

**Table - 5A Proposed Landscape Enhancement / Mitigation Measures – Construction Phase**

ID No.	Landscape Mitigation Measures
CM1	<b>Proper protection of existing trees designated to be retained in-situ</b> Existing trees designated to be retained in-situ will be properly protected. This may include the clear demarcation and fencing-off of tree protection zones, tight site supervision and monitoring to prevent tree damage by construction activities, and periodic arboricultural inspection and maintenance to uphold tree health. A total of around 60 nos. of trees will be retained in-situ.
CM2	<b>'One-go' Tree Transplanting within Site</b> Affected existing trees designated to be transplanted will be transplanted 'one-go' within the Site instead to an offsite holding nursery as is typically done. The transplanted trees will provide some instant greenery during construction. In total, around 8 nos. of trees will be transplanted.
CM3	<b>Innovative Construction Method of Pond Expansion</b> Existing abandoned pond (approx. 0.5ha) with pond edge (approx. 0.2ha) will be slightly expanded and enhanced into a larger landscape pond (0.6ha pond and 0.3ha pond edge). Conventional method of pond expansion by excavating at the existing pond edge will substantially pollute the existing pond. An innovative design and construction method will be employed in this project: (1) excavating a new pond at a slightly higher elevation adjacent to the existing pond without breaking the existing pond edge, (2) suitably prepare the surface of the new pond bottom, (3) fill the new pond with water and let it stabilized for several weeks, (4) connect the recirculation system to the existing pond, (5) create a gentle water cascade between the existing pond and the new pond by increasing the new pond water level to flood over and water will be circulated between these two ponds. As a result, two ponds functionally and aesthetically appear as one will be created. (The gentle water cascade will also provide aeration to ensure water quality and details of the construction method of pond will be subject to detailed design).
CM4	<b>Early Commencement &amp; Completion of the Recreational Area</b> The proposed basements and houses in the southern portion of the site will require an extensive construction period while the proposed works for the landscape pond, landscape open area and recreational area in the northern portion of the site is relatively simpler. Upon possession of the site, the proposed works in the recreational area will be fast-tracked. It is expected that the recreational area will be properly vegetated within a short period, offsetting the negative impact arising from the construction works in the rest of the Project Site. Approximately 200 nos. of heavy-standard to semi-mature size trees will be planted in the northern site. Moreover, there will be around 2 ha of lawn area.

**Table - 5B Proposed Landscape Enhancement / Mitigation Measures – Operation Phase**

ID No.	Landscape Mitigation Measures
OM1	<b>Maximizing Tree Preservation Effort</b> Healthy existing trees that are not affected by the proposed development will be retained in-situ. Affected existing trees that are of high to medium amenity value and high to medium survival rate after transplanting will be transplanted.
OM2	<b>Provision of New Trees and Mass Planting</b> Compensatory tree and shrub planting shall be provided for soft landscape in the proposed development. The tree compensation to tree loss ratio shall be at least 1:1 in term of quantity and quality within the Project Site. Furthermore, a continuous belt of landscape planting, featuring trees and shrubs will be provided along the boundary of the development.
OM3	<b>Suitable Design for Recreational Area</b> The landscape design for the recreational area in the northern portion of the Site will adopt a rural, naturalistic approach with vast open space to match the original landscape character. Emphasis will be placed on a balanced approach between trees and grass/herbs. Use of native species will be the planting design theme. Natural materials, such as timbers, will be mostly used for landscape hardworks.

**Table - 7B Proposed Visual Enhancement / Mitigation Measures – Operation Phase**

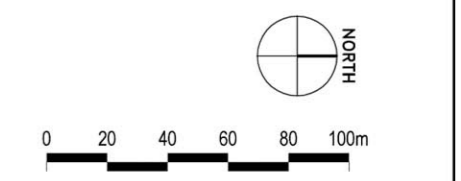
ID No.	Visual Mitigation Measures
OM4	Use appropriate (visually unobtrusive and non-reflective) building materials and colours in built structures.
OM5	Streetscape elements (e.g. paving, signage, street furniture, lighting etc.) sensitively designed in a manner that responds to the local context, and minimizes potential negative landscape and visual impacts. Lighting units to be directional and minimizing unnecessary light spill.
OM6	<b>Suitable Design and Landscape Treatment of Noise Barrier and Along Boundary</b> Height of permanent noise barriers along boundary to be minimum required. Barrier finishes be sensitively selecting and designing to reduce visual impact. Materials to be opaque and non-reflective material with colour blending in with the environment to minimize visual impact and to avoid bird strike. Screen tree, shrub and climber planting to be provided in front of permanent noise barrier to minimise visual intrusion.

**Table - 7A Proposed Visual Enhancement / Mitigation Measures – Construction Phase**

ID No.	Visual Mitigation Measures
CM5	Height of temporary noise barriers along boundary facing Bethel High School and some residences in Fairview Park be to minimum required. Barrier finishes be sensitively selecting and designing to reduce visual impact. Materials to be opaque and non-reflective material with colour blending in with the environment to minimize visual impact and to avoid bird strike.
CM6	Advance screen planting of fast growing tree and shrub species to noise barriers and hoardings. Trees shall be capable of reaching a height >10m within 10 years.
CM7	Control of night-time lighting by hooding all lights.
CM8	Reduction of construction period to practical minimum.

- SITE BOUNDARY/ PERIMETER WALL
- 2.5 M PERMANENT NOISE BARRIER WITH SCREEN PLANTING
- 4 M PERMANENT NOISE BARRIER WITH SCREEN PLANTING
- 4.5 M PERMANENT NOISE BARRIER WITH SCREEN PLANTING
- 9 M TEMPORARY NOISE BARRIER WITH SCREEN PLANTING
- EXISTING TREES TO BE RETAINED
- TRANSPLANTED TREES
- PROPOSED TREES
- GREEN BUFFER
- TWO STOREY HOUSE
- SWIMMING POOL
- PROPOSED PAVING
- PRIVATE GARDEN

- ENTRY PLAZA
- MANAGEMENT OFFICE/ EATING PLACE/TOILET
- CLUB HOUSE
- CAR PARKING
- BIKE KIOSK
- NURSERY SHELTER
- POND
- BROADWALK
- SITTING AREA
- CHILDREN' S PLAY AREA
- EXERCISE AREA
- PEDESTRIAN LINK
- EVA/ INTERNAL ACCESS



**Figure: 11-16**

**Title:** Landscape and Visual Mitigation Measures – Plan

**Project:** Residential cum Passive Recreational Development within "Recreation" ("REC") Zone and Residential (Group C)" Zone at Various Lots in DD 104, Yuen Long, N.T

ENVIRON

Drawn by: DK

Checked by: TO

Rev.: -

Date: FEB 2014