

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
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Construction Phase Landscape and Visual Mitigation Measures											
11.11 Table 11-8	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	Site	Project Proponent	Contractor / Contractor	TM-EIA Annex 18, ETWB TCW No. 2/2004 &		✓		Throughout construction phase	To ensure the success of the tree preservation proposals.

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		and size) prior to lifting or site formation works which affect the existing rootball of trees identified for retention. The extent of the pruning will be based on the size and the species of the tree in each case.				WBTC No. 14/2002					
	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 it's original condition prior to the commencement of the works or replacement using specimens of the same species, size and form where appropriate to	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.

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		the design intention of the area affected									
	CP1.8	All works affecting the trees identified for retention and transplantation will be carefully monitored. This includes the key stages in the preparation of the trees, the implementation of protection measures and health monitoring through out the construction period	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.
	CP1.9	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	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

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		protection specification would be included within the contract documents.									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 standard soil testing methodology and where it is found to be worthy of retention stored for re-use..	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.
	CP2.2	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	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.

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		not practicable, it should be considered for use elsewhere, including other projects.									
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		✓		Through out construction phase	To minimise the disturbance to existing landscape resources and change of visual amenity.
	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	Site	Project	Contractor / Contractor	TM-EIA		✓		After the site	To minimise the

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		vegetation should be undertaken at the earliest possible stage of the construction phase		Proponent		Annex 18, ETWB TCW No. 2/2004 & WBTC No. 14/2002				formation and on completion of planting area.	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 and approved on site by a qualified Landscape Architect. A tree planting 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.
	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.

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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 Table 11-9	OP1	Design of Built 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	Site	Project	Project Architects /	TM-EIA	✓			Throughout	Create visual

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		slightly higher building blocks to allow the incorporation of significant view corridors.		Proponent	NA	Annex 18 and BD				design phase	access through the development to the green backdrop formed by the wooded hillsides 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 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	Site	Project Proponent	Project Architects for design / contractor for implementation / Property Management Agent for maintenance	TM-EIA Annex 18 and BD	✓			Throughout design phase	Responsive building façade treatment to reduce the apparent visual mass of the development and reduce the glare effect from the reflection of sunlight.



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		planting on building façade and balcony to soften the architectural form of the building.									
	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.
11.11 Table 11-9	OP2	Landscape Buffer Planting									
	OP2.1	Create a landscape buffer	Site	Project	Contractor / Property	TM-EIA	✓			Throughout	This planting in

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		area extending around the periphery of the development to 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.		Proponent	Management Agent for the area within the 4ha development footprint and a contractor for the area within the WNR	Annex 18, HKPSG and BD				design phase	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.
11.11	OP3	Landscape Strategy for									

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Table 11-9		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	Site	Project Proponent	Project Landscape Architect / Property Management Agent for the area within the 4ha development footprint and a contractor for the	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

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		created under the WNR.			area within the WNR						and the ecological important landscape beyond. This buffer will also screen low level views of the proposed development.
11.11 Table 11-9	OP4	Compensatory Planting Proposals									
	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	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

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		oversee the implementation of the recommended landscape and visual mitigation measures including the tree preservation and landscape works on site.									development, visually integrate the proposals within its existing 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