

EIA Ref	Environment Protection Measures	Location / Timing	Implementation Agent	Implementation Stages			Relevant Legislation and Guidelines
				D	C	O	
Construction Phase							
Section 4							
Air Quality Impact - Fugitive Dust Emission							
Paragraph 4.4.25 to 4.4.32	<p><i>General Site Works</i></p> <ul style="list-style-type: none"> Use appropriate working methods to minimize dust emission; Ensure all dust control system are properly functioning during construction operation; Twice daily watering of all dust emission sources, adjust frequency depending on meteorological conditions; Provide hard paved surface for site area with regular vehicular movements; Impose a speed limit of 10km/hr for dump trucks and other vehicles traveling on unpaved site roads; Cover side and tail boards of dusty trucks with tarpauline which extends at least 300m over edges of side and tail boards; Provide wheel-wash troughs and hoses at exit points of site; Arrange truck to unload filling material to drained ponds directly without stockpiling at site; Keep filled ponds and stockpile wet by water spraying; Side enclosure and covering, where practicable, of any aggregate or other dusty material storage piles to reduce emissions; All dusty material should be sprayed with water immediately prior to any loading, unloading or transfer operation to minimise dust emission; Instigation of a programme to monitor the construction process in order to enforce controls and modify methods of work if dusty conditions arise; and Phasing of dusty construction activities to control dust generation during the construction period 	Whole site / all times	Contractor	✓		EIAO and Environmental Permit APCO and its regulations	
Section 5							
Noise Impact							
Paragraphs 5.6.28 to 5.6.43	<p><i>General :</i></p> <ul style="list-style-type: none"> Use of quiet/silenced equipments; Erecting temporary noise barriers and provision of Noise Enclosure; Phasing the construction activities; Good site practice and noise management; and Reduce number of PME operating together in area close the site boundary. 	Whole site / all time	Contractor	✓		EIAO and Environmental Permit NCO and its regulations	

EIA Ref	Environment Protection Measures	Location / Timing	Implementation Agent	Implementation Stages			Relevant Legislation and Guidelines
				D	C	O	
Section 6	Water Quality Impact						
Paragraph 6.10.2	<p><i>Minimize Runoff and Pollutants</i></p> <ul style="list-style-type: none"> Foundation and WNR construction works should be carried out during dry season only (i.e. from December to April of the next year). 	Whole site / all time	Contractor	✓		EIAO and Environmental Permit WPCO and its regulations	
Paragraph 6.10.3	<p><i>Construction Site Runoff</i></p> <ul style="list-style-type: none"> 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 ditches or embankment. Accidental release of soil or refuse into the adjoining land should be prevented by the provision of site hoarding or earth bunds, etc. 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 site as a barrier to minimise uncontrolled non-point source discharge of construction site runoff; Temporary ditches, earth bunds 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; 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; Access roads should be protected by crushed rock, gravel or other granular materials to minimise discharge of contaminated runoff; Slow down water run-off flowing across exposed soil surfaces; Plant workshop/ maintenance areas should be bunded and constructed on a hard standing. Sediment traps and oil interceptors should be provided at appropriate locations; Manholes (including newly constructed ones) should be adequately covered or temporarily sealed so as to prevent silt, construction 	Whole site / all time	Contractor	✓		EIAO and Environmental Permit WPCO and its regulations	

EIA Ref	Environment Protection Measures	Location / Timing	Implementation Agent	Implementation Stages			Relevant Legislation and Guidelines
				D	C	O	
	<p>materials or debris from getting into the drainage system;</p> <ul style="list-style-type: none"> 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 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; and Dredged materials requiring temporary storage on-site (for filling of marshland afterwards) should be securely stored and covered, if possible. Dried up mud materials can then be used for marshland formation. 						
Paragraph 6.10.3	<p><i>Wastewater from Construction Site</i></p> <ul style="list-style-type: none"> Sewage generated from the construction workforce should be contained in chemical toilets before 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; Foul water from canteens should also be contained by chemical toilets before connection to public foul sewer can be provided; 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 are leaving the site area; Section of the road between the wheel washing bay and the public road should be paved with backfill to reduce vehicle tracking of soil and to prevent site run-off from entering public road drains; Bentonite slurries used in diaphragm wall and bore-pile construction, etc. should be reconditioned and reused as far as practicable. Spent bentonite should be kept in a separate slurry collection system for disposal at a marine spoil grounds subject to obtaining a marine dumping licence from EPD. If used bentonite slurry is to be disposed of through public drainage system, it should be treated to meet the respective applicable effluent standards for discharges into sewers, storm drains or the receiving waters. 	Whole site/ all time	Contractor	✓		EIAO and Environmental Permit WPCO and its regulations	

EIA Ref	Environment Protection Measures	Location / Timing	Implementation Agent	Implementation Stages**			Relevant Legislation and Guidelines
				D	C	O	
Paragraph 6.10.3	<p><i>Oils and Solvents</i></p> <ul style="list-style-type: none"> 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. 	Whole site/ all time	Contractor		✓		EIAO and Environmental Permit WPCO and its regulations
Paragraph 6.10.3	<p><i>Draining of Fishpond Water</i></p> <ul style="list-style-type: none"> The need of discharging pond water into surrounding water bodies should be minimized by transferring pond water within the subject site for water usage; Any draining of fishpond water should be handled with prudence. Sedimentation tanks should be set up at the construction site so that water to be discharged can be retained for sedimentation if any discharging activity is considered necessary. 	Whole site/ all time	Contractor		✓		EIAO and Environmental Permit WPCO and its regulations
Section 9	Waste Management						
Paragraphs 9.4.1 to 9.4.2	<p><i>Overall Waste Management</i></p> <ul style="list-style-type: none"> A Waste Management Plan (WMP) should be developed, submitted to the ER and approved on the advice of the DEP at the commencement of the construction works to ensure appropriate handling of the C&DM; Storage areas for 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 disposal of inert C&DM at public filling facilities and the remaining C&D waste to landfills, and control fly-topping, a trip-ticket system should be included as a 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; and Training - training should be provided to workers in respect of site cleanliness and appropriate waste management procedure, including waste reduction, reuse and recycling, and avoid contamination of reusable C&DM. 	Whole site/ all time	Contractor		✓		EIAO and Environmental Permit WDO and its subsidiary regulations Dumping at Sea Ordinance (1995) Crown Land Ordinance (Cap. 28) Public Health and Municipal Services Ordinance (Cap. 132) Prevention of Nuisances (Urban Council) and (Regional Council) By-laws Dangerous Goods Ordinance Various guidelines stated in paragraph 9.2.3 of the EIA report
Section 13	Ecological Impact						

EIA Ref	Environment Protection Measures	Location / Timing	Implementation Agent	Implementation Stages			Relevant Legislation and Guidelines
				D	C	O	
Paragraph 13.9.3 – 13.9.38	<p><i>Habitat loss and disturbance</i></p> <ul style="list-style-type: none"> Construction of WNR in advance of the commencement of the construction of the Residential Development Staged construction of WNR Achieve mitigation targets through interim management of fish ponds - adjustment of stocking densities; attention to water quality; and periodic reviews of draw-down timing and duration of fishponds 	WNR/ staged (for details refer to figure 13-13 in ES)	Contractor	✓			
Paragraph 13.9.55 – 13.9.60	<p><i>Residual disturbance of WNR</i></p> <ul style="list-style-type: none"> Lock gates at vehicle access points Screening of perimeter bunds in aquaculture ponds through tree and shrub establishment Screening on the margins of open water through planting and establishment of wetland species of trees, shrubs, bamboo and reeds Incorporation of design features e.g. islands 	Whole site/ All times	Contractor / Proponent / HKSAR Wetland Nature Foundation	✓		✓	
Paragraph 13.9.61 – 13.9.68	<p><i>Mitigation for Disturbance to Egretty</i></p> <ul style="list-style-type: none"> Relocation of egretty to WNR – plantation and early establishment of trees, shrubs and tall grass species Draw-out fish ponds for foraging habitats 	WNR	Contractor / Proponent / HKSAR Wetland Nature Foundation	✓		✓	
Paragraph 13.9.69	<p><i>Minimisation of Dust deposition</i></p> <p>Refer to air quality measures</p>	-	-	-		-	
Paragraph 13.9.70	<p><i>Minimisation of Sediment loads</i></p> <ul style="list-style-type: none"> Implementation of good site management practice – provision of means for sediment to settle before discharge of the clear supernatant 	Whole site/ All times	Contractor	✓			
Paragraph 13.9.71	<p><i>Minimisation of Pollution</i></p> <ul style="list-style-type: none"> Good storage practices and handling of chemicals Regular maintenance of interceptors (trap pollutants) 	Whole site/ All times	Contractor	✓			
Paragraph 13.9.72	<p><i>Minimisation of Soil compaction</i></p> <ul style="list-style-type: none"> Minimise area of works Re-instate area if work finished in area for some time 	WNR/ All times	Contractor	✓			
Paragraph 13.9.74 – 13.9.81	<p><i>Mitigation for non-bird species</i></p> <ul style="list-style-type: none"> Sympathetic management practices Re-profiling bunds Enhance ponds Creation of freshwater marsh and management of native plant species 	WNR/ All times	Contractor / Proponent / HKSAR Wetland Nature Foundation	✓		✓	
Operation Phase							

EIA Ref	Environment Protection Measures	Location / Timing	Implementation Agent	Implementation Stages				Relevant Legislation and Guidelines
				D	C	O		
Section 6	Water Quality Impact							
Paragraphs 6.10.5 to 6.10.7	<p><i>Residential Development and Access Road</i></p> <ul style="list-style-type: none"> Drainage system with provision of treatment facilities including sand traps and oil interceptors should be provided to retain wastewater in case of emergency discharge; Regular cleaning and sweeping of the access road and other paved areas so as to minimise exposure of pollutants to stormwater; Regular inspection of stormwater gullies and ditches provided along the access road and among the residential development; Planter strips to be provided along the access road and around the residential development where practicable; and In the event of emergency where there is a major spillage of oil, chemical or fuel, dispersants or fire fighting foam, etc., a system of contaminant bunding is recommended to be deployed as far as practicable. 	Residential Area and Access Road / all times	Project Proponent			✓	N.A.	
Paragraphs 6.10.8 to 6.10.12	<p><i>Wetland Nature Reserve</i></p> <ul style="list-style-type: none"> Regular maintenance of fishponds to remove excessive nutrients; Fish species to be carefully selected and quantity to be controlled to avoid excessive fish farming; No application of herbicides, or pesticides is considered necessary. Re-circulation pumping system provided for circulation of water between ponds and to reduce likelihood of overflowing of ponds; Temporary storage of water at the storage pond to allow sedimentation and removal of pollutants before discharge; and Intentional discharge upon water quality, for example, reed bed to be provided in the marshland area to reduce nutrient discharge. 	Wetland Nature Reserve / all times	Project Proponent			✓	N.A.	
Section 13	Ecological Impact							
Paragraph 13.9.39-13.9.54	<p><i>Habitat loss and disturbance</i></p> <p>Achieve mitigation targets through long-term management of WNR. For details refer to the Draft Habitat and Conservation Management Plan (Section 14 of the ES)</p>	WNR/ All times	Project Proponent / HKSAR Wetland Nature Foundation			✓		
Paragraph 13.9.55 – 13.9.60	<p><i>Residual disturbance of WNR</i></p> <ul style="list-style-type: none"> Lock gates at vehicle access points Screening of perimeter bunds in aquaculture ponds and margins of open water through establishment of trees, shrubs and wetland emergent species 	Whole site/ Ongoing	Project Proponent / HKSAR Wetland Nature Foundation			✓		

EIA Ref	Environment Protection Measures	Location / Timing	Implementation Agent	Implementation Stages			Relevant Legislation and Guidelines
				D	C	O	
Paragraph 13.9.61 – 13.9.68	<p><i>Mitigation for Disturbance to Egretty</i></p> <ul style="list-style-type: none"> Relocation of egretty to WNR – Establishment of trees, shrubs and tall grass species Draw-out fish ponds for foraging habitats 	WNR/ Ongoing	Project Proponent / HKSAR Wetland Nature Foundation	✓	✓	✓	
Paragraph 13.9.69	<p><i>Minimisation of Dust deposition</i></p> <p>Refer to air quality measures</p>	-	-	-	-	-	-
Paragraph 13.9.70	<p><i>Minimisation of Sediment loads</i></p> <p>Regular maintenance of interceptors (trap sediment)</p>	Drainage system Residential Development / Management of Fish Ponds	Project Proponent / HKSAR Wetland Nature Foundation	✓	✓	✓	
Paragraph 13.9.71	<p><i>Minimisation of Pollution</i></p> <p>Regular maintenance of interceptors (trap pollutants)</p>	Drainage system Residential Development	Project Proponent / HKSAR Wetland Nature Foundation	✓	✓	✓	
Paragraph 13.9.73	<p><i>Bird strikes with Glazed towers</i></p> <p>Refer to Landscape and Visual Impacts measures</p>	-	-	-	-	-	-
Paragraph 13.9.74 – 13.9.81	<p><i>Mitigation for non-bird species</i></p> <ul style="list-style-type: none"> Sympathetic management practices Management of native plant species 	WNR/ All times	Project Proponent / HKSAR Wetland Nature Foundation	✓	✓	✓	

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Measure and Main Concern to address
							D	C	O		
Construction Phase Landscape and Visual Mitigation Measures											
11.11	CP1	Preservation of Existing Vegetation									
	CP1.1	To retain trees that have high amenity or ecology value and contribute most to the landscape and visual amenity of the site and its immediate environs.	Site	Project Proponent	Project Landscape Architect / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓			Throughout design phase	To minimise the disturbance to the existing landscape resources.
	CP1.2	Creation of precautionary area around trees to be retained equal to half of the trees canopy diameter. Precautionary area to be fenced.	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002		✓		Before construction phase commence	To ensure the success of the tree preservation proposals.
	CP1.3	Prohibition of the storage of materials including fuel, the movement of construction vehicles, and the refuelling and washing of equipment including concrete mixers within the precautionary area.	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002		✓		Throughout construction phase	To ensure the success of the tree preservation proposals.
	CP1.4	Phased segmental root pruning for trees to be retained and transplanted over a suitable period (determined by species and size) prior to lifting or site formation works which affect the existing rootball of trees identified	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002		✓		Throughout construction phase	To ensure the success of the tree preservation proposals.

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
		for retention. The extent of the pruning will be based on the size and the species of the tree in each case.									
	CP1.5	Pruning of the branches of existing trees identified for transplantation and retention to be based on the principle of crown thinning maintaining their form and amenity value.	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓		Throughout construction phase	To ensure the success of the tree preservation proposals.	
	CP1.6	The watering of existing vegetation particularly during periods of excavation when the water table beneath the existing vegetation is lowered.	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓		Throughout construction phase	To ensure the success of the tree preservation proposals.	
	CP1.7	The rectification and repair of damaged vegetation following the construction phase to its original condition prior to the commencement of the works or replacement using specimens of the same species, size and form where appropriate to the design intention of the area affected	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓		Throughout construction phase	To ensure the success of the tree preservation proposals.	
	CP1.8	All works affecting the trees identified for retention and transplantation will be carefully monitored. This	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No.	✓		Throughout construction phase	To ensure the success of the tree preservation proposals.	

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
		includes the key stages in the preparation of the trees, the implementation of protection measures and health monitoring throughout the construction period				14/2002					
	CP1.9	Detailed landscape and tree preservation proposals will be submitted to the relevant government departments for approval under the lease conditions and in accordance with ETWB TCW No. 2/2004 and WBTC No. 14/2002.	Site	Project Proponent	Project Landscape Architect / NA	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓			Throughout design phase	To ensure the tree preservation and planting proposals are integrated with the existing landscape context and that the landscape resources are preserved where appropriate.
	CP2.0	The tree preservation works should be implemented by approved Landscape Contractors and inspected and approved on site by a qualified Landscape Architect. A tree protection specification would be included within the contract documents.	Site	Project Proponent	Project Proponent / NA	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓	✓		Throughout design and construction phases	To ensure the tree preservation and planting proposals are integrated with the existing landscape context and that the landscape resources are preserved where appropriate.
11.11 Table 11-8	CP2	Preservation of Existing Topsoil									
	CP2.1	Topsoil disturbed during the construction phase should be tested using a	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18		✓		Throughout construction phase	To provide a viable growing medium suited to

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
		standard soil testing methodology and where it is found to be worthy of retention stored for re-use..									the existing conditions and reduce the need for the importation of top soil.
	CP2.2	The soil will be stockpiled to a maximum height of 2m and will be either temporarily vegetated with hydroseeded grass during construction or covered with a waterproof covering to prevent erosion.	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18	✓		Throughout construction phase		To provide a viable growing medium suited to the existing conditions and reduce the need for the importation of top soil.
	CP2.3	The stockpile should be turned over on a regular basis to avoid acidification and the degradation of the organic material, and reused after completion. Alternatively, if this is not practicable, it should be considered for use elsewhere, including other projects.	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18	✓		Throughout construction phase		To provide a viable growing medium suited to the existing conditions and reduce the need for the importation of top soil.
11.11 Table 11-8	CP3	Development Site and Temporary Works Areas									
	CP3.1	Where appropriate to the final design the landscape of these works areas should be restored following the completion of the construction phase.	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18	✓		Throughout construction phase		To minimise the disturbance to existing landscape resources and change of visual amenity.

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
	CP3.2	Construction site controls should be enforced including the storage of materials, the location and appearance of site accommodation and the careful design of site lighting to prevent light spillage.	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18	✓			Through out construction phase	To minimise the disturbance to existing landscape resources and change of visual amenity.
	CP3.3	Screen the works area during the construction phase through the use of decorative hoarding along the site boundary facing adjacent VSRs	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18	✓			Through out construction phase	To minimise the disturbance to existing landscape resources and change of visual amenity.
11.11 Table 11-8	CP4	Mitigation Planting									
	CP4.1	Replanting of disturbed vegetation should be undertaken at the earliest possible stage of the construction phase	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓			After the site formation and on completion of planting area.	To minimise the disturbance to existing landscape resources and minimize the impacts on the visual amenity of the area.
	CP4.2	Use of native plant species predominantly in the planting design for the buffer areas.	Site	Project Proponent	Project Landscape Architect/ NA	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓			After the site formation and on completion of planting area.	To enhance the local landscape and ecological value.
	CP4.3	The tree planting works should be implemented by approved Landscape Contractors and inspected	Site	Project Proponent	Project Proponent / NA	TM-EIA Annex 18, ETWB TCW No. 2/2004 &	✓			Throughout design and construction phases	To ensure the tree preservation and planting proposals are integrated with

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
		and approved on site by a qualified Landscape Architect. A tree planting specification would be included within the contract documents.				WBTC No. 14/2002					the existing landscape context and that valuable landscape resources are preserved where appropriate to the final design.
	CP4.4	All imported plants should be quarantined in local nursery for minimum 1 month.	Local Green Nursery	Project Proponent	Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓			Throughout construction phases	To check there are no symptoms of infection by pests or diseases prior to planting on site.
11.11 Table 11-8	CP5	Transplantation of Existing Trees									
	CP5.1	The tree transplanting works should be implemented by approved Landscape Contractors and inspected and approved on site by a qualified Landscape Architect. A tree protection / transplanting specification would be included within the contract documents.	Site	Project Proponent	Project Proponent / NA	TM-EIA Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002	✓			Throughout design and construction phases	To ensure the tree preservation and planting proposals are integrated with the existing landscape context and that valuable landscape resources are preserved where appropriate to the final design.
Operational Phase Landscape and Visual Mitigation Measures											
11.11	OP1	Design of Built									

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
Table 11-9		Development									
	OP1.1	Adopt a non-linear building orientation and a stepped building height principle.	Site	Project Proponent	Project Architects / NA	TM-EIA Annex 18 and BD	✓			Throughout design phase	To ensure the proposals are integrated with the existing landscape and visual context, and avoid walling effect.
	OP1.2	Use of a layout and slightly higher building blocks to allow the incorporation of significant view corridors.	Site	Project Proponent	Project Architects / NA	TM-EIA Annex 18 and BD	✓			Throughout design phase	Create visual access through the development to the green backdrop formed by the wooded hillides to the south. These view corridors also allow the development to avoid the walling effect evident in the existing developments to the south and west particularly when viewed from locations such as the development in the northern part of Tin Shui Wai. The proposed view corridors are also important from an ecological perspective.
	OP1.3	Use of colour blocking	Site	Project	Project Architects for	TM-EIA	✓			Throughout	Responsive

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
		utilising range of visually recessive earth colours and tones on the building facades of the different blocks. Non-reflective finishes are recommended on the outward facing building facades. Utilisation of planting on building façade and balcony to soften the architectural form of the building.		Proponent	design / contractor for implementation / Property Management Agent for maintenance	Annex 18 and BD				design phase	building façade treatment to reduce the apparent visual mass of the development and reduce the glare effect from the reflection of sunlight.
	OP1.4	Utilise underground car parking and utilities so as to maximise the area of landscaping.	Site	Project Proponent	Project Architects / Property Management Agent	TM-EIA Annex 18, HKPSG and BD	✓			Throughout design phase	To maximise the area available for landscaping and minimise potential impacts of extensive hard surfaced areas in elevated views both within and without the development site.
	OP1.5	Use of responsive aesthetic design of architectural and road lighting with glare containment design measures.	Site	Project Proponent	Project Architects / NA	TM-EIA Annex 18, HKPSG and BD	✓			Throughout design phase	To reduce the night-time glare effect to the surrounding environs.
	OP1.6	Formulate lighting operation management programme to minimise potential light spillage and glare impacts.	Site	Project Proponent	Property Management Agent/ Property Management Agent	TM-EIA Annex 18			✓	Throughout operation phase	To reduce the night-time glare effect to the surrounding environs.

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
11.11 Table 11-9	OP2	Landscape Buffer Planting									
	OP2.1	Create a landscape buffer area extending around the periphery of the proposed marsh habitat in WNR providing screening of the development at low levels and creating a transitional structure, not less than 50m wide, between the low-lying fishponds of the WNR and the upright forms of the proposed built development.	Site	Project Proponent	Contractor / Property Management Agent for the area within the 4ha development footprint and a contractor for the area within the WNR	TM-EIA Annex 18, HKPSG and BD	✓			Throughout design phase	This planting in addition to the proposed bamboo planting proposed as part of the ecological mitigation measures will also serve to visually integrate the proposals within the existing landscape framework.
	OP2.2	Utilise native tree species in the planting mix for the landscape buffer area.	Site	Project Proponent	Contractor / Property Management Agent for the area within the 4ha development footprint and a contractor for the area within the WNR	TM-EIA Annex 18, HKPSG and BD	✓			Throughout design phase	Provide a linkage with the existing wooded areas creating a more coherent landscape framework whilst also improving the ecological connectivity between existing and proposed woodland habitats.
	OP2.3	Formulate a woodland management programme for implementation during the operational phase.	Site	Project Proponent	Project Landscape Architect / Property Management Agent for the area within the 4ha development footprint and a contractor for the area within the WNR	TM-EIA Annex 18, HKPSG & BD	✓			Throughout design phase	Conserve and enhance the ecological interest.

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
11.11 Table 11-9	OP3	Landscape Strategy for the Design of Amenity Space									
	OP3.1	The concept should provide a synthesis between a contemporary design philosophy and sustainable development principles. The spatial hierarchy involves movement from the public areas to more intimate spaces. Each of these spaces will be imbued with an individual character through the use of for example distinctive paving and street furniture, and plant combinations. The layout of the space and interconnected footpaths is designed to be legible with visual access between nodes and distinct entrance courtyards to the individual development blocks.	Site	Project Proponent	Project Landscape Architect / Property Management Agent	TM-EIA Annex 18, HKPSG and BD	✓		Throughout design phase	Serve to visually integrate the proposals into the existing landscape framework and provide visual amenity for the enjoyment of the future residents.	
	OP3.2	The buffer planting is provided along the edge of the residential development extending to the north in association with the marsh habitat created under the WNR.	Site	Project Proponent	Project Landscape Architect / Property Management Agent for the area within the 4ha development footprint and a contractor for the area within the WNR	TM-EIA Annex 18, HKPSG and BD	✓		Throughout design phase	Landscape buffer designed to create a transitional zone between the general landscape of the development and the ecological	

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/ Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Measure and Main Concern to address
							D	C	O		
11.11 Table 11-9	OP4	Compensatory Planting Proposals									important landscape beyond. This buffer will also screen low level views of the proposed development.
	OP4.1	Utilise ornamental species within the residential development area whilst species native to Hong Kong will be utilized within the buffer planting areas.	Site	Project Proponent	Project Landscape Architect / Property Management Agent for the area within the 4ha development footprint and a contractor for the area within the WNR	TM-EIA Annex 18, HKPSG and BD	✓		Throughout design phase	The planting proposal seeks to compensate for the predicted tree loss resulting from the construction of the development, visually integrate the proposals within its existing landscape framework and provide an improved visual amenity for future residents.	
	OP4.2	A qualified or registered landscape architect will be involved in the design, construction supervision and monitoring, and maintenance period to oversee the implementation of the recommended landscape and visual mitigation	Site	Project Proponent	Project Proponent / NA	TM-EIA Annex 18, HKPSG and BD	✓		Throughout design phase	The planting proposal seeks to compensate for the predicted tree loss resulting from the construction of the development, visually integrate the proposals within its existing	

EIA Ref.	Mit. Code	Recommended Mitigation Measures	Location	Funding	Implementation/Maintenance Agent	Relevant Standard or Requirement	Implementation Stages			Timing of Implementation	Objectives of the Recommended Measure and Main Concern to address
							D	C	O		
		measures including the tree preservation and landscape works on site.									landscape framework and provide an improved visual amenity for future residents.
11.11 Table 11-9	OP5	Southern Development Access									
	OP5.1	Adopt a responsive streetscape design with new street tree planting.	Site	Project Proponent	Project Landscape Architect / LCSD and HyD for public portion of the road and Property Management Agent for private areas.	TM-EIA Annex 18, HKPSG and BD	✓			Throughout design phase	The design seeks to visually integrate the road proposals within the landscape of the existing village setting of Shing Uk Tsuen and Ng Uk Tsuen.

Legend: D – Design, C – Construction, O – Operation

Note:

BD – Building Ordinance

ETWB TCW – Environmental and Transport Works Bureau Technical Circular

HKPSG – Hong Kong Planning Standards and Guidelines

TM-EIA – Technical Memorandum on Environmental Impact Assessment Process

TPO – Town Planning Ordinance

WBTC – Works Bureau Technical Circulars