

Appendix 15.2 Summary of Environmental Impacts Associated with the Project

Summary of Environmental Impacts Associated with the Project

Air Quality

| 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) |
|---|--|---|---|---|---|
| Construction Impact | | | | | |
| Existing ASRs and surrounding planned residential premises. | <p>TSP</p> <ul style="list-style-type: none"> Max 1-hr average level: up to 4158.6 $\mu\text{g}/\text{m}^3$ <p>PM₁₀</p> <ul style="list-style-type: none"> 10th highest 24-hr average level: up to 295.8 $\mu\text{g}/\text{m}^3$ Annual average level: up to 118.6 $\mu\text{g}/\text{m}^3$ <p>PM_{2.5}</p> <ul style="list-style-type: none"> 19th highest 24-hr average level: up to 65.5 $\mu\text{g}/\text{m}^3$ Annual average level: up to 32.2 $\mu\text{g}/\text{m}^3$ | <ul style="list-style-type: none"> EIAO-TM Air Quality Objectives 1-hr average TSP: 500 $\mu\text{g}/\text{m}^3$ 24-hr average PM₁₀: 100 $\mu\text{g}/\text{m}^3$ Annual average PM₁₀: 50 $\mu\text{g}/\text{m}^3$ 24-hr average PM_{2.5}: 50 $\mu\text{g}/\text{m}^3$ Annual average PM_{2.5}: 25 $\mu\text{g}/\text{m}^3$ | <ul style="list-style-type: none"> Max 1-hr averaged TSP level is exceeded by up to 3658.6 $\mu\text{g}/\text{m}^3$ 10th highest 24-hr averaged PM₁₀ level is exceeded by up to 195.8 $\mu\text{g}/\text{m}^3$ Annual averaged PM₁₀ level is exceeded by up to 68.6 $\mu\text{g}/\text{m}^3$ 10th highest 24-hr averaged PM₁₀ level is exceeded by up to 15.5 $\mu\text{g}/\text{m}^3$ Annual averaged PM₁₀ level is | <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 Erection of hoarding of not less than 3 m high from ground level along the Site boundary. | <p>No adverse residual impact is anticipated.</p> <p>TSP</p> <ul style="list-style-type: none"> Max 1-hr average level: up to 444.1 $\mu\text{g}/\text{m}^3$ <p>PM₁₀</p> <ul style="list-style-type: none"> 10th highest 24-hr average level: up to 84.2 $\mu\text{g}/\text{m}^3$ Annual average level: up to 39.6 $\mu\text{g}/\text{m}^3$ <p>PM_{2.5}</p> <ul style="list-style-type: none"> 19th highest 24-hr average level: up to 40.1 $\mu\text{g}/\text{m}^3$ Annual average level: up to 17.9 $\mu\text{g}/\text{m}^3$ |

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| | | | exceeded by up to 7.2. µg/m ³ | | |
| Operation Impact | | | | | |
| Existing ASRs and planned ASRs of the Project and surrounding planned residential premises. | <p>NO₂</p> <ul style="list-style-type: none"> • 19th highest 1-hr average level: 153.3 µg/m³ • Annual average level: 34.1 µg/m³ <p>PM₁₀</p> <ul style="list-style-type: none"> • 10th highest 24-hr average level: 87.7 µg/m³ • Annual average level: 42.9 µg/m³ <p>PM_{2.5}</p> <ul style="list-style-type: none"> • 19th highest 24-hr average level: 36.6 µg/m³ • Annual average level: 16.5 µg/m³ | <ul style="list-style-type: none"> • EIAO-TM • Air Quality Objectives • 1-hr average NO₂: 200 µg/m³ • Annual average NO₂: 40 µg/m³ • 24-hr average PM₁₀: 100 µg/m³ • Annual average PM₁₀: 50 µg/m³ • 24-hr average PM_{2.5}: 50 µg/m³ • Annual average PM_{2.5}: 25 µg/m³ | None | No mitigation measure is required | No adverse residual impact is anticipated |

Noise Impact

| 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) |
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| Construction Impact | | | | | |
| Existing NSRs | <p>Construction Noise</p> <ul style="list-style-type: none"> Existing NSRs: 41 to 92 dB(A) | <ul style="list-style-type: none"> EIAO-TM Leq (30 min) 75dB(A) at 1m the façade of residential dwellings Leq (30 min) 70dB(A) at 1m from the façade of schools during normal teaching hour Leq (30 min) 65dB(A) at 1m from the façade of schools during examination period | <ul style="list-style-type: none"> Residential NSRs exceed the noise criteria by up to 17 dB(A) Educational institution NSRs exceed the noise criteria by up to 14 dB(A) and 19 dB(A) during normal teaching hour and examination period, respectively | <ul style="list-style-type: none"> Good site practices to limit noise emissions at the sources Adoption of quieter construction method Use of Quality Powered Mechanical Equipment (QPME) with lower SWL Use of movable noise barrier, noise insulating fabric and enclosures to screen noise from construction plant Maintain the recommended minimum separation distance between schools and critical works areas during examination period | <ul style="list-style-type: none"> The mitigated noise level would comply with the criteria at all NSRs. Existing NSRs: 41 to 75 dB(A) Educational institution NSRs: 60 to 65 dB(A) With the implementation of the recommended noise mitigation measures, no adverse residual impacts are predicted at the NSRs. |

| Operation Impact | | | | | |
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| Existing NSRs and planned NSRs of PDA | <p><u>Road Traffic Noise</u></p> <ul style="list-style-type: none"> Existing NSRs: 62 to 73 dB(A) Planned NSRs within PDA: 39 to 74 dB(A) <p><u>Fixed Noise</u></p> <ul style="list-style-type: none"> Maximum allowable SWL of mechanical ventilation system for the proposed PTI during daytime and evening: 78dB(A) Maximum allowable SWL of mechanical ventilation system for the proposed PTI during night-time: 69 dB(A) Planned NSRs within PDA during daytime and evening: 60 to 61 dB(A) Planned NSRs within PDA during night-time: 51 to 55 dB(A) | <p><u>Road Traffic Noise</u></p> <ul style="list-style-type: none"> EIAO-TM L10 (1-hour) 70dB(A) at 1m the façade of residential dwellings L10 (1-hour) 65dB(A) at 1m the façade of educational institution and place of public worship L10 (1-hour) 55dB(A) at 1m the façade of hospitals, clinics, convalescences and homes for the aged i) diagnostic rooms and ii) wards <p><u>Fixed Noise</u></p> <ul style="list-style-type: none"> EIAO-TM IND-TM Prevailing background noise measurement level for day and evening period and night period for existing NSRs | <p><u>Road Traffic Noise</u></p> <ul style="list-style-type: none"> Existing NSRs exceed the noise criteria by up to 3 dB(A) for residential premises Existing NSR exceeds the noise criterion by up to 1 dB(A) for educational institution. Planned NSRs within PDA exceed the noise criteria by up to 3 dB(A) and 9 dB(A) for residential premises and educational | <p><u>Road Traffic Noise</u></p> <ul style="list-style-type: none"> Low noise road surfacing on some section of the Project Road and other roads for existing NSRs. Baffle type acoustic windows for planned residential premises Restriction on the types of welfare uses at some facades Class assessment approach (air-conditioning with noise insulated window and 3m boundary wall) for the proposed school <p><u>Fixed Noise</u></p> <ul style="list-style-type: none"> PTI to be covered and provided with a canopy at the ingress and egress of the PTI Adopt the recommended sound power level of the mechanical ventilation system potentially to be installed at the PTIs | <p><u>Road Traffic Noise</u></p> <ul style="list-style-type: none"> The mitigated noise level would comply with the criteria at all NSRs. Existing NSRs: 63 to 70 dB(A) Planned NSRs: 38 to 70 dB(A) With the implementation of the recommended noise mitigation measures, no adverse residual impacts are predicted at the NSRs. <p><u>Fixed Noise</u></p> <ul style="list-style-type: none"> No adverse residual impacts are anticipated with implementation of the proposed mitigation measures. |

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| | <p><u>Aircraft Noise and Helicopter Noise</u></p> <ul style="list-style-type: none"> • No exceedance | <p><u>Aircraft Noise and Helicopter Noise</u></p> <ul style="list-style-type: none"> • EIAO-TM | <p>institution respectively.</p> <p><u>Fixed Noise</u></p> <ul style="list-style-type: none"> • No exceedance at NSRs <p><u>Aircraft Noise and Helicopter Noise</u></p> <ul style="list-style-type: none"> • No exceedance at NSRs | <ul style="list-style-type: none"> • Implement good design practices for the PTI <p><u>Aircraft Noise and Helicopter Noise</u></p> <ul style="list-style-type: none"> • Adequate Buffer Distance from flight path | <p><u>Aircraft Noise and Helicopter Noise</u></p> <ul style="list-style-type: none"> • No adverse residual impacts are anticipated |
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Water Quality

| 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) |
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| Construction Impact | | | | | |
| Watercourses, pond, ditches and farmland | Water quality at WSRs may be deteriorated by land-based construction with the following pollution sources: <ul style="list-style-type: none"> • Runoff and drainage from construction sites; • Sewage from construction workforce; • Accidental spillage of chemicals | <ul style="list-style-type: none"> • EIAO-TM • Water Quality Objectives for Deep Bay Water Control Zone • Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters • ETWB Technical Circular (Works) No. 5/2005 Protection of natural streams/ rivers from adverse impacts arising from construction works • Practice Note for Professional Persons (ProPECC) PN 1/94 Construction Site Drainage • ProPECC PN 5/93 Drainage Plans subject to Comment by the | N/A | <ul style="list-style-type: none"> • Practices outlined in ProPECC PN 1/94 Construction Site Drainage should be implemented. • Regular site inspections should be carried out. • Chemical used during construction shall be properly stored and contained in designated areas with secondary containment to prevent spillage and contamination of the nearby water bodies. • Any maintenance activities and workshops with chemicals use shall be located away from watercourses on hard standings within a bunded area. Sumps and oil interceptors should be provided as appropriate. • Portable chemical toilets and sewage holding tanks should be deployed on site for handling the construction sewage generated by the workforce. • The measures described in ETWB TC (Works) No. 5/2005 and ProPECC PN 1/94 should be | No residual impact anticipated |

| | | Environmental Protection Department | | adopted where applicable for works near/within watercourses | |
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| Operation Impact | | | | | |
| Watercourses, pond, ditches and farmland | <p>Water quality at WSRs may be deteriorated by the following pollution sources</p> <ul style="list-style-type: none"> • Sewage disposal from the new population; • Surface runoff from roads and paved areas; • Wastewater from municipal and commercial activities. | <ul style="list-style-type: none"> • EIAO-TM • Water Quality Objectives for Deep Bay Water Control Zone • Technical Memorandum on Standards for Effluents Discharged into Drainage and Sewerage Systems, Inland and Coastal Waters | N/A | <ul style="list-style-type: none"> • Local sewerage system to be designed to convey the sewage flow generated from the Project Site to the downstream sewerage infrastructure for treatment before discharge to the water control zone • The road and PTIs drainage should be equipped with properly designed silt trap. The design of mitigation measures for the road works during operation phase shall take account of the guidelines as presented in ProPECC PN 5/93 “Drainage Plans subject to Comment by the EPD” • Best Management Practices (BMPs) should be implemented to control erosion and run-off quantity • Only registered agrochemicals under the Pesticides Ordinance shall be used. Bio-pesticides and pesticides with shorter half-life is recommended. The amount of agrochemicals to be applied and application frequency should follow the manufacturer’s instructions. In addition, the application of agrochemicals | <ul style="list-style-type: none"> • No residual impact anticipated |

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| | | | | <p>before heavy rainstorm should be avoided</p> <ul style="list-style-type: none">• For individual commercial tenants, effluent discharge license under the WPCO will be required individually for wastewater discharge. | |
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Sewerage and Sewage Treatment Implications

| 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) |
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| Existing and planned sewerage system | Sewage discharge arising due to the proposed housing development | <ul style="list-style-type: none"> • Annex 14 of TM-EIAO • EPD Report No. EPD/TP 1 /05 – Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning • DSD Sewerage Manual Part 1 (Key Planning Issues and Gravity Collection System) | Insurmountable impact is not anticipated to be generated by the proposed housing development upon completion of the sewerage improvement works | To provide proper sewerage system to ensure the impact brought to downstream existing sewerage is acceptable. | No adverse residual impact is anticipated. |

Waste Management

| 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) |
|---|---|---|--|---|--|
| Construction Impact | | | | | |
| Inert C&D materials, non-inert C&D materials, chemical waste and asbestos-containing materials (ACMs), and general refuse | <ul style="list-style-type: none"> Approximately 950,000 m³ of C&D materials will be generated, of which 620,000 m³ are inert C&D materials and 330,000 m³ are non-inert C&D materials. Out of the non-inert C&D materials (clean soil) 56,000 m³ is expected to be reused on-site. 50,000 m³ of inert C&D materials is expected to be reused on-site and 570,000 m³ is estimated to be disposed of at the Public Fill Reception Facility. Generation of ACMs during building demolition which may pose health and safety risk to on-site workers Chemical waste generated from the operation and maintenance of mechanical plants and equipment Generation of general refuse from on-site workers that may cause venom/pest problems | <ul style="list-style-type: none"> EIAO-TM Waste Disposal Ordinance (Cap.354) Waste Disposal (Chemical Waste) (General) Regulation Waste Disposal (Charges for Disposal of Construction Waste) Regulation Works Branch Technical Circular No. 2/93, 'Public Dumps' DEVB TCW No. 6/2010 Trip Ticket System for Disposal of Construction and Demolition Materials | N/A | <ul style="list-style-type: none"> Implementation of waste reduction measures and follow good site practices Follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes Implement the key precautionary measures related to the handling and disposal of asbestos based on Handling of Asbestos Containing Materials in Buildings (ProPECC PN 2/97) | No residual impact |
| Operation Phase | | | | | |
| General refuse (MSW), chemical waste and clinical waste | <ul style="list-style-type: none"> Approximately 34 tpd of general refuse, of which about 6.5 tpd for recycle and 27.5 tpd for final disposal at landfills | <ul style="list-style-type: none"> EIAO-TM Waste Disposal Ordinance (Cap.354) | N/A | <ul style="list-style-type: none"> Implementation of waste reduction measures and follow good site practices | No residual impact |

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| | <ul style="list-style-type: none"> • 5 litre per month of chemical waste (variable depends on equipment utilised) • 0.002 kg/person/day of clinical waste | <ul style="list-style-type: none"> • Waste Disposal (Chemical Waste) (General) Regulation • Waste Disposal (Clinical Waste) (General) Regulation (Cap 354O) | | <ul style="list-style-type: none"> • Follow the guidelines stated in the Code of Practice on the Packaging, Labelling and Storage of Chemical Wastes • Follow the guidelines stated in the Code of Practice for the Management of Clinical Waste | |
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Land Contamination

| 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) |
|--|---|--|---|--|--|
| Construction Impact | | | | | |
| On-site construction workers and future occupants of the development | <ul style="list-style-type: none"> Potentially contaminated uses have been identified within the Project Site but due to site accessibility issues and given the golf course will still be in operation until commencement of construction, undertaking SI is not feasible at this stage The contamination extent shall be re-assessed by means of site re-appraisal and submission of a supplementary CAP, further confirmed by future site investigation after the land has been reverted to Government and prior to construction phase | <ul style="list-style-type: none"> EIAO-TM Guidance Manual for use of Risk-Based Remediation Goals for Contaminated Land Management Guidance Note for Contaminated Land Assessment and Remediation Practice Guide for Investigation and Remediation of Contaminated Land | Inaccessible for site investigation until the land has been reverted to Government in Year 2023. Contamination extent shall be determined by future site investigation after the land has been reverted to Government | <ul style="list-style-type: none"> Upon the land has been reverted to Government, conduct re-appraisal of the entire assessment area and submit a supplementary CAP for EPD's approval Site investigation (SI) and lab analysis shall commence after the approval of the supplementary CAP SI findings shall be documented in the CAR and where necessary a RAP shall also be prepared for submission to EPD for approval if contamination exists Conduct proper remediation of soil and/or groundwater if contamination is confirmed No construction and/or development works should be carried out within the potentially contaminated areas of the Project Site prior to the endorsement of the RR Prepare a site health and safety plan and implement the health | No residual impact |

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| | | | | and safety procedures during any site work | |
| Operation Phase | | | | | |
| Land contamination assessment and remediation (if necessary) shall be completed prior to the development of the Project. No adverse residual impacts are anticipated from the construction and operation of Project activities as the land contamination assessment and remediation would be completed before the commencement of any construction works. | | | | | |

Ecological Impact

| 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) |
|---|--|---|--|---|--|
| Construction Phase | | | | | |
| Project Site | Habitat loss <ul style="list-style-type: none"> • 1.82ha of developed area • 5.07ha of turfgrass • 3.72ha of mixed woodland • 0.39ha of woodland Fragmentation Disturbance impacts Light glare Water quality and hydrological disruption Construction disturbance to recognized sites and species of conservation importance | <ul style="list-style-type: none"> • Forests and Countryside Ordinance (Cap 96) and its subsidiary legislation, the Forestry Regulations • Wild Animals Protection Ordinance (Cap 170) • Environmental Impact Assessment Ordinance (EIAO) (Cap 499) and relevant annexes 8, 11, 16, 20 and 21 of the associated Technical Memorandum • Protection of Endangered Species of Animals and Plants Ordinance (Cap 586) and its subsidiary legislation • Hong Kong Planning Standards and Guidelines | Not applicable | <ul style="list-style-type: none"> • Avoidance of recognized sites of conservation importance • Avoidance of important habitats • Minimization of habitat loss and impacts to species of conservation importance • Compensation woodland planting • Preservation and/or transplantation of plant species of conservation importance • Use of noise barriers/acoustic screens • Restricted hours for powered mechanical equipment | No significant residual ecological impact |

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| | | (HKPSG) Chapter 10 “Conservation” | | be directed away from the tree groups being remained in Sub-Area 1 <ul style="list-style-type: none"> • Precautionary approach to further reduce artificial lighting through careful use of light during operation | |
| Operation Phase | | | | | |
| Project Site | Fragmentation Noise, traffic and human activities Surface runoff and drainage discharge Artificial lightings Bird collision Disturbance to recognized sites and species of conservation importance | <ul style="list-style-type: none"> • Forests and Countryside Ordinance (Cap 96) and its subsidiary legislation, the Forestry Regulations • Wild Animals Protection Ordinance (Cap 170) • Environmental Impact Assessment Ordinance (EIAO) (Cap 499) and relevant annexes 8, 11, 16, 20 and 21 of the associated Technical Memorandum • Protection of Endangered Species of Animals and Plants Ordinance (Cap 586) and its subsidiary legislation • Hong Kong Planning Standards and Guidelines (HKPSG) Chapter 10 “Conservation” | Not applicable | <ul style="list-style-type: none"> • Management plan with the aims of protecting the important habitats within Project Site • Follow relevant guidelines to reduce risk of bird collisions | No significant residual ecological impact |

Fisheries Impact

| 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) |
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| Construction Phase | | | | | |
| Fisheries resources within assessment area | No adverse impact anticipated. | Annexes 9 and 17 of TM-EIAO | N/A | Implement water quality mitigation measures. | No residual impact |
| Operation Phase | | | | | |
| Fisheries resources within assessment area | No adverse impact anticipated. | Annexes 9 and 17 of TM-EIAO | N/A | No mitigation is required | No residual impact |

Landscape and Visual Impacts

| 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) |
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| Construction Phase | | | | | |
| Existing Landscape Resources (LRs) and Landscape Character Areas (LCAs) and Visually Sensitive Receivers (VSRs) within the assessment area | <p>Key Affected LRs: <u>Substantial Adverse</u> LR1.2 Secondary Woodland in Golf Course <u>Moderate Adverse</u> LR1.1 Natural Woodland in Golf Course LR8.1 Golf Club Building LR8.2 Carpark in Golf Course <u>Slight Adverse</u> LR2 Grassland</p> <p>Key Affected LCAs: <u>Substantial Adverse</u> LCA1 Golf Course Landscape</p> <p>Key Affected VSRs: <u>Substantial Adverse</u> VSR1, VSR2, VSR3, VSR4, VSR6, VSR13, VSR17, VSR18,</p> | <p>EIAO TM Annexes 10 and 18</p> <p>EIAO Guidance Note No. 8/2010 on “Preparation of Landscape and Visual Impact Assessment under the Environmental Impact Assessment Ordinance”</p> <p>“Charter on External Lighting” and “Guidelines on Industry Best Practices for External Lighting Installations” promulgated by the Environment Bureau.</p> <p>DEVB TCW No. 4/2020 and the latest Guidelines on Tree Preservation During</p> | - | <p>CM1- Preservation of Existing Vegetation;</p> <p>CM2: Control of Night-time Lighting Glare;</p> <p>CM3- Good Site Practice;</p> <p>CM4-Erection of Decorative Screen Hoarding;</p> | <p>Landscape: Level of impact for all LRs and LCAs would remain the same during construction phase under mitigated condition, except LR1.2 that the level of impact was reduced to moderate adverse.</p> <p>Visual: VSR1, VSR2, VSR3, VSR4, VSR6, VSR13, VSR17, VSR18, VSR19, VSR20, VSR21 and VSR26 <i>substantial adverse</i>.</p> |

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| | <p>VSR19, VSR20, VSR21 & VSR26 <u>Moderate Adverse</u> VSR5, VSR12, VSR14, VSR15, VSR16, VSR23, VSR27 & VSR30 <u>Slight Adverse</u> VSR11, VSR24, VSR25 & VSR31 <u>Insubstantial</u> VSR7, VSR8, VSR9, VSR10, VSR22, VSR28, VSR29, VSR32, VSR33, VSR34, VSR35</p> | <p>Development by GLTMS of DEVB GEO Publication No. 1/2011 Street Tree Selection Guide by GLTMS, DEVB</p> | | | <p>VSR 14, VSR16, VSR23 & VSR30 would be <i>moderate adverse</i>. VSR5, VSR11, VSR12, VSR15, VSR27 and VSR31 would be <i>slight adverse</i>. VSR7, VSR8, VSR9, VSR10, VSR22, VSR24, VSR25, VSR28, VSR29, VSR32, VSR33, VSR34, VSR35 would be <i>insubstantial</i></p> |
| Operation Phase | | | | | |
| <p>Existing Landscape Resources (LRs) and Landscape Character Areas (LCAs) and Visually Sensitive Receivers (VSRs) within the assessment area</p> | <p>Key Affected LRs: <u>Substantial Adverse</u> LR1.2 Secondary Woodland in Golf Course <u>Moderate Adverse</u> LR1.1 Natural Woodland in Golf Course LR8.1 Golf Club Building LR8.2 Carpark in Golf Course <u>Slight Adverse</u> LR2 Grassland</p> <p>Key Affected LCAs: <u>Substantial Adverse</u> LCA1 Golf Course Landscape</p> <p>Key Affected VSRs:</p> | <p>Same as the above for the construction phase.</p> | - | <p>OM1- Landscape Treatment in Sub-ares 2-4; OM2- Landscape Treatment within the Public Housing Development; OM3- Sensitive Design of Building Blocks; OM4- Compensatory Tree Planting OM5- Roadside Verge Greening Zoning</p> | <p>Landscape: <u>Moderate Adverse</u> LCA1 Golf Course Landscape <u>Slight Adverse</u> LR1.1 Natural Woodland in Golf Course LR1.2 Secondary Woodland in Golf Course LR2 Grassland LR8.1 Golf Club Building LR8.2 Carpark in Golf Course</p> |

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| | <p><u>Substantial Adverse</u> VSR1, VSR2, VSR3, VSR4, VSR6, VSR13, VSR17, VSR18, VSR19, VSR20, VSR21 & VSR26</p> <p><u>Moderate Adverse</u> VSR5, VSR12, VSR14, VSR15, VSR16, VSR23, VSR27 & VSR30</p> <p><u>Slight Adverse</u> VSR11, VSR24, VSR25 & VSR31</p> <p><u>Insubstantial</u> VSR7, VSR8, VSR9, VSR10, VSR22, VSR28, VSR29, VSR32, VSR33, VSR34 and VSR35</p> | | | | <p>Visual: VSR1, VSR2, VSR13, VSR17, VSR18, VSR19, VSR20, VSR21, VSR26 would be substantial adverse (Year 10).</p> <p>VSR3, VSR4, VSR5, VSR6, VSR23 and VSR30 would be moderate adverse (Year 10).</p> <p>VSR11, VSR12, VSR14, VSR15, VSR16, VSR24, VSR25, VSR27 and VSR31 would be slight adverse (Year 10).</p> <p>VSR7, VSR8, VSR9. VSR10, VSR22, VSR28, VSR29, VSR32, VSR33, VSR34, VSR35 would be insubstantial</p> |
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Impact of Cultural Heritage

| 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) |
|--|---|---|--|--|---|
| Construction Phase | | | | | |
| Fanling Golf Course, Hong Kong Golf Club | N/A | <ul style="list-style-type: none"> • AAB grading assessment • A&M Ordinance (Cap. 53) • Annexes 10 and 19 of the EIAO-TM • Guidelines for CHIA • Guidelines for AIA • HKPSG | N/A | N/A | N/A |
| Grade 1 Fanling Lodge Grade 2 Clubhouse of HKGC Grade 3 Half-way House of HKGC Grave G-01 | Degradation of setting with unmitigated visual impacts Relocation of Grave (G-01) without action loss in heritage informations | <ul style="list-style-type: none"> • A&M Ordinance (Cap. 53) • Annexes 10 and 19 of the EIAO-TM • Guidelines for CHIA • Guidelines for AIA • HKPSG | Adverse | Detailed built heritage impact assessment at final design stage | Acceptable visual impacts Preservation by record of clan grave |
| Unknown archaeological potential | Directly affect potential archaeological deposits, material and features which results in archaeological information. | <ul style="list-style-type: none"> • A&M Ordinance (Cap. 53) • Annexes 10 and 19 of the EIAO-TM • Guidelines for CHIA • Guidelines for AIA • HKPSG | Adverse | Detailed archaeological impact assessment at Investigation stage or as early as possible after the land has been reverted to Government. | N/A |
| Operation Phase | | | | | |
| N/A | -- | -- | -- | -- | -- |

