

Summary of environmental impacts associated with the Project

Sensitive Receivers / Assessment Points	Impact Prediction Results (Without Mitigation)	Key Relevant Standards/Criteria	Extents of Exceedance (Without Mitigation)	Impact Avoidance Measures/Mitigation Measures	Residual Impacts (After Implementation of Mitigation Measures)
Air Quality Impact					
Construction Phase					
Existing Air Sensitive Receivers (including offices in industrial premises, residential units, fire station etc.)	<p>TSP</p> <ul style="list-style-type: none"> Max. 1-hour average TSP conc.: 782 - 4403 $\mu\text{g}/\text{m}^3$ <p>RSP</p> <ul style="list-style-type: none"> 10th highest 24-hour average RSP conc.: 76 - 276 $\mu\text{g}/\text{m}^3$ Annual average RSP conc.: 33 - 72 $\mu\text{g}/\text{m}^3$ <p>FSP</p> <ul style="list-style-type: none"> 10th highest 24-hour average FSP conc.: 56 - 76 $\mu\text{g}/\text{m}^3$ Annual average FSP conc.: 23 - 30 $\mu\text{g}/\text{m}^3$ 	<ul style="list-style-type: none"> TM-EIAO and AQO 1-hr Average TSP Conc: 500 $\mu\text{g}/\text{m}^3$ 24-hr Average RSP Conc: 100 $\mu\text{g}/\text{m}^3$ (Number of exceedance allowed : 9) Annual Average RSP Conc: 50 $\mu\text{g}/\text{m}^3$ 24-hr Average FSP Conc: 75 $\mu\text{g}/\text{m}^3$ (Number of exceedance allowed : 9) Annual Average FSP Conc: 35 $\mu\text{g}/\text{m}^3$ 	<p>TSP</p> <ul style="list-style-type: none"> Exceed TM-EIAO (1-hr) criterion by up to some 3900 $\mu\text{g}/\text{m}^3$ <p>RSP</p> <ul style="list-style-type: none"> Exceed AQO (24-hr) criterion by up to some 170 $\mu\text{g}/\text{m}^3$ Exceed AQO (24-hr) criterion by up to some 20 $\mu\text{g}/\text{m}^3$ <p>FSP</p> <ul style="list-style-type: none"> Exceed AQO (24-hr) criterion by up to 1 $\mu\text{g}/\text{m}^3$ 	<ul style="list-style-type: none"> Watering once per hour on the active works areas, exposed area; and paved haul roads to reduce dust emission Dust suppression measures stipulated in the Air Pollution Control (Construction Dust) Regulation and good site practices would be carried out to further minimise construction dust impact Erect a 3-m high hoarding at the northern boundary of the Project Site 	<ul style="list-style-type: none"> No adverse residual impacts anticipated
Operational Phase					
Existing and planned Air Sensitive Receivers (including offices in industrial premises, residential units, fire station etc.)	<p>NO₂</p> <ul style="list-style-type: none"> 19th highest 1-hour Average NO₂ Conc.: 70 - 121$\mu\text{g}/\text{m}^3$ Annual Average NO₂ Conc.: 11 - 21$\mu\text{g}/\text{m}^3$ <p>RSP</p> <ul style="list-style-type: none"> 10th highest 24-hour Average RSP Conc 74 - 80$\mu\text{g}/\text{m}^3$ Annual Average RSP Conc.: 32 - 36$\mu\text{g}/\text{m}^3$ <p>FSP</p> <ul style="list-style-type: none"> 10th highest 24-hour 	<ul style="list-style-type: none"> AQO and Odour Criterion 1-hr Average NO₂ Conc: 200 $\mu\text{g}/\text{m}^3$ (Number of exceedance allowed : 18) Annual Average NO₂ Conc: 40 $\mu\text{g}/\text{m}^3$ 24-hr Average RSP Conc: 100 $\mu\text{g}/\text{m}^3$ (Number of exceedance allowed : 9) Annual Average RSP Conc: 50 $\mu\text{g}/\text{m}^3$ 24-hr Average FSP Conc: 75 $\mu\text{g}/\text{m}^3$ (Number of exceedance allowed : 9) Annual Average FSP Conc: 35 $\mu\text{g}/\text{m}^3$ 	<ul style="list-style-type: none"> No exceedances are predicted at all ASRs 	<ul style="list-style-type: none"> No mitigation measure is required 	<ul style="list-style-type: none"> No adverse residual impacts anticipated

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	Average FSP Conc.: 56 - 57 $\mu\text{g}/\text{m}^3$ • Annual Average FSP Conc.: 23 – 24 $\mu\text{g}/\text{m}^3$ Odour • Maximum 5-second Average odour Conc less than 5 OU.	• Maximum 5-second Odour Conc: 5 OU			
Noise					
Construction Phase (Noise)					
Existing Noise Sensitive Receivers	• Predicted construction airborne noise levels would range from 74 to 86 dB(A)	• TM-EIAO Annex 5 for non-restricted hours for domestic premises: 75 dB(A)	• Exceed the TM-EIAO noise criterion up to 11dB(A)	• Adoption of good site practices to limit noise emissions at the source; use of quality powered mechanical equipment (QPME); and use of temporary noise barriers to screen noise from PMEs	• The mitigated predicted construction noise levels would range from 61 to 73 dB(A), which are within the criterion • All residential premises would comply with criteria.
Operational Phase (Fixed Noise Sources)					
Existing and Planned Noise Sensitive Receivers	• Maximum predicted fixed noise levels would be 52 dB(A) during day and evening time; and 37 dB(A) during night time period.	• Prevailing background noise measurement level for day and evening period and night period	• Exceed the noise criterion up to 7dB(A) during day and evening time period	• All the pumps should be enclosed inside a building structure; • Proper selection of quiet plant to reduce the tonality at NSRs; • Installation of silencer / acoustic enclosure / acoustic louvre for the exhaust of ventilation system; • Openings of ventilation system should be located away from NSRs as far as practicable; and • Installation of absorptive noise barrier (with density of absorption material of 48kg/m ³) for the aerator which would duly shield the engine and other noisy parts of the aerator as far as practicable.	• No adverse residual impact is anticipated

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Water Quality					
Construction Phase					
Water Sensitive Receivers	Water quality in WSRs would be deteriorated by land-based construction with the following pollution sources: <ul style="list-style-type: none"> • Site runoff from general site operation • Accidental spillage of chemicals • Sewage from Workforce; and • Run-off during modification of open channel. 	<ul style="list-style-type: none"> • TM-EIAO • Water Pollution Control Ordinance (WPCO) (Cap. 358) • Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS) • Practice Note for Professional Persons (ProPECC) PN 1/94 	<ul style="list-style-type: none"> • Not applicable 	<ul style="list-style-type: none"> • Installation of temporary sedimentation tanks to intercept the surface runoff. • Provision of temporary drainage system to ensure that the surface runoff with high concentration of suspended solid (SS) would not be discharged to the existing wet woodland area located at the north of the site. • Best management practices with reference to ProPECC PN 1/94 should be implemented. Provision of temporary sanitary facilities e.g. portable chemical toilets, and sewage holding tank. 	<ul style="list-style-type: none"> • No adverse residual impact anticipated
Operational Phase					
Water Sensitive Receivers	Water quality in WSRs would be deteriorated by: <ul style="list-style-type: none"> • Stormwater bypass; • Sewage effluent; • Wastewater from ancillary facilities; • Potential water seepage; and, • Sewage from Sewage Pumping Station 	<ul style="list-style-type: none"> • TM-EIAO • Water Pollution Control Ordinance (WPCO) (Cap. 358) • Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters (TM-DSS) • Practice Note for Professional Persons (ProPECC) PN 1/94 • Proposed Assessment Criteria for Fungicides, Insecticides and Fertilizers • Pesticides Ordinance (Cap. 133) 	<ul style="list-style-type: none"> • Not applicable 	<ul style="list-style-type: none"> • Provision mitigation measures including of 1) a drainage system to withstand rainstorms of a 50-year return period; 2) a water storage tank with a total volume of 30,000m³ and 3) proper location of outfall for bypasses. • Runoff control by best management practice (e.g. installation of silt traps). • Request of discharge licenses under WPCO individually. • Application of discharge standards according to TM-DSS to government foul sewers. • Contingency measures for sewage pumping station such as dual fee power supply or backup power supply, standby pumps, sewage tanker 	<ul style="list-style-type: none"> • No adverse residual impact anticipated

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				vehicles, and suspension of sewage generating facilities.	
Waste Implication					
Construction Phase					

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<p>Water quality, air and noise sensitive receivers at or near the Project site, the waste transportation routes and the waste disposal site.</p>	<ul style="list-style-type: none"> It is estimated that 31,100m³ of inert soft C&D material, 9,700m³ of artificial hard material, 134,700m³ of top soil, 6,800m³ of vegetation, 122 tonnes of general refuse, paper, metals, plastics, etc. and a few hundred litres/ month of chemical waste will be generated. 	<ul style="list-style-type: none"> TM-EIAO Annex 7 and Annex 15 Waste Disposal Ordinance (Cap. 354) Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C) Land (Miscellaneous Provisions) Ordinance (Cap. 28) Public Health and Municipal Services Ordinance (Cap. 132) - Public Cleansing and Prevention of Nuisances Regulation Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N) 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Standard formwork or pre-fabrication should be used as much as possible in order to minimise the arising of C&D materials. Carry out on-site sorting to retrieve recyclable materials as much as possible. Where practicable, C&D materials generated would be reused within the Project. Adopt good site practice to avoid nuisance to nearby receivers due to storage, collection and transportation of waste. Implement a Trip-ticket system and install GPS in dump trucks to avoid illegal dumping and landfilling. General refuse should be stored in enclosed bins separately from construction and chemical wastes. Recycling bins should also be placed to encourage recycling. A reputable waste collector should be employed to remove general refuse on a daily basis. Licensed collectors should be arranged to collect sewage generated by site staff regularly. Where chemical waste is to be generated, the contractors should register as Chemical Waste Producer (CWP) with EPD, and employ licensed collector to collect and dispose the chemical waste. 	<ul style="list-style-type: none"> No adverse residual impact anticipated

Operational Phase

<p>Water quality, air and noise</p>	<ul style="list-style-type: none"> It is estimated that 1.07 	<ul style="list-style-type: none"> Waste Disposal Ordinance 	<ul style="list-style-type: none"> Not applicable. 	<ul style="list-style-type: none"> General refuse should be collected 	<ul style="list-style-type: none"> No adverse residual
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sensitive receivers at or near the Project Site, the waste transportation routes and the waste disposal site.	tonnes of general refuse, a few hundred litres/ kilograms of chemical waste as well as grass clippings and food waste will be generated.	(Cap. 354) • Waste Disposal (Chemical Waste) (General) Regulation (Cap. 354C)		with lidded bins and delivered to a refuse storage and material recovery chamber and stored in enclosed containers. Daily collection should be arranged by the waste collector. • A 4-bin recycling system for paper, metals, plastics and glass should be adopted together with a general refuse bin. They should be placed in prominent places to promote waste separation at source. All recyclable materials should be collected by recyclers. • Where chemical waste is to be generated, the operator should register as Chemical Waste Producer (CWP) with EPD, and employ licensed collector to collect and dispose the chemical waste. • Grass clippings should be temporarily stored in bays around the golf course before periodic collection for composting. • Food waste should be collected and stored in enclosed containers at shady, flat and ventilation locations before being composted. Contents of the storage container should be kept dry.	impact anticipated
Land Contamination					
Construction Phase					
Construction workers and future users within the Project Site	• Potential contamination within the boundary of the Project and the works of the Project is not anticipated.	• TM-EIAO Section 3 (Potential Contaminated Land Issues) of Annex 19 “Guidelines for Assessment of Impact on Sites of Cultural Heritage and Other Impacts”	• Not applicable.	• No mitigation measure is required	• No adverse residual impact anticipated

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		<ul style="list-style-type: none"> Guidance Note for Contaminated Land and Remediation Practice Guide for Investigation and Remediation of Contaminated Land Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management 			
Operational Phase					
Future users within the Project Site	<ul style="list-style-type: none"> Potential contamination during the operation of the golf course within the boundary of the Project and the works of the Project by application of turf grass chemicals (pesticides and herbicides) for maintaining the golf course as well as accidental spillage of chemicals to be used. 	<ul style="list-style-type: none"> TM-EIAO Section 3 (Potential Contaminated Land Issues) of Annex 19 “Guidelines for Assessment of Impact on Sites of Cultural Heritage and Other Impacts” Guidance Note for Contaminated Land Assessment and Remediation Practice Guide for Investigation and Remediation of Contaminated Land Guidance Manual for Use of Risk-based Remediation Goals for Contaminated Land Management 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> A Turfgrass Management Plan (TMP) has been prepared which provides details on the application, labelling and storage of pesticides as well as measures to be carried out in the occurrence of chemical spillage. All pesticides used on the golf course must be registered under the Pesticide Ordinance and be used by person with valid Pesticides Permit. The application, labelling and storage of pesticides should follow AFCD’s <i>Code of Practice for the Safe and Efficient Use of Pesticides on Sports Turf, A Guide to Labelling of Pesticide and Safety Guidelines for Storage of Pesticides</i> respectively, and the disposal of pesticides should follow EPD’s <i>A Guide to the Chemical Waste Control Scheme</i>. In the occurrence of chemical spillage, the operator should follow the instruction of the labels and take precautionary measures before 	<ul style="list-style-type: none"> No adverse residual impact anticipated

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				handling the spillage. In addition, for any chemical spillage, the operator should prepare an incident record as well as notify EPD and FSD. Proper remediation should be conducted in accordance with EPD's <i>Guidance Note for Contaminated Land Assessment and Remediation</i> and <i>Practice Guide for Investigation and Remediation of Contaminated Land</i> .	
Landfill Gas Hazard					
Construction Phase					
Construction workforce	<ul style="list-style-type: none"> By the source-pathway-target analysis, the overall risk level of the construction workforce is medium 	<ul style="list-style-type: none"> TM-EIAO Annex 7 and Annex 19 Landfill Gas Hazard Assessment Guidance Note (EPD/TR8/97) 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Appointment of Safety Officer and implementation of safety measures according to the EPD's Landfill Gas Hazard Assessment Guidance Note 	<ul style="list-style-type: none"> Not applicable
Operational Phase					
Future users and staff (including both operational and maintenance) within the Project	<ul style="list-style-type: none"> By the source-pathway-target analysis, the overall risk level of indoor golf course users is high the overall risk level of staff working in plant rooms, repairing workshop and confined space is medium the overall risk level of outdoor golf course users and staff is low 	<ul style="list-style-type: none"> TM-EIAO Annex 7 and Annex 19 Landfill Gas Hazard Assessment Guidance Note (EPD/TR8/97) Factories and Industrial Undertakings (Confined Spaces) Regulation (Cap. 59 AE) 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Mitigation measures such as provision of mechanical ventilation system, wind scoops, compacted high density concrete and gas-proof membrane etc., ventilation by natural air movement, gas detection system and good site management should be implemented in which high and medium-risk targets would be present and wherever practicable to reduce the hazards to sensitive targets to acceptable levels. To reduce the LFG migration through pipes and underground utilities, LFG barriers and gas vents should be installed wherever appropriate. Service conduits should be routed into buildings above ground to provide 	<ul style="list-style-type: none"> Not applicable

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				discontinuity in the gas migration pathway. • Entry safety procedures should be followed by the maintenance staff working in confined spaces in accordance with F&IU (Confined Spaces) Regulation	
Ecology					
Construction Phase					
The works area and its adjacent areas	<ul style="list-style-type: none"> Habitat loss – about 25.23 ha plantation, about 14.36ha of turf grass, about 3.48 ha of grassland, about 4.15 ha of developed area. The existing plantation including those used as roosts by Collared Crow and Black Kite will be affected during the construction phase. 	<ul style="list-style-type: none"> TM-EIAO Annex 8 and Annex 16 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Avoidance of recognised sites of conservation importance No marine ecological impacts as no marine works nor marine traffic Avoidance of effluent discharge to Tolo Harbour Temporary drainage system to collect construction site runoff Preservation of major tree groups frequently used by birds as roosting sites Fencing without foundation will be erected to protect the preserved tree group from construction disturbance. Reduce Impact from Human Activities by golf course design Phasing of construction works Restriction of Construction Works Hours of powered mechanical equipment at certain areas Timing of earth works Monitoring on Collared Crow and Black Kite 	<ul style="list-style-type: none"> With implementation of the mitigation measures, no adverse residual impacts to terrestrial ecology are anticipated.
Operational Phase					
The development and its adjacent areas	<ul style="list-style-type: none"> Potential impacts on marine ecology if residual agrochemicals enter the surrounding water body. 	<ul style="list-style-type: none"> TM-EIAO Annex 8 and Annex 16 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> Drainage system and water storage tanks of 30,000m³ to collect turf area site runoff and residual agrochemicals Monitoring on Collared Crow and 	<ul style="list-style-type: none"> No residual impact anticipated

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				Black Kite	
Fisheries					
Construction Phase					
Fishing resources in Tolo Harbour and Tolo Channel	<ul style="list-style-type: none"> No impact on fisheries anticipated as no marine works nor marine traffic. 	<ul style="list-style-type: none"> TM-EIAO Annex 9 and Annex 17 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> No direct impacts as no marine works nor marine traffic Temporary drainage system to collect construction site runoff 	<ul style="list-style-type: none"> No residual impact anticipated
Operational Phase					
Fishing resources in Tolo Harbour and Tolo Channel	<ul style="list-style-type: none"> Potential impacts on fisheries resources if residual agrochemicals enter the surrounding water body. 	<ul style="list-style-type: none"> TM-EIAO Annex 9 and Annex 17 	<ul style="list-style-type: none"> Not applicable 	<ul style="list-style-type: none"> No direct impacts as no marine works nor marine traffic Drainage system and water storage tanks of 30,000m³ to collect turf area site runoff and residual agrochemicals 	<ul style="list-style-type: none"> No residual impact anticipated
Landscape					
Construction Phase					
Existing Trees, Landscape Resources (LRs) and Landscape Character Areas (LCAs) and Visually Sensitive Receivers (VSRs) within the assessment area	<ul style="list-style-type: none"> Source of impact include grading works for golf playing area and construction of access road, ancillary facilities, utilities works and loss of existing trees. 8,998 out of 11,198 nos. of existing trees will be felled. Substantial adverse impact on LR Ex-Landfill Site Plantation (Within Project Site). Moderate adverse impact on LRs Managed Grassland on Ex-landfill Site / along Seashore (Within Project Site). Slight adverse impact on 	<ul style="list-style-type: none"> EIAO (Cap. 499. S16) and the TM-EIAO Annexes 3, 10, 11, 18, 20 and 21. Environmental Impact Assessment Ordinance Guidance Note 8/2010 (Preparation of Landscape and Visual Impact Assessment. Hong Kong Planning Standards and Guidelines (HKPSG) Chapters 4 and 10. Protection of Endangered Species of Animals and Plants Ordinance (Cap.586). ETWB TC(W) No. 29/2004 	<ul style="list-style-type: none"> Not applicable 	<p>“Avoidance” measures during planning and design phase:</p> <ul style="list-style-type: none"> Minimisation of potential impacts by reviewing the Project layout and works extent to landscape and visual context as far as technically feasible. Minimisation of change of grading and maintaining existing topography. Review provision of planting areas within the golf course to maximise tree planting opportunities and greenery at where not to interfere the necessary spatial and visual clearance safety for golf players. Avoidance of potential impact on existing coastline and seashore through review of the Project layout. <p>Secondary Mitigation Measures during construction phase:</p>	<p>Construction Phase:</p> <ul style="list-style-type: none"> Preserve approximately 1,874 existing trees. Moderate adverse to insubstantial mitigated impact on LRs. Slight adverse mitigated impact on restored landfill site LCA. Moderate to insubstantial mitigated impact on VSRs.

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	<p>LR Golf Park Golf Driving Range on Ex-landfill Site (within Project Site).</p> <ul style="list-style-type: none"> Moderate adverse impact on Restored Landfill Site LCA. Substantial adverse impacts on VSRs and PVSRs located close to Project Site and/or have full/panoramic view of the Project site including residents at Lo Fai Road and Ting Kok Road. Moderate adverse impacts on VSRs located close to the Project Site and have direct view of the Project site including workers of Tai Po Sewage Treatment Works. Slight adverse impacts to other transient VSRs on the road, VSRs in Park and waterfront and residents / workers along Tolo Harbour and in Tai Po District who have long distance or partial views of the Project Site 	<ul style="list-style-type: none"> Registration of Old and Valuable Trees, and Guidelines for their Preservation. Land Administration Office, Lands Department Practice Note Nos. 7/2007 and 7/2007A Tree Preservation and Tree Removal Application for Building Development in Private Projects. 		<p><u>Landscape</u></p> <ul style="list-style-type: none"> Preservation of Existing Vegetation Implementation of Mitigation Planting and Planting Species Selection Transplantation of Existing Trees Minimisation of Topographical Changes Protection of Coastline <p><u>Visual</u></p> <ul style="list-style-type: none"> Preservation of Existing Vegetation Management of Works Area and Temporary Works Areas Coordination with Concurrent Projects 	
Operational Phase					
Existing Landscape Resources (LRs) and Landscape Character Areas (LCAs) and Visually Sensitive Receivers (VSRs)	<ul style="list-style-type: none"> Source of impact include grading works for golf playing area and construction of access road, ancillary facilities, 	<ul style="list-style-type: none"> EIAO (Cap. 499. S16) and the TM-EIAO Annexes 3, 10, 11, 18, 20 and 21. Environmental Impact Assessment Ordinance 	<ul style="list-style-type: none"> Not applicable 	<p>Secondary Mitigation Measures during construction phase:</p> <p><u>Landscape</u></p> <ul style="list-style-type: none"> Roadside and Amenity Planting I Compensatory Planting Proposals 	<p><u>Operational Phase (Yr. 10)</u></p> <ul style="list-style-type: none"> Preserve approximately 1,874 existing trees, transplant 326 trees and

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<p>within the assessment area</p>	<p>utilities works and loss of existing trees.</p> <ul style="list-style-type: none"> • 8,998 out of 11,198 nos. of existing trees will be felled. • Substantial adverse impact on LR Ex-Landfill Site Plantation (Within Project Site). • Moderate adverse impact on LRs Managed Grassland on Ex-landfill Site / along Seashore (Within Project Site). • Slight adverse impact on LR Golf Park Golf Driving Range on Ex-landfill Site (within Project Site). • Moderate adverse impact on Restored Landfill Site LCA. • Substantial adverse impacts on VSRs and PVSRs located close to Project Site and/or have full/panoramic view of the Project site including residents at Lo Fai Road and Ting Kok Road. • Moderate adverse impacts on VSRs located close to the Project Site and have direct view of the Project site including workers of Tai Po Sewage Treatment Works. 	<p>Guidance Note 8/2010 (Preparation of Landscape and Visual Impact Assessment.</p> <ul style="list-style-type: none"> • Hong Kong Planning Standards and Guidelines (HKPSG) Chapters 4 and 10. • Protection of Endangered Species of Animals and Plants Ordinance (Cap.586). • ETWB TC(W) No. 29/2004 – Registration of Old and Valuable Trees, and Guidelines for their Preservation. • Land Administration Office, Lands Department Practice Note Nos. 7/2007 and 7/2007A Tree Preservation and Tree Removal Application for Building Development in Private Projects. 		<ul style="list-style-type: none"> • Design of Engineering Structure • Creation of Landscape Buffer • Creation of Landscape Ponds / Lakes / Water Features <p><u>Visual</u></p> <ul style="list-style-type: none"> • Responsive Design of Buildings and Treatment • Design of Engineering Structure • Creation of Landscape Buffer- • Control of Operation Lights • Creation of Landscape Ponds / Lakes / Water Features 	<p>plant 4,180 new trees and 4,818 whips. The Project could accommodate 11,198 trees/whips in total which will formulate a recreational landscape context with good quality.</p> <ul style="list-style-type: none"> • Slight adverse residual impact on plantation on Ex-Landfill Site Plantation (Within Project Site). • Moderate to slight beneficial to Managed Grassland on Ex-landfill Site / along Seashore (Within Project Site) and Golf Park Golf Driving Range on Ex-landfill Site (within Project Site). • Insubstantial residual impact on Restored Landfill Site LCA. • Slight to insubstantial impact on VSRs.

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	<ul style="list-style-type: none"> • Moderate adverse impacts on PVSRs located at the Project Site and have direct view of the Project site including staff at planned staff quarters / guests at planned overnight accommodation (Scenario 2 only) • Slight adverse impacts to other transient VSRs on the road, VSRs in Park and waterfront and residents / workers along Tolo Harbour and in Tai Po District who have long distance or partial views of the Project Site 				