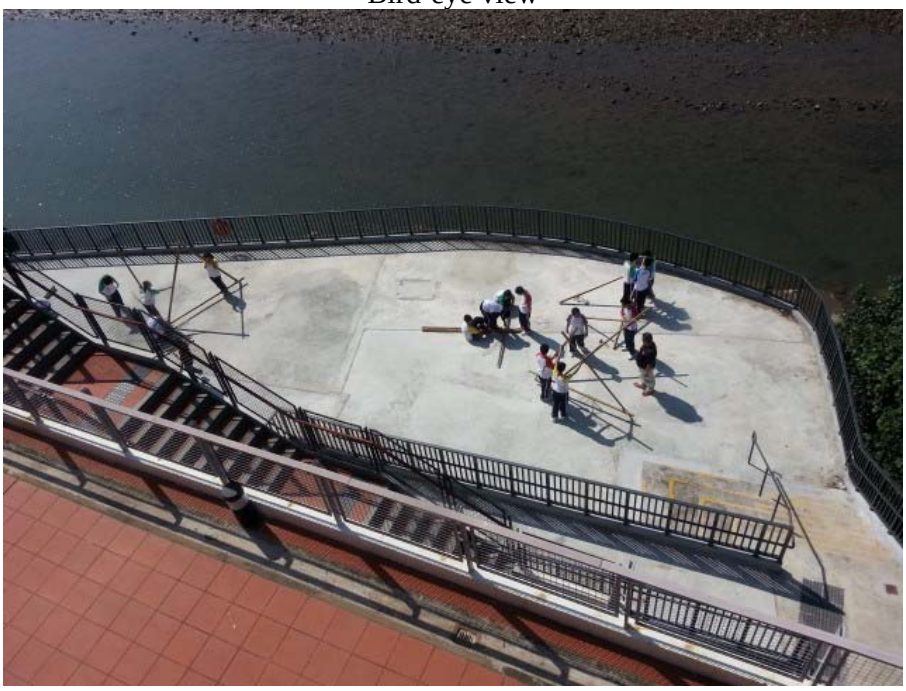


Landscape Planting



One platform deck for outdoor activities

Bird-eye view



Eye-level View



A new wastewater treatment and reuse system using Membrane Biological Reactor (MBR) with a design capacity of about 121 m^3 for toilet flushing*



*not for irrigation as proposed in the EIA

A new wastewater treatment and reuse system using Membrane Biological Reactor (MBR) with a design capacity of about 121 m^3 for toilet flushing (cont.)

Proposed wastewater treatment and reuse system fully enclosed in existing sewage treatment plant room





*TR766 was dead and replaced by two light standard trees of Aquilaria sinensis in the same location

Figure 3.1 Location Plan for the Transplanted *Aquilaria sinensis*

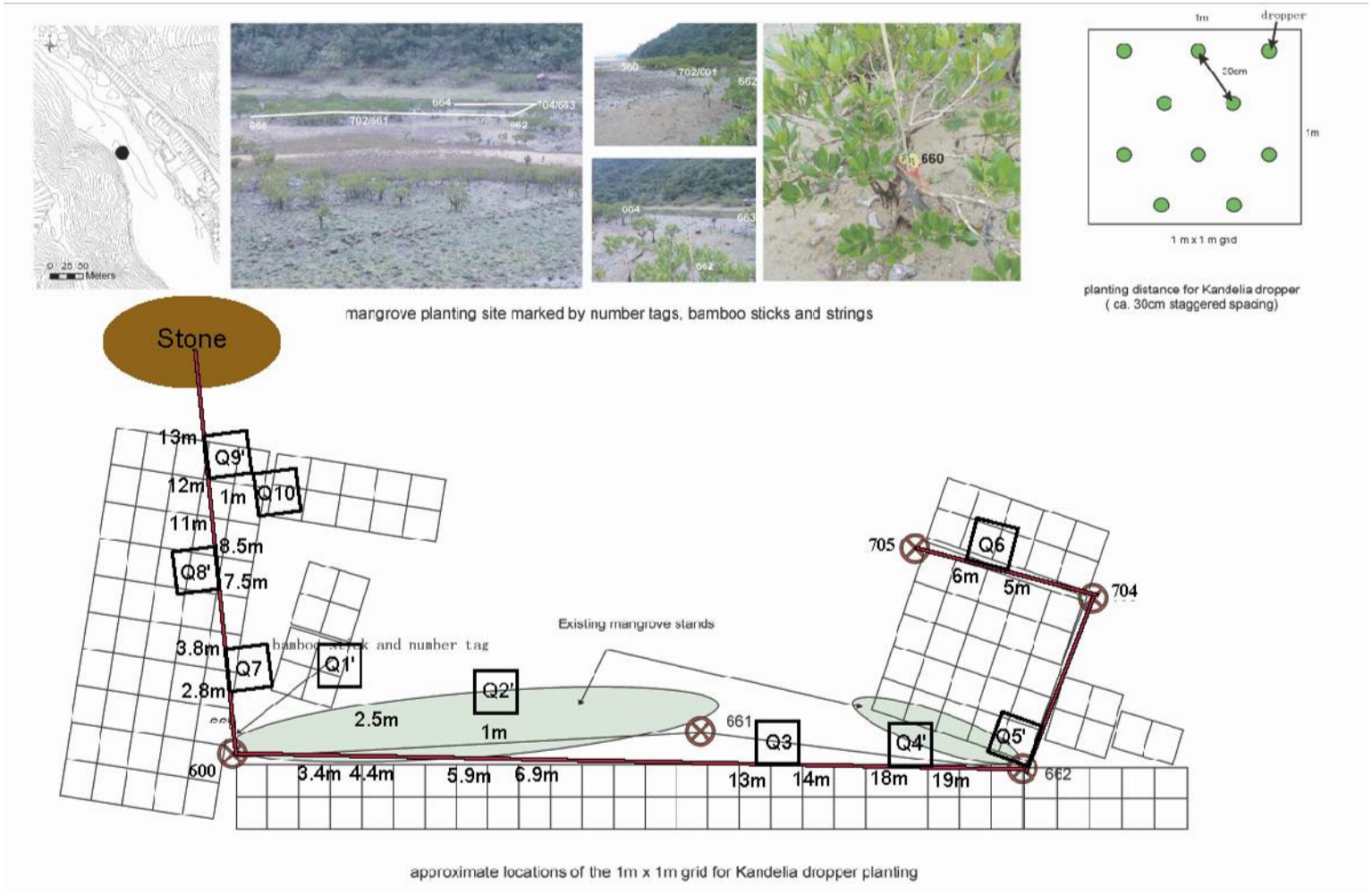


Figure 4.1 Mangrove Compensatory Planting Site and Sampling Locations



Figure 4.2 Photo Records of Mangrove Plantings, August 2012

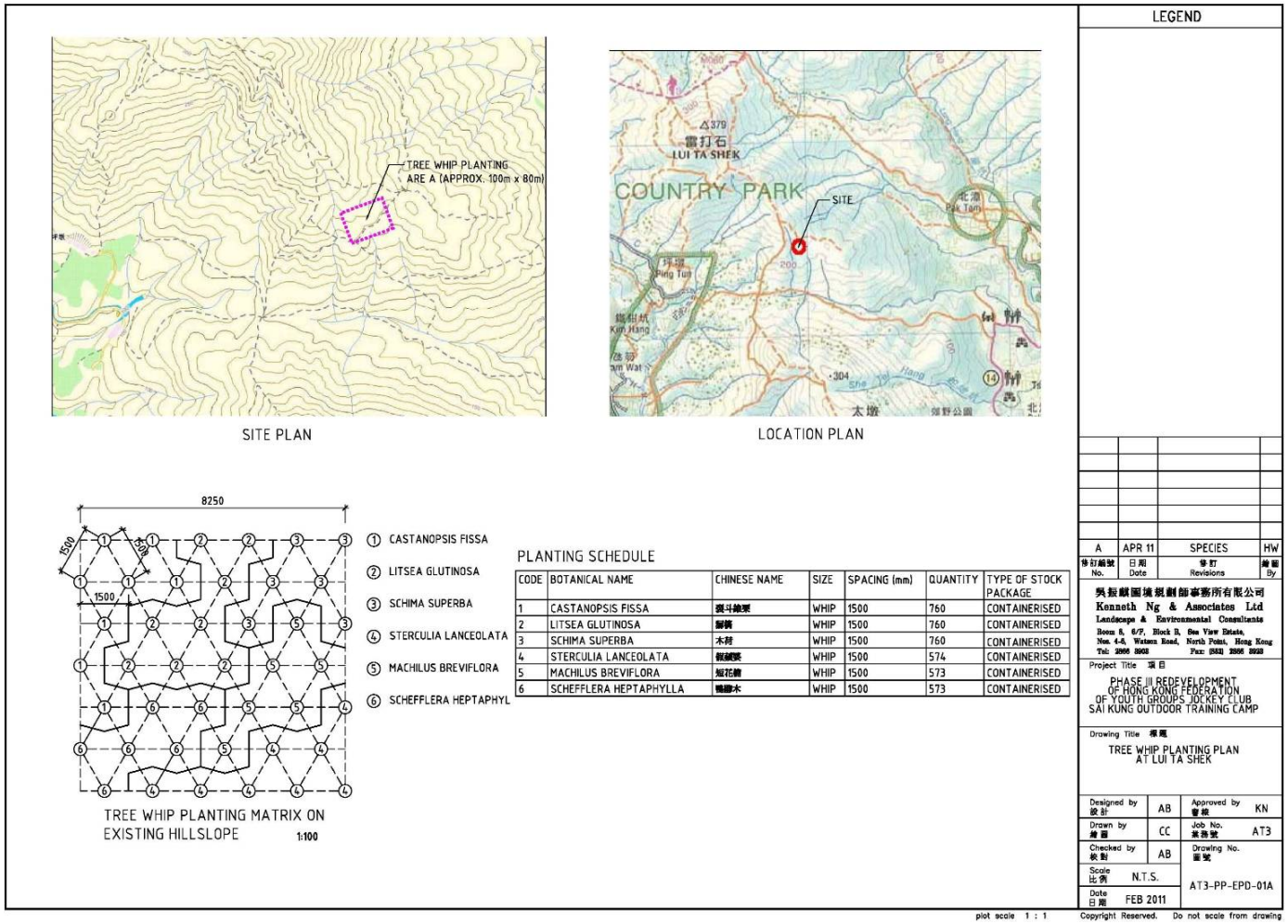


Figure 4.3Tree Whip Planting Plan for Off-Site Woodland Compensatory Planting at Lui Ta Shek

Figure 4.4 Overall Number of Tree Whips Planted at Lui Ta Shek

Botanical Name	**Chinese Name**	**Quantity**
Schima superba	木荷	3610
Sterculia lanceolata	假蘋婆	1504
Machilus breviflora	短花潤楠	693
Castanopsis fissa	鱷蒴錐	1610
Litsea glutinosa	潺槁樹	760
Schefflera heptaphylla	鴨腳木	573
	Total	8750



Overview of the Site



Sterculia lanceolata
Replacement planting in fair condition



Castanopsis fissa
Replacement planting in fair to poor condition



Schima superba
(replacement planting in fair to good condition)



Schima superba
(two-year planting in good condition)



Schima superba
(two-year planting in good condition)

Figure 4.5 Photo Records of the off-Site Woodland Compensatory Planting at Lui Ta Shek, April 2014

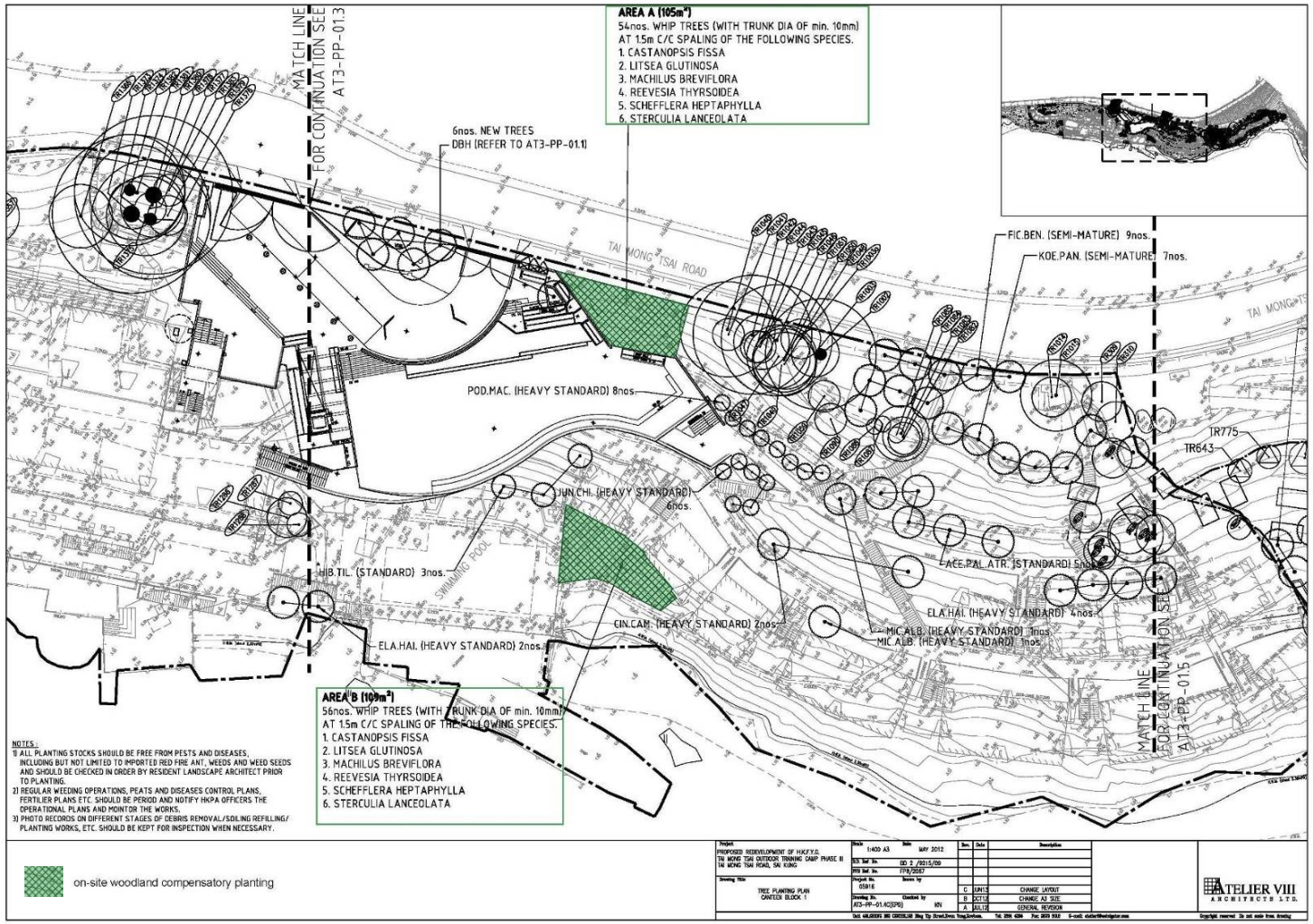


Figure 4.6 Amended On-Site Compensatory Woodland Planting Plan - Schedule of Drawings

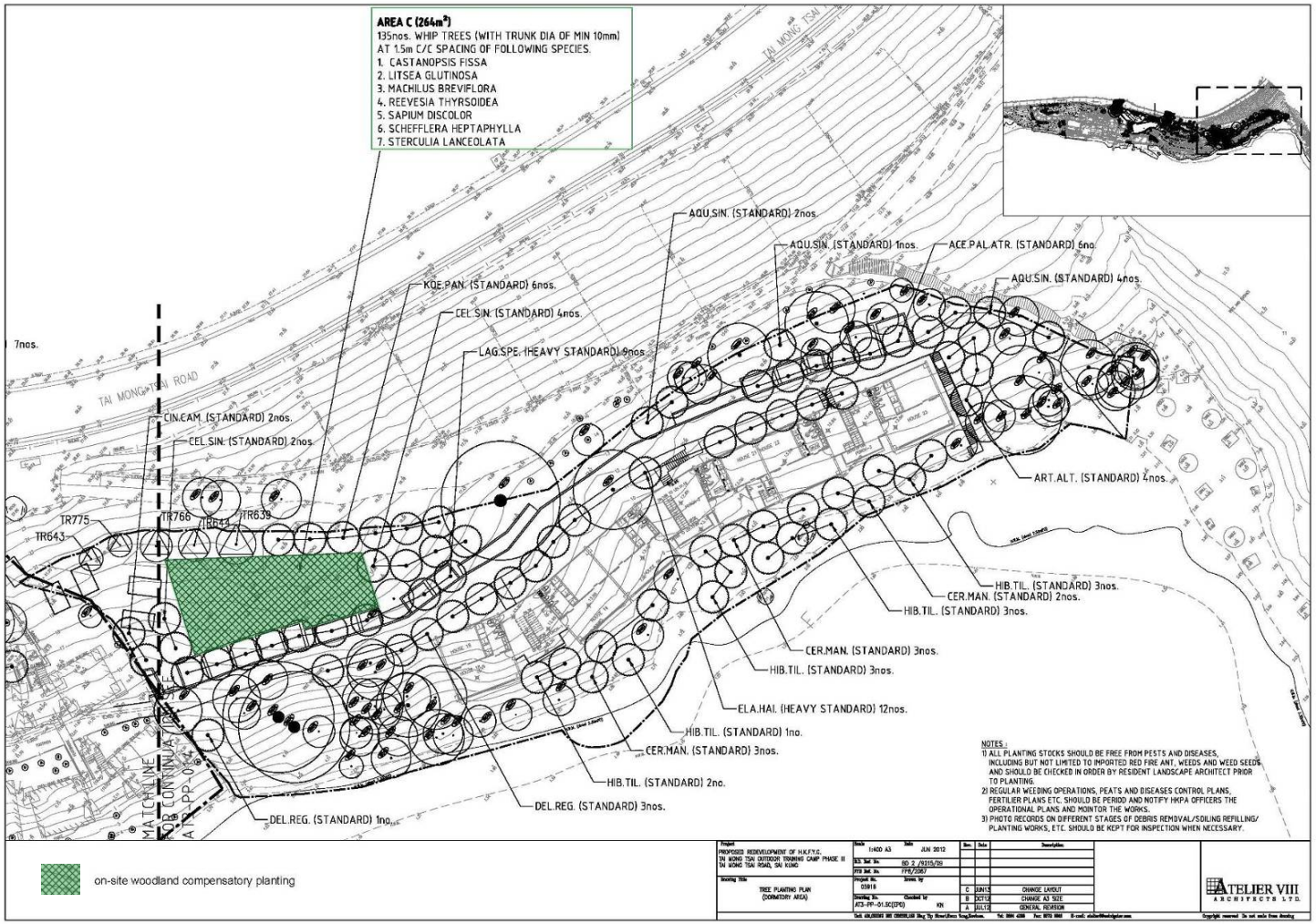


Figure 4.6 Amended On-Site Compensatory Woodland Planting Plan- Schedule of Drawings (cont.)

Type	Botanical Name	Chinese Name	Standard	Spacing	QUANTITY
CAS. FIS.	CASTANOPSIS FISSA	裂斗錐粟	TREE WHIP MIN 10MM TRUNK DIAMETER	1.5M C/C	39
MAC. BRE.	MACHILUS BREVIFLORA	短花楠	TREE WHIP MIN 10MM TRUNK DIAMETER	1.5M C/C	39
LIT. GLU.	LITSEA GLUTINOSA	潺槁樹	TREE WHIP MIN 10MM TRUNK DIAMETER	1.5M C/C	37
REE. THY.	REEVESIA THYRSOIDEA	梭羅樹	TREE WHIP MIN 10MM TRUNK DIAMETER	1.5M C/C	37
SAP. DIS.	SAPIUM DISCOLOR	山烏桕	TREE WHIP MIN 10MM TRUNK DIAMETER	1.5M C/C	19
STE. LAN.	STERCULIA LANCEOLATA	假蘋婆	TREE WHIP MIN 10MM TRUNK DIAMETER	1.5M C/C	37
SCH. HEP.	SCHEFFLERA HEPTAPHYLLA	鴨腳木	TREE WHIP MIN 10MM TRUNK DIAMETER	1.5M C/C	37

Figure 4.6 Amended On-Site Compensatory Woodland Planting Plan - Schedule of Drawings (cont.)



Area A



Area B



Area C



Schefflera heptaphylla



Litsea glutinosa



Sterculia lanceolata

Figure 4.7 Photo Records of the On-Site Woodland Planting, January 2016

		
Sapium discolor	*Castanopsis fissa*	*Machilus breviflora*

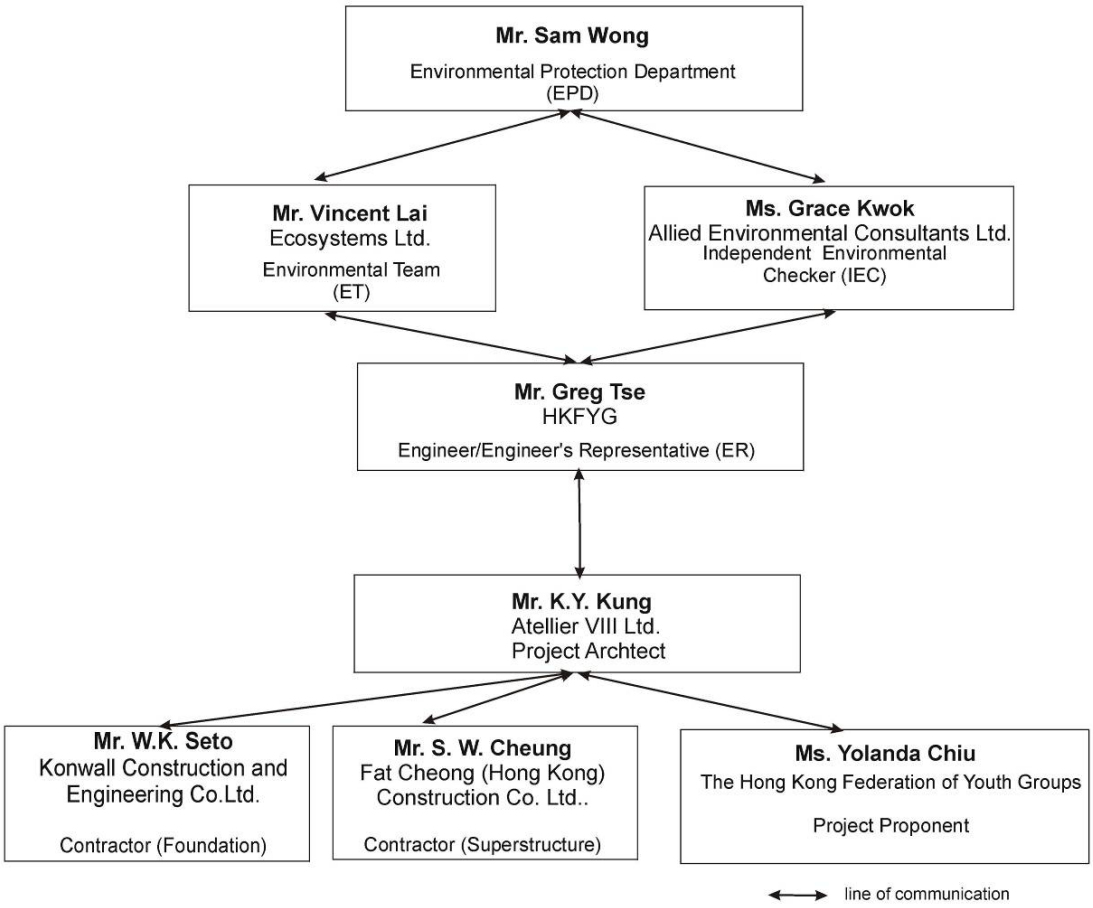
Figure 4.7 Photo Records of the On-Site Woodland Planting, January 2016 (cont.)

Appendices

Appendix A The Key Contact Persons, Phone Numbers and Key Personnel

Party	Name	Telephone No.
Project Proponent		
The Hong Kong Federation of Youth Groups		
Deputy Executive Director	Ms. Yolanda CHIU	37557134
Engineer Representative	Mr. Greg TSE	97811411
Architect		
Atelier VIII Ltd.		
Project Architect	Mr. K.Y. KUNG	28914296
Project Architect	Ms. Stella LUK	28914296
Project Officer	Mr. Dennis LEUNG	28914296
Clerk of Works	Mr. Jovi Ha	28914296
Contractor (Foundation)		
Konwall Construction and Engineering Co. Ltd.		
Project Director	Mr. Eric KWOK	25631233
Project Manager	Mr. W. K. SETO	62020195
Site Agent	Mr. H.Y. Cheung	96348220
Environmental Officer	Mr. Joe LAM	63306705
Contractor (Superstructure)		
Project Director	Mr. S.W. Cheung	25272721
Site Agent	Mr. S.T. Kwok	91987112
Project Coordinator	Mr. Simon Lee	62747287
Environmental Officer	Mr. Gary Cheung	27912312
Independent Environmental Checker		
Allied Environmental Consultants Ltd.		
IEC Team Leader	Ms. Grace KWOK	28157028
IEC Team	Mr. Ronan CHAN	28157028
IEC Team	Ms. Viann LAU	28157028
Environmental Team		
Ecosystems Ltd.		
ET Leader	Mr. Vincent LAI	25530468
Deputy/Monitoring Team Leader	Ms. M. L. YAU	25530468
Environmental Pioneers and Solutions Ltd.		
Environmental Technician	Ms. Natalie Lai	36789749
Environmental Technician	Mr. Allen Chan	36789759
Environmental Technician	Mr. Lai Chi Hang	25587142

Appendix B Project Organisation



Appendix C
Event and Action Plan for Landscape and Visual Impact - Construction Phase

Action Level	Environmental Team (ET) Leader	Independent Environmental Checker (IEC)	Engineer's Representative (ER)	Contractor
Non-conformity on one occasion	1. Identify source 2. Inform the IEC and the ER 3. Discuss remedial actions with the IEC, the ER and the Contractor 4. Monitor remedial actions until rectification has been completed	1. Check report 2. Check the Contractor's working method 3. Discuss with the ER and the Contractor on possible remedial measures 4. Advise the ER on effectiveness of proposed remedial measures	1. Notify the Contractor 2. Ensure remedial measures are properly implemented	1. Amend working methods 2. Rectify damage and undertake remedial measures or any necessary replacement
Repeated Non-conformity	1. Identify source 2. Inform the IEC, the ER and EPD 3. Increase monitoring (site audit) frequency 4. Discuss remedial actions with the IEC, the ER and the Contractor 5. Monitor remedial actions until rectification has been completed 6. If exceedance stops, cease additional monitoring (site audit)	1. Check report 2. Check the Contractor's working method 3. Discuss with the ER and the Contractor on possible remedial measures 4. Advise the ER on effectiveness of proposed remedial measures 5. Supervise implementation of remedial measures	1. Notify the Contractor 2. Ensure remedial measures are properly implemented	1. Amend working methods 2. Rectify damage and undertake remedial measures or any necessary replacement

Appendix D
Event and Action Plan for Ecological Impact - Construction Phase

Action Level	Environmental Team (ET) Leader	Independent Environmental Checker (IEC)	Camp operator/ Landscape Contractor
Poor survival or health of mangrove planting	1. Identify source 2. Inform the IEC 3. Discuss remedial actions with the IEC and Camp operator 4. Monitor remedial actions until rectification has been completed	1. Check report 2. Discuss with the Camp operator on possible remedial measures 4. Advise the Camp operator on effectiveness of proposed remedial measures	1. Amend planting programme and replant as necessary
Poor survival or health of woodland planting	1. Identify source 2. Inform the IEC 3. Discuss remedial actions with the IEC and Landscape Contractor 4. Monitor remedial actions until rectification has been completed	1. Check report 2. Discuss with the Landscape Contractor on possible remedial measures 4. Advise the Landscape Contractor on effectiveness of proposed remedial measures	1. Amend maintenance programme and replant as necessary
Poor survival of transplanted trees	1. Identify source 2. Inform the IEC 3. Discuss remedial actions with the IEC and Landscape Contractor 4. Monitor remedial actions until rectification has been completed	1. Check report 2. Discuss with the Landscape Contractor on possible remedial measures 4. Advise the Landscape Contractor on effectiveness of proposed remedial measures	1. Amend maintenance programme and replant as necessary

Appendix E Implementation Schedules for Mitigation Measures

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
Noise								
3.6.1	2.3.1	• Contractor shall comply with and observe the Noise Control Ordinance (NCO) and its current subsidiary regulations; • Before the commencement of any work, the Contractor shall submit to the Engineer for approval the method of working, equipment and sound-reducing measures intended to be used at the Project Site; • Contractor shall devise and execute working methods that will minimise the noise impact on the surrounding environment, and shall provide experienced personnel with suitable training to ensure that these methods are implemented; • Only well-maintained plant and equipment should be operated on-site; • Plant/equipment should be serviced regularly during the construction programme; • Machines that may be in intermittent use should be shut down or throttled down to a minimum between work periods; • Silencers and/or mufflers on construction equipment should be utilised and should be properly maintained during the construction programme; • Noisy activities should be scheduled to minimise exposure of nearby NSRs to high levels of construction noise. For	Y Y Y Y Y Y Y Y	Good site practices to minimise construction Noise Impact	The Contractor	Construction Site	Construction Phase	EIAO and Environmental Permit; NCO and its regulations

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		example, noisy activities should be scheduled for midday or at times coinciding with periods of high background noise (such as during peak traffic hours); • Noisy equipment such as emergency generators shall always be sited as far away as possible from noise sensitive receivers; • Mobile plant/equipment should be sited as far away from NSRs as possible; and • Material stockpiles and other structures should be effectively utilised as noise barriers, where practicable.	Y Y N/A					
Water								
4.7.2	3.3.1	• High loading of suspended solids (SS) in construction site runoff shall be prevented through proper site management by the contractor; • The boundary of critical work areas shall be surrounded by sandbags, ditches, or embankments. Accidental release of soil or refuse onto the adjoining land should be prevented by the provision of site hoarding or earth bunds at the site boundary. These facilities should be constructed in advance of site formation works and roadworks; • Consideration should be given to plan construction activities to allow the use of natural topography of the Project Site as a barrier to minimise uncontrolled non-point source discharge of construction site runoff; • Temporary ditches or earthen bunds	Y Y Y Y	Good site practices to minimise construction water quality Impact due to potential site runoff and chemical leakage	The Contractor	Construction Site	Construction Phase	EIAO and Environmental Permit; WPCO and its regulations

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		should be provided to facilitate directed and controlled discharge of runoff into storm drains via sand/ silt removal facilities such as sand traps, silt traps and sediment retention basin. Oil and grease removal facilities should also be provided where appropriate, for example, in area near plant workshop/ maintenance areas;						
		• Sand and silt removal facilities, channels and manholes should be maintained and the deposited silt and grit should be removed regularly by the contractor, and at the onset of and after each rainstorm to ensure that these facilities area functioning properly;	Y					
		• Slope exposure should be minimised where practicable especially during the wet season. Exposed soil surfaces should be protected from rainfall through covering temporarily exposed slope surfaces or stockpiles with tarpaulin or the like;	Y					
		• Haul roads should be hard paved by laying crushed rock, gravel or other granular materials to minimise discharge of contaminated runoff;	Y					
		• Plant workshop/ maintenance areas, if any, should be bunded and constructed on a hard standing. Sediment traps and oil interceptors should be provided at appropriate locations;	Y					
		• Manholes (including newly constructed ones), if any, should be adequately covered or temporarily sealed so as to prevent silt, construction materials or debris from getting into the drainage	Y					

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		system; • Construction works should be programmed to minimise soil excavation works where practicable during rainy conditions; • Chemical stores should be contained (bunded) to prevent any spills from contact with water bodies. All fuel tanks and/ or storage areas should be provided with locks and be sited on hard surface; • Chemical waste arising from the construction of the Project Site should be properly stored, handled, treated and disposed of in compliance with the requirements stipulated under the Waste Disposal (Chemical Waste) (General) Regulation; • Drainage facilities must be adequate for the controlled release of storm flows.	Y Y Y Y					
4.7.2	3.3.1	• Sewage generated from the construction workforce should be contained in chemical toilets until connection to public foul sewer can be provided. Chemical toilets should be provided at a minimum rate of about 1 per 50 workers. The facility should be serviced and cleaned by a specialist contractor at regular intervals; • Vehicle wheel washing facilities should be provided at the site exit such that mud, debris, etc. deposited onto the vehicle wheels or body can be washed off before the vehicles leave the Project site; • The section of the road between the wheel washing bay and the public road	Y Y Y	Good site practices to control the wastewater generated from the construction site	The Contractor	Construction Site	Construction Phase	

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		should be hard paved with backfill to reduce vehicle tracking of soil and to prevent site run-off from entering public road drains.						
4.7.3	3.3.1	• Spillage of fuel oils or other polluting fluids should be prevented at source. It is recommended that all stocks should be stored inside proper containers and sited on sealed areas, preferably surrounded by bunds	Y	Good site practices to minimise construction water quality Impact due to avoid spillage of chemical				
4.7.6	3.3.2	• Apart from the online monitoring and control system for the wastewater quality, regular sampling programme will be devised to further safeguard and ensure that the quality of the treated effluent is suitable for reuse. Should the treated effluent not meet the required standards for irrigation and flushing or in case of breakdown of the wastewater system, a contingency plan would be triggered. The wastewater reuse system will be shut down. The canteen wastewater from Phase III will be held in the new holding tank for the MBR. The new holding tank has a capacity of 15m^3 and a minimum storage time of half day capacity. The canteen wastewater will then be diverted to the existing sewage treatment plant via the coarse screen chamber, and it will be held in the equalisation holding tank, with a capacity of 96m^3, for screening and treatment. The existing sewage treatment plant (with maximum treatment capacity of 152.7m^3/d) for	Y (treated wastewater only reused for flushing)	Contingency plan to further safeguard the water quality of the surrounding environment and ensure that the quality of the treated effluent is suitable for reuse	Proponent	Project Area	During design, construction and operation	EIAO and Environmental Permit; WPCO and its regulations

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		Phase I & II has a daily flow of 35m^3 per day, so it has a spare capacity of more than 50%, which is adequate to treat the canteen wastewater. The treated effluent for direct discharge will not undergo any chlorination process. During this period, both irrigation system and flushing system will use the fresh water from city main as water source. The water reuse system would be fully inspected for problem fixing before re-operation.						
Air Quality								
5.7.2	4.3.1	• The designated haul road should be hard paved; • The site should be water sprayed four times a day during site formation work of the residential portion of the Project Site; • Dump truck beds for material transport should be totally enclosed using impervious sheeting; • any excavated dusty materials or stockpile of dusty materials should be covered entirely by impervious sheeting or sprayed with water so as to maintain the entire surface wet, and recovered or backfilled or reinstated within 24 hours of the excavation or unloading; • The stockpiled malodorous materials, if any, should be placed as far as possible from any ASRs and removed from Project Site as soon as possible, and they should be covered entirely by plastic tarpaulin sheets;	Y Y Y Y N/A	Good site practice to minimise construction fugitive dust impact	The Contractor	Construction Site	Construction Phase	EIAO and Environmental Permit; APCO and its regulations

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		• Dusty materials remaining after a stockpile is removed should be wetted with water; • The vehicle washing area and the section of the road between the washing facilities and the exit point should be paved with e.g. concrete, bituminous materials or hardcore or similar; • Stockpile of dusty materials to be either covered entirely by impervious sheeting, placed in an area sheltered on the top and the 3 sides; or sprayed with water so as to maintain the entire surface wet; • All dusty materials to be sprayed with water prior to any loading, unloading or transfer operation so as to maintain the dusty material wet; • Vehicle speed to be limited to 10 kph except on completed access roads; • The portion of road leading only to a construction site that is within 30 m of a designated vehicle entrance or exit should be kept clear of dusty materials; • Every vehicle should be washed to remove any dusty materials from its body and wheels before leaving the construction sites; • The load of dusty materials carried by vehicles leaving a construction site should be covered entirely by clean impervious sheeting to ensure that the dusty materials do not leak from the vehicle; • The working area of excavation should be sprayed with water immediately before, during and immediately after (as necessary) the operations so as to	Y Y Y Y Y Y Y Y Y					

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
		maintain the entire surface wet.						
Ecology								
6.9.3	5.2.2	Preserve three no. and transplant five no. of *Aquilaria sinensis*	Y (Tree ID of one transplanted tree rectified as Homalium cochinchinensis and another transplanted tree was dead but replaced by 2 light standard Incense tree)	Minimise construction ecological impacts on species on protected species	Contractor	On Project Site	Construction Phase	ETWB(W) 3/2006: Tree Preservation. Agree on the maintenance requirement and programme
6.9.7	5.2.3	Compensatory mangrove planting (0.01 ha)	Y (no mangrove was lost due to change of detailed design, but mangrove still planted for conservation education purpose)	Mitigate loss of 0.01 ha of mangrove	Proponent	Sandflat near Project Site	Construction Phase	Agree on the maintenance requirement and programme
6.9.8	5.2.4	Compensatory woodland planting (0.03 ha within Project Site and 0.8 ha in Sai Kung West Country Park)	Y (within Project Site) Y (both original and replacement planting in Sai Kung West Country Park)	Mitigate loss of 0.31 ha of woodland	Contractor	On Project Site and Lui Ta Shek inside Sai Kung West Country Park	Construction Phase	Agree on the maintenance requirement and programme
6.9.4	5.2.6	Good site practices	Y	To minimise environmental impacts and therefore potential ecological impacts	Contractor	Entire construction site	Construction Phase	N/A

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
				within and near the construction site				
Landscape and Visual								
Table 7.12	Table 6.2	LMM1 – Minimizing construction area and contractor's temporary works area to avoid unnecessary impacts to landscape resources and minimize visual intrusion.	Y	Preservation of landscape resources and minimize visual intrusion	Contractor	Project area	During design and construction	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM2 – Sensitively designed site hoarding in both color and form to screen view to the construction works.	Y	Visual enhancement	Contractor	Project area	During design and construction	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM3 – Preservation of existing tree to be retained on area not affected by the proposed development.	Y	Conservation of existing trees; Visual screen	Contractor	Project area	During construction	EIAO-TM Annex 10, 18 LAO PN No. 7/2007
Table 7.12	Table 6.2	LMM4 – Demarcation of the tree protection zone for retain trees.	Y	Preservation of existing trees	Contractor	Project area	During construction	EIAO-TM Annex 10, 18 Demarcation of temporary protective fencing shall be agreed and erected before other works commence
Table 7.12	Table 6.2	LMM5 – Operational time restrictions to limit after dark welding and lighting.	Y	Limit night time glare	Contractor	Project area	During construction	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM6 – Selection of fast growing native trees and shrubs mix in compensation for the removal / disturbance area.	Y, management and maintenance by HKFYG	Visual screen; Landscape compensation	Contractor for planting HKFYG for management and maintenance	Project area	During design, construction and operation	EIAO-TM Annex 10, 18 Selection and agree on the specified plant species

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
Table 7.12	Table 6.2	LMM7 – Landscape treatment such as green roof, vertical greening and screen planting including climber plants to screen and soften surface of built structures and mitigate the landscape and visual impact.	Y, management and maintenance by HKFYG	Visual enhancement	Contractor during construction HKFYG for management and maintenance	Project area	During design, construction and operation	EIAO-TM Annex 10, 18 Selection and agree on the specified plant species
Table 7.12	Table 6.2	LMM8 – Staggered built form with building height corresponding to the natural sloping landform to enhance visual quality.	Y, management and maintenance by HKFYG	To provide an interesting view on the visual receiver and to lower the overwhelming effect as may be created by the proposed building blocks	Contractor during construction HKFYG for management and maintenance	Project area	During design, construction and operation	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM9 – Sensitive treatment and design to external finishes of the built structure to ensure element with colour, texture and tonal quality being compatible to the existing landscape context.	Y, management and maintenance by HKFYG	Visual enhancement	Contractor during construction HKFYG for management and maintenance	Project area	During design, construction and operation	EIAO-TM Annex 10, 18
Table 7.12	Table 6.2	LMM10 – Maintenance of planting works upon completion.	Y, management and maintenance by HKFYG	Landscape compensation	Contractor for planting and maintenance during establishment HKFYG for management and maintenance	Project area	During operation	EIAO-TM Annex 10, 18 Agree on the maintenance requirement and programme
Waste Management								

EIA Ref.	EM&A Ref.	Recommended Mitigation Measures	Implementation Status of the Mitigation Measures*	Objectives of the Recommended Measure & Main Concerns to address	Who to implement the measure?	Location of the measure	When to implement the measure?	What requirements or standards for the measure to achieve
8.4.6	7.2.5	• Storage of different waste types – different types of waste should be segregated and stored in different containers, skips or stockpiles to enhance reuse or recycling of materials and their proper disposal. An on-site temporary storage area equipped with required control measures (e.g. dust) should be provided; • Trip-ticket system – in order to monitor the proper disposal of non-inert C&D waste to landfills and to control fly-tipping, a trip-ticket system should be included as one of the contractual requirements and audited by the Environmental Team; • Records of Wastes – a recording system for the amount of wastes generated, recycled and disposed (including the disposal sites) should be proposed; • Training – The contractor should provide his workers with proper training of appropriate waste management procedure to achieve waste reduction as far as practicable and cost-effective through recovery, reuse and recycling and avoid contamination of reusable C&D materials; • Incorporate the "Recommended Pollution Control Clauses for Construction Contracts" in respect to removal of waste material from the construction site into the contract of the contractor.	Y Y Y Y Y	Waste management measures for construction phase	The Contractor	Construction Site	Construction Phase	EIAO and Environmental Permit; Various guidelines stated in paragraph 8.2 of the EIA report

*Y = implemented, N = not yet implemented, N/A = not applicable

Appendix F Construction Programme

Item	2011												2012					
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
A) Canteen Block and Dormitory																		
Piling Installation																		
Pile Cap Construction																		
Superstructure Construction																		
B) Platform Deck																		
Piling Installation																		
Pile Cap & Concrete Deck Construction																		

Item	2012			2013								
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
A) Canteen Block and Dormitory												
Superstructure Construction												
E&M Works												
Landscape Works												
B) Platform Deck												
Piling Installation												
Pile Cap & Concrete Deck Construction												

Appendix G Remaining Post-Construction Monitoring Programme and Submission Schedule

Month	3-14	4-14	5-14	6-14	7-14	8-14	9-14	10-14	11-14	12-14	1-15	2-15	3-15	4-15	5-15	6-15	7-15	8-15	9-15	10-15	11-15	12-15	1-16
Environmental Monitoring																							
Transplanted Trees*																							
Off-Site Compensatory Planting**																							
On-Site Compensatory Planting***																							
Monthly EM&A Report																							
Quarterly EM&A Report																							
Final Report																							

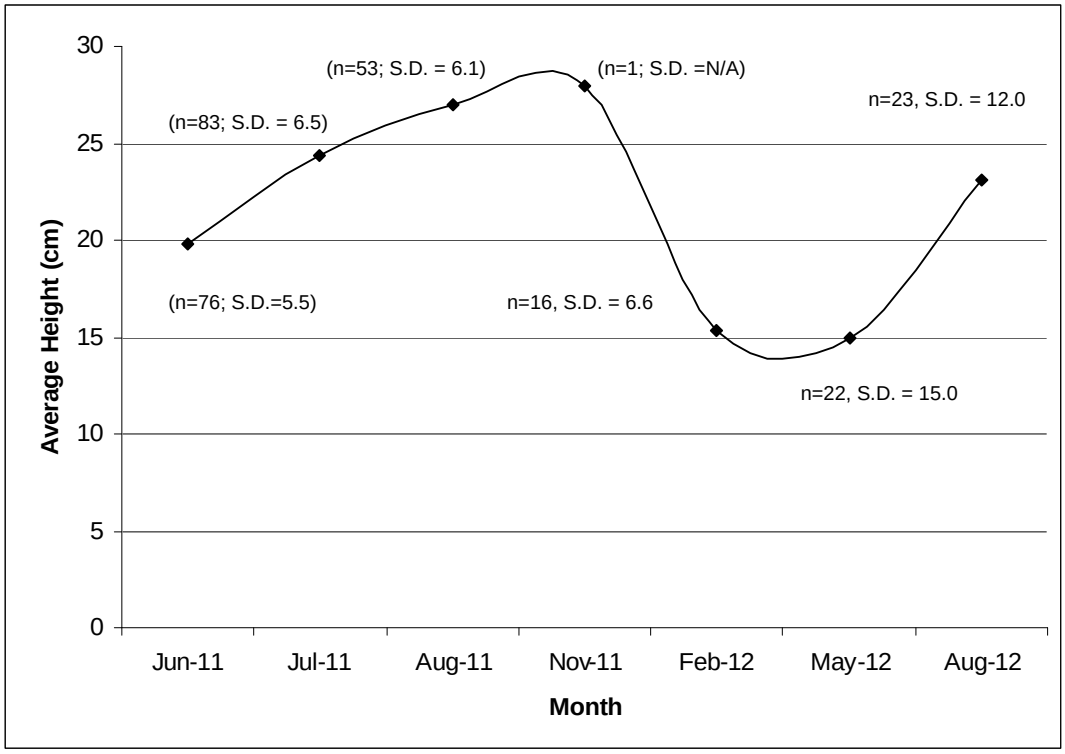
Remarks:

*Transplantation of the Incense Trees Aquilaria sinensis was completed on 12 March 2012 (Para 4.1.1 of Monthly EM&A Report - Jan 2014).
Transplanted tree monitoring was conducted monthly (Mar to May 2012) for the first three months and then quarterly for two years (Para 5.2.2 of the EM&A manual).
Latest monitoring results show that the conditions of the transplanted trees were fair (Para 5.1.1 of the Monthly EM&A Report - Nov 2013)
The last session of monitoring will be conducted on May 2014

**Off-Site Woodland Compensatory Planting was completed on 13 Jun 2011 (Para 4.3.2 of the Monthly EM&A Report - Jan 2014)
Monitoring was conducted monthly for the first three months and quarterly for two years (Para 5.2.4 of the EM&A manual).
The last session of off-site woodland compensatory planting monitoring according to the EM&A requirement was condcuted on 22 Aug 2013.
Remedial actions (further replanting of 1200 nos. tree whips) will be conducted in Apr 2014 (Para 4.3.3 of the Monthly EM&A Report - Jan 2014).
A joint inspection will be arranged with AFCD upon completion of further planting in Apr 2014.
AFCD's view will be sought on the remedial actions and any further monitoring requirement.

*** On-Site Woodland Compensatory Planting was completed on 25 November 2013 (Para 4.4.1 of the Monthly EM&A Report - Jan 2014).
Monitoring was conducted monthly for the first three months (Nov 2013 to Jan 2014) and will be conducted quarterly (Apr 2014 to Jan 2016) for two years.
(Para 5.2.4 of the EM&A manual and Para 4.4.1 of the monthly EM&A report - Jan 2014)
Latest monitoring result shows that the conditions of the planting varied. Monitoring will continue to check the status of the plantings.
(Para 4.4.2 and 9.1.3 of the monthly EM&A Report - Jan 2014)

Appendix H Average Height of Mangrove Seedlings



Appendix I Summary of Status of Environmental Permits/Licenses

Description	License/Permit/ Acc. No. #/Letter Ref. No.	License/ Permit Holder*	Date of Issue	Date of Expiry	Status/ Remarks
Environmental Permit	Permit No. EP-410/2010	HKFYG	10 Jan 2011	-	Issued
Tree Removal Applications	(18) in LM(3) to DLO/SK SX 1557(Pt. 5)	HKFYG	3 May 2011	-	Approved
Billing Account for Disposal of Construction Waste	7013108	KCE	30 Jun 2011	-	Surrendered
Registration of Chemical Waste Producer	WPN No. 5113-811-K2905-05	KCE	7 Jul 2011	-	Surrendered
WPCO Effluent Discharge License	WT00009985-2011	KCE	26 Oct 2011	31 Oct 2016	Surrendered
Further Environmental Permit	FEP-01/410/2010	KCE	5 Jan 2012	-	Surrendered
Billing Account for Disposal of Construction Waste	701548525	FC	3 July 2012	-	Issued
Registration of Chemical Waste Producer	346354	FC	10 July 2012	-	Account closed
WPCO Effluent Discharge License	WT00014684-2012	FC	28 January 2013	31 Oct 2017	Surrendered
Further Environmental Permit	FEP-02/410/2010	FC	19 July 2012	-	Surrendered
Variation of Environmental Permit	EP-410/2010/A	HKFYG	27 March 2013	-	Issued
Variation of Environmental Permit	EP-02/410/2010/A	FC	27 March 2013	-	Surrendered
WPCO Effluent Discharge License	WT00016060-2013	HKFYG	1 Aug 2013	31 Dec 2015	Renewal in process

*HKFYG = The Hong Kong Federation of Youth Groups;
KCE = Konwall Construction and Engineering Co. Ltd.
FC = Fat Cheong (Hong Kong) Construction Co. Ltd.

Appendix J Cumulative Log of Complaints and Summons/Prosecutions

Reporting Month	No. of complaints in Reporting Month	No. of Summons/Prosecutions in Reporting Month
July 2011	0	0
August 2011	0	0
September 2011	0	0
October 2011	0	0
November 2011	0	0
December 2011	0	0
January 2012	0	0
February 2012	0	0
March 2012	0	0
April 2012	0	0
May 2012	0	0
June 2012	0	0
July 2012	0	0
August 2012	0	0
September 2012	0	0
October 2012	0	0
November 2012	0	0
December 2012	0	0
January 2013	0	0
February 2013	0	0
March 2013	0	0
April 2013	0	0
May 2013	0	0
June 2013	0	0
July 2013	0	0
August 2013	0	0
September 2013	0	0
October 2013	0	0
November 2013	0	0
December 2013	0	0
January 2014	0	0
February 2014	0	0
March 2014	0	0
April 2014	0	0
May 2014	0	0
June 2014	0	0
July 2014	0	0
August 2014	0	0
September 2014	0	0
October 2014	0	0
November 2014	0	0
December 2014	0	0
January 2015	0	0
February 2015	0	0
March 2015	0	0
April 2015	0	0
May 2015	0	0
June 2015	0	0
July 2015	0	0
August 2015	0	0
September 2015	0	0
October 2015	0	0
November 2015	0	0
December 2015	0	0
January 2016	0	0
Overall Total	0	0